

EPC Planning Data Sheet

C H E S T E R C O U N T Y P L A N N I N G C O M M I S S I O N

J U N E

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New Housing Units, 2011

This data sheet shows the number of new housing units in Chester County in 2011. The data include all types of housing except mobile homes. The data are presented for municipalities categorized as growth areas or rural resource areas according to Landscapes2, the Chester County Comprehensive Policy Plan. The Chester County Planning Commission (CCPC) prepares this information using data from the Department of Assessment.

In 2011, there were a total of 994 new housing units developed in Chester County. This was 24 percent fewer units than were developed in 2010. It continues a long, steady decline in housing construction (see Figure 5).

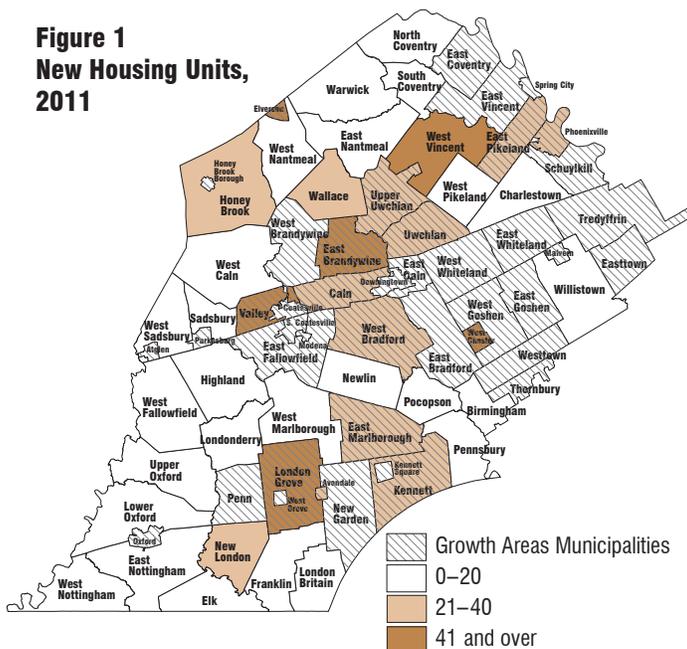
In 2011, 50 percent of all new housing units were single-family detached houses. Single-family attached units, which include twins, townhouses, and condominiums, accounted for 36 percent of the

new units. The multi-family category, which includes apartment buildings, accounted for 14 percent of the new housing units. This is roughly the same distribution of housing types as in 2010.

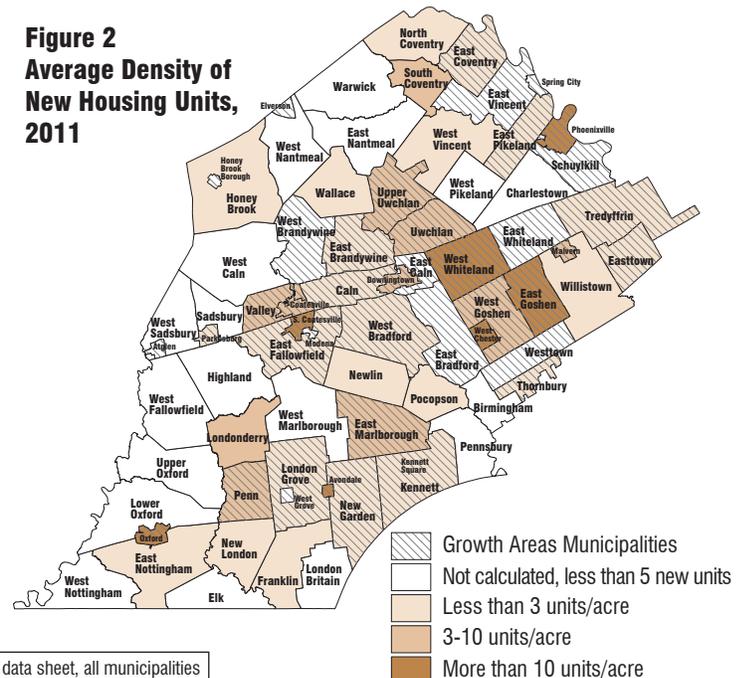
Examining the location of new housing units, 77 percent of the new units were located in growth area municipalities. All of the multi-family units and 95 percent of the attached single-family units were in growth area municipalities. West Chester Borough had the most new housing units, 95, including 60 multi-family units.

The average density of the new housing units is much higher in the growth area municipalities, 2.5 units per acre, than in the rural resource municipalities, 0.5 units per acre. Densities should be higher in the growth areas because public services are available to support higher densities.

**Figure 1
New Housing Units,
2011**



**Figure 2
Average Density of
New Housing Units,
2011**



Note: On the maps in this data sheet, all municipalities outside of growth areas are in rural resource areas.

Figure 3
New Housing Units—Chester County 2011

| Municipality | New Housing Units—Chester County, 2011 | | | | New Housing Units Density, 2011 | |
|--|--|------------------------------|--------------------|------------|--|--|
| | Single-family detached units | Single-family attached units | Multi-family units | Total | Single-family detached and attached units ¹ | 2011 Average Density (units per acre) ² |
| Chester County | 494 | 359 | 141 | 994 | 848 | 1.2 |
| Growth Areas Municipalities Total | 279 | 340 | 141 | 760 | 619 | 2.5 |
| Atglen | 0 | 0 | 0 | 0 | 0 | * |
| Avondale | 0 | 31 | 0 | 31 | 31 | 13.6 |
| Caln | 29 | 3 | 0 | 32 | 32 | 0.9 |
| Coatesville | 7 | 1 | 0 | 8 | 8 | 9.5 |
| Downingtown | 0 | 5 | 0 | 5 | 5 | 7.3 |
| East Bradford | 1 | 0 | 0 | 1 | 1 | * |
| East Brandywine | 36 | 32 | 0 | 68 | 68 | 2.2 |
| East Caln | 0 | 0 | 0 | 0 | 0 | * |
| East Coventry | 7 | 0 | 0 | 7 | 7 | 0.3 |
| East Fallowfield | 7 | 0 | 0 | 7 | 7 | 1.9 |
| East Goshen | 1 | 9 | 0 | 10 | 10 | 10.4 |
| East Marlborough | 2 | 19 | 0 | 21 | 21 | 7.1 |
| East Pikeland | 11 | 12 | 0 | 23 | 23 | 1.9 |
| Easttown | 7 | 0 | 0 | 7 | 7 | 1.2 |
| East Vincent | 0 | 0 | 0 | 0 | 0 | * |
| East Whiteland | 3 | 0 | 0 | 3 | 3 | * |
| Elverson | 0 | 0 | 72 | 72 | 0 | * |
| Honey Brook Boro | 1 | 2 | 0 | 3 | 3 | * |
| Kennett | 10 | 14 | 0 | 24 | 24 | 1.8 |
| Kennett Square | 0 | 0 | 0 | 0 | 0 | * |
| London Grove | 47 | 4 | 0 | 51 | 51 | 2.9 |
| Malvern | 8 | 0 | 0 | 8 | 8 | 3.3 |
| Modena | 0 | 0 | 0 | 0 | 0 | * |
| New Garden | 7 | 0 | 0 | 7 | 7 | 2.9 |
| Oxford | 0 | 7 | 0 | 7 | 7 | 34.6 |
| Parkesburg | 6 | 1 | 0 | 7 | 7 | 2.6 |
| Penn | 16 | 3 | 0 | 19 | 19 | 4.4 |
| Phoenixville | 4 | 21 | 0 | 25 | 25 | 15.6 |
| Schuylkill | 1 | 0 | 0 | 1 | 1 | * |
| South Coatesville | 1 | 12 | 0 | 13 | 13 | 45.7 |
| Spring City | 0 | 3 | 0 | 3 | 3 | * |
| Thornbury | 11 | 1 | 0 | 12 | 12 | 1.6 |
| Tredyffrin | 6 | 1 | 9 | 16 | 7 | 0.6 |
| Upper Uwchlan | 0 | 32 | 0 | 32 | 32 | 8.8 |
| Uwchlan | 2 | 24 | 0 | 26 | 26 | 6.8 |
| Valley | 13 | 37 | 0 | 50 | 50 | 5.2 |
| West Bradford | 23 | 0 | 0 | 23 | 23 | 0.9 |
| West Brandywine | 4 | 0 | 0 | 4 | 4 | * |
| West Chester | 2 | 33 | 60 | 95 | 35 | 13.4 |
| West Goshen | 3 | 16 | 0 | 19 | 19 | 4.9 |
| West Grove | 0 | 0 | 0 | 0 | 0 | * |
| Westtown | 2 | 0 | 0 | 2 | 2 | * |
| West Whiteland | 1 | 17 | 0 | 18 | 18 | 10.9 |

Figure 3
New Housing Units—Chester County 2011

| Municipality | New Housing Units—Chester County, 2011 | | | | New Housing Units Density, 2011 | |
|---|--|------------------------------|--------------------|------------|--|--|
| | Single-family detached units | Single-family attached units | Multi-family units | Total | Single-family detached and attached units ¹ | 2011 Average Density (units per acre) ² |
| Rural Resources Municipalities Total | 215 | 19 | 0 | 234 | 229 | 0.5 |
| Birmingham | 0 | 0 | 0 | 0 | 0 | * |
| Charlestown | 4 | 0 | 0 | 4 | 4 | * |
| East Nantmeal | 3 | 0 | 0 | 3 | 3 | * |
| East Nottingham | 13 | 0 | 0 | 13 | 11 | 0.3 |
| Elk | 2 | 0 | 0 | 2 | 2 | * |
| Franklin | 11 | 0 | 0 | 11 | 11 | 0.2 |
| Highland | 0 | 0 | 0 | 0 | 0 | * |
| Honey Brook Twp | 21 | 0 | 0 | 21 | 21 | 0.4 |
| London Britain | 4 | 0 | 0 | 4 | 4 | * |
| Londonderry | 3 | 9 | 0 | 12 | 12 | 8.3 |
| Lower Oxford | 2 | 0 | 0 | 2 | 2 | * |
| Newlin | 5 | 0 | 0 | 5 | 5 | 0.1 |
| New London | 22 | 0 | 0 | 22 | 22 | 0.3 |
| North Coventry | 7 | 0 | 0 | 7 | 7 | 2.1 |
| Pennsbury | 4 | 0 | 0 | 4 | 4 | * |
| Pocopson | 16 | 0 | 0 | 16 | 16 | 1.8 |
| Sadsbury | 2 | 0 | 0 | 2 | 2 | * |
| South Coventry | 1 | 9 | 0 | 10 | 10 | 8.1 |
| Upper Oxford | 1 | 0 | 0 | 1 | 1 | * |
| Wallace | 23 | 0 | 0 | 23 | 23 | 1.8 |
| Warwick | 1 | 0 | 0 | 1 | 1 | * |
| West Caln | 3 | 0 | 0 | 3 | 3 | * |
| West Fallowfield | 2 | 0 | 0 | 2 | 2 | * |
| West Marlborough | 0 | 0 | 0 | 0 | 0 | * |
| West Nantmeal | 3 | 0 | 0 | 3 | 3 | * |
| West Nottingham | 1 | 0 | 0 | 1 | 1 | * |
| West Pikeland | 2 | 0 | 0 | 2 | 2 | * |
| West Sadsbury | 3 | 0 | 0 | 3 | 3 | * |
| West Vincent | 47 | 0 | 0 | 47 | 45 | 1.6 |
| Willistown | 9 | 1 | 0 | 10 | 9 | 0.6 |

* Density is only included for municipalities with 5 or more new units.

1. Excludes new single-family housing units on tax parcels with other residential or commercial structures and multi-family units.

2. Density is calculated using tax parcels. Single-family detached parcels include the house and all land in the lot. Many single-family attached parcels include only the footprint of the structures because land containing open space or parking is on separate parcels.

Source: Prepared by CCPC with data from the Chester County Department of Assessment

**Figure 4
Chester County
New Housing
Units Trend
2010–2011**

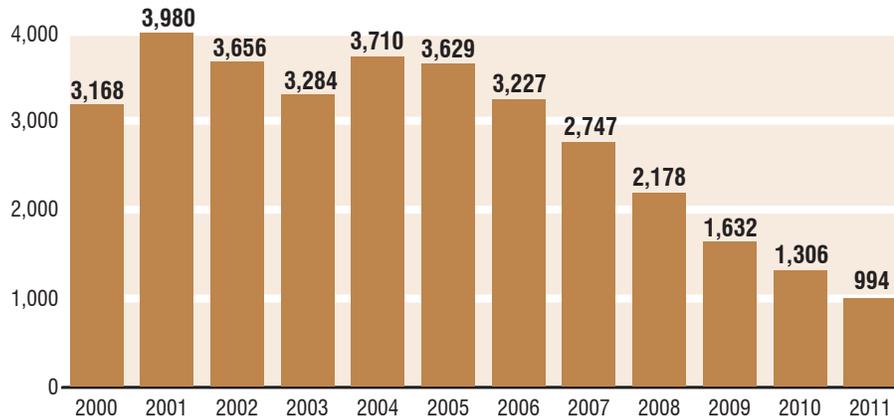
| | New Housing Units–Chester County | | | | New Housing Units Density | |
|---------------------------------------|----------------------------------|------------------------------|--------------------|-------|--|--|
| | Single-family detached units | Single-family attached units | Multi-family units | Total | Single-family detached and attached units ¹ | 2011 Average Density (units per acre) ² |
| Chester County | | | | | | |
| 2010 | 671 | 478 | 157 | 1,306 | 1,117 | 0.7 |
| 2011 | 494 | 359 | 141 | 994 | 848 | 1.2 |
| Growth Area Municipalities | | | | | | |
| 2010 | 422 | 448 | 157 | 1,027 | 867 | 1.6 |
| 2011 | 279 | 340 | 141 | 760 | 619 | 2.5 |
| Rural Resources Municipalities | | | | | | |
| 2010 | 249 | 30 | 0 | 279 | 250 | 0.2 |
| 2011 | 215 | 19 | 0 | 234 | 229 | 0.5 |

1. Excludes new single-family housing units on tax parcels with other residential or commercial structures and multi-family units.

2. Density is calculated using tax parcels. Single-family detached parcels include the house and all land in the lot. Many single-family attached parcels include only the footprint of the structures because land containing open space or parking is on separate parcels.

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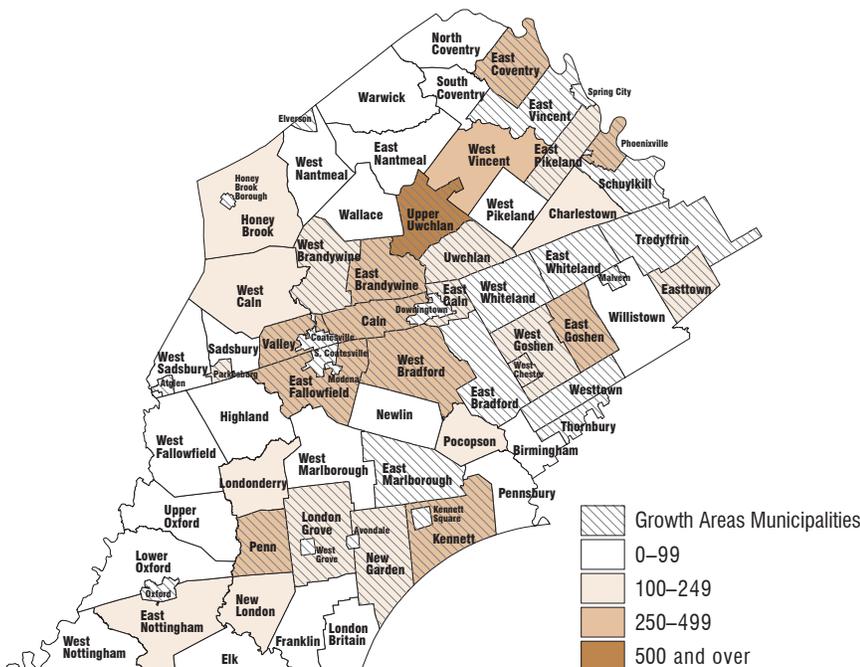
**Figure 5
Chester County
New Housing Units,
2000–2011**



Note: Figures do not include mobile homes.

Source: Prepared by CCPC with data from the Chester County Department of Assessment

**Figure 6
New Housing Units,
2007–2011**



Note: Figures do not include mobile homes.

Source: Prepared by CCPC with data from the Chester County Department of Assessment

Note: On the maps in this data sheet, all municipalities outside of growth areas are in rural resource areas.