

Housing Choices Committee

Kickoff Meeting

May 30, 2019

2:00 – Room 175



Welcome & Introductions

- Brian O’Leary, AICP
CCPC Executive
Director
- Susan Elks, AICP
Community Planning
Director
- Chris Patriarca, AICP
Senior Community
Planner
- Committee Members



Landscapes3 Foundation - Live

- **Goal**
 - Nurture diverse and well-rounded communities with a balance of residential opportunities and convenient access to community facilities, services, and amenities.
- **Objectives**
 - Provide opportunities for a diverse housing mix
 - Accommodate housing at costs accessible to all residents
- **Recommendations**
 - Provide housing policy and ordinance assistance
 - Identify new approaches for affordable housing
 - Explore public/private partnerships for workforce housing

Expectations & Focus of Committee

- Assist CCPC in the promotion of affordably priced housing countywide
- To accomplish this, HCC will:
 - Provide guidance and feedback on development of tools/materials to inform municipal partners and the public on this issue
 - Assist in the development of the CCPC Housing Forum (agenda, topics, speakers)
 - Develop new/refine proposed initiatives to support affordably priced housing efforts

Background Issues & Trends

Affordably- Priced Housing

Can the next generation afford
to live in Chester County?

January 2019

Chester County
Planning Commission



Background Issues & Trends

- Projections include:
 - 55,000 more housing units will be required to accommodate 146,000 new residents through 2045
 - Unit types:
 - Single-family detached – 25,300 units (46%)
 - Single-family attached – 11,550 units (21%)
 - Multi-family – 17,600 units (32%)







Background Issues & Trends

- Projections include:
 - Single person households to increase from 42,032 to 66,612
 - Renter occupied units to increase from 43,572 to 61,126
 - Seniors in renter occupied units to increase from 13,474 to 34,333



Background Issues & Trends

- PA's highest median housing value in 2017 was Chester County at \$337,000
- High home prices have resulted in significantly less affordably priced housing for the county's diverse workforce

				
	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%

Outreach & Tools - CCPC Website/Housing

The screenshot shows a web browser window displaying the Chester County Planning Commission's website. The browser's address bar shows the URL chescoplanning.org/housing/housing.cfm. The website header features the Chester County Planning Commission logo on the left, social media icons for Facebook, LinkedIn, Twitter, YouTube, and Instagram in the center, and a search bar on the right. A navigation menu below the header includes links for Home, About Us, Comprehensive Plan, Planning Topics, Data & Publications, and Municipal Corner. The main content area is titled "Housing" and features a large image of a residential neighborhood. Below the image, there is a paragraph of introductory text, a link to "View some commonly used housing terms," and a section titled "Programs and Projects" with a sub-section for "Housing Report, 2017" which includes a small thumbnail image of the report cover. Other sub-sections include "Affordable Housing Case Studies," "Housing Options Task Force," and "Planning Toolbox — Housing Diversity." On the right side of the page, there is a "Housing Quick Links" sidebar with icons for Tools, Data, Mapping, and an additional icon at the bottom.

Housing | Flickr x Housing x AffordablePricedHousing-121311 x +

Not secure | chescoplanning.org/housing/housing.cfm

CHESTER COUNTY
Planning
COMMISSION

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An official website of the Chester County Government.

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Housing


Chester County has a very diverse range of excellent housing, from new apartment buildings to old single-family detached homes. This web page provides information on the Housing Options Task Force, affordable housing, housing choice, and housing needs.

[View some commonly used housing terms.](#)

Programs and Projects

Housing Report, 2017

The annual Housing Report provides an annual summary of residential real estate trends in Chester County. The report displays median sales prices of residential properties on three aggregate levels: county, school region, and municipal. Further, it summarizes new construction by type of housing, including single family, twins, townhouses, and apartments. [View Report](#)



Affordable Housing Case Studies

To illustrate how affordable housing can be successfully developed and integrated into communities, Affordable Housing Case Studies were developed to show successful examples of new affordable housing in Chester County. The projects highlighted encompass a variety of types for a diversity of populations and needs. [Learn More](#)

Housing Options Task Force

The Housing Options Task Force consists of the Planning Commission, municipal partners, and housing related organizations in a partnership formed to implement the housing element of Landscapes2. The Task Force Executive Committee continues to provide input on CCPC activities relating to housing. [Learn More](#)

Planning Toolbox — Housing Diversity

Housing Diversity refers to the range of housing options available to residents of Chester County and other areas. Each municipality is required to provide opportunities for all types of housing through their zoning ordinances. Offering a diverse mix of housing in cost, unit type, and neighborhood setting is important to meet the needs and preferences of all residents. [View Tools](#)

Housing Quick Links

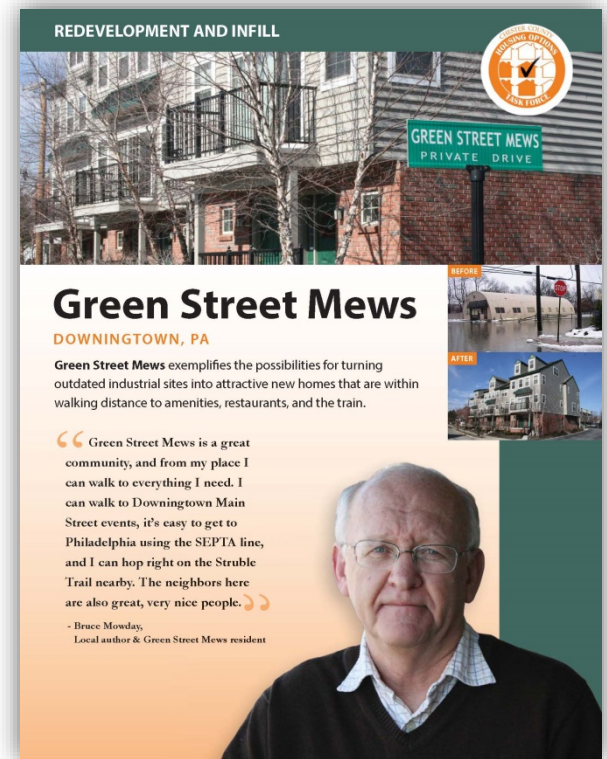
- Tools
- Data
- Mapping

Outreach & Tools - eTools

- eTools – <http://chescoplanning.org/MuniCorner/AllTools.cfm>
- eTools serve as a starting point for municipal partners on a variety of topics
- Housing eTools in place and being updated:
 - [Aging in Place](#)
 - [Farmworker Housing](#)
 - [Housing Diversity](#)
 - [Housing Rehabilitation](#)
 - [Residential Conversion](#)
- Additional housing eTools to be developed:
 - Affordable Housing
 - Accessory Dwellings
 - Bonus Provisions for Affordable Housing

Outreach & Tools - Case Studies

- Affordable Housing Case Studies – <http://chescoplanning.org/housing/AffordableCaseStudies.cfm>
- Developed to illustrate how affordable housing projects can fit seamlessly into existing neighborhoods
- Examples:
 - Cedar Woods in New Garden Township
 - Hopewell Manor in Elverson Borough
 - Green Street Mews in Downingtown Borough
 - Westminster Place in Parkesburg Borough
 - Liberty House in Phoenixville Borough



Outreach & Tools - Case Studies

AFFORDABLY PRICED RENTAL



Granite Ridge

KENNETT TOWNSHIP, PA

Granite Ridge is an affordable apartment community located in Kennett Township near Kennett Square Borough.

“As a resident and an employee, I am blessed to raise my family and be part of the Granite Ridge community.”

- Alex Torres,
Granite Ridge
Maintenance
Technician
and Resident



Granite Ridge

KENNETT TOWNSHIP, PA

SPECIFICATIONS

Location:
125 Stewarts Lane
Kennett Square, PA 19348

Developer:
Delaware Valley
Development Company

Property Management:
Fairville Management Company,
LLC

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



The Housing Options Task Force is an initiative of The Chester County Planning Commission, The Department of Community Development, The Suburban Realtors Alliance and Home Builders of Chester and Delaware Counties.



PHOTOS



MORE INFORMATION

Learn more about how redevelopment and affordable housing can benefit your community.

- ▶ <http://www.chescoplanning.org/housing/Housing.cfm>
- ▶ 610-344-6285

Homework Discussion

- What are two realistic areas where this group can positively impact the availability of affordably priced housing countywide?



New & Refined Initiatives - Discussion

What two realistic areas can this group positively impact on the availability of affordably priced housing countywide?

- Housing Forum

- Bring awareness and solutions, tentative for fall 2019
- Seeking HCC input on identifying:
 - What should the focus be?
 - Who is the target audience?
 - Who is the best speaker?
 - What is the best format to engage attendees?
 - Where?

- Other Options

- Multi-family opportunities map, public land opportunities, advocacy, housing partners list, identification of housing cost elements, further details on eTools – what else?

Next Steps

- Summer meeting – will coordinate on the date soon
- Email distribution of materials as appropriate
- Check the website for updated materials and social media for how we share information

Thank you for attending

