



Creating A+ homes

New residential designs • Policies for affordably-priced homes • Tools for municipalities

November 14, 2019

**Westminster Presbyterian Church
West Chester, PA**

Welcome and introductions

Chester County Officials & Staff

- **Robert Kagel**
Chester County Administrator
- **Brian N. O'Leary, AICP**
Chester County Planning Commission
- **Pat Bokovitz**
Chester County Department of
Community Development
- **Chester County Housing Choices
Committee**

Keynote Speakers

- **Ray D'Agostino**
Lancaster Housing Opportunity
Partnership
- **Brian Phillips, AIA LEED AP**
Interface Studio Architects

Panel Participants

- **Ray D'Agostino**
Lancaster Housing Opportunity
Partnership
- **Brian Phillips, AIA LEED AP**
Interface Studio Architects
- **Jean Krack**
Borough of Phoenixville
- **Sarah Peck**
Progressive New Homes
- **Yocasta Lora**
AARP Pennsylvania

County comprehensive plan

Landscapes3 seeks to balance growth and preservation.



County housing policy

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

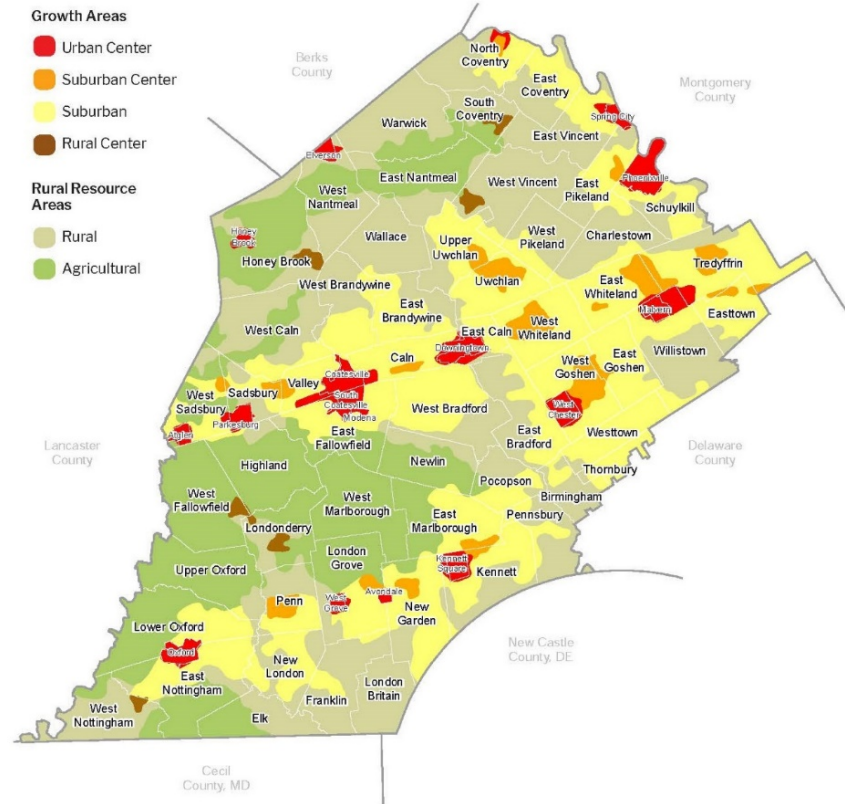
How We
LIVE



neighborhoods • housing •
community facilities • parks and
recreation • community health

Landscapes3

The *Landscapes Map* is the County's guide for growth and rural resource.

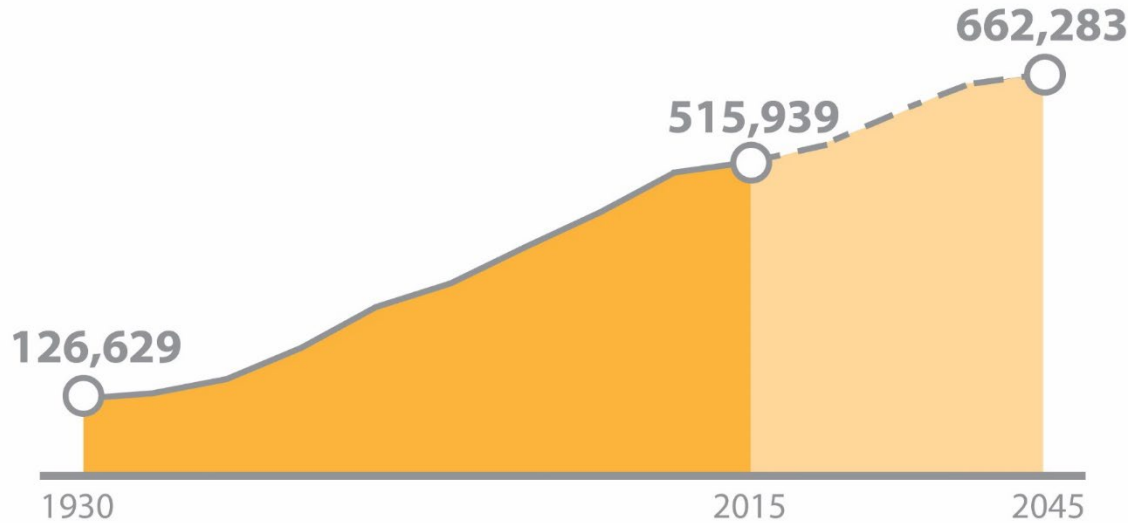




Why do we care?

Housing in Chester County Today and Tomorrow

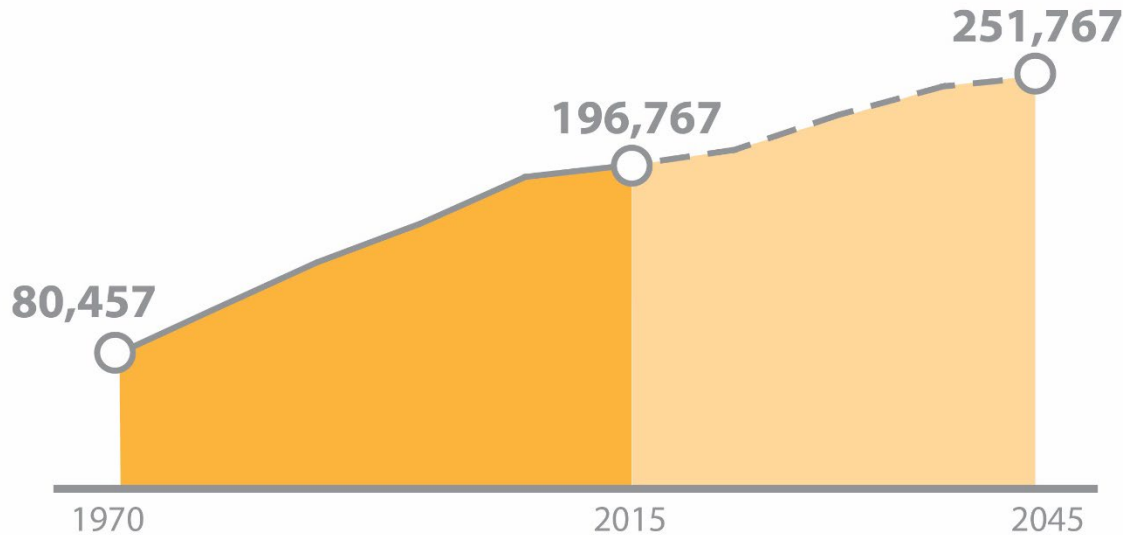
Population change, 1930-2045



Source: US Census,
DVRPC Population
Forecast

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.

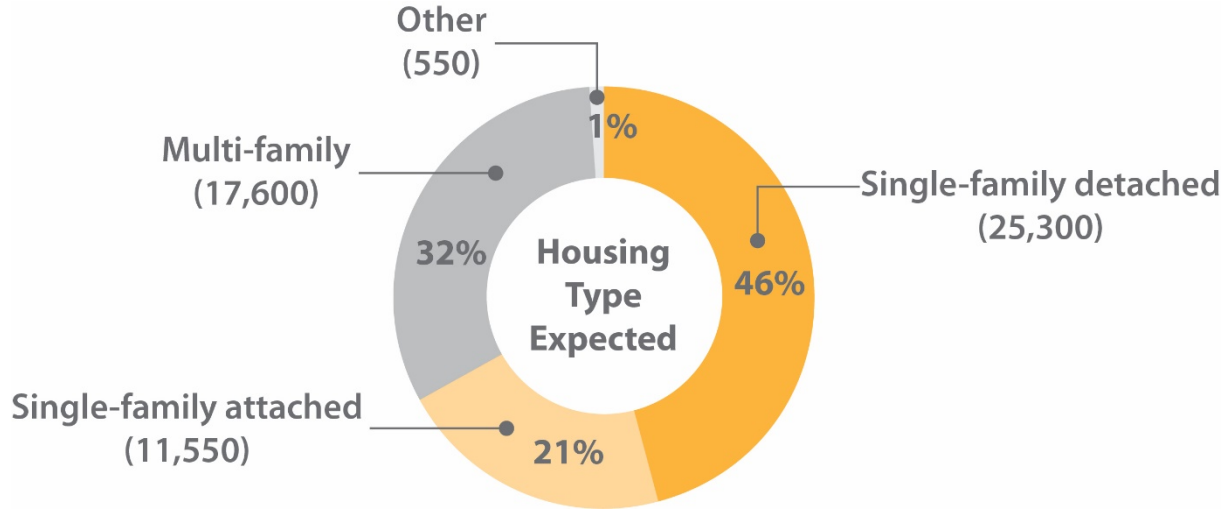
Housing unit change, 1970-2045



Source: US Census
CCPC analysis

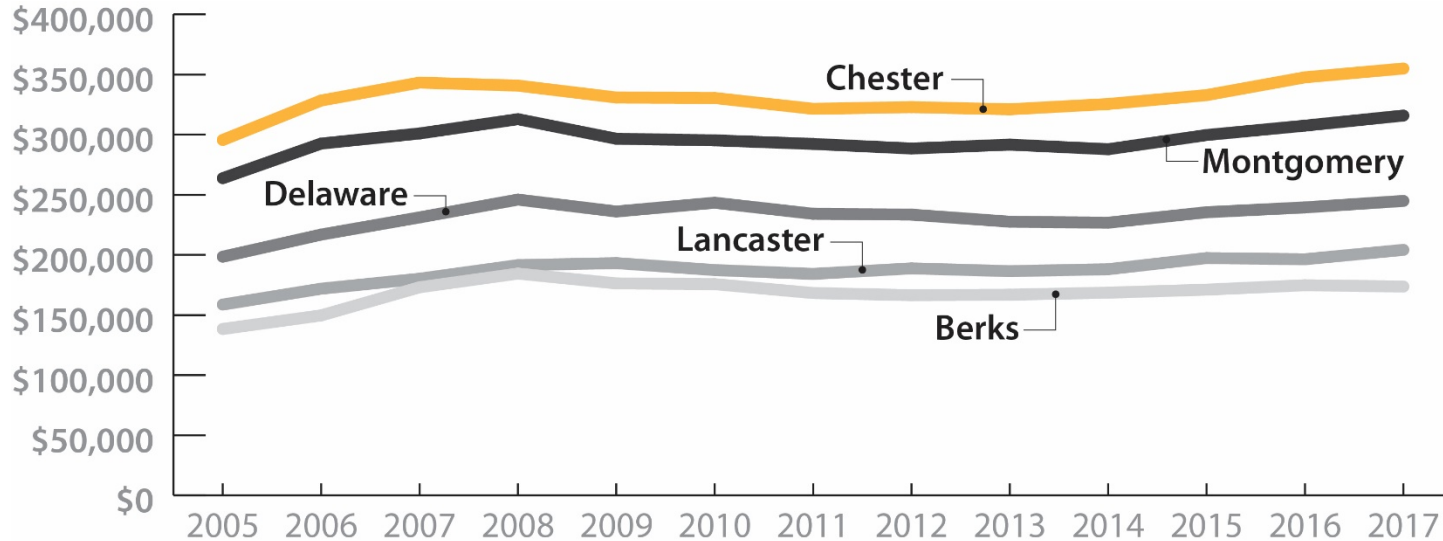
To accommodate new population growth, the county will need **55,000** new homes.

Housing type expectations



The County is expected to continue to see significant growth in construction of both single-family attached and multi-family units.

Median housing value

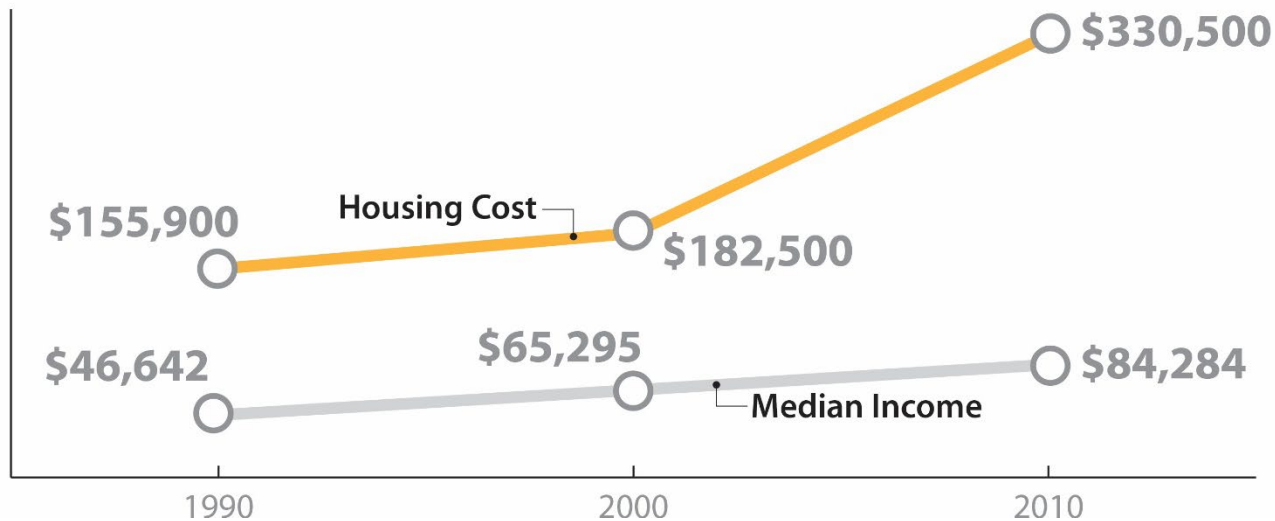


Source: US Census

The median housing value in 2017 was **\$337,000**, which is the highest in the state.

Source: Chester County Housing Report

Household income



Source: US Census

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

What occupations can afford

2018 Chester County Median Sale Price: \$340,000



accountant

\$83,760



truck driver

\$49,060



farmworker

\$34,200

Average Annual
Income

% of Home Sales
Affordable

38%

8%

2%

Department of Community Development

Pat Bokovitz

Department of Community Development



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