



A+ Homes – Changing Minds & Addressing Housing Need in a Growing Community

October 12, 2025

PA Chapter of the American Planning Association

2025 Annual Conference

Hilton Harrisburg – Harrisburg, PA

Presenters

Libby Horwitz, AICP

Senior Housing and
Economic Planner

Chris Patriarca, AICP

Senior Community Planner





Chester County Context

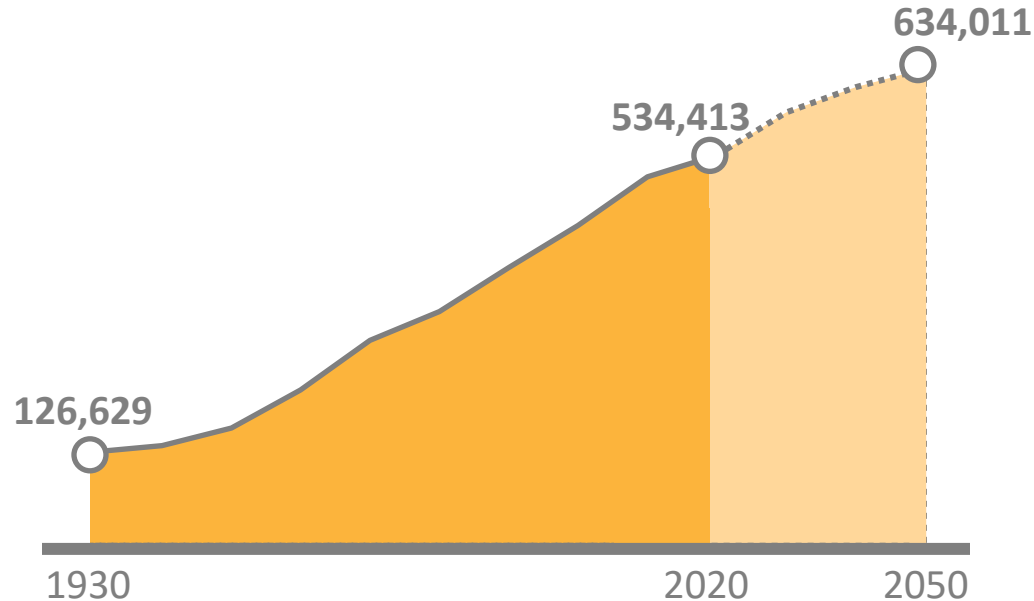
Housing in Chester County Today and Tomorrow

Regional Context



- One of four counties surrounding Philadelphia in Southeast Pennsylvania
- Also a bedroom community for Wilmington, Delaware
- Urban, suburban, and rural influences
- Fastest growing county in SE PA
- Top two most expensive SE PA counties for housing

Population change, 1930-2050

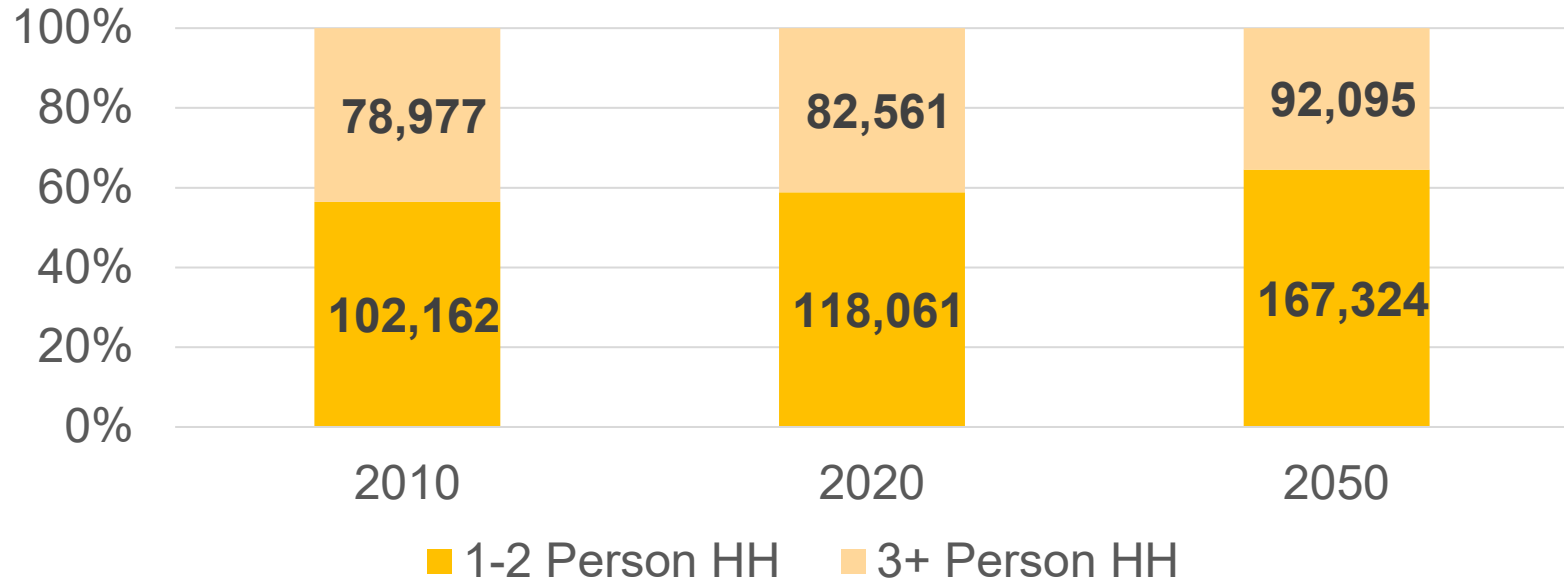


Source: US Census,
DVRPC Population
Forecast

The county is projected to add over **99,000** people through 2050, an **18.6%** increase from the county's 2020 population of **534,413** people.

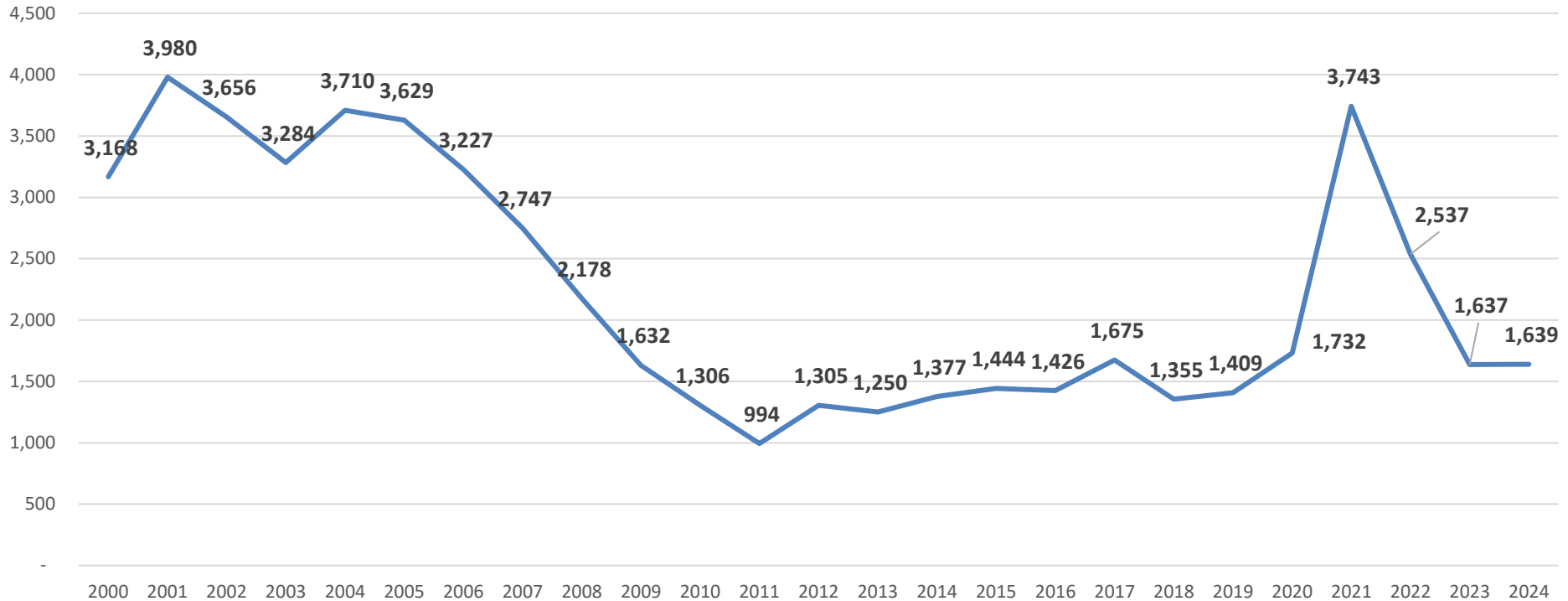
Decreasing Residents Per Unit

Increasing one and two person households

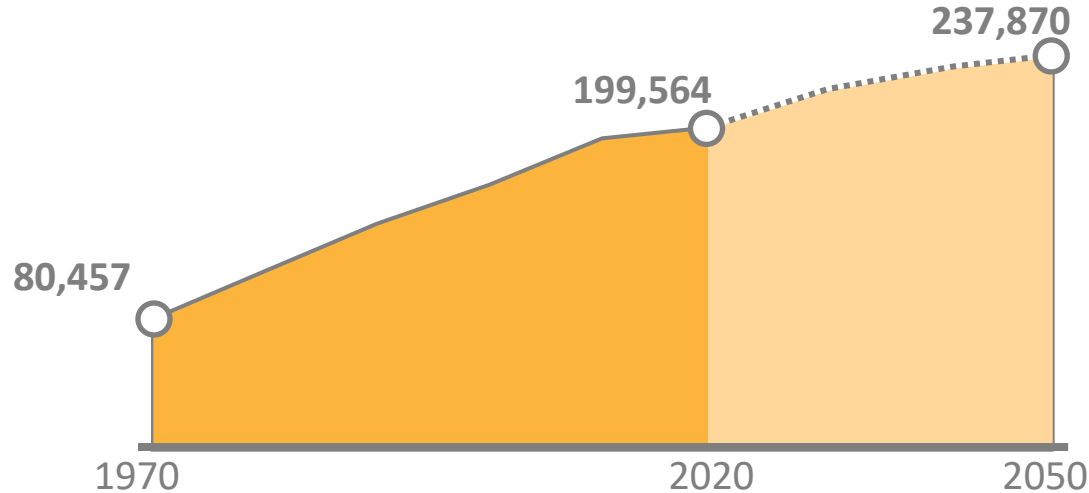


New Housing Units, 2000-2024

Total New Housing Units Built



Housing unit change, 1970-2050



To accommodate new population growth, the county will need around **38,300** new homes.

**Housing
policies and
zoning in the
county have not
fully adapted to
meeting these
changing needs**



Zoning

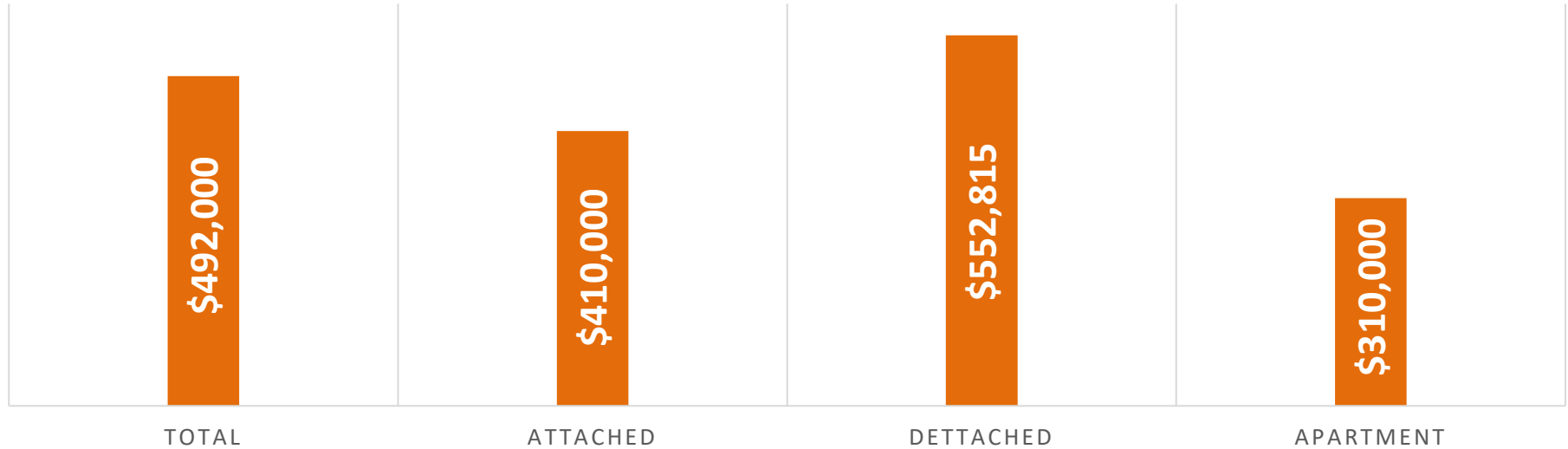
Zoning barriers
for housing types,
many of which are
traditional in the
county

Missing middle housing allowed by-right

For residential land within Landscapes II urban and suburban centers, not all county land.

Missing middle housing Type	Total land permitted	Percent of all residential land	Total undeveloped land	Percent of undeveloped land	Total developed land	Percent of developed land
	Land (in acres) where missing middle housing type is permitted	Percent of all residentially zoned land in suburban and urban growth areas allowing missing middle housing type	Undeveloped land (in acres) where missing middle housing type is permitted	Percent of undeveloped residentially zoned land in suburban and urban growth areas allowing missing middle housing type	Developed land (in acres) where missing middle housing type is permitted	Percent of developed residentially zoned land in suburban and urban growth areas allowing missing middle housing type
Rehab	2,599	13%	142	10%	2,457	13%
Accessory dwelling unit	4,231	22%	218	15%	4,013	22%
Twin	8,691	44%	468	32%	8,224	45%
Townhome	4,952	25%	307	21%	4,645	26%
Duplex	7,414	38%	353	24%	7,061	39%
Triplex	4,373	22%	233	16%	4,139	23%
Quadplex	4,052	21%	215	15%	3,837	21%
Multiplex	4,105	21%	233	16%	3,872	21%
Live-work	819	4%	33	2%	786	4%

Artificially Manipulating the Market



Attached homes and apartments significantly less expensive than detached

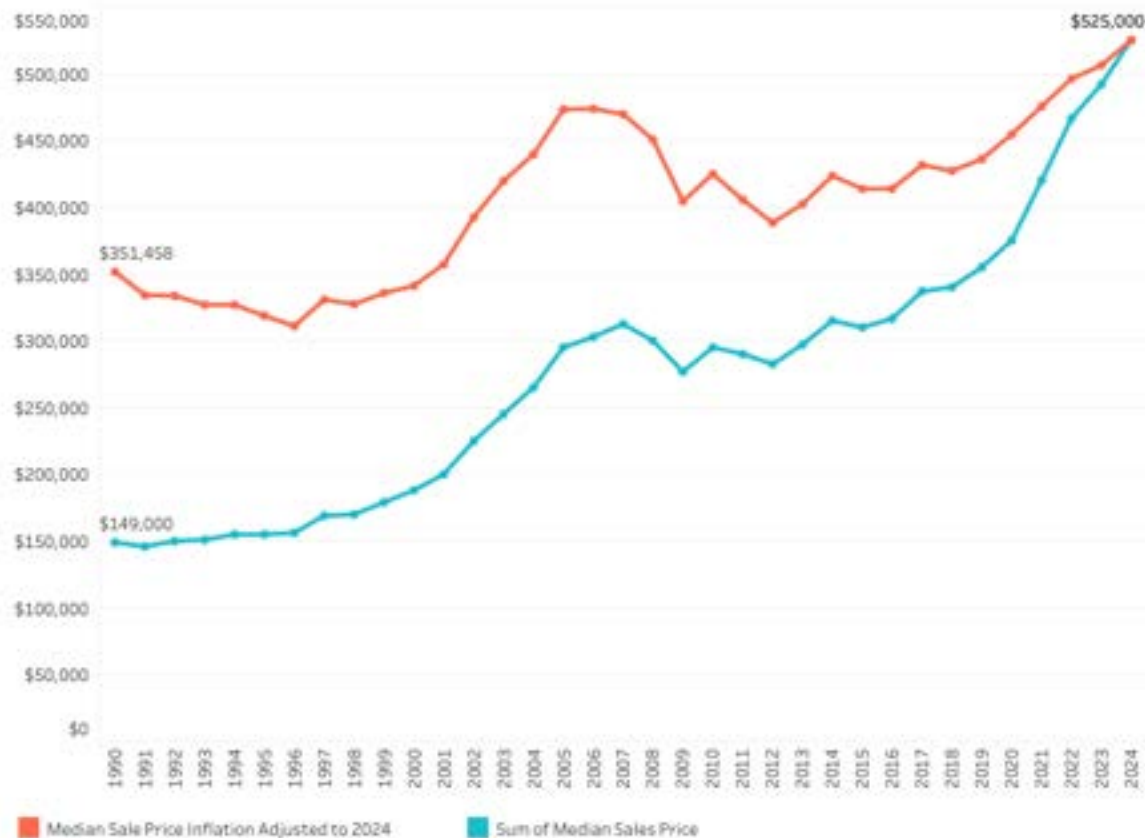


Community Challenges

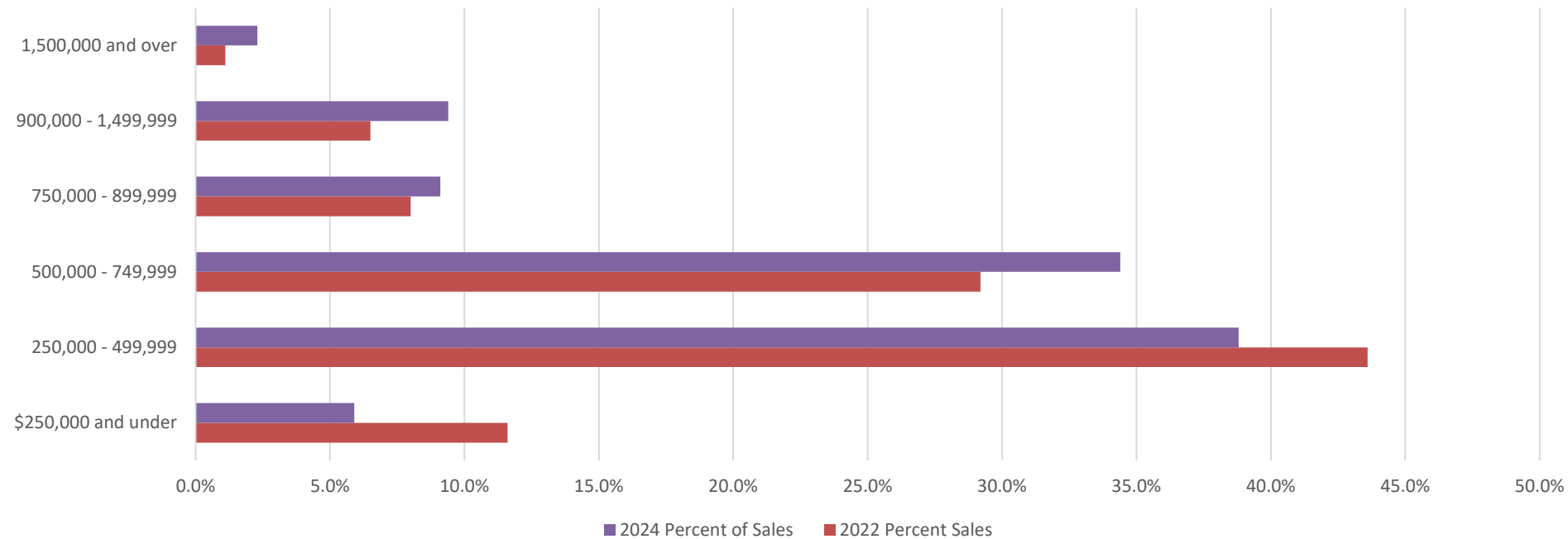
Housing in Chester County Today and Tomorrow

Rising Housing Prices

The median housing sales price for Chester County in 2024 was **\$525,000**, which is one of the highest in the Commonwealth.



Declining Affordability



**Housing sales in the lower sales price bracket
steadily decreasing**

Community Challenges



- Community members cannot find housing
- Seniors unable to age in their communities
- Lack of housing turnover means fewer options for first-time buyers
- Declining levels of service due to lack of workers

Community Challenges



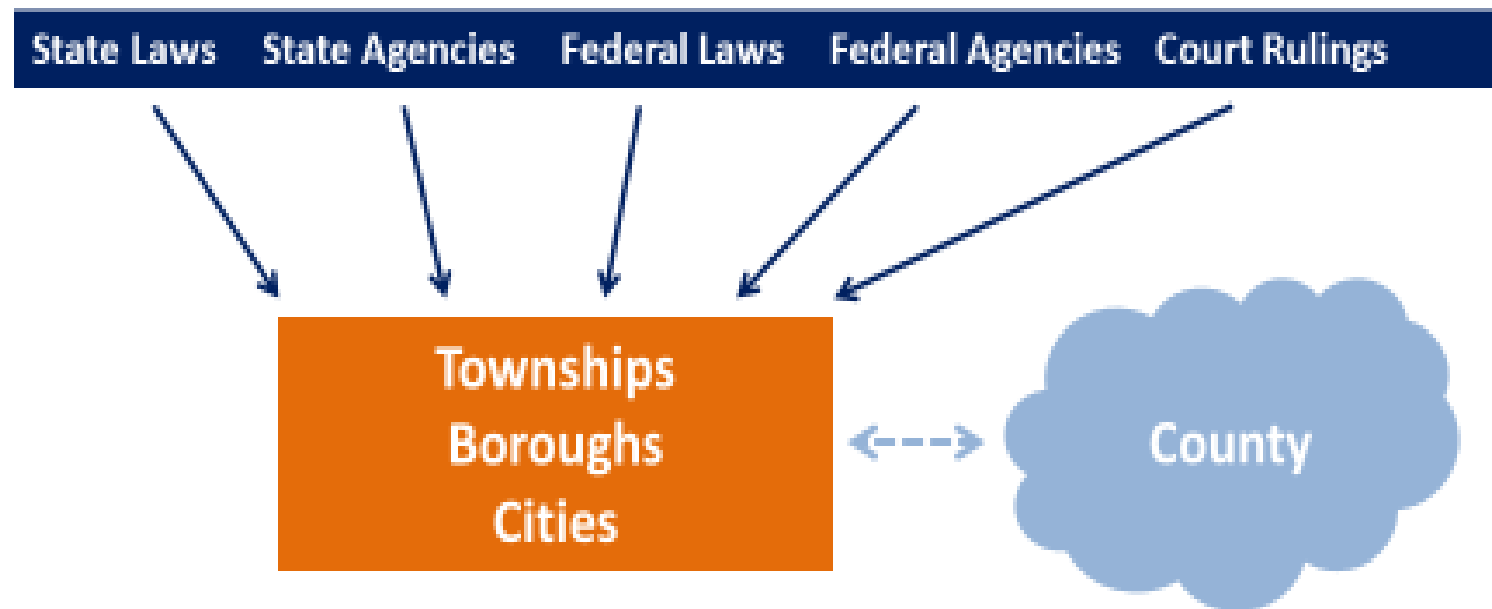
- Increased traffic and pollution due to increased distances traveled
- Employers unable to attract workers
- Informal market fixes like illegal ADUs



Housing Planning From a County Perspective

Housing in Chester County Today and Tomorrow

Role of the County in Planning



“Depository of good ideas”

What county planning brings to the table.....

Time

Expertise

Capacity

Data

Mapping

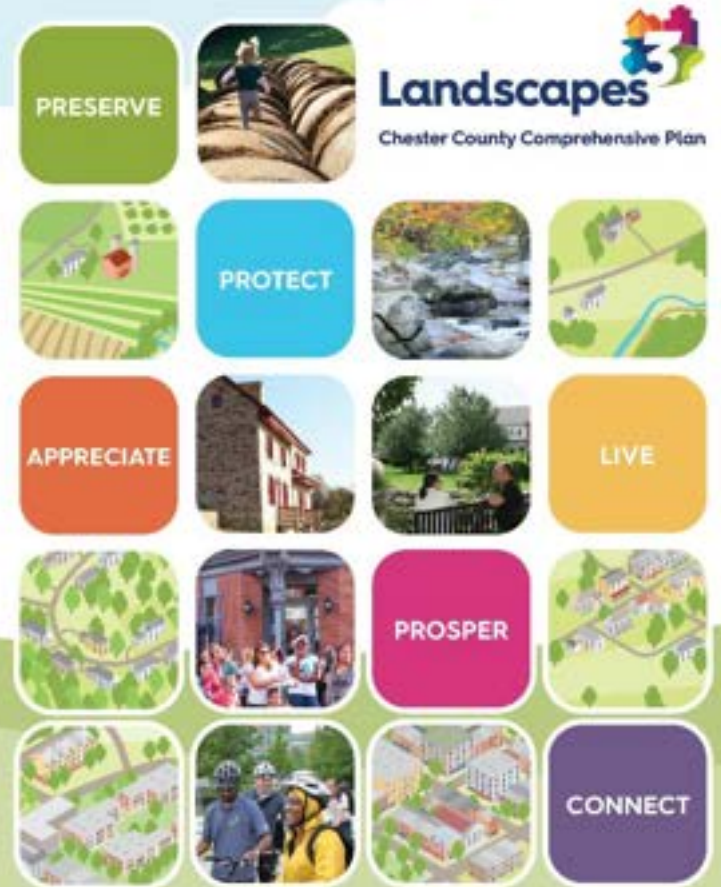
Regional focus

Funding (if
you're lucky)

Graphics

Zoning

Chester County Comprehensive Plan



County housing goal

Housing is addressed within the **LIVE** goal area of *Landscapes3*.



External Guidance

Housing Choices Committee

Chester County Planning
Commission Board and
Director

Chester County
Commissioners

Partner Organizations

Municipalities





How do we do it?

Housing in Chester County Today and Tomorrow

A+ Homes



A+ Homes



Attractive

Designed, constructed, and maintained to be compatible with local community character.



Affordably-priced

Available at attainable sale and rental prices; no more than 30 percent of household income should be spent on housing related costs.



Adaptable

Able to evolve with market forces, changing demographics, buyer and renter preferences, and environmental conditions.



Accessible

Connected to jobs, services, transit, amenities, and important community facilities.



Aging-friendly

Able to meet the diverse needs of seniors.

Chester County Planning Commission

Expand the housing supply by encouraging housing diversity through removing barriers



Housing Roles

- Educate on best practices with a focus on zoning, and regulatory reforms
- Compile and analyze data and maps
- Coordinate partners
- Develop, implement, and fund planning efforts and programs



WHAT: Housing Types

Missing Middle Housing / Gentle Density: *Accessory dwelling units (ADUs), single family conversions, twins, duplexes, townhomes, triplexes, quads, live-work, multiplex, cottage courts, courtyards, adaptive reuse.*

Manufactured Housing/Mobile Homes/Tiny Homes

Farmworker Housing

Shared Housing / Rooming Houses / Housing Cooperatives

Age Restricted Housing

Educate on best practices with a focus on zoning, and regulatory reforms

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WHAT: Zoning & Regulatory Reforms

Allow diverse housing types by-right.

Implement inclusionary density bonuses.

Use Transferable Development Rights (TDR).

Define triplexes and quads and allow in medium density districts.

Regulate based on building size, not unit count.

Uniformly regulate short term rentals.

Educate on best practices with a focus on zoning, and regulatory reforms

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WHAT: Zoning & Regulatory Reforms

An aerial photograph of a residential development. In the center, there is a circular pond surrounded by a paved walkway. Several houses with grey roofs are visible, interspersed with lush green trees. The overall scene is a suburban-style housing development.

Use Form-based codes.

Create pre-approved design guides.

Reduce minimum lot size, dwelling size, FAR, multifamily density limits, and parking requirements.

Encourage clustered site development.

Streamline review processes.

Educate on best practices with a focus on zoning, and regulatory reforms

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WHAT: Tools for Maintaining Affordability

Deed Restrictions: *covenants written into deeds restricting how a piece of land can be used.*

Traditional Community Land Trusts (CLTs): *CLT owns the land, and the residents own the building. The homebuyer agrees to limit the sale price.*

Private Model Community Land Trust: *Private owner owns the land, and the residents own the building. The homebuyer agrees to limit the sale price.*

Educate on best practices with a focus on zoning, and regulatory reforms

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WHAT: Help address NIMBYism

Build messaging around the values of Fairness

Across Places and Regional Interdependence.

Avoid consumerist language.

Move from the individual to the collective.

Explain how policies create disparities—without condemning the public or private sectors.

Take the time needed to introduce race in the most productive way.

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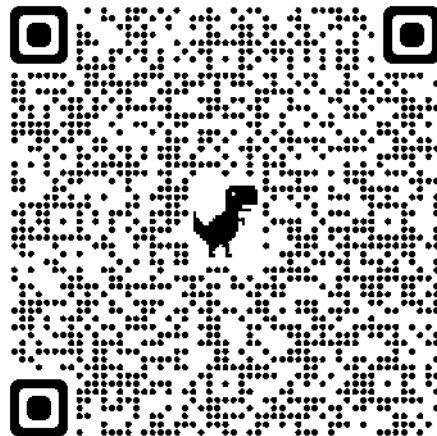
WHAT: Help address NIMBYism

Position community development organizations as solving the puzzle of varying concerns, expertise, and resources.

Highlight possibilities for wide-scale improvement— not wide-scale disaster.

Provide facts and data.

Demonstrate housing benefits.



Educate on best practices with a focus on zoning, and regulatory reforms

Compile and analyze data and maps

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Develop, implement, and fund planning efforts and programs

Provide context, considerations, and local examples to serve as a starting point for municipal ordinance amendments and/or policy.

Accessory Dwelling Units

Adaptive Reuse

Affordably-priced Homes

Aging in Place

Cluster Development

Farmworker Housing

Green Development Codes & Ordinances

Housing Diversity

Housing Rehabilitation

Infill Development

Mini Homes

Mixed-use Development

Mobile Home Parks

Performance Zoning

Residential Conversions

Short-term Rentals

Site Analysis Plan

Smart Growth

Traditional Neighborhood

Development

Transferable Development

Rights (TDR)

Transit Oriented Development (TOD)

Universal Design for Residential Uses

Educate on best practices with a focus on zoning, and regulatory reforms

Compile and analyze data and maps

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HOW: Community and Municipal Presentations



Directly meet with elected and/or appointed municipal officials.

Presentation tailored to each community with demographic and housing data and local housing policy and zoning review.

Provide recommendations for ordinance amendments to advance creation of affordably-priced homes.

Educate on best practices with a focus on zoning, and regulatory reforms

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Coordinate partners

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HOW: Case Studies

Highlight housing developments in the County.

Housing Case Studies

Housing case studies highlight successful approaches for and examples of affordability-granted housing in Chester County.



Hankin Manor
Located in the Borough of Phoenixville, Hankin Manor is an affordability-priced senior apartment created in partnership with the Borough. [View Case Study](#)



Pinckney Hill Commons
Located in the Borough of West Chester, Pinckney Hill Commons is an affordability-priced apartment and townhome community. [View Case Study](#)



A Community Approach to Affordable Housing
The Phoenixville community is taking a proactive approach to address significant increases in home prices, rents, and displacement. [View Case Study](#)

AFFORDABLE SENIOR APARTMENT COMMUNITY



Case Study

Hankin Manor

BOROUGH OF PHOENIXVILLE, PA

Hankin Manor is an affordable senior apartment community located in the Borough of Phoenixville. The development is highlighted for its partnership with the Borough who provided the land where the facility is located to facilitate its construction as a fully affordable community.

“A year ago I worried how long I could afford an apartment with rent up another \$100 and water added to my utilities. Today I am grateful to be part of a caring community living my best life in a brand new, affordable, beautiful and safe apartment.”

— Joyce Wilson
Hankin Manor resident

“Living here has been a godsend: I have new friends, a beautiful apartment, a good and safe location, nearby shopping, restaurants, and houses of worship. My quality of life has definitely improved and I now look forward to a productive retirement!”

— Marybeth E. Connelly
Hankin Manor resident



Educate on best practices with a focus on zoning, and regulatory reforms

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HOW: Housing Forum

Annual forum held from 2019-2023

Focused on housing advocacy / “making the case” for housing

Transitioned to implementation events based on feedback of “tired of talking, let’s act!” and greater municipal buy-in.

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HOW: Planning Guides

Affordably Priced: *Cost of Construction (2021)*

Aging-Friendly: *Aging-Friendly Guide (2021)*

Attractive: *Missing Middle Guide (2023)*

Adaptable: *Housing Needs Assessment (2025)*

Accessible: *Housing Location Tool (2026)*

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HOW: Planning Guides

Target audience is municipalities.

Give context and demonstrate why municipalities should act.

Provide strategies for municipalities to act.

Longer form and more specific than eTools.

Online documents with single sheet print outs that fit within an A+ Homes brochure.

Educate on best practices with a focus on zoning, and regulatory reforms

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HOW: Provide Visual Examples

Missing Middle Guide: *Example housing layouts.*

Existing Home Conversions



Accessory Dwelling Unit (ADU)



Single-Family Housing
Conversions

Medium Density



Cottage Court



Courtyard



Multiplex

Side-by-Side



Twin



Townhouse



Adaptive Reuse



Live-Work

Stacked



Duplex



Triplex



Quadplex / Fourplex /
Quadruplex

Educate on best practices with a focus on zoning, and regulatory reforms

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HOW: Provide Visual Examples

Missing Middle Guide: *Provided existing traditional LOCAL examples predominately in Chester County, but also elsewhere in Southeast PA.*

Duplexes



Cottage Court



Educate on best practices with a focus on zoning, and regulatory reforms

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Coordinate partners

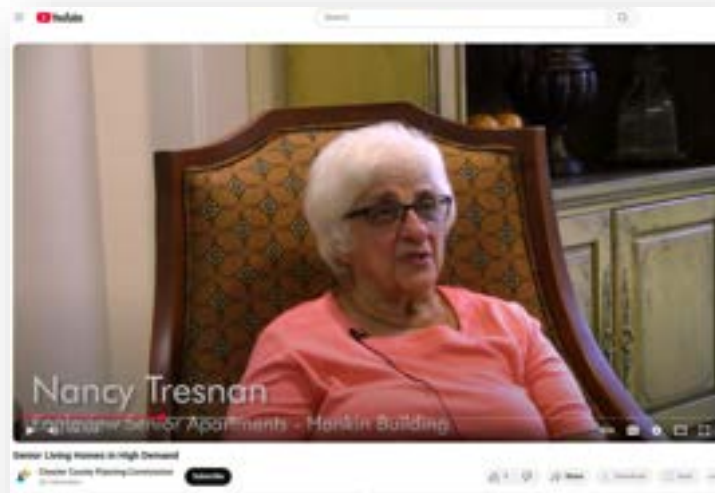
Develop, implement, and fund planning efforts and programs

HOW: Videos

Aging- Friendly Guide supporting video:

Features commentary from residents at a Chester County retirement community

Tells of the importance of this type of housing in their own words.



Educate on best practices with a focus on zoning, and regulatory reforms

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Coordinate partners

Develop, implement, and fund planning efforts and programs

HOW: Starter Home Pilot Project

Initially planned to partner with municipalities to develop housing on publicly owned land.

Modified based on municipality feedback of lack of land but desire for zoning assistance

Created flyer and advertised on website, newsletter, and at a township officials' event

12 responses with six participants over one year

Educate on best practices with a focus on zoning, and regulatory reforms

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Coordinate partners

Develop, implement, and fund planning efforts and programs

How: Starter Home Pilot Project

Participants in the initiative received:

1. Full zoning review focused on Missing Middle Housing
2. Design/layouts to illustrate housing variety on their land
3. Follow-up targeted zoning work at no charge upon request



Educate on best practices with a focus on zoning, and regulatory reforms

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Coordinate partners

Develop, implement, and fund planning efforts and programs

HOW: Housing Workshops

Based Starter Home Pilot and Local Housing Solutions workshops, CCPC led two pilot housing workshops in 2025, with one additional pilot and full roll-out planned for 2026.

Workshops targeted municipalities in growth areas with advocacy organizations.

Opening of conversations with municipalities.

Educate on best practices with a focus on zoning, and regulatory reforms

Advocate for housing

Compile and analyze data

Coordinate partners

Develop, implement, and fund planning efforts and programs



Municipal Housing Workshop

September 17th,
2025



Opening & Welcome Remarks..... 12:30-12:45 p.m.

- Chester County Planning Commission, Director
- Department of Community Development, Director

Session 1: Presentations 12:45-1:30 p.m.

- Presentation 1 - Benefits and need for housing
- Presentation 2 - Accessing and utilizing housing data
- Presentation 3 – Strategy Smorgasbord

Break 1:30-1:45 p.m.

Session 2: Three Simultaneous Activities ... 1:45-3:30 p.m.

- Activity 1 - Meetings with CCPC planners and DCD staff to discuss zoning reviews, and strategy smorgasbord
- Activity 2 - Tabeing with housing organizations
- Activity 3 – Goal Setting

Break 3:30-3:45 p.m.

Optional Session 3: Talking About Housing 3:45-4:15 p.m.

- Presentation 4 - Research-backed suggestions for housing advocacy
- Activity 4 - Housing scenarios

HOW: Housing Workshops – Activity 1 Zoning

Zoning analyses prior to workshops



Educate on best practices with a focus on zoning, and regulatory reforms

Advocate for housing Compile and analyze data

Coordinate partners

Develop, implement, and fund planning efforts and programs

HOW: Housing Workshops – Activity 1 Strategy Smorgasbord

Included strategies and contact organization



Planning Types (Further explained)	Check boxes	
Accessory Dwelling Units: ADUs are small, independent, detached living, dining and kitchen units located adjacent to the main house, and which can be attached or detached. ADUs must be able to function independent from the primary unit. Municipality can encourage the development of ADUs through inclusion of ADU parking policies, zoning ordinances, subdivision and land development ordinances, and design guidelines as well as through education of the public regarding their benefits. (Cherokee County Planning Commission, AMP Update Committee)	☒	☐
Adaptive Housing: Conversion of existing low residential building into residential units. Allow for multi-family adaptive reuse in zoning, or complete adaptive reuse projects of previously-owned, historic properties that otherwise served housing uses. Adaptive reuse can also enhance neighborhood vibrancy and sustainability. (Cherokee County Planning Commission)	☒	☐
Single Family Residential Conversion: Converting single family buildings into multi-family units can provide affordable housing options while utilizing existing housing stock. Municipality can encourage conversions by allowing BSR in zoning, including them in plans, and providing financial assistance. Residential conversions can also enhance neighborhood vitality and vitality efforts. (Cherokee County Planning Commission)	☒	☐
Age-included Housing: Housing must be built to residents aged 55 and older. Age-included but housing should contain units with no minimum age restriction. Residents must be located in a protected area. Age-restricted housing is tightly controlled under federal Fair Housing laws. If all residents are 55 years of age or older, or at least 50 percent of total units are occupied by individuals 55 and over (age 55+ for Older Persons Act). Age-restricted housing must also have an HOA or similar organization, and housing must be built on connected parcels. (Cherokee County Planning Commission)	☒	☐
Shared Housing/Co-living/Shared Housing Co-operatives: Shared housing includes multi-unit dwellings with privately communal facilities such as kitchens with private bedrooms. They are often managed by developers who rent individual units but can also be managed through a co-operative model with existing residents owning and selecting new tenants. (Cherokee County Planning Commission, Cherokee County Planning Commission)	☒	☐
GenSis Density/Shared Multi-Family Housing: Mixing Multi-Family housing units at sites between single-unit, single-family and multi-family units. These include units at all densities: housing units, town, duplexes, triplexes, quads, small multiunits, and townhouses. GenSis Density - Mixing Multi-Family housing units between zoning for more dense housing forms. (Cherokee County Planning Commission)	☒	☐
Micro-Housing/ Tiny Homes: Tiny homes are small single-family detached units. Micro-housing has been used in cities, main towns, and urban centers where higher single-family forms and the smaller lot size needed to accommodate the density can further increase affordability. (Cherokee County Planning Commission)	☒	☐
Apartment-style Housing: Housing for the future can be provided through urbanized housing, green growth or green expanded housing, or from the private market. Due to the multiple ways used by homeowners, different forms of housing can provide affordable options. From the larger single-family to townhomes, duplexes, triplexes, quads, row houses or housing a better offer small and upper housing for homeowners who're looking for more space/units for single networks or, with both, they can provide small at higher densities. Homeowner housing is important in why we're going to invest in the Woodard and Looney National Water Protection Act. (Cherokee County Planning Commission)	☒	☐
Pod-style Housing: Pod-style housing is constructed in pods that exist, and found them constructed on-site. The pods contain two or more housing units, however, they are not always subdivided. (Cherokee County Planning Commission)	☒	☐

Over-Crowding Program: The Credit Counseling Program assists low homeownership and credit counseling. Program staff work with applicants to remedy and correct future credit problems, develop a household budget, and set a time frame in which the results would be achieved. "Housing Partnership of Chester County"		
Best Regulations: Rent regulations set limits on how much landlords can increase rent annually. "Local Housing Solutions"		
Just Cause Eviction Policies: These policies require landlords to have grounds for eviction. This ensures tenants are not evicted for reasons to be related. "Local Housing Solutions"		
Rental Registries: Rental registries are databases maintained by municipalities. This can assist municipalities in protecting renters when landlords need to be contacted. "Local Housing Solutions"		
Financing		
Employer Assisted Housing: With employer supported housing, employers assist their employees with housing – either rental or ownership. Support can be provided in a variety of ways including financial loans or grants toward payment, rental vouchers, or other, non-monetary education, or by participation in the creation and provision of affordable housing. Municipalities can provide matching funding, outreach or technical assistance. "Chester County Economic Development Council"		
Tax Increment Financing Districts: Municipalities can create TIF districts for affordable priced housing. TIF districts create a base value in the year the district is created. When a new project is developed the additional value generated by the increased assessment are put into a fund. The fund is then used to complete infrastructure projects and provide funding for other projects. TIF districts require other taxing entities (schools, county, etc.) to agree to receive only the new value based off the properties for the duration of the TIF. TIF districts are not common in Southeast Pennsylvania. "Chester County Planning Commission"		
Tax Abatements: The high cost of development can prohibit new, affordable ground, housing units. Municipalities could provide tax abatements to assist with the high cost of development. "Chester County Office of Tax Assessment"		
Revolving Loan Funds: Create and distribute funds through a revolving loan fund for affordable housing development. Revolving loan funds provide short gap financing for projects, the fund is then replenished through payments and interest, which is used to make additional loans. Revolving loan funds could be used in development or home maintenance projects. "Chester County Department of Community Development"		
Homeowner Subsidies for Accessory Dwelling Units: Accessory dwelling units are secondary units with individual living spaces created on the same property as another existing unit. ADUs can provide lower cost housing options, while providing homeowners with additional revenue sources. Despite their benefits, ADUs have high initial costs that create barriers to their development. Municipalities could provide funding grants to homeowners to create ADUs for use for affordably priced housing units. "Chester County Planning Commission"		
Developer Subsidies: High costs of development can be prohibitive to the creation of new affordable ground housing units. Costs can include land prices, labor, materials, infrastructure, or site remediation. Municipalities could provide funding grants or loans to lower the cost of affordably priced housing development. "Affordable Housing Developer Group"		
Property Tax Relief: Property taxes can cause homelessness for affordability of homes for low- and middle-income residents. This can be true both for homeowners, and renters who may pay higher rent to landlords due to taxes. Municipalities can provide direct tax relief by capping the amount of property tax homeowners have to pay to a share of their income. "Chester County Planning Commission"		

Educate on best practices with a focus on zoning, and regulatory reforms

Advocate for housing

Compile and analyze data

Coordinate partners

Develop, implement,
and fund planning
efforts and programs

HOW: Housing Workshops – Activity 3 Goal Setting

Data profiles, worksheet on goals, target numbers, and metrics



Activity 1: Developing Target Numbers and Goals

This activity will help you develop target numbers for affordable and attainable housing, create tracking metrics, and develop additional housing goals for your community. The Chester County Planning Commission (CCPC) will include final numbers, metrics, and goals in a document you'll receive after completing the workshop.

Developing target numbers can help your municipality 1. guide housing policies 2. stay motivated to address change 3. help align community organizations 4. measure progress and 5. assist in addressing resident concerns.

Developing Targets and Understanding Community Need

Housing data can help municipalities understand their areas of greatest need and the potential figure of total affordable/attainable housing needed in their communities. The Chester County Planning Commission has prepared a data profile for your municipality available on your table. We have pulled some information from the profile to assist you with this section:

Positive numbers indicate a gap in supply, negative numbers an over supply

All Units	Municipality's projected population growth	1467
	Municipality's projected household growth	548
Affordable Units (Up to 80% AMI)	Current affordable gap (up to 80% AMI)	2,280
	Projected affordable need (projected households x % of current Chester County 80% and under AMI households)	279
	Total affordable need	2499
Attainable Units (80%-120% AMI)	Current attainable gap (80%-120% AMI)	(199)
	Projected attainable need (projected households x % of current Chester County 80%-120% AMI households)	549
	Total attainable need	354

If this data is insufficient to determine your need what additional data would assist you?

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HOW: Housing Workshops – Resource Sharing

Educate on best practices with a focus on zoning, and regulatory reforms

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Coordinate partners
Develop, implement, and fund planning efforts and programs



The Chester County Planning Commission (CCPC) has a wealth of resources to assist you in planning for housing. Find them at <https://planning.org/housing>

A+ Homes

A+ Homes focuses on creating homes that are attractive, affordability-priced, adaptable, aging-friendly, and accessible. Every person needs a place to come home to that provides shelter, comfort, and helps them be part of a community. This implementation initiative is a joint effort of the CCPC, under its auspices, the Department of Community Development and the Housing Choices Committee. Resources include:

- **Housing Needs Assessment:** Data and projections to help plan for housing in the county.
- **Housing Middle Divide:** This public explores housing middle housing, a concept of creating multi-unit housing forms at appropriate scales in suitable neighborhoods, providing local examples and planning implementation strategies.
- **Aging Friendly Housing Planning Guide:** Provides data on existing senior housing and the impact of aging populations on housing, and strategies and strategies to assist communities in planning for the future senior housing needs.
- **Cost of Housing Guide:** Provides approaches and strategies for municipalities to understand and mitigate some of the factors that drive up overall housing construction costs without jeopardizing the protections intended through reasonable market regulations.

Vision Partnership Program

The Vision Partnership Program (VPP) is available to Chester County municipalities and multi-municipal groups aiming to enhance their planning processes while ensuring consistency with and implementation of...the goals, objectives, recommendations, outlined in the map of Landscapes 3.

Eligible projects typically include comprehensive plans, zoning and subdivision ordinances, infrastructure amendments, official maps, and planning studies that support the advancement of Landscapes 3 of the municipal or multi-municipal level. This may encompass housing plans, related studies, and zoning initiatives.

- **Vision Partnership Program County Consulting:** CCPC staff

consistency with and implementation of the goals, objectives, recommendations, and map of Landscapes 3. There are two VPP cash grant application rounds per year, funding permitting.

- **Vision Partnership Program Rolling Mini-Grant Program:** The Vision Partnership Program (VPP) Rolling Mini-Grant is a grant available to Chester County municipalities seeking to quickly implement specific municipal outreach initiatives of the CCPC that implement the goals, objectives, recommendations, and map of Landscapes 3. The VPP rolling mini-grant has a maximum cash award value of \$10,000 and must be completed within a year. Addressing the housing affordability crisis is a funding priority of the Rolling Mini-Grants.

Planning Resources

Explorations, strategies, and examples of housing strategies are available

- **Planning Case Studies:** Housing case studies highlight successful approaches for and examples of affordability-priced housing in Chester County.
- **eTools:** There are tools have been developed for the CCPC staff to serve as a starting point for municipalities seeking to address housing-related issues.

Direct Assistance

The county is happy to assist municipalities address the housing affordability crisis upon request:

- **Zoning Works:** As a benefit to municipalities for completing the housing workshops, the Chester County Planning Commission is offering minor zoning assistance at no cost. Contact for us for more information.
- **Revolutions:** Chester County Planning Commission staff are available to present to municipal staff, boards, elected officials, or at public meetings on housing issues. Each presentation is tailored to your needs.
- **Office Requests:** The Chester County Planning Commission will do our best to connect you to available resources and to answer your housing-related questions.

County Resources

Chester County Planning Commission

<https://planning.org>

Available for housing planning and zoning best practices. Provision of housing and demographic data, with specific analysis available upon request. Available for presentations and other zoning work. Vision Partnership Program grant funding available for implementation of housing planning.

1300 Howard, Senior Housing and Economic Planner
(610) 344-8285 | ehoward@checcounty.org

Chester County Department of Community Development

<https://checcounty.org/294/Community-Development>

The mission of the Chester County Department of Community Development (CCDC) is to equitably advance housing affordability solutions, provide homeless outreach services, and invest in neighborhood revitalization as stewards of public funding on that individuals and families have the opportunity to thrive in vibrant, inclusive, and inclusive communities. Data and best funding available.

Edwina S. Colligan, Director | (610) 344-6700
edcolligan@checcounty.org

The Partnership to End Homelessness

endhomelessness.org/

The Partnership is the only community-based collaboration—bringing together a community-based agencies, local government, private and public organizations, nonprofits, philanthropic foundations, people with lived homelessness experience, faith communities, and the greater community—committed to ending and preventing homelessness in Chester County. Their mission is to ensure that homelessness is a rare, brief, and low-time-only experience for all residents of Chester County, Pennsylvania.

Robert Henry | (610) 344-4726 | robert@checcounty.org

The Affordable Housing Development Collaborative brings together private developers and organizations to find ways to create more affordable housing options.

Robert Henry | (610) 344-4726 | robert@checcounty.org

Housing Choices Committee

<https://planning.org/Housing-Choices-Committee>

The Housing Choices Committee works to promote affordable priced housing and A+ homes in the county by providing guidance on the development of local and

Affordable Housing Organizations

The Chester County Community Foundation

<https://checcounty.org>

The Chester County Community Foundation connects people who care with the causes that matter, on their philanthropy makes a difference in the lives of the community. The Chester County Foundation brings together donors and beneficiaries of charitable funds to create lasting legacies that truly make a difference.

(610) 696-8321 | info@checcounty.org

Good Neighbors Home Repair

goodneighborscheccounty.org/

Good Neighbors provides critical home repairs for those in need; we make homes accessible for people with disabilities, and we make home modifications to help seniors remain safe and independent in their homes. Good Neighbors delivers these services at no cost to the homeowners, through a combination of volunteers, professional staff, and contractors.

(610) 444-1860
office@goodneighborscheccounty.org

Good Works

goodworks.org

A Christian nonprofit organization who is dedicated to providing homes for low-income families. Their services are currently offered to homeowners in parts of the northern Chester County, PA. Repairs are provided at no cost to the homeowners and volunteers do most of the work.

(610) 343-6111

The Housing Authority of Chester County

<https://checcounty.org>

The mission of the Housing Authority of Chester County is to provide, manage and develop quality affordable housing for individuals and families while promoting self-sufficiency and neighborhood revitalization. The Housing Authority also serves as the Administrator for the Section 8 Housing Choice Voucher program. This program provides to excess of 1,500 vouchers that permit residents to find housing throughout the county with private landlords. A portion of the tenants rent is paid on their behalf in the form of a federally funded Housing Assistance Payment. The voucher is required to pay no more than 30% of their adjusted gross income as their portion of the rent. Some tenants are also eligible for the

HOW: Data & Maps

Annual sales and construction report.

Housing assessment (including gap analyses).

Future housing need projections.

Missing Middle by-right analysis.

Housing maps (appropriate zoning, construction, amenity proximity)

Land and sewer capacity study (2026).

Ratables study (2026).

Educate on best practices with a focus on zoning, and regulatory reforms

Compile and analyze data and maps

Coordinate partners

Develop, implement, and fund planning efforts and programs

WHAT: Potential Partners

Chester County Department of Community Development

Local housing groups (Phoenixville, West Chester, Kennett)

Chester County Chamber of Commerce

Chester County Economic Development Council

Faith based organizing

Educate on best practices with a focus on zoning, and regulatory reforms

Compile and analyze data and maps

Coordinate partners

Develop, implement, and fund planning efforts and programs

HOW: Coordinate Partners

Convene three advocacy organizations (convening only).

Bi-annual coordination of housing organizations and developers (one online, one in-person)

Develop resource sharing hub.

Identify target numbers.

Develop unified language.

Educate on best practices with a focus on zoning, and regulatory reforms

Compile and analyze data and maps

Coordinate partners

Develop, implement, and fund planning efforts and programs

HOW: Gap Plan

Initiative I: Increase convening and coordination between organizations.

TASK	LEAD ORGANIZATION	PRIORITY	STATUS
Host annual convening of housing organizations.	CCPC	High	
Host biannual meetings for the three advocacy organizations.	CCPC	High	
Track progress of new and on-going initiatives and add new ones as necessary.	CCPC	High	
Create database of current housing organizations and available programs.	Human Needs Network	High	Currently has an existing database, could be utilized to add missing organizations/initiatives.
Create communication such as a newsletter to share updates on housing initiatives, funding opportunities, and other information with partner organizations.	CCPC	Med	
Create and maintain a resource database for municipalities and	CCPC	Med	

Educate on best practices with a focus on zoning, and regulatory reforms

Compile and analyze data and maps

Coordinate partners

Develop, implement, and fund planning efforts and programs

HOW: Vision Partnership Program

Vision Partnership Program (VPP) – Grant program that is leveraged for both planning and zoning/code updates, including housing.

Provides a significant match for planning and zoning studies and ordinances.

Can utilize cash grant option or utilize CCPC staff as the project consultant.



Educate on best practices with a focus on zoning, and regulatory reforms

Compile and analyze data and maps

Coordinate partners

Develop, implement, and fund planning efforts and programs

HOW: County Land Bank

In conjunction with the Department of Community Development, CCPC did extensive research for a county land bank.

If implemented, lands obtained via the land bank would be designated for affordable and attainable housing development.

Strategy to mitigate high land costs in the County.

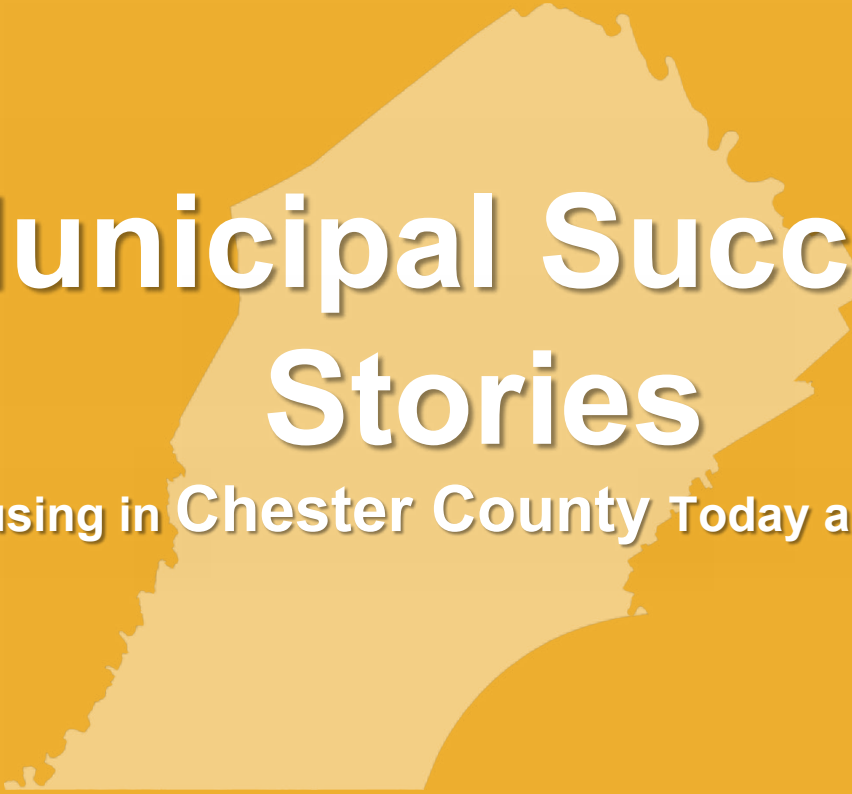
Also working with EDC to identify priority properties through tax delinquency.

Educate on best practices with a focus on zoning, and regulatory reforms

Compile and analyze data and maps

Coordinate partners

Develop, implement, and fund planning efforts and programs



Municipal Success Stories

Housing in Chester County Today and Tomorrow

Success Stories – West Chester

- **Between 2010 and 2024:**
 - The median sales price for a home in the Borough increased from \$260,000 to \$529,950
 - Average rent in the Borough increased from \$1,020 to \$1,661
- **Both workforce and long-term renters have increasingly had to move due to these rising costs.**
- **Walkable to a variety of amenities, facilities, and a major bus route.**

West Chester

Phoenixville

New Garden

Parkesburg

Success Stories – West Chester

- **Borough worked with an affordable housing developer to craft zoning language for a unified mixed-use development.**
- **Created a by-right use for residential development inclusive of affordable housing units.**
- **Provides for reduced parking minimums and no residential density cap.**

West Chester

Phoenixville

New Garden

Parkesburg

Success Stories – West Chester

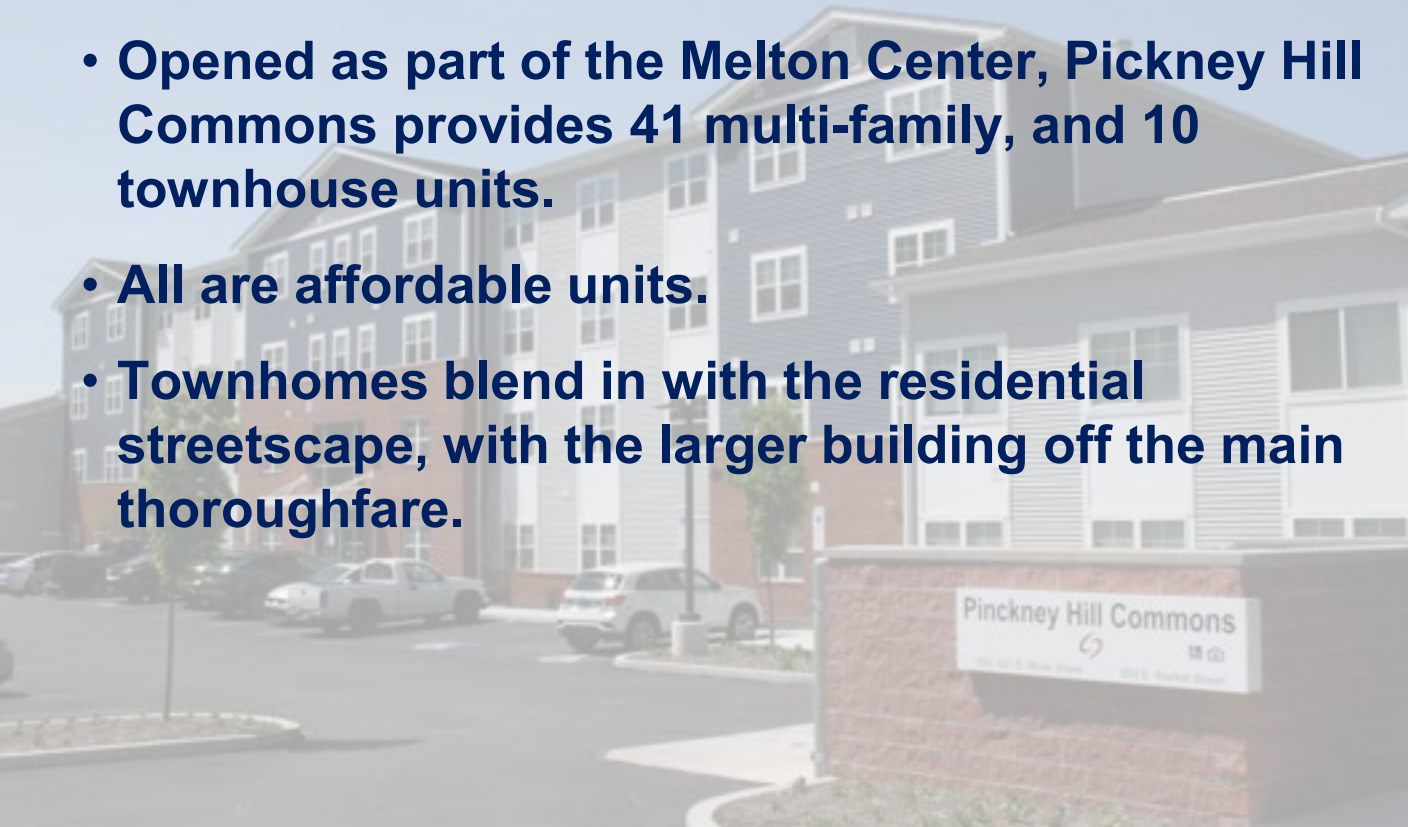
- **Opened as part of the Melton Center, Pickney Hill Commons provides 41 multi-family, and 10 townhouse units.**
- **All are affordable units.**
- **Townhomes blend in with the residential streetscape, with the larger building off the main thoroughfare.**

West Chester

Phoenixville

New Garden

Parkesburg



Success Stories – Phoenixville

- **Between 2010 and 2024:**
 - The median sales price for a home in the Borough increased from \$200,000 to \$405,000
 - Average rent in the Borough increased from \$940 to \$1,563
- **Both workforce and long-term renters have increasingly had to move due to these rising costs.**
- **Walkable to a variety of amenities, facilities, and a major bus route.**

West Chester

Phoenixville

New Garden

Parkesburg

Success Stories – Phoenixville

- **Borough Council appointed as Task Force to make recommendations on how to address housing costs.**
- **One recommendation included leveraging Borough land for affordable housing development.**
- **Identified the former streets department building as a possible location for this.**

West Chester

Phoenixville

New Garden

Parkesburg

Success Stories – Phoenixville

- **The Borough entered into PHFA deed restricted, 35-year lease on the property of the property for development of 50 units of affordable rental housing for seniors.**
- **Completed in April 2024, Hankin Manor's location at the center of the Borough, and within a few blocks a SEPTA bus route, affords its residents easy access to jobs, social amenities, and health services.**

West Chester

Phoenixville

New Garden

Parkesburg

Success Stories – New Garden

- **Between 2010 and 2024 the median sales price for a home in the Township increased from \$383,000 to \$503,500.**
- **Township serves as a bedroom community as well as a large agricultural workforce.**
- **Historically has been at the center of one of the more affordable areas of the County.**
- **Housing prices rising as more people are being pushed out of increasingly unaffordable areas elsewhere in the County.**

West Chester

Phoenixville

New Garden

Parkesburg

Success Stories – New Garden

- **In 2023, CCPC commenced the Starter Home Pilot Project.**
- **Project developed to establish zoning to advance construction of affordably-priced units.**
- **CCPC staff provided an initial zoning analysis, potential development visuals, and potential free zoning work.**

West Chester

Phoenixville

New Garden

Parkesburg

Success Stories – New Garden

- **New Garden was a participant in the Pilot.**
- **Undertook an initial zoning review and recommendations as well as example designs of what amended zoning may look like.**
- **The Township follow-up with a successful VPP application to complete a full update to their zoning ordinance.**
- **Provisions to provide for diverse housing options are being considered as part of this update.**

West Chester

Phoenixville

New Garden

Parkesburg

Success Stories – Parkesburg

- **Between 2010 and 2024:**
 - The median sales price for a home in the Borough increased from \$165,000 to \$280,000
 - Average rent in the Borough is \$1,610
- **Increasing housing costs have placed a financial strain on some long-time residents.**
- **Borough is seeing greater revitalization and reinvestment with increasing growth pressures experienced in Western Chester County.**

West Chester

Phoenixville

New Garden

Parkesburg

Success Stories – Parkesburg

- **Developer proposed a zoning amendment to allow for higher-density housing on a former holiday tree farm.**
- **The Borough approached the County for assistance with creation of zoning language to advance housing diversity.**
- **County staff created zoning language and design guidelines that was adopted by Council.**

West Chester

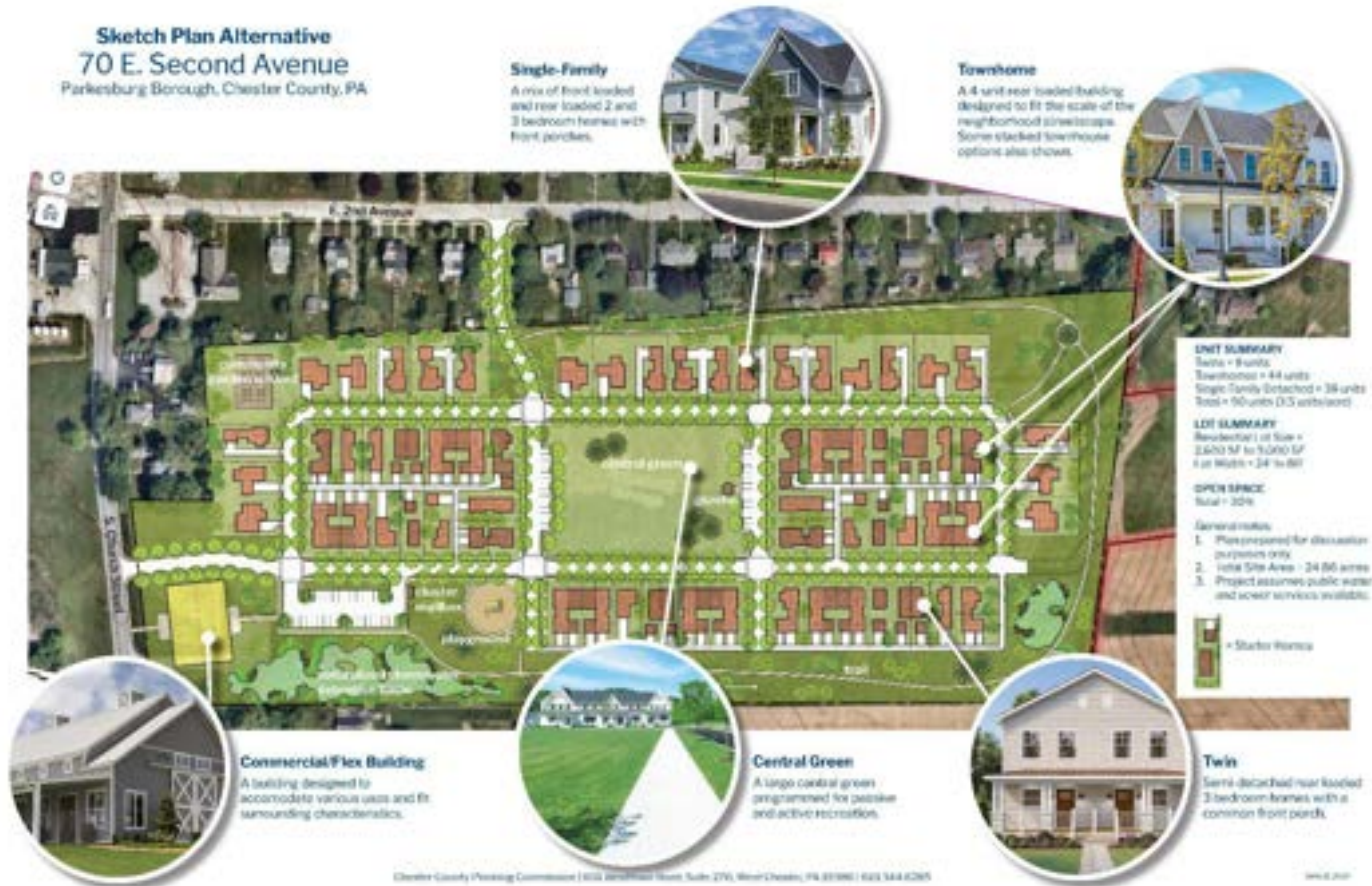
Phoenixville

New Garden

Parkesburg

Success Stories – Parkesburg

West Chester
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Questions?

chescoplanning.org/housing/housing.cfm

