Housing in Chester County

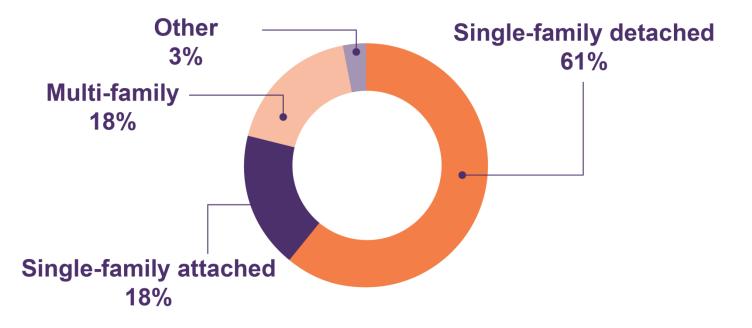
Multifamily Housing and Housing Affordability



What is housing like in Chester County?

Many think that most of the housing in the county consists of a single-family home on a half acre lot with a married couple and two children.

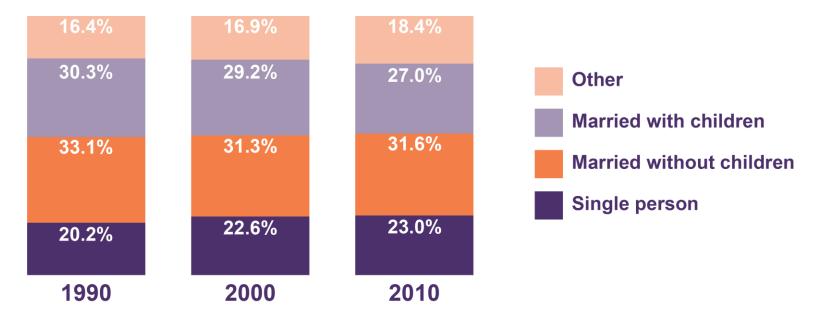
Housing types



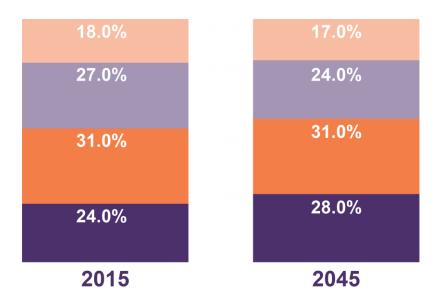
Like the nation as a whole, our family structures have changed.



Household composition



Projection of Household Composition in 2045





Source: US Census, CCPC analysis, and State of the Nation's Housing Harvard University, 2017

How much is Chester County expected to grow?

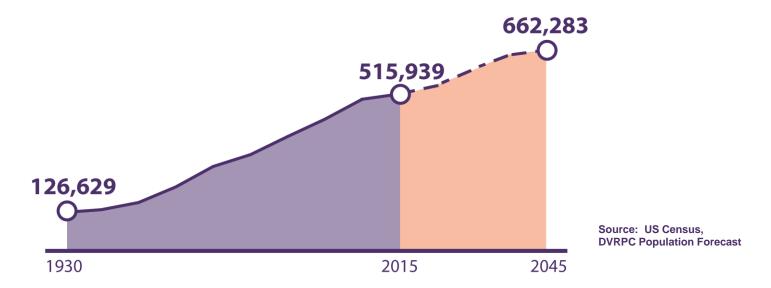








Population change, 1930-2045

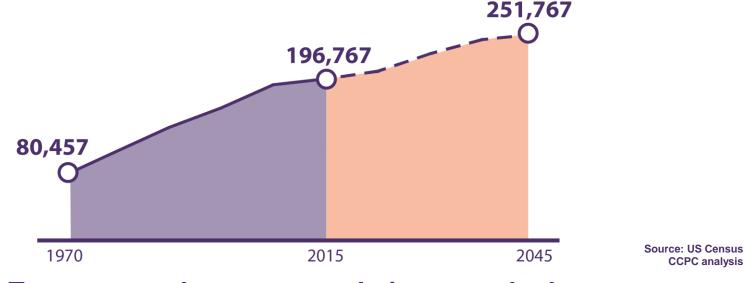


The county is projected to add over 146,000 people from 2015 to 2045, a 28.5% increase from the county's 2015 population of 516,000 people.

Older population change

The county's 65 and older population is expected to double, increasing from 65,000 residents to 129,000.

Housing unit change, 1970-2045



To accommodate new population growth, the county will need 55,000 new homes.

What kind of housing will Chester County need?

Or





Single-Family

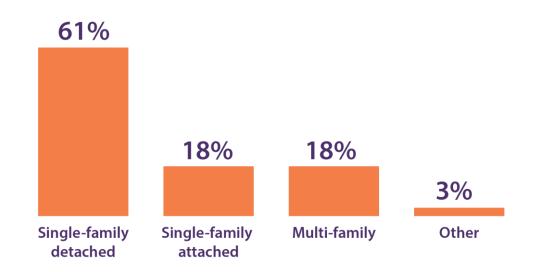




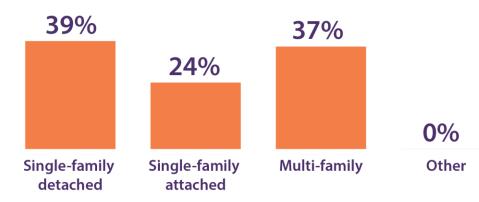
Multi-family



US Census 2010



Recent Construction (past five years)



Recent Construction (past five years)

Single-Family Detached – 2,681 units

Single-Family Attached – 2,058 units

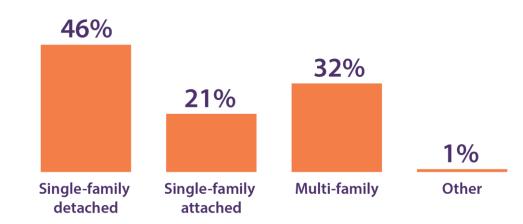
Multifamily – 2,538 units

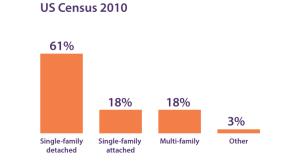
NAHB Housing Type Preferences



Source: NAHB - 2016 Housing Preferences of the Boomer Generation

Estimated Future Construction

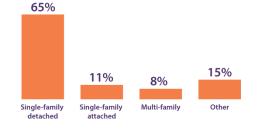




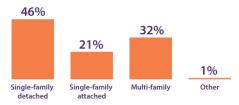
Recent Construction (past five years)



NAHB Housing Type Preferences



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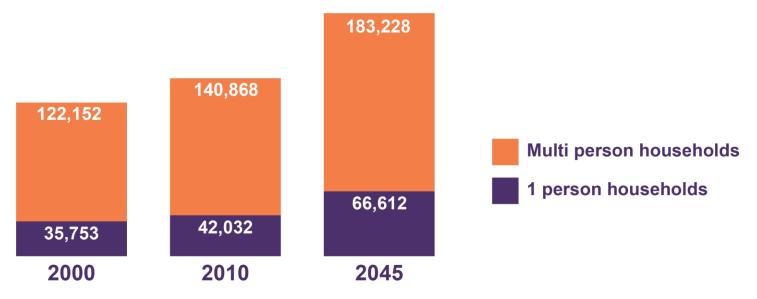


Housing type expectations

	Estimated Future Construction	% breakdown
Single-family detached	25,300	46%
Single-family attached	11,550	21%
Multi-family	17,600	32%
Other	550	1%
TOTAL	55,000	

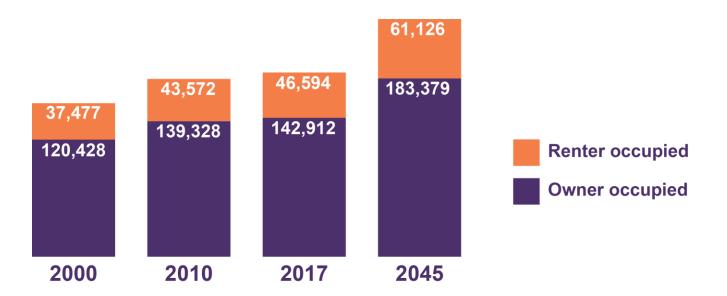
What might make these housing expectations change?

Household trend



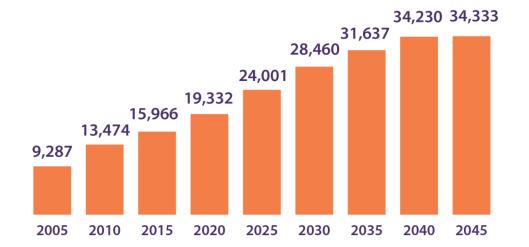
There will be more single-person households

Renter trend



There will most likely be more renters

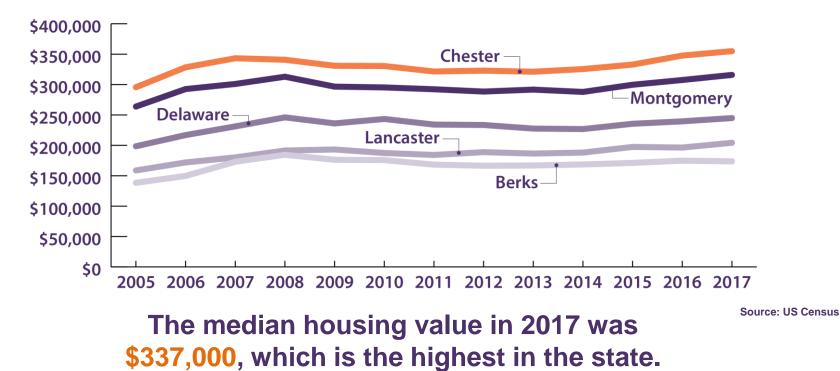
Older renters trend



The county's 65+ renters will increase by over 18,000 (2015-2045)

Is more affordably priced housing needed?

Median housing value



Source: Chester County Housing Report

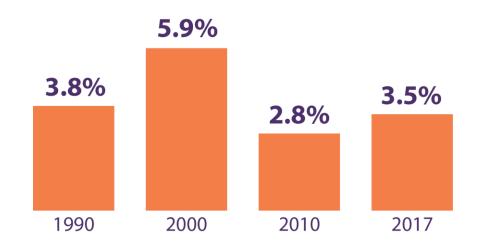
Household income



Household income has not kept pace with increases in housing costs.

Source: US Census

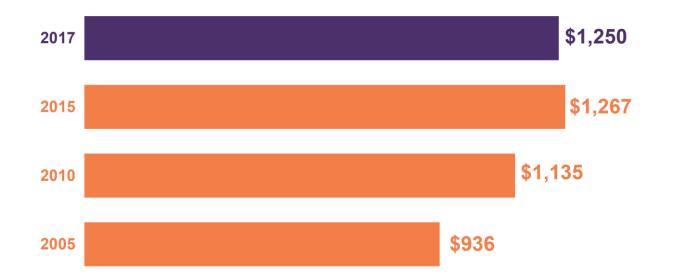
Home sales as percentage of total housing stock



Fewer homes are for sale, which impacts housing costs.

Source: US Census, Chester County Housing Report





County residents who rent are particularly vulnerable to escalating housing costs.

Source: US Census

Housing costs



Many county household budgets are stretched by high housing costs, paying more than 30% of their income towards housing.

What occupations can afford

2017 Chester County Median Sale Price: \$337,000

	accountant	police officer	truck driver	farmworker
MEDIAN ANNUAL INCOME	\$83,760	\$70,270	\$49,060	\$34,200
% OF HOME SALES AFFORDABLE	38%	23%	8%	2%
	1	1	1	Source: PA Workforce Developm

Source: PA Workforce Development and CCPC analysis

What families can afford







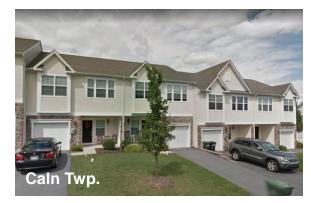
In 2000, a family with a full-time working middle-school teacher with a part-time accountant spouse could afford 30.5% of the homes in Chester County

Source: CCPC analysis

What families can afford







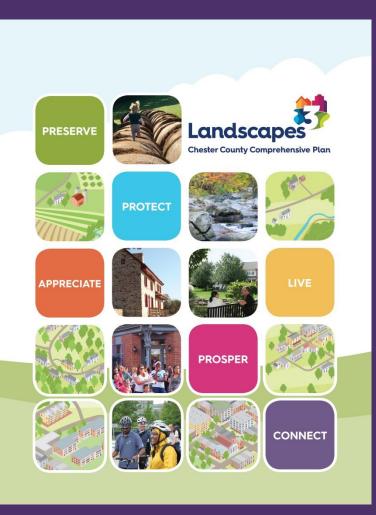
By 2017, this family could only afford 12.9% of the homes in Chester County

Source: CCPC analysis

Housing concerns

Housing affordability is a key issue in Landscapes3, which found that:

- The county will need 55,000 new homes by 2045 to accommodate population growth
- The demand for more diverse housing is increasing
- Housing is unaffordable for much of our current and future population



Landscapes3



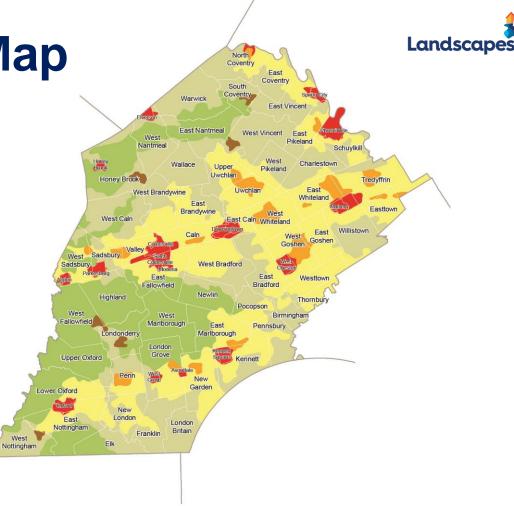
Landscapes Map

Growth Areas

- Urban Center
- Suburban Center
- Rural Center Suburban

Resource Areas

Rural Agricultural



Urban Center Landscapes

Historic downtowns and established neighborhoods that serve as civic, economic, and population centers.



Suburban Center Landscapes

Regional economic, population, and transportation centers with varying land uses.



HOW WE

ALL. A

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Goal

Nurture diverse and well-rounded communities with a balance of residential opportunities and convenient access to community facilities, services, and amenities.



OBJECTIVE

Provide Diverse Housing

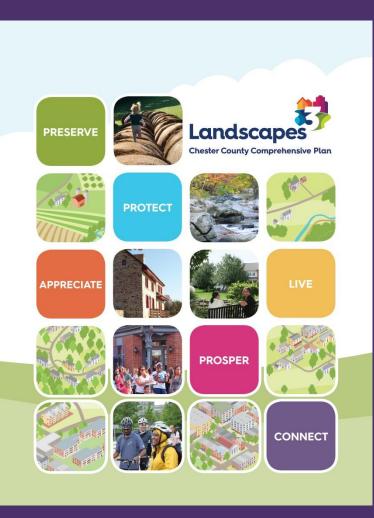


How We LIVE

OBJECTIVE

Accommodate Affordably-Priced Housing





Implementing Landscapes3

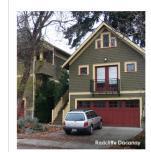




Initiative of the Chester County Housing Choices Committee

Municipal Toolbox

- Accessory Dwelling Units
- Adaptive Reuse
- Affordable Housing
- Affordable Housing Bonuses
- Age-Restricted Housing



Home » Municipal Corner » Planning Toolbox » Accessory Dwelling Units

How it Works

An ADU constructed over a detached garage can be seamlessly incorporated into historic neighborhoods when designed appropriately.

How it Works

Get Started

Accessory dwelling units enable municipalities to expand their housing stock and adapt housing options to meet the changing needs of homeowners and renters. ADUs can be attached or detached, but must be able to function independently from the primary unit. Municipalities can encourage development of ADUs through inclusion in their planning policies, zoning ordinances, subdivision and land development ordinances, and design guidelines as well as through education of the public regarding their benefits.

Benefits

Affordability

The cost to construct an ADU is typically lower than other housing options, as supporting infrastructure is often already in place. ADUs can create additional income for homeowners, and provide quality affordable housing options for renters.

Aging Population Support

ADUs can provide housing for a senior to live in proximity to family, for an in-home caretaker, or can provide a source of income for a senior homeowner after retirement. These same benefits can be realized for a disabled family member.

Open Space Protection

Development of ADUs can reduce demand for greenfield development, conserving and protecting valuable open space and natural resources.

Existing Infrastructure Efficiencies

As ADUs are constructed on existing properties, efficient use of existing infrastructure can be realized.

Municipal Toolbox

- Aging in Place
- Farmworker Housing
- Housing Diversity
- Housing Rehabilitation
- Mini-Houses



An ADU constructed over a detached garage can be seamlessly incorporated into historic neighborhoods when designed appropriately





Home » Municipal Corner » Planning Toolbox » Accessory Dwelling Units

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Municipal Toolbox

- Mobile Home Parks
- Residential Conversions
- Traditional Neighborhood Dev.
- Transit Oriented Development
- Universal Design





Examples

Westtown Township

Section 170-1603(A) of the Westtown Township Zoning Ordinance ► provides standards for the construction of family-occupied ADUs that are permitted by special exception in most residential districts.

The township has additional standards under Section 170-1619 > to allow for an ADU to be converted by special exception into a rental unit that does not have the restriction of only being occupied by family members.

West Vincent Township

Section 2201(E) of the West Vincent Township Zoning Ordinance ► provides standards for the construction of ADUs that are permitted by-right in most residential districts.



Case Studies

- Cedar Woods
- Granite Ridge
- Green Street Mews
- Hopewell Manor
- Liberty House
- Phoenixville Borough
- Westminster Place



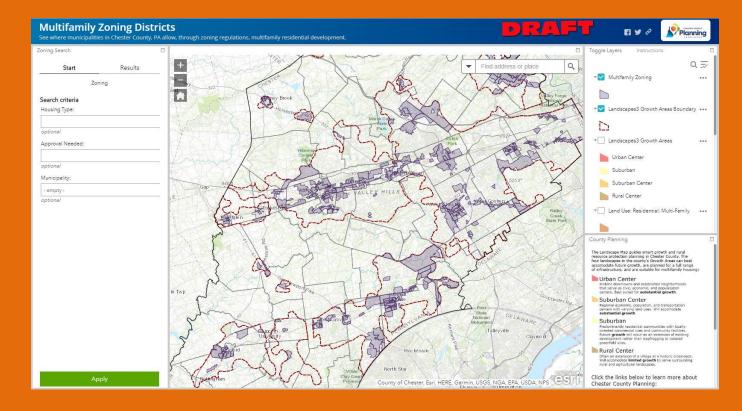
Green Street Mews

Green Street Mews exemplifies the possibilities for turning outdated industrial sites into attractive new homes that are within walking distance to amenities, restaurants, and the train.

Green Street Mews is a great community, and from my place I can walk to everything I need. I can walk to Downingtown Main Street events, it's casy to get to Philadelphia using the SEPTA line, and I can hop right on the Struble Trail nearby. The neighbors here are also great, very nice people.

- Bruce Mowday, Local author & Green Street Mews resident

Opportunities Map



implementing Chester County's Comprehensive Plan **HOUSING FORUM** I Thursday, November 14, 2019 Westminster Presbyterian Church, West Ch<u>ester</u>, PA



Creating A+ Homes Event

Creating A+ Homes

New residential designs, policies for affordably-priced homes, and housing tools for municipalities

2:00 pm | Registration and Refreshments

2:30 pm | Welcome and Introductions

Chester County Commissioners

Brian N. O'Leary, AICP Executive Director, Chester County Planning Commission

Pat Bokovitz Director, Chester County Department of Community Development

2:45 pm | Keynotes

Landscapes

- Implementing A+ Homes
 Ray D'Agostino
 Chief Executive Officer, Lancaster Housing Opportunity Partnership
- Designing A+ Homes
 Brian Phillips, AIA, LEED AP
 Principal, Interface Studio Architects (ISA)

3:45 pm | Online Resources (eTools)

Brian N. O'Leary, AICP

4:00 pm | Panel Discussion

Jean Krack, Phoenixville Barough Sarah Peck, Progressive New Homes Yocasta Lora, AARP Pennsylvania Ray D'Agostino, Lancaster Housing Opportunity Partnership Brian Philips, Interface Studio Architects (ISA)

4:20 pm | Closing Remarks 4:30 pm | Adjournment/Networking

A FREE event brought to you by:

Chester County Board of Commissioners Michelle Kichline Kathi Cozzone Terence Farrell

Housing Choices Committee of Chester County







More Information

Brian O'Leary – boleary@chesco.org

Website – chescoplanning.org