

Kennett Square Comprehensive Plan



Housing

January 12, 2011 - 7:30pm

Topics for Discussion



- Housing Goal and Objectives
- Residential Development Pattern
- Housing Profile
- Housing Affordability
- Housing Condition and Maintenance
- Housing for Senior Citizens
- Fair Housing

Housing Goal

Support development and maintenance of safe, well-maintained, and affordable housing to meet the needs of all residents.

Objectives

- **Promote a diversity of housing types and densities to meet the needs of current and future Borough residents.**
- **Provide the opportunity for a 'fair share' of multi-family housing.**
- **Update and enforce Borough housing and safety codes to ensure that housing is maintained to acceptable standards.**
- **Identify concentrations of substandard or deteriorating housing and target resources for rehabilitation to those neighborhoods.**

Objectives, con't.

- **Support the development or redevelopment of higher density housing in the retail/commercial center of the Borough.**
- **Promote adaptive re-use of vacant or underutilized commercial or industrial buildings for multifamily housing.**
- **Provide regulatory and programmatic support for housing targeted to special needs populations.**
- **Ensure equal access to housing for those classes protected under the federal Fair Housing Act.**
- **Support efforts by non-profit and for-profit developers to build or rehabilitate quality affordable housing.**
- **Promote strategies to educate residents and businesses regarding property maintenance improvements, funding opportunities, green building practices, water conservation, and energy efficiency.**

Housing Profile

Housing growth trends



	1990	2000	2009	1990-2000		2000-2009	
Kennett Square	1,984	1,967	2,054	-17	-8.6%	87	4.4%
Kennett Township	1,835	2,526	3,174	691	37.7%	648	25.7%
New Garden Township	1,778	2,831	3,979	1,053	59.2%	1,148	40.6%
Region	5,597	7,324	9,207	1,727	30.9%	1,883	25.7%
Chester County	139,597	163,773	196,726	24,176	17.3%	32,953	20.1%

Sources: U.S. Census Bureau, Census 1990, 2000; Chester County Board of Assessment 2000-2009.

Housing Profile

Housing Type and Tenure

Total number of units 1,967

Occupied Units	1,868		
Owner-occupied	1,069	(57.2%)	(56.6%)
Renter-occupied	799	(42.8%)	(43.4%)
Single-family detached	936	(47.6%)	(45.6%)
Single-family attached	331	(16.8%)	(22.9%)
Multi-family	700	(35.6%)	(31.5%)
Mobile homes	-	-	-
Number of vacant units	99	(5.0%)	(2.9%)

Source: U.S. Census Bureau, Census 2000; U.S. Census ACS 2005-2009.





To what extent has the Borough been affected by the foreclosure crisis?



Are there any concentrations of vacant units?

Housing Profile

Housing unit projections



	2009 Actual	2020 Projected	2030 Projected	Projected change 2009-2030					
				2009-2020		2020-2030		2009-2030	
Kennett Square	2,054	2,075	2,184	21	1.0%	109	5.3%	130	6.3%
Kennett Township	3,174	3,414	3,711	240	7.6%	297	8.7%	537	16.9%
New Garden Township	3,979	4,382	4,871	403	10.1%	489	11.2%	892	22.4%
Region	9,207	9,871	10,766	664	7.2%	895	9.1%	1,559	16.9%
Chester County	196,726	210,423	228,404	13,697	6.7%	17,981	8.6%	31,678	16.1%

Sources: U.S. Census Bureau, 2009 ACS; Delaware Valley Regional Planning Commission, 2007.

Housing Affordability

Median Sales Price



Year	# of Kennett Square Sales	Kennett Square Median Price	# of County Sales	County Median Price
2000	87	\$118,000	9,241	\$188,000
2001	75	\$137,000	9,083	\$200,000
2002	85	\$136,813	9,212	\$224,900
2003	85	\$160,000	10,240	\$245,000
2004	98	\$196,350	9,492	\$265,000
2005	101	\$200,000	9,333	\$295,000
2006	89	\$208,000	8,336	\$302,000
2007	58	\$234,000	7,335	\$312,500
2008	59	\$210,000	5,911	\$300,000
2009	63	\$215,000	5,413	\$276,700

Source: Chester County Board of Assessment 2000-2009.

Housing Affordability

Cost Burden



Kennett Square

Owners paying >30% gross income	315 / 31.2% (46.1%)
Renters paying >30% gross income	253 / 31.6% (46.9%)
Total	568 / 31.4% (46.5%)

Countywide

Owners paying >30% gross income	23,765 / 22.3% (30.1%)
Renters paying >30% gross income	12,009 / 33.0% (43.1%)
Total	35,774 / 25.1% (32.8%)



Is there a need for more affordable housing in Kennett Square?

Housing Condition and Maintenance

Age of Housing

Year Structure Built	Number of Units	Percent of Total
Total Units	2,054	100%
2000-2009	87	4.2%
1990-1999	169	8.2%
1980-1989	154	7.5%
1970-1979	244	11.9%
1960-1969	171	8.3%
1940-1959	670	32.6%
Pre-1940	559	27.2%



Sources: U.S. Census Bureau, Census 2000; Chester County Board of Assessment 2000-2009.

***59.8% of housing units in Kennett Square were built before 1960.**

Housing Condition and Maintenance

? Are there any concerns about maintenance and upkeep of residential properties?

? Is there currently a rental property inspection process in place?

****Housing Resource****

Good Neighbors Home Repair

- The mission is to make homes warmer, safer, drier, and healthier for qualified homeowners, and
- The vision is to eliminate substandard housing in Chester County.



Redevelopment

Las Rosas

- 16 Townhouses
 - Homeownership
 - USDA Rural Development
- Successful infill project?



Magnolia Place

- 89 SF attached homes
- 13,000 sf commercial
- Apartments above comm.



NVF?

Birch Street?



Additional
redevelopment
opportunities?



Housing for Senior Citizens

Age 65+ 2000 13.8%

Age 65+ 2005-2009 9.1%

Friends Home

- Assisted Living
- Nursing Care
- Staff on duty 24 hours
- Varying levels of care based on individual needs



Victoria Gardens

- 55+ SFD and condos
- Clubhouse
- Fitness center
- Tennis courts
- Social activities



Brandywine Assisted Living at Longwood

- Individual suites / private kitchen and bath
- Wellness center
- Rehabilitation center and therapy pool



Housing for Senior Citizens



What type of housing options for seniors would you like to see available over the next 10 years?

****Housing Resource****

Home Maintenance Program

- This program provides basic home maintenance, repairs, and access modifications for residents of Chester County, 65 years and older.



The Fair Housing Act

The Fair Housing Act makes it illegal to discriminate in matters related to housing, on the basis of:

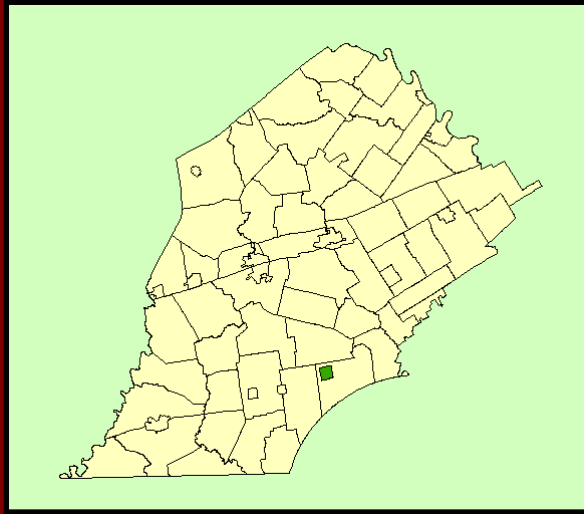
- race
- color
- national origin
- religion
- gender
- disability
- familial status

****Housing Resource****

**Fair Housing Council of
Suburban Philadelphia**

- Educational programs
- Publications
- Investigations





Kennett Square Comprehensive Plan

Thank you

and

Goodnight!