



Creating A+ homes

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

November 14, 2019

**Westminster Presbyterian Church
West Chester, PA**

On-line Housing Resources

chescoplanning.org/housing



A+ Homes

The A+ Homes initiative is an implementation effort under *Landscapes3*. ▶



Housing Choices Committee

The Housing Choices Committee works to promote affordably-priced housing and A+ homes countywide. ▶



Housing Prices, Units Built, and Affordability

Data available include the annual housing reports, home sales, housing types, occupancy status, and age of housing. ▶



Housing Case Studies

The case studies highlight various affordable housing developments and initiatives from across the County. ▶



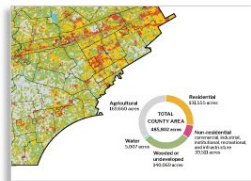
Housing Tools for Municipalities

These eTools have been developed by CCPC staff to serve as a starting point for municipalities seeking to address housing related issues. ▶



Planning for Housing Needs

This area of our website includes current issues and trends to best plan for housing needs Countywide. ▶



County Housing Planning Policies

Landscapes3, the comprehensive plan for Chester County, addresses housing primarily in the Live goal area. ▶



Housing Partners

Housing needs and related issues involves many different public and private partners and organizations. ▶

eTools

chescoplanning.org/housing



How it Works

- Overview
- Benefits



Get Started

- Implementation process
- Considerations



Examples

- Resource links
- Ordinance examples

Accessory Dwelling Units

- Independent secondary units
- Typically on single-family residential parcels



eTools

Adaptive Reuse

Repurposing buildings for viable new uses.



Sharpless Works
West Chester

eTools

Aging in Place

The ability to live in one's own home and community safely, independently, and comfortably, regardless of age, income, or ability level.



eTools

Housing Diversity

- Provision of variety in the built form, scale, and density of residential buildings
- Able to meet changing needs and preferences



eTools

Housing Rehabilitation

Improving and upgrading
a residential property.



West Chester

Residential Conversions

- Renovating a residence into a new or different type of residential use
- Typically single-family divided into smaller apartments



Affordable Housing Bonuses

- Can be effective in fostering affordably-priced home construction
- Bonus types:
 - Increased density allowances
 - Allowances for a mixture of housing types
 - Reduced lot and bulk requirements
 - Administrative reductions and fee waivers



Affordable Housing Bonuses

Example

Lower Merion Township – Montgomery County

In exchange for a covenant that runs with the property that mandate 10% of the total number of units are affordable, the bonus provisions allow for:

- A reduction in the amount of required parking
- An increase in both building and impervious coverages



Affordable Housing Bonuses

Example

Philadelphia

Since 2018, voluntary inclusionary housing bonuses have generated new affordable units as well as over \$3 million for the city's Housing Trust Fund.

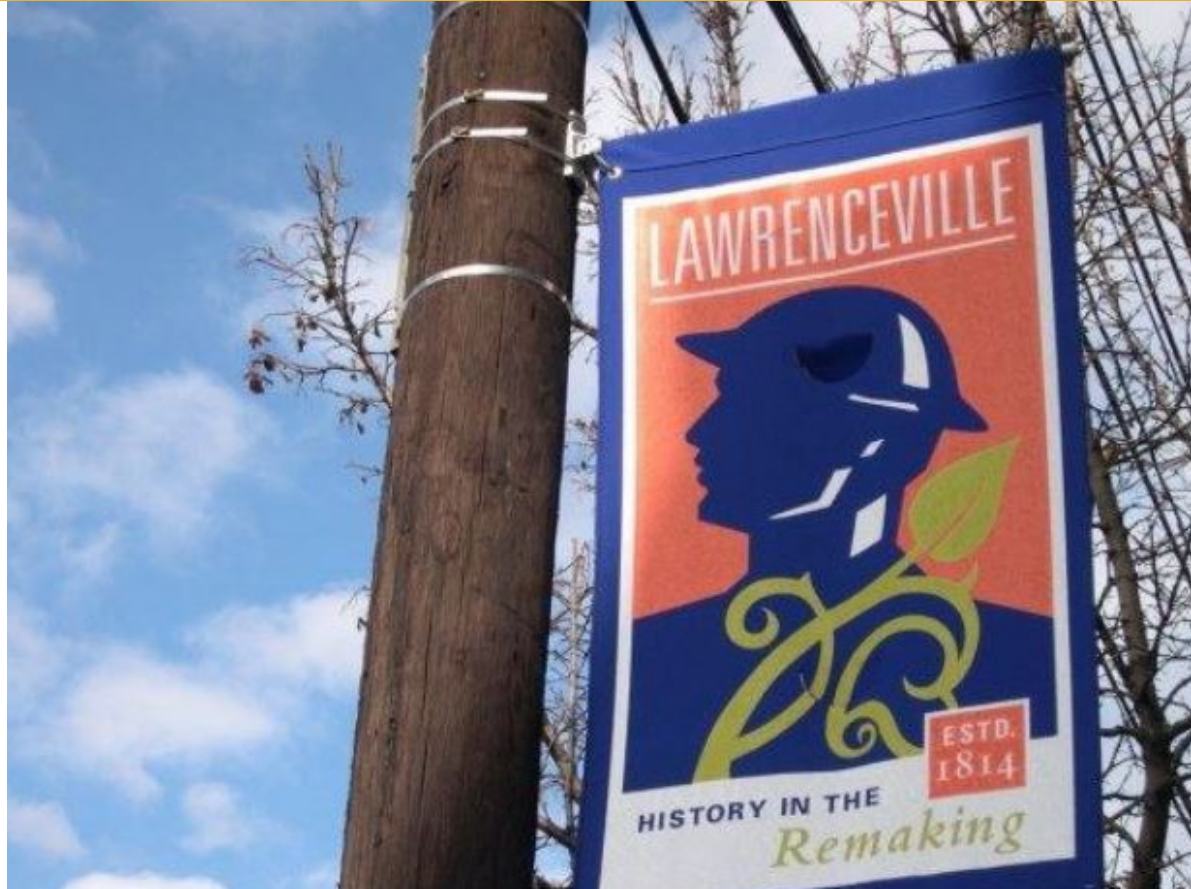


Affordable Housing Bonuses

Example

Pittsburgh

In 2019, Pittsburgh adopted mandatory inclusionary zoning in the Lawrenceville neighborhood.



eTools

Additional eTools coming soon:



Affordable
Housing



Age Restricted
Housing



Mobile Home
Parks



Mini-homes




Universal
Design


Case Studies

Highlighted projects:

- A Community Approach to Affordable Housing – Phoenixville
- Granite Ridge – Kennett Township
- Cedar Woods – Kennett Square
- Hopewell Manor – Elverson
- Green Street Mews – Downingtown
- Westminster Place – Parkesburg
- Liberty House – Schuylkill Township



LOCAL STRATEGIES



A+ homes
Chester County

As a result of:
• Chester County Planning Commission
• Chester County Economic and Community Development
• Housing Choice Voucher Program
• Public Works

Reinvested in the
area to increase the quality of life

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.

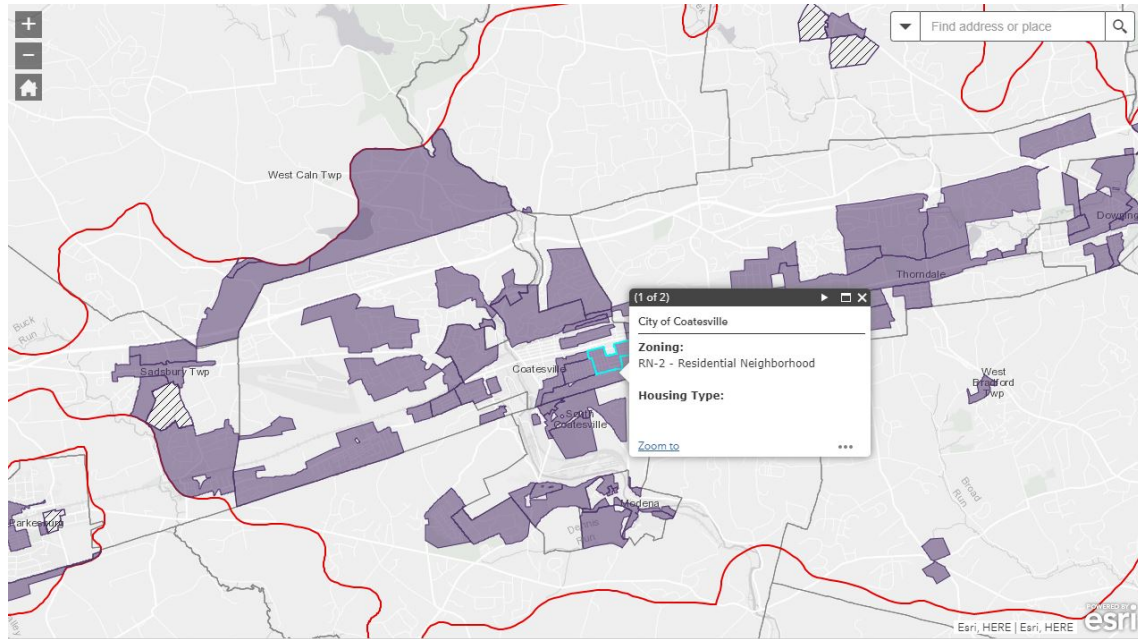
“Phoenixville community leaders understand the benefits of having a diverse community and are committed to increase both awareness of the need and affordable housing options to improve the well-being of the whole community.”

— Ray Sullivan
Borough Manager
Phoenixville Borough



Housing Opportunities Map

- A starting point for searching where diverse homes is appropriate
- Shows areas in the County where diverse housing is allowed by municipal zoning
- Municipalities should be contacted for further details





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