



## Make Meadville Home: City of Meadville Housing Action Plan 2024 - 2028

Adopted March 19, 2024



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## ~ Executive Summary ~

### *Make Meadville Home: City of Meadville Housing Action Plan*

In June 2023, the City of Meadville launched a planning effort to address the increasingly complex needs of safe, healthy, and affordable housing in the city. The result, *Make Meadville Home: City of Meadville Housing Action Plan 2024-2028*, informs the City's role in creating and rehabilitating sustainable, equitable, and affordable housing that meets the needs of the community and preserves its character.

The City contracted with [Bowling Business Strategies](#) through a grant from the [International City/County Management Association](#) to facilitate the effort.

The City received input on the plan from a variety of means, including a survey of Meadville residents, a survey of partner agencies, key informant interviews with stakeholders, and by facilitating a group of stakeholders to provide deep feedback and insight.

#### **Design Team Representatives**

- City of Meadville
- CHAPS
- CCCHN
- Common Roots
- Crawford County
- Erie Bank
- HOPE Initiative
- Redevelopment Authority of the City of Meadville

#### **What Problems is the City Addressing?**

- The **quality of housing stock is increasingly in poor condition** and aging, especially for private units housing those residents of modest means. New housing stock has not been built to adequately increase availability and quality.
- Meadville has a relatively **low rate of homeownership** of only 35.3%, driven by lack of pathways to homeownership for low-income renters and availability of quality homes.
- The **need for supportive housing** for lower-income households with complex care needs persists.

#### **What Are Our Goals?**

**Lead:** City of Meadville & Redevelopment Authority  
(with Partner Support)

#### **Goal Area # 1**

Increase **quality and availability of affordable housing** in Meadville by 50 units, prioritizing redevelopment areas and deteriorated areas.

**Lead:** Partner Agencies  
(with City & Redevelopment Authority Support)

#### **Goal Area # 2**

Increase the **rate of homeownership** in Meadville to 40% or higher.

#### **Goal Area # 3**

Increase **supportive housing opportunities** for populations with specialized care needs

## ~ Strategic Framework ~

The City of Meadville formed a planning team called the Meadville Housing Design Team (membership found in Executive Summary), facilitated by Bowling Business Strategies, that met from September 2023 until November 2023 to develop the following strategic framework. The following concepts were used to guide the framework:

- *Goals* – these are the specific, measurable, and actionable statements that address the key housing problems in Meadville.
- *Partnership Structure* – this is the operational arrangement for role clarity, communication, and on-going monitoring of progress towards our goals.
- *Road Map* – this is the process to achieve the goals, mobilizing the partnership into an actionable program.

### Housing Community Development Objectives

Community development objectives are written policy choices set by city officials on development subjects. When expressed well, these objectives serve as a durable instructions to staff of what to choose when the breadth of available options can produce results that either further, or conflict with, or have no bearing on the results that the city would prefer. They tip the scale; they set the course.

Therefore, to be useful, these objectives must thread a needle of artfully deliberate language. They must be specific enough to communicate to current and future staff, other agencies, and the public the results that city officials want city actions to pursue; they must not be so specific that they counterproductively hinder the ways staff and agencies can pursue them. They are not so vague or fantastical to be inertly wishful; they are not so goal-setting or metric-chasing to dismiss successful progress as precise failure. There are few enough to be graspable and reconcilable; there are many enough to leave no policy ignored.

With the adoption of this housing plan, the City of Meadville resolves to endorse and to instruct city officials to act on these following housing objectives:

- Reverse the trend of a declining population towards one of a modestly growing population, particularly of new residents in the beginning-family and younger working-age demographic segments, and to adjust housing policies, incentives, planning, and actions accordingly.
- Increase the rate of resident homeownership compared to rentership, especially in the light mixed-use and high-density residential areas of the city where the trend of rentership and absentee ownership is highest.
- Discourage further conversion of owner-occupied housing into investment or rental housing and encourage reconversion of investment and rental housing into owner-occupied housing.
- Increase the proportion of investment and rental housing owned and managed by city-located operators and city residents.
- Broaden the range of types, sizes, and availability of residences and the ease with which they can be built, marketed, and occupied to better match the diverse situations of current and potential future residents.
- Maintain and restore the historically preferred scale, architecture, and sensory character of the city's residences, buildings, and neighborhoods.
- Make available more development possibilities for quality and safe housing where such development has been previously inhibited by law or circumstances of the land or its ownership or its existing development or financial constraints.
- Stabilize and rehabilitate those aging housing units that exemplify the historic small-city character and

architecture of Meadville, with the additional purpose of making substandard or vacant housing into quality available housing.

- Increase the rate of and positive social, aesthetic, and economic impact of blight elimination throughout the city.
- Concentrate the focus of housing development, policies, improvements, and related planning to those mixed-use areas, nodes, and paths around and leading to and from the downtown commercial and institutional core and to those other areas of identified deterioration or highest positive impact.
- Reduce housing costs, the number of poor-quality housing units, and their negative economic and social effects on their inhabitants and on the city at large.

## Goals

The goals of this plan relate to the community objectives as the achievable targets that the city can pursue given a thorough consideration of its resources and priorities through time.

**Lead:** City of Meadville & Redevelopment Authority  
(with Partner Support)

### **Goal Area # 1**

Increase quality and availability of affordable housing in Meadville by 50 units, prioritizing redevelopment areas and deteriorated areas.

**Lead:** Partner Agencies  
(with City & Redevelopment Authority Support)

### **Goal Area # 2**

Increase the **rate of homeownership** in Meadville to 40% or higher.

### **Goal Area # 3**

Increase **supportive housing opportunities** for populations with specialized care needs

Common definitions for key terms that impact the goals:

- *Housing unit* – A dedicated, enclosed living quarters designed for one household, either as a single-family home or as one lockable part of a multi-family building. According to the U.S. Census, “Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall.”
- *Quality Housing* – A safe and healthy living environment for the resident that does not jeopardize the health, safety, or welfare of its occupants and has access to electricity, heat, running water, and adequate bathroom and kitchen facilities.
- *Affordable Housing* – According to U.S. HUD, “Affordable housing is generally defined as housing on which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities.”

# Defining the Goal of 50 Units

## Why 50 units?

The City of Meadville wants to make an impact on housing for its residents. It decided to specifically focus the work of Make Meadville Home on the areas with the greatest need. These are the areas designated as redevelopment areas by the planning commission or areas that are considered deteriorating. Within the currently-designated redevelopment areas and the deteriorating areas closely surrounding them are approximately 370 dwelling units of all types.

In conversation with its partners, the City of Meadville decided that redeveloping, constructing, and rehabbing 50 units would be a significant impact, which represents close to 15% of the current housing units in those areas. It is also a sizeable number of units, one that will challenge the City and its partners to become dedicated to the work of housing equity and all its component parts. In the challenge, there is opportunity.

## Which units will count towards Goal Area #1?

To achieve the ambitious goal of increasing housing by 50 units in redevelopment or deteriorated areas, the City of Meadville intends to lead and be led by its partner agencies. For that reason, there are few ways that one unit can count towards Goal Area #1.

### Goal Accounting

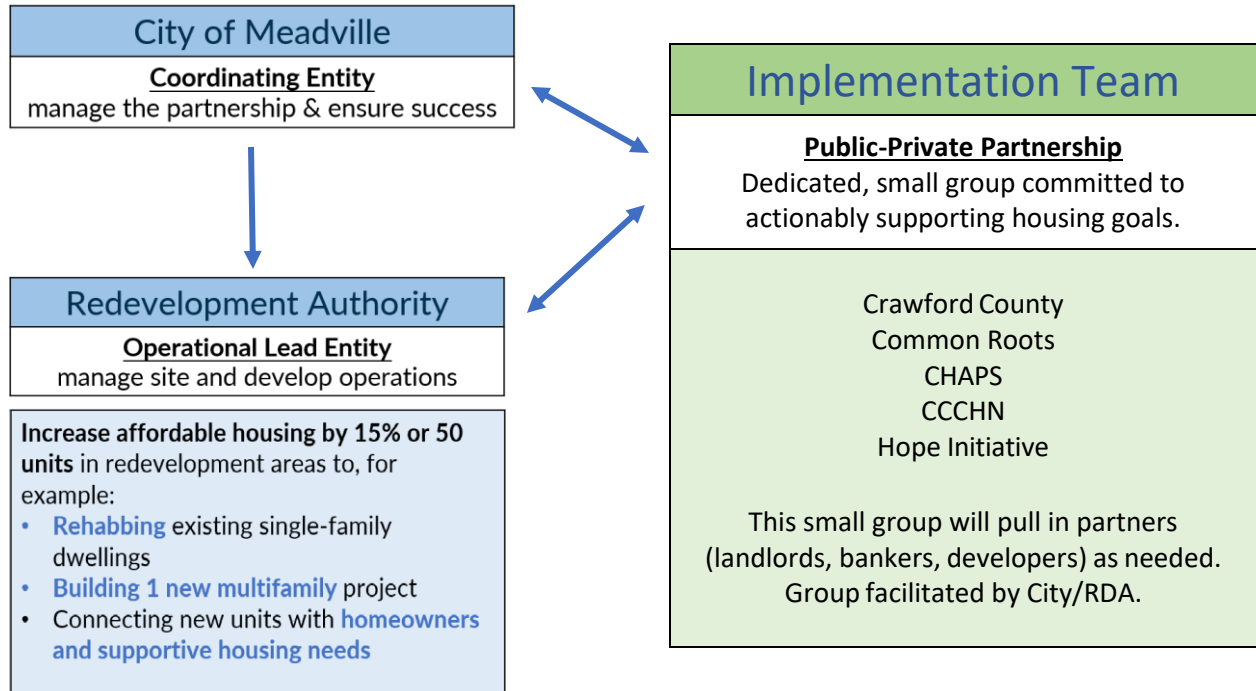
To count as a unit towards the **Make Meadville Home** plan, the City of Meadville and/or Meadville Redevelopment Authority will invest either or both **capacity** and/or **capital** in the rehabilitated or newly constructed housing unit to ensure it is quality, affordable and reserved for one of the plan’s target populations.

Examples of those investments include but are not limited to:

Investments by City of Meadville and/or Meadville Redevelopment Authority	
Capacity	Capital
Time and dedicated staff effort such as: Facilitating a partnership that leads directly to the increase of housing units Providing project management support for a development project Serving a housing consultant to a project in pre-development Assisting in the capital raising for a project through grants or solicitations	Purchasing the land Owning the land and leasing it to development Funding the demolition of an existing structure Investing public resources in the capital costs of a project Originating loans to a project Long-term ownership of the building

## Partnership Structure

To coordinate and operate the housing initiatives identified in the Action Plan, the City of Meadville will manage the following partnership structure. As the Implementation Team begins to meet, it will identify a lead agency to guide the work on Goal Area 2 (homeownership) and Goal Area 3 (supportive housing).



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## Roles and Responsibilities

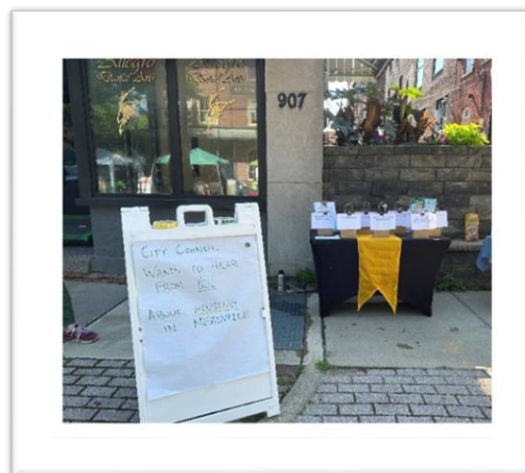
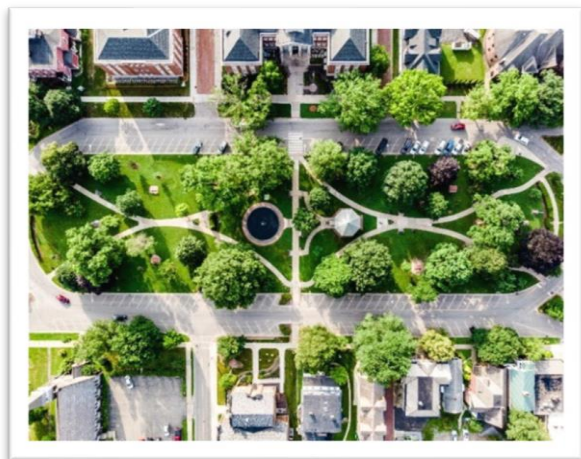
<b>City of Meadville</b>	<b>Coordinating Entity</b> <ul style="list-style-type: none"> <li>• Dedicate staff capacity to managing the housing partnership</li> <li>• Convene the Implementation Team</li> <li>• Manage key stakeholders to ensure commitment to housing goals</li> </ul> <p>Attract public and private investment through a coordinated cultivation, grant writing, and relationship management effort</p> <ul style="list-style-type: none"> <li>• Continuously review and update City policy documents (comprehensive plan, zoning ordinance, etc.) to provide a healthy landscape for housing</li> </ul>
<b>Meadville Redevelopment Authority</b>	<b>Operational Lead Agency</b> <ul style="list-style-type: none"> <li>• Lead on the development process for the acquisition, demolition, construction, and/or rehabilitation of housing units</li> <li>• Contract with developers, property owners, subcontractors, nonprofits, and other agencies, as needed to complete work</li> <li>• Explore other tools for redevelopment <ul style="list-style-type: none"> <li>○ E.g. A city-wide land bank</li> </ul> </li> </ul>
<b>Implementation Team</b>	<b>Public-Private Housing Partnership</b> <ul style="list-style-type: none"> <li>• Meet quarterly to manage the operations of the Housing Action Plan, review progress, and work on collective action</li> <li>• Identify agencies to lead the work for Goal Area 2 and Goal Area 3</li> <li>• Identify agencies to provide supportive services to residents (prospective/existing tenants and homeowners)</li> <li>• Work with City and Redevelopment Authority to identify qualified residents to move into new units and to identify qualified residents in existing homes eligible for rehabilitation</li> <li>• Determine the long-term property ownership and management of housing developed through this planning process</li> </ul>
<b>Other Key Roles (To be determined)</b>	<b>Housing Developer(s)</b> The Redevelopment Authority, after identifying and/or acquiring a parcel or building to develop or rehabilitate, will partner with a qualified developer selected through a public request for proposal. <p><b>Tenant Support</b>  Depending on the project (new development, supportive housing, rehab of existing homes, etc.) the population being served in that housing may adjust.</p> <p>Therefore, the RDA, as the operational lead, will select an agency to coordinate work with the tenants. This will be decided before launching a housing initiative or beginning the development process.</p>



## Ways to Partner

The goals of Make Meadville Home will only be possible through a partnership between the City of Meadville, Meadville Redevelopment Authority, and its government, nonprofit, funding, and business partners. Each housing project will develop its own specific team of experts, uniquely filling every important role. The following table provides a general sense of the type of roles intended to be filled by each agency.

	Potential Role of City of Meadville	Potential Role of Meadville Redevelopment Authority	Potential Role of Partner Agency
<b>Land Acquisition</b>	No	Yes	Yes
<b>Demolition</b>	No	Yes	Yes
<b>Land Ownership &amp; Land Leasing</b>	No	Yes	Yes
<b>Capital Investment</b>	City can assist in raising capital funds. And will contribute public funds only when necessary.	RDA can assist in raising capital funds. And will contribute public funds only when necessary.	Yes
<b>Development</b>	No	Will identify development partner through a public Request for Proposal	Yes
<b>General Contracting &amp; Construction</b>	No	General contractor determined by the private developer	Yes
<b>Long-term Property Owner</b>	No	Yes, only if there are no other viable options	Yes
<b>Tenant Support</b>	No	No	Yes



## ~ Road Map Timeline: Goal Area 1 ~

To accomplish the primary goal under the City of Meadville's and Meadville Redevelopment Authority's leadership, the following road map will act as an instructional guide to action:

*Increase affordable housing by 50 units with priority in Meadville redevelopment and deteriorated areas by, for example:*

- Rehabbing existing multi-family or single-family dwellings
- Constructing new multi-family housing projects
- Connecting new units with a prioritized audience (new homeowners, new professionals, and/or individuals with supportive housing needs)

	2024		2025	2026	2027
	Q1/Q2	Q3/Q4	Q1-Q4	Q1-Q4	Q1-Q4
<b>Phase 1 (Readiness)</b>					
Address the policy, operational, and funding barriers to action on developing/rehabbing housing RDA, through intentional planning and capacity- building, becomes a leader in residential housing in Meadville RDA begins exploring new blight acquisition methods					
<b>Phase 2 (Pre-Development)</b>					
Select 2-4 redevelopment areas Select site for new multifamily units Identify homes (and homeowners) for rehabbing existing structures					
<b>Phase 3 (Construction)</b>					
Select developer through RFP & secure financing Begin construction of new units Begin renovation of existing homes					
<b>Phase 4 (Resident Move-In)</b>					
Finalize repairs and new construction With partners, match & move tenants into their new homes!					
<b>Phase 5 (Sustaining Support Services)</b>					
Identify partners to deliver ongoing services Continue engagement in redevelopment areas					

## ~ Road Map: Goal Area 1 ~

### Goal Statement

**Increase affordable housing by 50 units** in Meadville redevelopment areas by, for example:

- Rehabbing existing multi-family or single-family dwellings
- Constructing new multi-family housing projects
- Connecting new units with a prioritized audience (new homeowners, new professionals, and/or individuals with supportive housing needs)

### Strategy Outline

This goal area will inspire residential housing development in Meadville, through rehab and new construction. To do so, the **Redevelopment Authority** will reorganize itself as the lead agency for residential development locally.

This goal will focus on the redevelopment areas in Meadville, identified by the **Planning Commission**.

The housing initiatives below will also work in concert with Goal Area 2 & Goal Area 3 by identifying properties that could be converted to homeownership or supportive housing.

### **Other Guiding Documents**

There are a few other guiding documents not included in this plan. These documents will be instructional tools for accomplishing Goal Area 1:

- Redevelopment Area Maps – the Meadville Planning Commission, as of November 2023, had selected two redevelopment areas for initial focus. Those maps can be found in Planning Commission documents.
- Decision-making Matrix – the City of Meadville developed criteria to determine which site is a productive and effective site to rehab. It will use this tool to facilitate discussions with City Council, the RDA Board, and the Implementation Team.

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## PHASE ONE (Readiness) - Key Tasks

The following outlines the key tasks for the first phase in Goal Area 1. After and during the completion of these goals, the City will outline the future tasks in the other phases of this work.

Key Tasks	Who	When
<b>Develop tactical, housing redevelopment plan</b> <ul style="list-style-type: none"> <li>Finalize the redevelopment areas for housing intervention</li> <li>Analyze all parcels in redevelopment areas to develop a prioritized list of vacant or blighted properties. Use the 'decision-making matrix' to priority rank the parcels.</li> <li>Propose 2-5 parcels to focus our redevelopment activities. Run those parcels through the financial analysis to determine their feasibility.</li> </ul>	Community Development Director leads with support from RDA, City Planning Officer, and Implementation Team	January – March 2024
<b>Internal readiness for Redevelopment Authority</b> <ul style="list-style-type: none"> <li>Assess the capacity and training required to reconvene the RDA as the lead on residential development</li> <li>Review financial standing to determine feasibility of leveraging RDA's investment into housing projects</li> <li>Continue expanding working relationship with City of Meadville and Planning Commission</li> </ul>	Redevelopment Authority Board with facilitation from Community Development Director, City Planning Officer, and City Accountant	January – December 2024
<b>Policy environment</b> <ul style="list-style-type: none"> <li>Determine updates to the Meadville comprehensive plan, the zoning code, and other ordinances to incentivize housing development</li> <li>Propose updates to Planning Commission and City Council, as appropriate</li> </ul>	City Planning Official leads with support from Planning Commission	January – December 2024
<b>Capacity-building, training, and education</b> <ul style="list-style-type: none"> <li>Review the need for technical assistance, trainings, and education in the following areas:</li> <li>Residential housing development</li> <li>Pro forma analysis</li> <li>Building a capital stack</li> <li>Leveraging public-private partnerships</li> <li>Trauma-informed community development</li> <li>Land banks</li> <li>Others, as needed</li> <li>Pursue training opportunities</li> </ul>	Community Development Director leads with support from RDA, City Planning Officer, and Implementation Team	January – March 2024

*[Continued on next page]*

<b>Financial analysis</b> <ul style="list-style-type: none"> <li>• Develop a template pro forma to use to analyze redevelopment projects</li> <li>• Through a peer review, determine the real-time financial assumptions such as vertical construction per square foot cost, land cost, real estate taxes, rental amounts, etc.</li> <li>• Capital stack – determine the appropriate sources available for capital, including the use of debt structures</li> </ul>	Community Development Director leads with support from RDA, City Planning Officer, and Implementation Team	January – June 2024
<b>Implementation Team readiness</b> <ul style="list-style-type: none"> <li>• Draft a job description for the Implementation Team and expectations/role clarity for each partner agency</li> <li>• Determine the meeting and facilitation schedule</li> </ul>	Implementation Team leads with facilitation from City of Meadville	March – June 2024
<b>Develop RFP for developer partnership</b> <ul style="list-style-type: none"> <li>• Facilitating the Implementation Team, develop a list of expectations for a developer by drafting an RFP to attract a partner</li> <li>• Determine the incentives that the Meadville partnership can offer a developer to partner</li> <li>• Identify agencies capable of development partnership</li> </ul>	Implementation Team leads with facilitation from City of Meadville	May – September 2024
<b>Funding plan</b> <ul style="list-style-type: none"> <li>• Based on the financial analysis, determine the funding needed for capital, for supportive services, and for capacity-building</li> <li>• Develop a list of potential funding sources (federal, state, regional, and charitable)</li> <li>• Review the capacity of the City to respond to available grant opportunities</li> <li>• Develop a cultivation strategy where the City/RDA and partner agencies recruit regional and state funders to consider investing in Meadville</li> </ul>	Community Development Director leads with support from RDA, City Planning Officer, and Implementation Team	July – December 2024
<b>Community engagement</b> Facilitating the Implementation Team, determine the timeline, scope, and tactics for engaging the community on the Action Plan	Implementation Team leads with facilitation from City of Meadville	July – December 2024

## ~ Road Map: Goal Area 2 ~

### Goal Statement

**Increase homeownership** in Meadville to 40% or higher.

### Strategy Outline

This goal area will address the relatively low rate of homeownership in Meadville by increasing opportunities for homeownership. This goal will be **led by partner agencies** and supported by the City of Meadville and Redevelopment Authority.

This goal will focus on the entire city, with a **focus on prioritized populations** of those earning less than 80% of the area median income and those new professionals to the city.

The housing initiatives below will also work in concert with Goal Area 1. As Goal Area 1 is successful and homes are redeveloped in Meadville, then a number of units may be set aside for homeownership opportunities.

### **PHASE ONE (Readiness) - Key Tasks**

The following outlines the key tasks for the first phase in Goal Area 2. After and during the completion of these goals, the City will outline the future tasks in the other phases of this work.

Key Tasks	Who	When
<b>Determine lead agency or agencies</b> Facilitated by the Implementation Team, determine the lead agency or agencies that can lead this goal area. Once a lead is determined, develop a tactical plan that translates the goal framework into specific objectives and actions over the next 3 years. As the implementation team recommends, the City of Meadville will act as facilitator for funding as it reviews available funding to pursue through its work in Goal Area 1. Redevelopment Authority will continue to be a development partner and work to identify units that can be dedicated to homeownership.	Implementation Team leads with support from City of Meadville and RDA	January – December 2024

## ~ Road Map: Goal Area 3 ~

### Goal Statement

**Increase supportive housing opportunities** for populations with specialized care needs.

### Strategy Outline

This goal area will address the need for housing that combines a permanent lease with supportive services for those populations that are experiencing specialized needs like homelessness, mental illness, substance use disorder, or other service needs. This goal will be **led by partner agencies** and supported by the City of Meadville and Redevelopment Authority.

This goal will focus on the entire city, in partnership with existing efforts to address homelessness and supportive service needs.

The housing initiatives below will also work in concert with Goal Area 1. As Goal Area 1 is successful and homes are redeveloped in Meadville, then a number of units may be set aside for supportive housing opportunities.

### **PHASE ONE (Readiness) - Key Tasks**

The following outlines the key tasks for the first phase in Goal Area 3. After and during the completion of these goals, the City will outline the future tasks in the other phases of this work.

Key Tasks	Who	When
<b>Determine lead agency or agencies</b> <ul style="list-style-type: none"><li>Facilitated by the Implementation Team, determine the lead agency or agencies that can lead this goal area.</li><li>Once a lead is determined, develop a tactical plan that translates the goal framework into specific objectives and actions over the next 3 years.</li><li>The City of Meadville will act as facilitator for funding as it reviews available funding to pursue through its work in Goal Area 1</li><li>Redevelopment Authority will continue to be a development partner and work to identify units that can be dedicated to supportive housing.</li></ul>	Implementation Team leads with support from City of Meadville and RDA	January – December 2024

## ~ Appendix A: Assessment of Meadville’s Housing Landscape ~

### Methods

The planning process began with a “discovery phase” where the City of Meadville worked with the consulting staff to identify the key housing trends housing in Meadville. The discovery process involved various methods to ensure that inputs were comprehensive, diverse, and informative.

Method	Description
1. Data Review	Used data from the following sources: American Community Survey from U.S. Census – an annual survey of American households City of Meadville Planning Data - tracking on parcel ownership, residential unit counts and neighborhoods Crawford County Housing Plan – used as a reference guide for data findings
2. Survey of Partner Agencies	A survey was distributed to 23 community leaders, who are partners on the issue of housing access in Meadville including local landlords, government officials, service nonprofits, etc.  The survey asked respondents to address their thoughts on their assessment of the state of housing locally, the challenges to prioritize, their perception of the City’s leadership, and recommendations for key factors to include in the Housing Action Plan.  Responses: 16
3. Survey of Meadville Residents	A survey was distributed to Meadville residents through multiple media, including distributing fliers, sharing on social media, and partners sharing on their distribution lists.  The survey asked respondents to address their thoughts on their assessment of the state of housing locally, the challenges to prioritize, their perception of the City’s leadership, and recommendations for key factors to include in the Housing Action Plan.  Responses: 212



## Key Findings

From June 2023 to September 2023, City staff and the consultant conducted an assessment of the housing ecosystem in Meadville using the methods listed above. After compiling seven key findings, the staff and consultant, with input from partners and residents, prioritized these three problem statements.

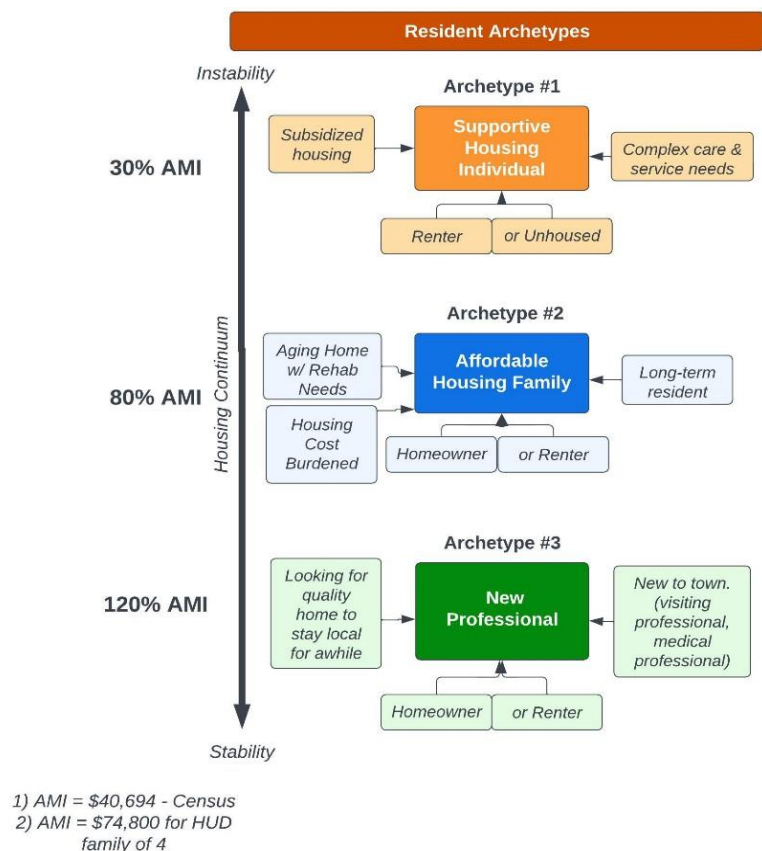
These problem statements, representing the key finding of the report, are used to guide the strategic framework of the Housing Action Plan. Once the City of Meadville identified these as the problem statements to focus on, then it became incumbent to develop an intervention that addressed them through the planning process.

Problem Statement #1	Problem Statement #2	Problem Statement #3
The quality of housing stock is aging and in increasingly poor quality, especially for impoverished neighbors. And new housing stock has not been built to increase availability and quality.	Meadville has a relatively low % of homeownership, driven by the lack of pathways to homeownership for low-income renters and the availability of quality homes.	The need for dedicated supportive housing for lower-income households with complex care needs and seniors in need of nursing care for healthy aging.

## Resident Archetypes

Housing challenges are not an intellectual exercise. They are felt by real Meadville residents, who are experiencing the impacts of housing on their economics, health, and wellness. It was important for the City of Meadville to articulate archetypes that stand in for the real lives behind the planning process. To reflect local residents, the City agreed on three archetypes to guide its planning:

- *Supportive Housing Individual* – this is a long-term resident, either unstably housed or experiencing homelessness, who has critical service needs to be healthy.
- *Affordable Housing Family* – this represents families who pay more than 30% of their income to housing, which are predominantly long-term, low-income residents.
- *New Professional* – this is a newer resident who moved to Meadville to pursue a professional job and wants to make this their long-term home.



## Analysis Review

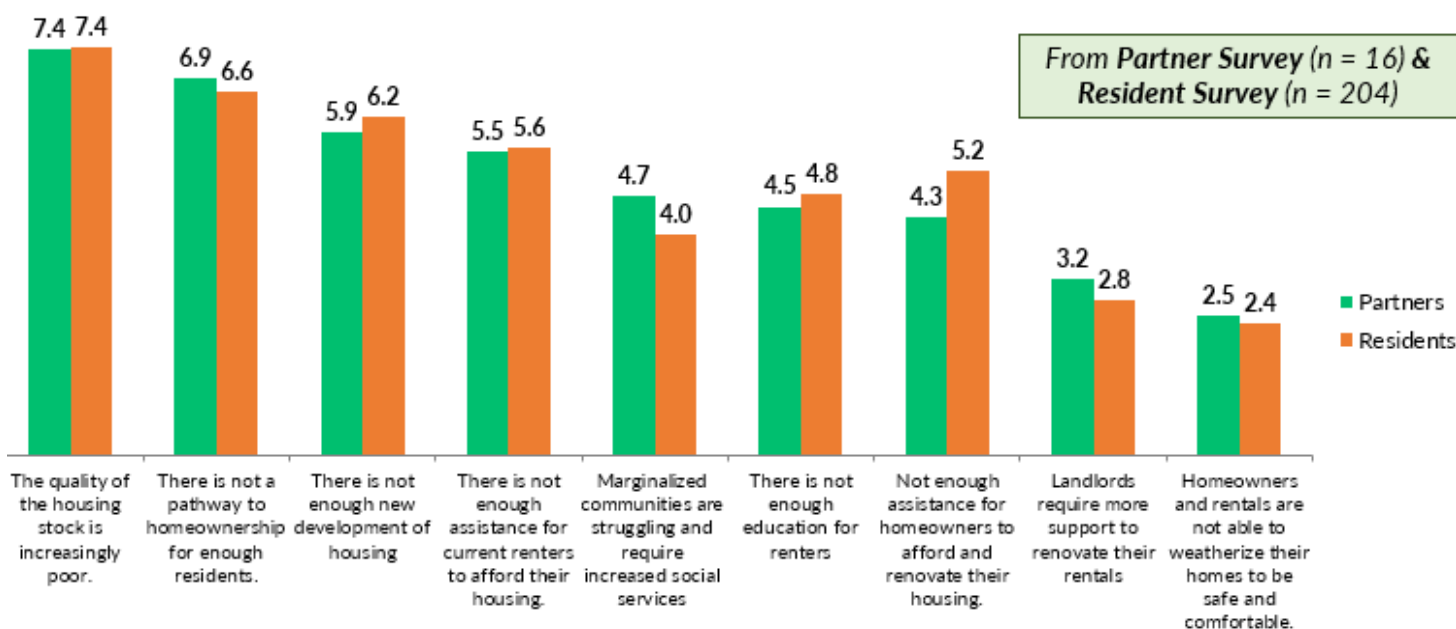
### Overall Themes

The data review, interviews, and surveys uncovered thematic trends that were acknowledged by a majority of responses. The order of the following theme approximates the frequency of the response. Themes are explained in further detail below.

- The condition of housing stock is increasingly poor.
- Homeownership rate is comparatively low, at 36.5%.
- Housing remains unacceptably expensive for many, especially for low-income residents.
- Recruitment and retention of professional jobs is harmed by current state of the housing stock.
- Specialized populations – homelessness, seniors, people with behavioral health challenges – require supportive housing, which is not available enough to meet the need.
- Lack of new housing developments that could improve the quality of housing.
- Increasing attention on housing throughout the community, but the narrative, leadership, and partnerships are not coordinated enough to make a concerted positive impact.

### Prioritizing the Themes Listed Above

Resident and partner agencies were surveyed to ask how they would prioritize the themes listed above. (NOTE: Higher responses indicate a higher priority for the City of Meadville to address.) The results are below:



### Housing in Meadville Overview

As a frame for the Action Plan, it is important to understand the fundamentals of the Meadville housing market. The following figures, tables, and maps seek to highlight the necessary information for a foundational overview of the current state of housing in Meadville.

#### Households and Housing Units

Meadville has experienced a decline in its population. That decrease has been mirrored by the decline in the number of households, a marker of the number of housing units needed to adequately supply the population in a given area.

From the US Census Bureau 2022 5-year American Community Survey:

- Total Meadville Population: 12,929
- Total # of Households: 4,814
- Total # of Housing Units: 5,652

This suggests that the gross number of housing units exists to serve the current population. It does not speak to the quality or affordability of those units.

Map 1. Distribution of Single-Family and Multi-Family Housing in Meadville



Source: Meadville City Data

Table 1. Housing Ownership in Meadville

# of Record Owners of Housing in Meadville (includes owners of a single-family home)	2,652
# of Owners with 10+ Rental Units	52
The Top 10 Rental Owners Own . . .	37% of all Rentals
% of Housing Units with a Pennsylvania Tax Bill	93%

*Table 2. Housing Vacancy Compared to National Trend*  
(2022 ACS Table DP04)

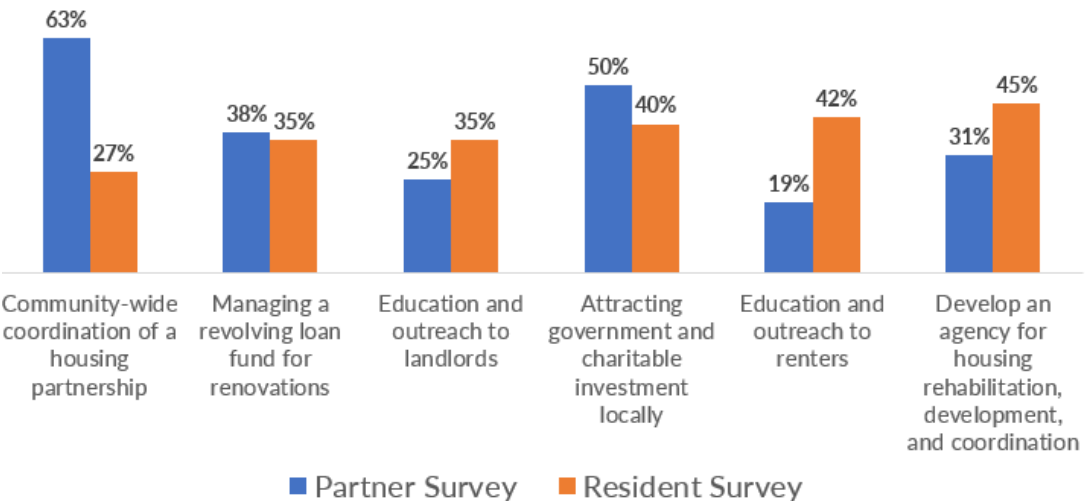
	United States (2023)	Pennsylvania (2022)	Meadville (2022)
Homeowner Vacancy	0.7%	0.8%	4.4%
Rental Vacancy	6.3%	4.8%	8.9%

*Table 3. Housing Cost Burden for the Median Meadville Household (Inflation adj. to 2022)*  
(2000 US Census Table DP4; 2010, 2020 ACS Table S2503)

	2000	2010	2020
Median Monthly Income	\$3,401	\$3,051	\$3,764
Median Monthly Housing Cost	\$653	\$746	\$823
Average % of Income Going to Housing	25%	25%	22%
% of Households that Pay More than 30% of Income on Housing	31.5%	37.1%	33.3%

### Perceptions of City of Meadville’s Leadership on Housing

This plan informs the roles, responsibilities, and actions that the City will take to address the problem statements mentioned above. Because this is the first such housing plan for Meadville, it was important to ask partners and residents their perception of the City’s role.



*What role should the City of Meadville play to address housing?*

Responses from residents and partners detail the suggested roles that the City of Meadville should prioritize in its Housing Action Plan:

How much of a <b>priority</b> should the <b>Housing Action Plan</b> be for the City of Meadville?			Do you currently <b>view the City of Meadville</b> as a <b>lead agency</b> in addressing housing?		
	Residents	Partners		Residents	Partners
High Priority	<b>55%</b>	<b>67%</b>	Yes	<b>17%</b>	<b>7%</b>
Medium Priority	<b>28%</b>	<b>13%</b>	Somewhat	<b>33%</b>	<b>13%</b>
Low Priority	<b>17%</b>	<b>20%</b>	No	<b>50%</b>	<b>80%</b>