



Swarthmore Rotary Cog Notes

P.O. Box 4, Swarthmore, PA 19081



January 26, 2023

Jennifer Jones
RI President 2022-23
David Houtz
District 7450 Governor

Swarthmore Rotary
Leaders

Heather Saunders
President
Greg Brown
President-Elect
Brian Casey
Club Executive Secretary
Patrick Gunnin
Treasurer
George C. Whitfield Jr.
Secretary
Jane C Billings
Youth Services Chair
Perri Ann Evanson
Public Relations Chair
Carr Everbach
Membership Chair
David Firn
Service Projects Chair
Betty Ann A. Flynn
Club Director
William Clinton Hale
Past President
Sergeant-at-Arms
Anne C. Hansen
International Service Chair
Kathryn Jones
iPast President
Jeannine Osayande
Youth Services Chair
Hillard Pouncy
Club Programs Chair
Joshua Twersky
Club Director
Barbara Whitaker-Shimko
Rotary Foundation Chair
Kenneth J. Wright
Club Director
Cathleen Darrell
Attendance Secretary
Lori Markusfeld
President-Nominee
Richard Shimko
Bulletin Editor
Karen Aleta Mazzarella
Assistant Governor

Happy Dollars

pledge \$2,656
2021-2022 \$4,476

Rotary Celebrations!

Birthdays

Ryan Martin

Meetings and Events

January 26th
Swarthmore Weekly Club Meeting (Inn)
Speaker: Vijay Kapoor, chief of staff to the
Receiver for the City of Chester
Subject: Chester, PA and Receivership
February 9th
Swarthmore Weekly Club Meeting

February 2nd
Swarthmore Weekly Club Meeting (Inn)
Speaker: Dorothy Gelb, Jim Snively and Andrew
Bunting
Subject: Classification Talks

Service Quotation

It is one of the most beautiful compensations of life that no man can sincerely try to help another without helping himself. [Ralph Waldo Emerson](#)

4 Way Test

Of the things we think, say or do

1. Is it the TRUTH?
2. Is it FAIR to all concerned?
3. Will it build GOODWILL and BETTER FRIENDSHIPS?
4. Will it be BENEFICIAL to all concerned?

Club News

Jane Billings alerted us that she is planning a reading program at the elementary school. Details to follow.

Elizabeth Church, in the Rotary Moment, told us about a 20 by 30 mural the Flagstaff, AZ, Rotary club is sponsoring. The mural will honor volunteerism.

Last Meeting Summary

By Heather Saunders

Beth Murray and Rachel Pasten asked the question “How do we keep Swarthmore from turning into a wealthy enclave with only very high price houses”? For those families that own houses in Swarthmore, that may not seem like a bad thing. As Rachel and Jane pointed out, however, high housing and rental costs are preventing young families, seniors, and those who work in Swarthmore from living here.

Beth and Rachel are members of the Task Force on development and affordability. The group was authorized by Borough Council to look into ways to promote diversity in age, income, education, and race within the community.

Beth claimed that the median sales price in Swarthmore increased by 42% from 2000 to 2022, even correcting for inflation. She said most families currently living in Swarthmore would not have sufficient income if they tried to buy their house today.

What can be done? Rachel explained that while a lot of the forces driving the raising cost of housing in Swarthmore are not in our control, some things can be done locally. Probably the most important local factor within our power to change is the zoning law. Rachel listed a number of potential changes. One is to allow apartments in detached garages with living areas above the garage. Another is to allow large houses to be divided into subunits. Another is to facilitate construction of townhouses, that is, connected housing units similar to the houses next to the recycling center. Finally, allow unrelated individuals to live in the same

February 1st

Wedding Anniversaries

Gladys D. Snively
January 29th
James W Snively Jr.
January 29th

Years of Service

Gladys D. Snively
01-31-1997
26 Years
Raymond F. Hopkins
02-01-2006
17 Years

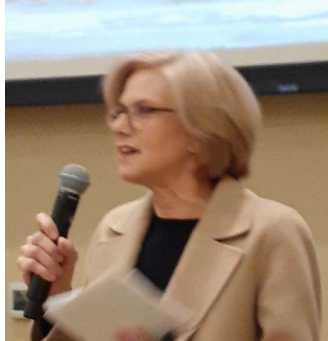
Guests Last Meeting

No guests

house.

Rachel suggested several other initiatives that could be done. Large residential developments could be required to include low-cost units. A housing trust could be established to promote low-price units. A trust could also buy and retain possession of lots and allow individuals to build low-cost houses on the land.

Rotarians made several suggestions. It was pointed out that Swarthmore College owns most of the remaining open space. The college could build housing on the land.



Articles on affordable housing

Here are excerpts from two articles. One from the conservative Brookings Institute supports more dense housing. The second states efforts to provide low-cost housing do not have a negative impact on the value of existing houses.

The following is from a Brookings Institute article about affordable housing.

“The U.S. needs to build more housing, and less expensive housing, especially in high-opportunity communities. To accomplish that, local governments must reduce regulatory barriers that limit the market’s ability to build small, lower-cost homes on expensive land. For example, local zoning regulations prohibit building anything other than single-family detached houses on [three-quarters](#) of land in most U.S. cities. Townhouses, duplexes, and apartment buildings are simply illegal. Even where multifamily buildings are allowed, zoning rules like [building height caps](#) and [minimum lot sizes](#) often limit the financial feasibility of developing new housing. Single-family houses use more land per home than other housing types. Therefore, in places where land is expensive, building multiple homes on a given lot is the most direct way to reduce housing costs, because it spreads the cost of land across multiple homes. Redeveloping older, low-density buildings with [new, high-density buildings](#) is quite common in expensive cities—except in the wealthiest neighborhoods where affluent homeowners use their financial and political resources to [block most new housing](#). City-wide zoning reforms that open up those neighborhoods to townhomes, duplexes, and small apartment buildings would substantially increase the supply of housing, while also making those communities financially accessible to many more families.”

From a brief on Inclusionary Housing from the Center for Housing Policy, [19cfbe_9a68f933ed6c45bfb5f8b7d2ef49dda0.pdf](#).

“Inclusionary housing programs generally refer to city and county planning ordinances that require or incentivize developers to build below-market-rate homes (affordable homes) as part of the process of developing market-rate housing developments. More than 500 local jurisdictions in the United States have implemented inclusionary housing policies,¹ and inclusionary requirements have been adopted in a wide variety of places—big cities, suburban communities and small towns.

Despite the proliferation of inclusionary housing programs, the approach continues to draw criticism. There have been legal challenges around inclusionary housing requirements in California, Illinois, Idaho, Colorado and Wisconsin, among others.² In addition to legal questions, critics have claimed inclusionary housing policies are not effective at producing affordable housing and have negative impacts on local housing markets.

r, the most highly regarded empirical evidence suggests that inclusionary housing programs can produce affordable housing and do not lead to significant declines in overall housing production or to increases in market-rate prices. However, the effectiveness of an inclusionary housing program depends critically on local economic and housing market characteristics, as well as specific elements of the program’s design and implementation.”