Housing Choices Committee

September 10, 2019 2:00 – Room 171



Welcome & Introductions

- Brian O'Leary, AICP CCPC Executive Director
- Susan Elks, AICP
 Community Planning Director
- Libby Horwitz, AICP
 Senior Housing & Economic
 Planner
- Chris Patriarca, AICP
 Senior Community Planner
- Committee Members





Housing Forum

Date & Location

- Thursday, November 14 from 2:00-5:00
- Forum will be held at the Westminster Presbyterian Church
 10 West Pleasant Grove Road, West Chester
 This is just off Route 202, south of West Chester Borough.





Housing Forum - Agenda

Draft Agenda

- Event Start (2:00-2:30)
- Introduction (2:30-2:45)
- Speaker Ray D'Agostino Affordable Housing Policy (2:45-3:15)
- Speaker Brian Phillips Designing Missing Middle Housing (3:15-3:45)
- CCPC eTools Launch Brian O'Leary (3:45-4:00)
- Panel Discussion (4:00-4:30)
- Networking (4:30-4:45)



Housing Forum - Speakers

Ray D'Agostino

Ray is the CEO of the Lancaster Housing Opportunity Partnership. He also founded the Local Housing Investment Fund & Trust that provides financial assistance to projects that include affordable and workforce housing. He has further served as both a borough and township manager.

Brian Phillips

Brian is the founding principal architect of Interface Studio Architects (ISA) of Philadelphia. His firm has been successful in designing affordably priced infill and other housing projects throughout Philadelphia.



Housing Forum - Panel

The panel participants confirmed at this time include:

Ray D'Agostino
Brian Phillips
Jean Krack – Phoenixville Borough Manager
Yocasta Lora – Associate State Director of Advocacy &
Community Outreach for AARP Pennsylvania

 In addition to these four participants, we would also like to include a developer on the panel.



Housing Forum - Marketing

- The target audience for the forum is municipal officials and managers, but given the importance of the topic all interested parties are welcome to attend.
- There will be an Eventbrite on-line registration and flyer developed for the Forum that will be live towards the end of September.
- This will be a free event to attend.



Reframing of the Housing Discussion

A+ Homes

Attractive
Affordable
Adaptable
Aging Friendly
Accessible





Reframing of the Housing Discussion



Attractive Affordable Adaptable Aging-friendly





eTools Review

• eTools - chescoplanning.org/MuniCorner/AllTools.cfm

- Updated Housing eTools:
 - Accessory Dwelling Units
 - Aging in Place
 - Housing Rehabilitation



eTools Review

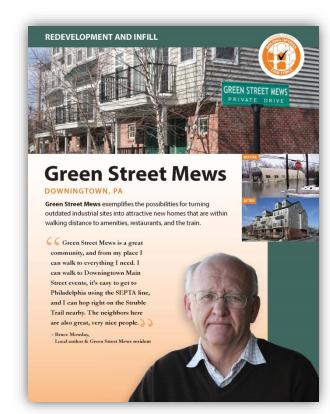
- Housing eTools under development:
 - Adaptive Reuse
 - Affordable Housing
 - Age Restricted Housing
 - Bonus Provisions for Affordable Housing
 - Housing Diversity
 - Mini-houses
 - Mobile Home Parks
 - Residential Conversions



Outreach & Tools – Case Studies

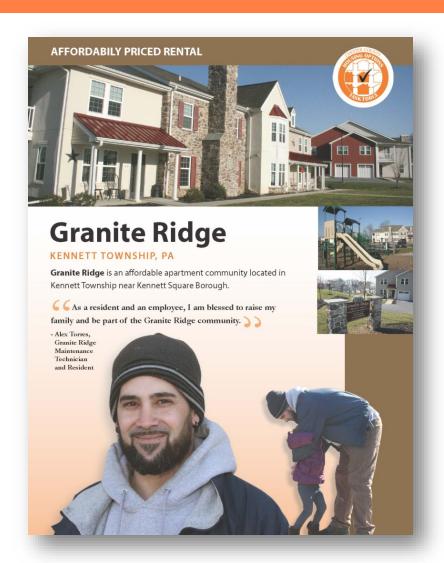
- Affordable Housing Case Studies: <u>chescoplanning.org/housing/AffordableCase</u> <u>Studies.cfm</u>
- Developed to illustrate how affordable housing projects can fit seamlessly into existing neighborhoods
- New Case Studies:
 - Granite Ridge Kennett Township
 - Community Approach Phoenixville

The content for both of these will remain the same, but the color and logos will be updated based on the proposed A+ Homes branding.





Case Studies - Granite Ridge



Granite Ridge

KENNETT TOWNSHIP, PA

SPECIFICATIONS

Location:

125 Stewarts Lane Kennett Square, PA 19348

Developer:

Delaware Valley **Development Company**

Property Management:

Fairville Management Company,

Architect: Architectural Alliance, Inc.

Builder:

EG Stoltzfus Construction, LLC

Total Number of Units: 112 + 56, 2 bedroom units at 1,030 sf . 56, 3 bedroom units at 1,300 sf

Unit Type:

Affordable Rental Apartments

Consumer Affordability:

Of the 112 total units, 12 units are set aside at 20% of the Area Median Income (AMI), 47 units at 50% of AMI, and 53 units at 60% of AMI. 12 units are fully ADA accessible.

Landscape Type: Suburban & Rural

Completion Date: July 2015

PROJECT DESCRIPTION

Granite Ridge is an affordable rental housing development comprised of 112 two and three-bedroom units. With close proximity to employment centers and the supportive services of the Kennett Square community, this development helps address the need for affordable housing options, particularly for families. The need for housing of this type is clear from the waiting list of more than 440 families. Granite Ridge's architectural detailing is inspired by historic Chester County farmhouses. Further, its clustered design allowed for significant areas of preserved open space, and has allowed Granite Ridge to blend with the

surrounding community.

















Granite Ridge is a high quality development located in an affluent area that has a tremendous need for good housing that working families and seniors can afford. Residents take pride in living here and help make it safe and beautiful.

- Glenn S. Worgan, Vice President and Principal of Delaware Valley Development Company

and affordable housing can benefit your

http://www.chescoplanning.org/

610-344-6285

Case Studies - Phoenixville



An initiative formed by:

Chester County Planning Commission
Chester County Department of
Community Development
In partnership with municipal, housing
advocacy, and developer representatives.

— committee —

CASE STUDY

A Community Approach to Affordable Housing

PHOENIXVILLE, PA

The Phoenixville community is taking a proactive approach to address significant increases in home prices, rents, and displacement.

CHALLENGES

The Borough of Phoenixville has experienced significant reinvestment, redevelopment, and growth since the late 2000s, which followed a period of decline in the wake of the closure of the Phoenix Iron Works in 1984. As the Borough has become a more attractive place for individuals and families to reside, property values and, in turn, home prices and rents have been on a steady upward trajectory. This has resulted in a steady decline in affordably-priced housing as well as increasing displacement of long-time residents who can no longer afford to live in Phoenixville.

In 2017, in response to this issue, Phoenixville Borough Council authorized the Borough manager to chair a task force charged with developing strategies to address affordable housing in the Borough.

Phoenixville community leaders understand the benefits of having a diverse community and are committed to increase both awareness of the need and affordable housing options to improve the well-being of the whole community.

- Kris Keller Executive Director



CASE STUDY

A Community Approach to Affordable Housing

PHOENIXVILLE, PA

STRATEGIES

The Affordable Housing Task Force, made up of affordable housing developers, governmental officials, landlords, residents, and charitable service providers identified the following strategies:

- Improve methods of identifying affordable housing needs by different groups.
- Maximize the use of current housing resources.
- Explore the creation of new local housing resources and other funding options.
- Establish regional affordable housing goals and an implementation strategy.
- Establish a public education program.

Affordable housing has become a national crisis. Often the first challenge is to help the community recognize the need for housing for the elderly, low income families, young people starting out, and individuals with disabilities. Phoenixville leaders are gaining an understanding of the need and helping to raise awareness so we can continue to



Photo (l to r): Keith Burress, President, Orion Communities Board of Directors and Kris Keller, Executive Director, Orion Communities. Mr. Burress and Ms. Keller both also serve as members of the Phoenixville Council on Affordable Housing.

ACTIONS AND RESULTS

In 2018, the Affordable
Housing Task Force
evolved into the
Phoenixville Council on
Affordable Housing. The
council is an independent
entity working to implement the task
force's strategies. Below are highlights of
major actions to date.

Public-Private Partnership

As land costs are one of the most significant barriers to the provision of affordable housing. Phoenkville entered into an agreement with The Hankin Group to develop the former site of the Borough Streets Department at 115 Buchanan Street into 50 units of affordable rental housing for seniors. In exchange for the affordable units, the Borough provided the land through a Pennsylvania Housing Finance.

Agency (PHFA) Deed Restricted 35-year

delayed payment. The willingness of the Borough to provide the property for construction at essentially no cost allowed the developer to commit to a project with only affordable units.

Single House Initiative

Since the Borough has a significant amount of existing housing, the council recognized this as an opportunity to create affordable housing units. Working in conjunction with the Phoenkryille Community Health Foundation, the council helped develop a grant program to assist property buyers in reducing the overall mortgage repayment. In exchange for this grant, the property owner enters into an agreement with the Foundation to cap rents at \$800 per month. The end result is the preservation of affordable units within already existing housing.

Raising Awareness

In addition to their on-the-ground efforts, the council actively promotes the importance of affordable housing and requialty presents its strategic approach to other advocacy, non-profit, and governmental entities. This effort has inspired other municipalities to consider similar methods in addressing affordable housing challenges.

View the Phoenixville Council on Affordable Housing's video: www.

How to Create an Affordable Housing Task Force: http://phoenixville.org/ DocumentCenter/View/843/Creatingan-Affordable-Housing-Council-Guidelines PDE/bidde

Thank You for Attending









