

Starter Home Pilot Project 2023-2024

Join us in taking a proactive stance on addressing the housing affordability crisis!

The Chester County Planning Commission invites municipalities to participate in a new Starter Home Pilot Project. All county technical assistance will be completed at no cost to participating municipalities.

The pilot project is a proof of concept initiative for developing attainably-priced homes for first time homebuyers with minimal public assistance. The goal is to build starter homes sized under 1,800 square feet and priced under \$355,000.

The project will include two phases:

- Phase 1: a feasibility study for the development of low-density “Missing Middle Housing” types at selected sites.
- Phase 2: the construction and sale of starter home units (contingent upon the first phase feasibility results).

Participating municipalities will agree to:

- Find potential residential development sites near amenities that can accommodate starter home units.
- Work to obtain permissible zoning as needed to allow missing middle housing types such as duplexes, twins, townhomes, triplexes, and/or quadplexes.

Chester County will provide technical assistance with:

- Site selection.
- Updating applicable zoning provisions as needed.
- Deed restrictions on future sales prices to protect long-term affordability.
- Finding developers through a request for interest and request for proposal.
- Site concept plans and proformas for missing middle housing types at identified sites.
- Finding gap funding if required.

Selected developer(s) will:

- Construct and sell units on selected sites.
- Deed restrict selected sites, if developed.

Benefits for municipalities:

- Technical assistance on best-practice policies and planning for the development of affordably-priced starter homes.
- Site plans and development proformas for use in future housing projects.
- New long-term attainably-priced homes for workers and families in their communities.

PHASE 1 start: October 2023

PHASE 2 start: March 2024

“Missing Middle Housing” describes housing within walkable areas with more than one unit at compatible scales to existing neighborhoods.

Learn more about housing challenges and strategies in the county



Express interest by July 31, 2023

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