

CHAPTER 7

BUILDING SOCIALLY COHESIVE NEIGHBORHOODS

A socially cohesive neighborhood is a living, breathing community where connections thrive and bonds strengthen.

These neighborhoods are created through intentional community engagement, supportive public policy, and a commitment to inclusivity.

Socially Cohesive Neighborhood Traits:



Shared Identity and Belonging



Trust and Solidarity



Inclusive Third Places



Active Public Space



Cultural Celebrations



Collective Problem-Solving



Resilience in Times of Crisis

Obj. 1 - MAKING MORE INCLUSIVE THIRD PLACES

WHAT IS A THIRD PLACE?



Coffee Shops



Bookstores



Parks



Community Gardens



Community Centers



Spaces for the Arts



Churches



Co-Working Spaces

A GREAT THIRD PLACE?



UNIVERSAL DESIGN



PROGRAMMING AND ACTIVITIES



PROMOTE SOCIAL INTERACTIONS



COLLABORATE WITH EXISTING THIRD PLACES



MIXED-USE SPACES



AFFORDABLE



SAFE AND COMFORTABLE

INCLUSIVE OUTDOOR SPACES?



A mix of hard and soft materials, such as furniture, lighting, and trees.



Universal design



Seating areas and gathering spaces



Shade, landscaping, and natural features



Wi-Fi and device charging



Outdoor heating



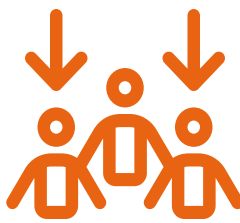
Pet-friendly areas

Obj. 2 - MINIMIZING SOCIO-ECONOMIC SEGREGATION BETWEEN NEIGHBORHOODS

Socio-economic segregation occurs when there is an uneven distribution of different occupational or income groups across residential neighborhoods in a city.



A lack of housing diversity within individual neighborhoods



Generational socio-economic segregation through a mix of family, housing, education, and labor market factors



Workforce professionalization



Development and redevelopment resulting in the displacement of existing residents

Obj. 3 - IMPROVING TENURE, DECREASING TRANSIENCY, AND PREVENTING RESIDENT DISPLACEMENT

TENURE

Housing tenure refers to the legal status under which people can occupy their homes, meaning home ownership or renting.

TRANSIENCY

Resident transiency refers to the frequent movement or turnover of individuals or families in and out of a particular housing community or neighborhood.

DISPLACEMENT

Displacement occurs when someone is forced to leave their home or living spaces due to various reasons, including development and redevelopment, eviction and unstable housing, a lack of housing, natural disasters, or armed conflict.

In York City, **24%** of residents are "new neighbors"



Compared to York County as a whole at **11%**.



CHAPTER 7

BUILDING SOCIALLY COHESIVE NEIGHBORHOODS

Obj. 1 - MAKING MORE INCLUSIVE THIRD PLACES

The Vision

Our vision is to create a vibrant and inclusive community by developing third places that are welcoming to all. We aim to increase BIPOC-owned recreational spaces and restaurants, establish multi-lingual environments, and offer culturally inclusive activities that reflect and celebrate the diversity of our city. By implementing donation-based and no-cost activities, ensuring diverse price points, and fostering non-commercial communal spaces, we will make these places safe and accessible to everyone. Our youth will have equal opportunities, and technology will seamlessly integrate into these spaces. With parks throughout the city, consistent budgeting for improvements, urban gardens, and universal accessibility, our third places will become true hubs of community connection, inclusivity, and engagement for people of all ages and backgrounds.

The Solutions



Education & Persuasion

- Create educational material to support existing and future inclusive third places. **Tier 1**
- Conduct public meetings and community outreach to develop improvement priorities at public parks. **Tier 1**
- Support appropriate public art initiatives as a means of fostering neighborhood identity and pride. **Tier 1**
- Support and champion YCEA's Codorus Creek Greenway and Beautification Initiative. **Tier 1**
- Embrace the diversity and cultures of different communities. **Tier 1**
- Offer public access to event schedules for the city's venues and parks. **Tier 1**
- Offer consistent marketing for parks and activities using the city's website. **Tier 1**
- Increase access to business education. **Tier 1**

- Create a directory of third places. **Tier 1**
- Explore the feasibility of establishing a speakers' bureau. **Tier 2**



Inducements & Incentives

- Explore the feasibility of diversifying funds to help create more third places in the city. **Tier 1**
- Utilize C2P2 funding through DCNR for public park improvement projects. **Tier 1**



Services & Capacity-Building

- Specifically target roadway and streetscape improvements adjacent to public schools to provide a safe, aesthetically appealing environment. **Tier 1**
- Strengthen the sense of place in each neighborhood with adequate and well-designed public facilities such as parks and open spaces, schools, recreation centers, and streetscapes. **Tier 1**
- Improve lighting in all third places, especially parks. **Tier 1**
- Explore the feasibility of offering a scooter rental program similar to a bike share program. **Tier 1**
- Explore innovative public events to be hosted by the city. **Tier 1**

- Increase the number of senior activities hosted. **Tier 1**
- Explore the feasibility of offering city-wide Wi-Fi. **Tier 1**
- Offer networking events hosted at third places throughout the city. **Tier 1**
- Increase the number of benches, tables, and large outdoor spaces throughout the city. **Tier 1**
- Explore the feasibility of increasing the number of trails throughout the city, specifically in existing parks. **Tier 1**
- Offer community gardens. **Tier 1**
- Offer free "tiny libraries" throughout the city. **Tier 1**
- Improve the quality of and access to public bathrooms. **Tier 1**
- Continue to promote York265.com. **Tier 1**
- Explore the feasibility of offering a scooter rental program similar to a bike share program. **Tier 1**
- Create a public art program with the intent of celebrating the uniqueness of the city, its neighborhoods, and its residents. **Tier 2**

- Explore the feasibility of installing technology kiosks in the City's parks. **Tier 2**
- In collaboration with community stakeholders such as Crispus Attucks, Latinos Unidos, the Spanish American Cultural Center, the York County Hispanic Coalition, the YMCA New American Welcome Center, and local churches create a comprehensive recreation plan to prioritize park redevelopment initiatives to create welcoming third places at parks city-wide. **Tier 2**
- Explore the feasibility of having City Park Rangers. **Tier 2**



System Changes

- Explore the feasibility of utilizing parks as neighborhood hubs and neighborhood association meeting points. **Tier 1**
- Encourage businesses to increase diversity among staff. **Tier 1**
- Encourage walking, bicycling, and transit use to benefit people of all ages, as a means to encourage social interaction and provide a sense of place in new developments and neighborhood improvements. **Tier 1**



Laws & Mandates

- Develop land use regulations that support and encourage residential urban agriculture. **Tier 1**
- Explore the feasibility of introducing a policy requiring a diversity effort in event planning. **Tier 1**

Obj. 2 - MINIMIZING SOCIO-ECONOMIC SEGREGATION BETWEEN NEIGHBORHOODS

The Vision

Our vision is a city where socioeconomic barriers are diminished, and every neighborhood is a place of opportunity and well-being. We aim to promote mixed-income housing and empower residents through investment in neighborhood associations. Ensuring that rentals are affordable, safe, and legal is a priority, alongside increasing homeownership opportunities. By centralizing amenities in each neighborhood, we will create vibrant, self-sustaining communities. Our focus on job creation, stability, and consistent income across all neighborhoods will ensure better pay for all skill levels. A revised Zoning Ordinance will support equitable development, and incentivizing beautification for renters will enhance the quality of life in all areas.

The Solutions



Education & Persuasion

- Encourage the development of employer-assisted workforce housing programs. **Tier 1**
- Encourage the development of vacant or underdeveloped land for housing and mixed-uses and promote rehabilitation of underutilized housing into desirable places to live. **Tier 1**
- Promote good design in new housing construction and rehabilitation that highlights beauty, flexibility, innovation, and sustainability and, most importantly, respects existing neighborhood character. **Tier 1**
- Encourage construction of mixed-income housing developments to avoid a concentration of affordable units in one development or neighborhood and to provide a full range of residential unit types and prices. **Tier 1**
- Take a leadership role in developing a mutually responsive communications network among city agencies, neighborhood groups, residents, community institutions, and businesses to identify neighborhood concerns and address them openly, thoughtfully, and fairly. **Tier 1**

- Promote, support, and enhance the unique characteristics of York City's neighborhoods. **Tier 1**
- Promote historic preservation as an avenue to improve the quality of life of qualifying structures and neighborhoods, with revitalization efforts, infill and redevelopment programs, and new development providing sensitivity to the character of historic neighborhoods and structures. **Tier 1**
- Engage neighborhood residents and organizations in collaborative efforts to share information, solve problems, and plan for the future by implementing a multilingual communications plan that outlines the roles and responsibilities of city agencies, neighborhood organizations, residents, community institutions, and businesses. **Tier 2**
- Encourage the use of community simulators as a method for bridging the socio-economic gap, such as poverty, homelessness, food insecurity, disability, budgeting, healthcare access, and educational equity simulations. **Tier 1**

- Increase awareness of the neighborhood's array of goods and services by creating and distributing digital and print maps. **Tier 2**
- Increase communication of program offerings in the city. **Tier 1**



Inducements & Incentives

- Incentive redevelopment of vacant or underdeveloped land for mixed-use and housing through funding support and technical assistance. **Tier 1**
- Explore the feasibility of incentivizing buying rather than renting in low-income neighborhoods in the city. **Tier 1**



Services & Capacity-Building

- Identify strategies the city and its partners can employ to promote equitable and inclusive neighborhoods. **Tier 1**
- Strengthen the positive attributes and distinctive character of each neighborhood to help sustain the City of York as a healthy, vital city. **Tier 1**
- Create Neighborhood Assessments and Action Plans for the ten (10) planning areas identified in the community outreach efforts starting with those neighborhoods that are the most unstable. **Tier 1**

- Consider providing neighborhood planning support services by preparing and updating neighborhood plans, facilitating the creation of neighborhood groups with adequate representation, and maintaining and updating a list of neighborhood association contacts to act as liaisons with the city. **Tier 1**
- Support efforts to establish neighborhood identification signs at gateway entrances and specialized neighborhood street signage to help better create a sense of place and neighborhood identification. **Tier 1**
- Consider implementation and funding programs such as Adopt-A-Street (litter control) and Adopt-A-Tree (street tree plantings) and support the creation of similar programs intended to improve the appearance of neighborhoods. **Tier 1**

- Explore the feasibility of fixing facades, specifically in low-income neighborhoods within the City. **Tier 2**
- Improve neighborhoods with infrastructure projects that promote pedestrian safety, walkability, and connectivity, and provide traffic calming, streetscape beautification, and recreational opportunities. **Tier 2**

- Evaluate appropriate locations to provide infrastructure for active transportation modes in residential areas such as bicycle lanes, shared-use pathways, trails, and sidewalks. **Tier 2**
- In collaboration with community stakeholders consider the creation of a Neighborhood Resource Center, which provides services to enhance neighborhoods and enrich quality of life through the delivery and connection of services that educate, develop financial management skills, and promote productive lifestyles. **Tier 3**



System Changes

- Annually analyze the housing stock, housing needs, housing demands, and cost burden for various income levels of the City of York's population through the Consolidated Plan. **Tier 1**






<ul style="list-style-type: none"> • Foster neighborhood identity and pride by recognizing that every neighborhood has assets that identify that neighborhood and contribute to the well-being of the residents who live there. Understand what those are and look for opportunities to enhance them and leverage them for neighborhood improvement. Assets include trees, historic resources, schools, community gardens, architectural features, and the residents. Tier 1 • Encourage the development of plans and investments to protect and/or restore the socioeconomic diversity and cultural stability of established neighborhoods. Tier 1 • Analyze the feasibility of new and innovative housing types and designs that can be accommodated within all residential areas. Tier 1 • Encourage the development of small, resource-efficient, affordable single-family homes, cottage housing, or clustering of houses. Tier 2 	<ul style="list-style-type: none"> • Partner with non-profit and private sector partners to support the rehabilitation of viable housing stock, with priority given to structures more than 50 years old, when cost-effective. Tier 2 • Encourage and support community funding efforts and affordable housing initiatives that aim to attract and retain teachers in local schools. Tier 2 • Create a program to provide technical support for employer-assisted workforce housing programs. Tier 2 • Explore the creation of distinct pocket neighborhoods and model blocks that incorporate new and innovative housing types. Tier 3 	 <h3>Laws & Mandates</h3> <ul style="list-style-type: none"> • Create a zoning definition of family in the land use regulations that support multi-generational families, nontraditional families, blended families, and extended families. Tier 1 • Adopt policy statements in land use regulations that support the development of intergenerational communities that attract a creative class of workers, businesses, residents, and visitors, with a range of housing choices and opportunities for all residents; efficient public transportation systems; safe pedestrian networks; and access to quality health care and education facilities; and other quality of life amenities. Tier 1 • Allow a variety of housing types to reflect the needs of all household types, including both rental and ownership opportunities for single people, couples, families, seniors, persons with disabilities, and multi-generational families. Tier 1 	<ul style="list-style-type: none"> • Allow the development of accessory units in residential and mixed-use residential land uses. Tier 1 • Regularly review the Land Development Regulations, housing programs, and economic policies to allow and encourage the development of intergenerational communities with a range of housing choices for all income levels, connected by efficient public transportation systems and a safe pedestrian network providing employment opportunities. Tier 1 • Prioritize the creation of a healthy city tree canopy in the land use regulations. Tier 1 • Expand the City's Zoning Ordinance to include more allowable types of low-income housing. Tier 1 	<ul style="list-style-type: none"> • Explore the feasibility of requiring mixed-income housing in every new housing development project. Tier 1 • Explore the feasibility of implementing a policy to mandate mixed-income housing. Tier 2 • Explore the feasibility of introducing rent freeze or caps in the City. Tier 2
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Obj. 3 - IMPROVING TENURE, DECREASING TRANSIENCY, AND PREVENTING RESIDENT DISPLACEMENT

The Vision

Our vision is to foster a stable and thriving community where residents have the opportunity to build economic capacity, achieve self-sufficiency, and enjoy long-term housing stability. We aim to reduce the turnover of homeowners and ensure that families feel secure in their neighborhoods, fostering a sense of belonging and community pride. By providing affordable housing options across all neighborhoods and promoting diversity in development, we seek to create inclusive and resilient communities. The city has committed to making better, more equitable decisions through boards, commissions, and authorities, ensuring that all voices are heard and considered. Through these efforts, we envision a city where tenure is secure, transiency is minimized, and resident displacement is prevented, creating a sustainable and inclusive future for all.

The Solutions

 <h3>Education & Persuasion</h3> <ul style="list-style-type: none"> • Promote a high standard of housing for all residents that is free from environmental and health hazards. Tier 1 • Advocate for new federal, state, and county laws, regulatory tools, programs, and incentives that would increase the production and preservation of affordable and workforce housing. Tier 1 • Continue to support affordable housing initiatives by local partners such as the York Habitat for Humanity, Affordable Housing Advocates, and others. Tier 1 • Develop and adopt a comprehensive housing strategy to determine requirements, standards, incentives, and appropriate locations for the provision of affordable and workforce housing units in all new developments. Tier 2 	<ul style="list-style-type: none"> • Continue to utilize funds from federal, state, and local housing programs to provide or maintain workforce housing units for eligible income levels. Tier 1 • Allocate municipal funds for land acquisitions to create workforce housing developments in partnership with non-profit and private sector partners. Tier 2 • Explore incentivized city living through employer-supported funding. Tier 2 • Explore the feasibility of offering rental rebate programs throughout the city. Tier 2 • Explore the feasibility of offering density bonuses for developers committed to mixed-income housing units. Tier 3 	 <h3>Services & Capacity-Building</h3> <ul style="list-style-type: none"> • Support social and health service organizations that offer local programs and facilities for residents with special needs. Tier 1 • Foster growth without substantially and adversely impacting existing residential neighborhood character. Tier 1 • Utilize infill and redevelopment programs as a way to improve the neighborhood's quality of life and to promote neighborhood preservation and stabilization. Tier 1 • Designate sufficient land area on the Land Use Map with appropriate development densities to accommodate population growth and housing requirements to ensure the continued provision of diverse residential types. Tier 1 • Create and update an inventory of land suitable for residential development, including vacant land and underutilized land suitable for infill/redevelopment opportunities, every two years. Tier 1 • Support programs that assist seniors and disabled individuals with home improvements that enhance livability and quality of life. Tier 1 • Create community-building and neutral third places. Tier 1 • Increase the number of green spaces and gardens throughout the city. Tier 1 	 <h3>System Changes</h3> <ul style="list-style-type: none"> • Support aging-in-place initiatives for residents to remain in their neighborhoods as their needs change by allowing shared housing options, accessory dwelling units, adult care homes, and other assisted living arrangements. Tier 1 • Continually monitor and track the dates when housing units will convert to market rate due to the termination of the affordability restrictions. Tier 1 • Allow single-family conversion to multi-family in mixed-use land use designated areas. Tier 1 1. Foster inclusive neighborhoods and enhance housing choices by coordinating plans and investments to affirmatively further fair housing practices. Tier 1 • Increase investment in and the structure of neighborhood associations. Tier 1 • Increase multilingual community outreach and connectivity within neighborhoods. Tier 1 	 <h3>Laws & Mandates</h3> <ul style="list-style-type: none"> • Explore the feasibility of requiring a percentage of units in every new housing development project to be mixed-income. Tier 1 • Require that proposals for new development illustrate compatibility with adjacent neighborhoods concerning noise, odors, dust, traffic volumes, and circulation patterns in terms of their potential to negatively impact the safety, habitability, and stability of residential areas. If it is determined that a proposed development will result in a degradation of any neighborhood, the project shall be modified accordingly or denied. Tier 1 • Analyze the feasibility of providing flexible zoning regulations and development standards that promote innovative housing designs and development concepts, such as cottage housing, micro-units, accessory dwelling units, and co-housing units. Tier 1 	 <h3>Taxes, Fees, and Fines</h3> <ul style="list-style-type: none"> • Explore the feasibility of including beautification and clean-up as community service options for city residents. Tier 1 • Increase communication between the city and school district concerning budgets and tax rates. Tier 3 	<ul style="list-style-type: none"> • Utilize inclusionary zoning to create incentives for developers and non-profit organizations to rehabilitate housing units that will be used to provide housing for low and moderate-income households. Tier 1 • Allow the development of housing options for older adults and residents with disabilities, including designs that allow for independent living, various degrees of assisted living, and/ or skilled nursing care, where there is access to on-site health care and other services and amenities. Tier 1 • Require universal design principles in new and rehabilitated housing units for residents with disabilities and older adults. Tier 1
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