



An initiative of:

- ▶ Chester County Planning Commission
- ▶ Chester County Department of Community Development
- ▶ Housing Choices Committee of Chester County

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CASE STUDY

# Pinckney Hill Commons

BOROUGH OF WEST CHESTER, PA

**Pinckney Hill Commons** is an affordable apartment and townhouse community located in the Borough of West Chester as part of the Charles A. Melton Arts and Education Center campus.

“ Pinckney Hill Commons is in an ideal location for family living as well as taking advantage of everything that the Melton Center has to offer to our residents. It is a filling a huge need for affordable housing in West Chester. ”

- Tracy Patches  
Church Housing Corp.,  
Director of Development



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## SPECIFICATIONS

**Location:**

500 East Market Street  
West Chester, PA 19382

**Developer:**

Church Housing Corp.

**Property Management:**

St. Peter's Management

**Architect:**

Kramer + Marks Architects

**Builder:**

The NRP Group

**Total Number of Units:** 51

- 41, multi-family apartment units
  - 17, 1-bedroom units
  - 16, 2-bedroom units
  - 4, 3-bedroom units
  - 4, 4-bedroom units
- 10, 3-bedroom townhomes

**Unit Type:**

Affordable Rental Apartments  
and Townhouses

**Consumer Affordability:**

All 51 units at Pinckney Hill Commons are affordable, with none rented at market rates. Of the 51 total units, 6 units are set aside for households at 20%, 6 units at 30%, 14 units at 50%, 20 units at 60%, and 5 units at 80% of the Area Median Income (AMI). 6 units are fully ADA accessible.

**Landscape Type:**

Urban Center

**Completion Date:**

September 2022

## PROJECT DESCRIPTION

**Pinckney Hill Commons** is an affordable rental housing development comprised of 41 multi-family units ranging from one to four bedrooms and ten townhouses. Church Housing Corp. worked in partnership with the Borough for the development of a zoning amendment to permit its construction as a unified mixed-use development. Its location on the campus of the Melton Center affords residents of Pinckney Hill access to its amenities and programming. Further, its location adjacent to the center of the Borough and along a SEPTA bus route provides residents easy access to jobs, retail, social, and health services. The need for housing of this type is clear from the waiting list of more than 720 families as of March 2023.

The design of Pinckney Hill Commons respects the existing character of its surroundings through its building characteristics and internally sited parking. Specifically, the townhomes face East Miner Street at a similar setback as the existing residential buildings across the street and their three-story height provides a gradual transition to the four-story multifamily building that fronts Market Street and its associated mixed use activities.

“ Church Housing Corporation went above and beyond to give my family a safe place to live. I couldn't have hand picked a better and safer place to continue to raise my children. I am forever grateful! This community is a family, and I am so grateful to be a part of it! I'm now able to go back to school without worrying about where we live! ”

- Carla Sanders  
Resident,  
Pinckney Hill Commons

