

Bucks County Department of Workforce and Economic Development

Workforce Development Board Meeting Minutes

Date of Meeting: September 28, 2022, 9:00 a.m.

Location: PA CareerLink® Bucks County, 4800 Street Road, Trevose, PA 19053

In Attendance

Board of Directors: Erin Lukoss, Mateen Afzal, Paul Bencivengo, Ted Dorand, Doug Edwards, Marybeth Ferguson Williams, Dr. Felicia Ganther, Daniel Grace, Dr. Mark Hoffman, Greg Krug, Jonathan Mercer, Jeane Vidoni, Jennifer Wendling

Bucks County WED Staff: Billie Barnes, Alice Colyar, Brian Cummings, Michael Gilmore, Brittney Jones, Dianna Kralle, Andrea Walls

Guests: Cameron Burrell, Andre Hardy, Greg Hart, Susan Herring, Kelly Kelleway, Margie McKeivitt, Larry Melf, Garney Morris, Robert Pisko, Mike Roedig, An'Dionne Smith

Next Meeting: December 20, 2022, 9:00 a.m.

Location: Teleconference

Agenda Discussion

I. **Welcome & Call to Order**, Erin Lukoss

Erin Lukoss, Board Vice Chair, called the meeting to order at 9:06 a.m. and greeted attendees. Ms. Lukoss welcomed all to the new location of PA CareerLink® Bucks County. Dianna Kralle announced that a quorum was present.

II. **Meeting Minutes**, Erin Lukoss

Ms. Lukoss directed board members to review the meeting minutes from June 22, 2022. Ms. Lukoss requested a motion to approve the meeting minutes from June 22, 2022.

Action/Vote: Jeane Vidoni made the motion. Greg Krug seconded the motion. All were in favor; none opposed.

III. **Relocation Update**, Billie Barnes

Billie Barnes stated that PA CareerLink® Bucks County relocation efforts initially began in 2017 and culminated with the successful move of the One-Stop Career Center from Bristol to Trevose in August 2022. Ms. Barnes welcomed all to the new space at the Bucks County Technology Park and thanked the Board of Directors for coming to the Grand Opening to celebrate this event with the community. She described the event schedule, including remarks, ribbon cutting, tours, and networking opportunities.

IV. Fiscal Updates, Michael Gilmore

Michael Gilmore directed board members to focus on the LWDA PY21 budget YTD Q4 April to June 2022 FSR. WED met the state's obligations at 85% allocations – 80% required – for Adult and Youth categories, with 99% of PY21 new allocations received. Despite funding cuts to Adult and Youth, funding is still above pre-COVID levels. EARN and TANF have remained the same. Since TANF Youth is at 75% of allocations, WED is collaborating with Bucks County Community College to boost program participation and spend available funds.

Mr. Gilmore reviewed additional categories and the grant dashboard for WIOA Reemployment Services – School-to-Work, Business Education Partnership, PAsmart, PREP, and Engage! Program.

Mr. Gilmore requested a motion to approve the LWDA PY21 budget YTD Q4 April to June 2022 FSR.

Action/Vote: Dr. Mark Hoffman made the motion. Ms. Vidoni seconded the motion. All were in favor; none opposed.

V. Mixed Land Use Presentation, Michael Roedig

Michael Roedig, Bucks County Housing Commission, delivered an introduction to “Attainable Workforce Housing Through Mixed-Use Development.”

What is attainable workforce housing?

- Attainable housing can be broadly defined as economically affordable housing specifically marketed to working individuals and families whose incomes are too high for subsidized housing and are priced out of market-rate options in terms of rent or home ownership.
- It is housing geared towards professionals such as healthcare workers, teachers, retail salespeople, and EMS workers, regardless of age, physical ability, race, ethnicity, sexual orientation, or religious beliefs.

What is Mixed-use Development?

- Mixed-use Developments are defined as those in which a variety of principal residential and non-residential commercial land uses, such as retail and eating establishments, are permitted to coexist within a single building or development site.
- Twenty-four municipalities in Bucks County have adopted mixed-use ordinances, or components thereof, as a way to combat sprawl, promote economic sustainability, and address the looming attainable/affordable housing crisis in Bucks County.

The housing shortage affects 1/3 of our population

- According to Freddie Mac (Federal Home Loan Mortgage Corporation), a nationwide housing shortage is worsening and not expected to abate any time soon. Freddie Mac notes: the shortage is most significant in the area of starter homes, compounded by increased demand, lack of housing unit production, and the inability to fund down payments.

- 3.8 million units needed
- 52% decrease in supply from 2018 -2020
- 72 million millennials entering the housing market (25 – 40 Years old – approx. 1/3 of our population)
- 12% price increase in just the last year
- Inability to fund down payments
- 10 years until possible resolution

Household incomes needed to own the median cost value:

- Upper Bucks = \$80,000
- Central Bucks = \$96,000
- Lower Bucks = \$78,000

The lack of attainable housing in Bucks County is cited as one of the main challenges facing employers in Bucks County. Additionally, Bucks County continues to experience a “brain drain” as our young professionals seek economically affordable housing elsewhere.

There are numerous examples in Bucks County and our neighboring counties, e.g., **Dublin Town Center** in Dublin Borough, built by Ryan Homes.

- New townhomes as density buffer to existing residential 78 units
- Existing buildings incorporated into the plan
- New mixed-use building with retail on the first floor and apartments above
- 30 apartments and retail space
- Existing buildings adaptive reuse and incorporated into the plan
- New medical office building

Structure types:

- **Dublin Town Center:** adaptive reuse small-scale businesses - brewery, café, medical and business offices.
- **Butler Square Apartments** in New Britain Borough: 3-story mixed-use building, 1st floor retail with apartments above.
- **Addisville Commons** in Northampton Township: mixed-use building, 1st-floor retail with apartments above.
- **Goodnoe’s Corner** in Newtown Township: mixed-use building, 1st-floor retail with apartments above.

How can the Bucks County Planning Commission (BCPC) help? The BCPC has produced mixed-use performance standards to guide the preparation or refinement of mixed-use zoning ordinances.

- Innovative housing solutions specific to your community
- 24 Bucks Municipalities have examples
- BCPC has performed an extensive analysis of the various ordinances
- Numerous examples of successful projects
- Geared towards success and attainability

Performance standards are available at www.buckscounty.gov/1151/Community-Planning.

The latest on the county's comprehensive plan is available at www.Bucks2040.com.

VI. Public Comment

No comments were recorded.

VII. Adjournment, Erin Lukoss

Ms. Lukoss thanked all attendees and requested a motion to adjourn the meeting at 10:00 a.m.

Action/Vote: Mateen Afzal. Jennifer Wendling seconded the motion. All were in favor; none opposed.

The meeting adjourned.

Respectfully submitted:

Andrea Walls

Andrea Walls

September 30, 2022

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