## Housing in Chester County

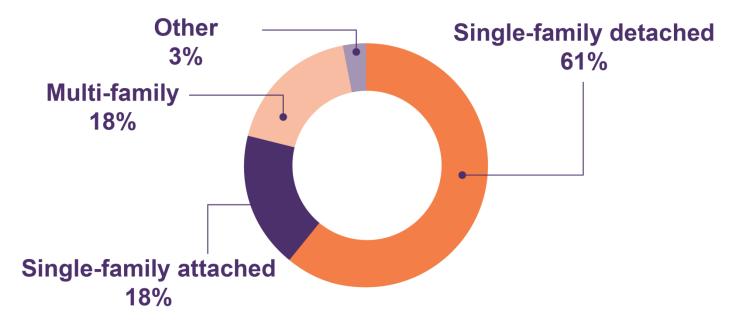
**Multifamily Housing and Housing Affordability** 



### 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.

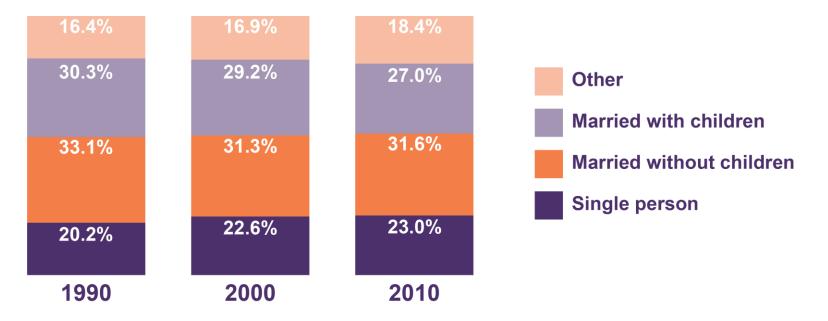
## **Housing types**



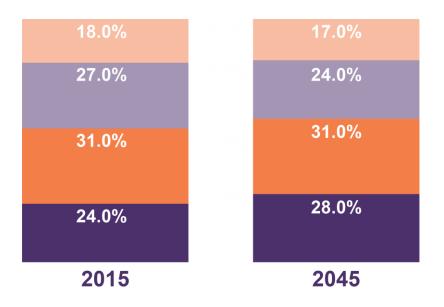
### Like the nation as a whole, our family structures have changed.



#### **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?

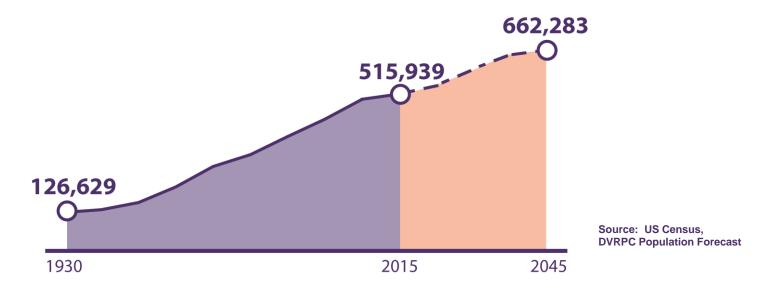








## Population change, 1930-2045

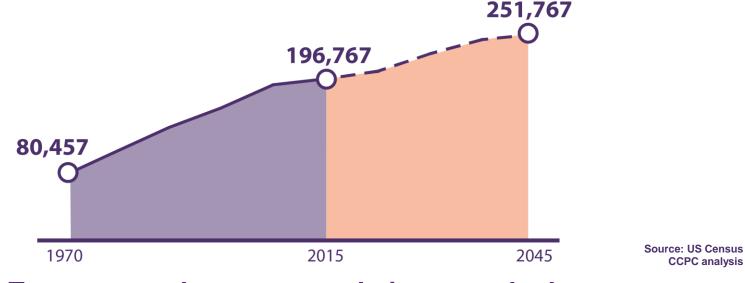


The county is projected to add over 146,000 people from 2015 to 2045, a 28.5% increase from the county's 2015 population of 516,000 people.

#### **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** 

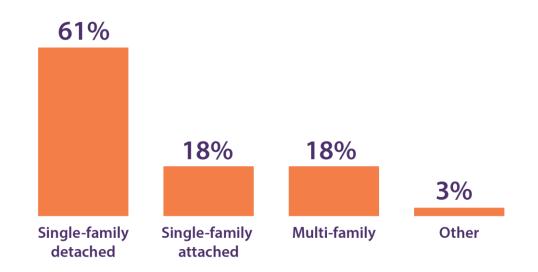




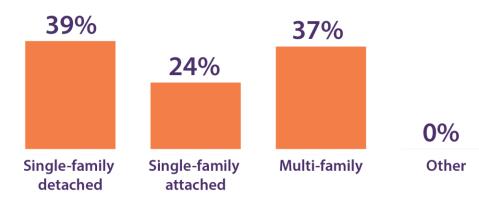
**Multi-family** 



#### 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

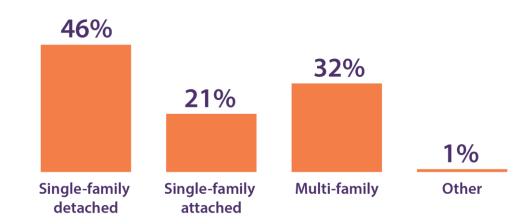
Multifamily – 2,538 units

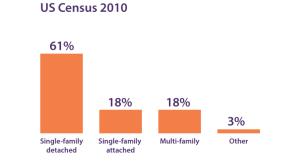
#### **NAHB Housing Type Preferences**



Source: NAHB - 2016 Housing Preferences of the Boomer Generation

#### **Estimated Future Construction**





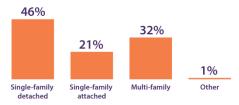
#### Recent Construction (past five years)



#### **NAHB Housing Type Preferences**



#### **Estimated Future Construction**

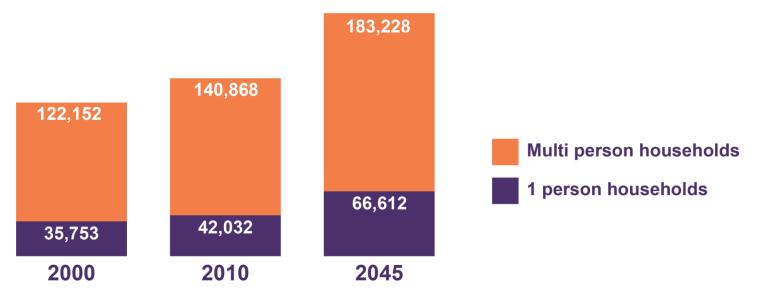


## Housing type expectations

	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	

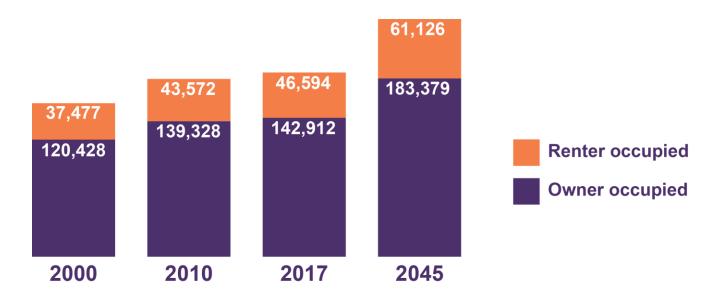
#### What might make these housing expectations change?

#### **Household trend**



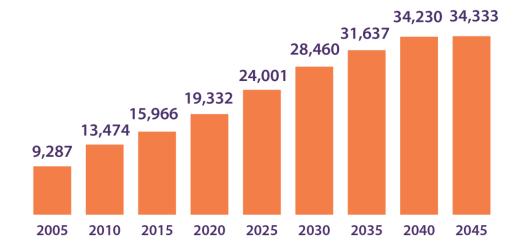
There will be more single-person households

#### **Renter trend**



#### There will most likely be more renters

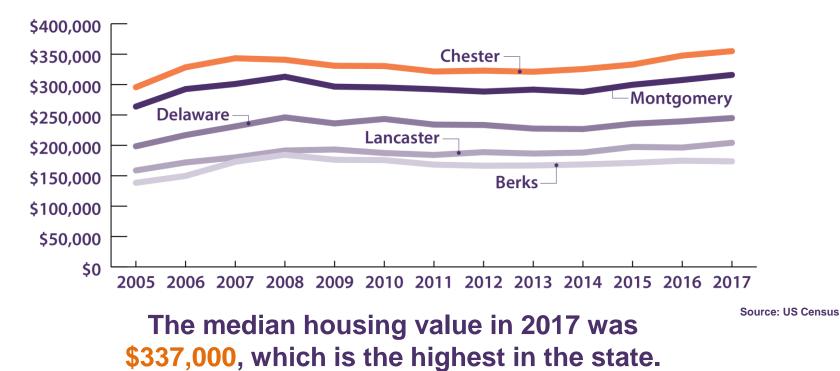
#### **Older renters trend**



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

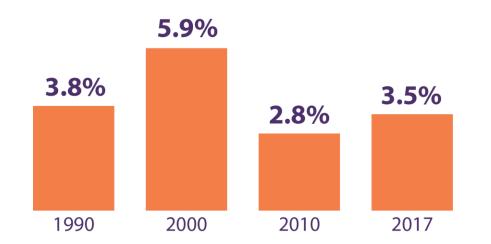
#### **Household income**



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

Source: US Census

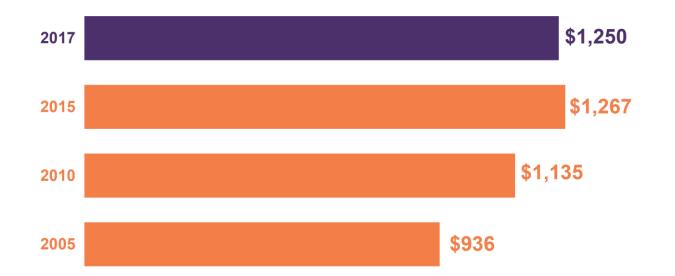
# Home sales as percentage of total housing stock



#### 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







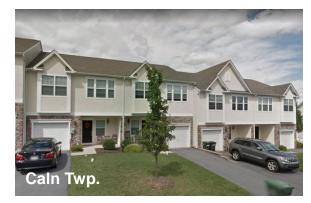
In 2000, a family with a full-time working middle-school teacher with a part-time accountant spouse could afford 30.5% of the homes in Chester County

Source: CCPC analysis

#### What families can afford







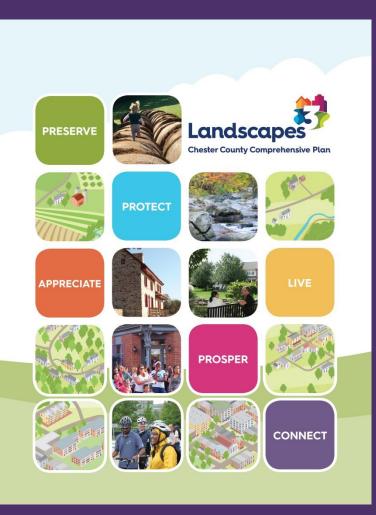
#### By 2017, this family could only afford 12.9% of the homes in Chester County

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



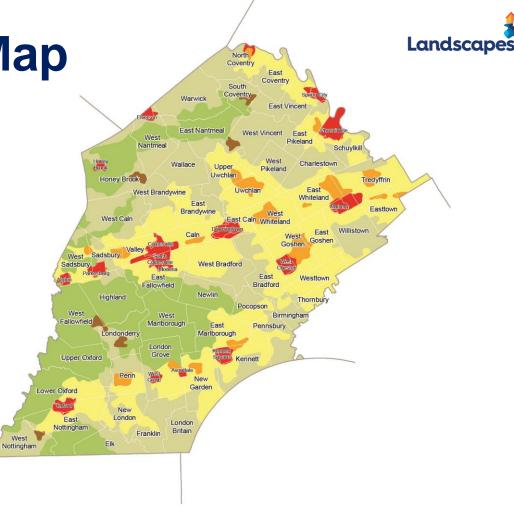
#### Landscapes Map

#### **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

....



## 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

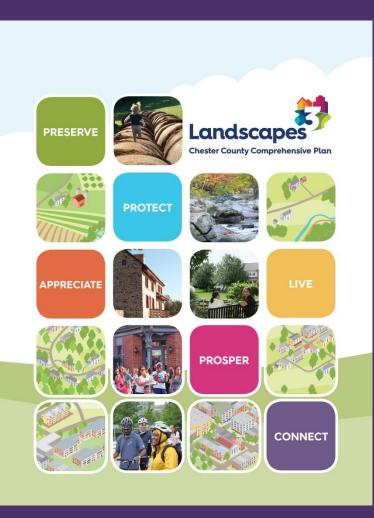


### How We LIVE

### OBJECTIVE

## Accommodate Affordably-Priced Housing





# Implementing Landscapes3

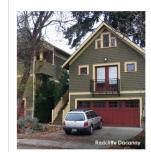




Initiative of the Chester County Housing Choices Committee

# **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

#### How it Works

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**

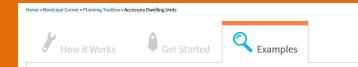
Development of ADUs can reduce demand for greenfield development, conserving and protecting valuable open space and natural resources.

#### Existing Infrastructure Efficiencies

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

# **Municipal Toolbox**

- 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



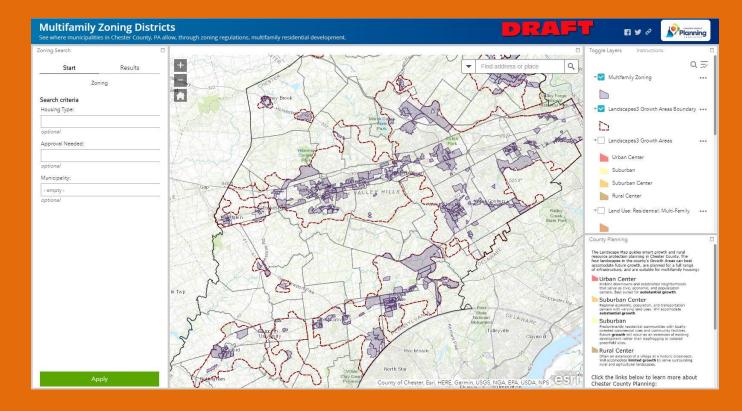
### Green Street Mews

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 <del>Chester County's Comprehensive Plan</del> **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