

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
A U G U S T
2 0 1 3

New Housing Units, 2012

This data sheet shows the number of new housing units in Chester County in 2012. 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 prepares this information using data from the Department of Assessment.

In 2012, there were a total of 1,305 new housing units developed in Chester County. This was 31 percent more units than were developed in 2011. This was the first increase in the number of new units since 2004 (see Figure 4).

In 2012, 45 percent of all new housing units were single-family detached houses. Single-family attached units, which include twins, townhouses, and condominiums, accounted for

28 percent of the new units. The multi-family category, which includes apartment buildings, accounted for 27 percent of the new housing units. This is a higher percentage of multi-family housing units than in 2010 and 2011.

Examining the location of new housing units, 78 percent of the new units were located in the growth area municipalities, including 89 percent of the multi-family units. West Goshen had the most new housing, 278 units, including 230 multi-family units.

Densities have increased modestly since 2010, an encouraging sign that is consistent with the land use policies of Landscapes2.

The average density of the new housing units was much higher in the growth area municipalities, 2.3 housing units per acre, compared to 0.8 units per acre in the rural resource municipalities. Please visit www.Landscapes2.org for more information on policy regarding growth areas.

78 percent of the new units were located in the growth area municipalities, including 89 percent of the multi-family units.

Figure 1
New Housing Units
2012

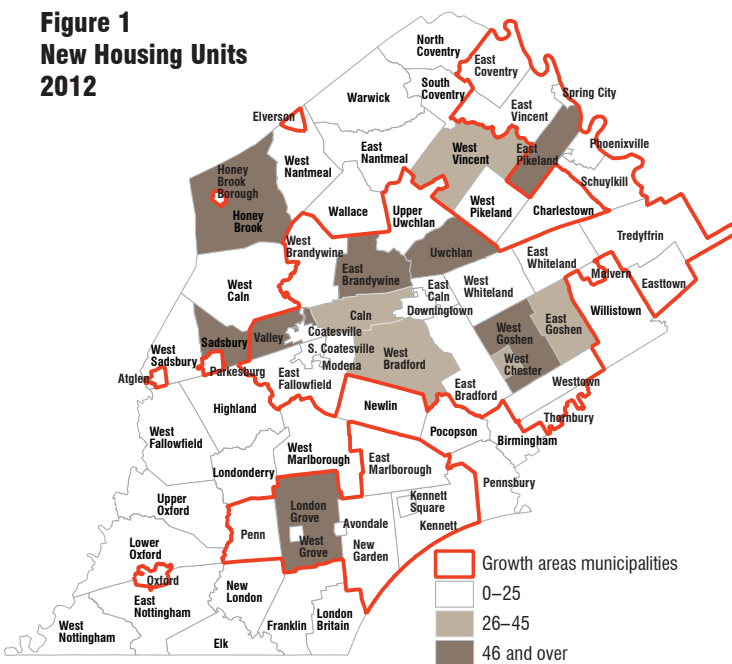
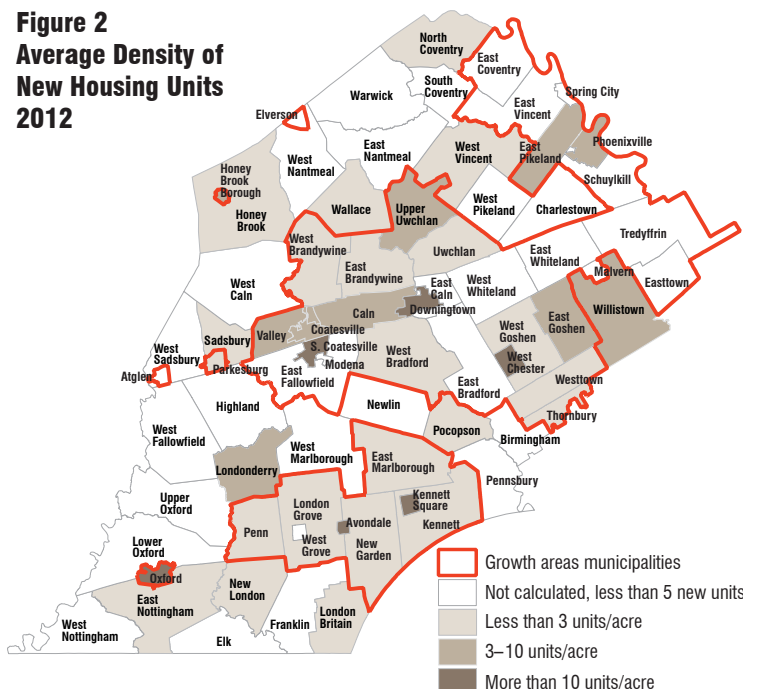


Figure 2
Average Density of
New Housing Units
2012



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
2010–2012

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 the Planning Commission with data from the Chester County Department of Assessment.

| | New Housing Units | | | Total | New Housing Units Density | |
|--|------------------------------|------------------------------|--------------------|-------|--|--|
| | Single-family detached units | Single-family attached units | Multi-family units | | Single-family detached and attached units ¹ | 2012 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 |
| 2012 | 589 | 361 | 355 | 1,305 | 946 | 1.6 |
| Growth Areas Municipalities | | | | | | |
| 2010 | 422 | 448 | 157 | 1,027 | 867 | 1.6 |
| 2011 | 279 | 340 | 141 | 760 | 619 | 2.5 |
| 2012 | 414 | 290 | 315 | 1,019 | 701 | 2.3 |
| Rural Resource Areas Municipalities | | | | | | |
| 2010 | 249 | 30 | 0 | 279 | 250 | 0.2 |
| 2011 | 215 | 19 | 0 | 234 | 229 | 0.5 |
| 2012 | 175 | 71 | 40 | 286 | 245 | 0.8 |

Figure 4
New Housing Units
Chester County
2000–2012

Note: Figures do not include mobile homes.

Source: Prepared by the Planning Commission with data from the Chester County Department of Assessment.

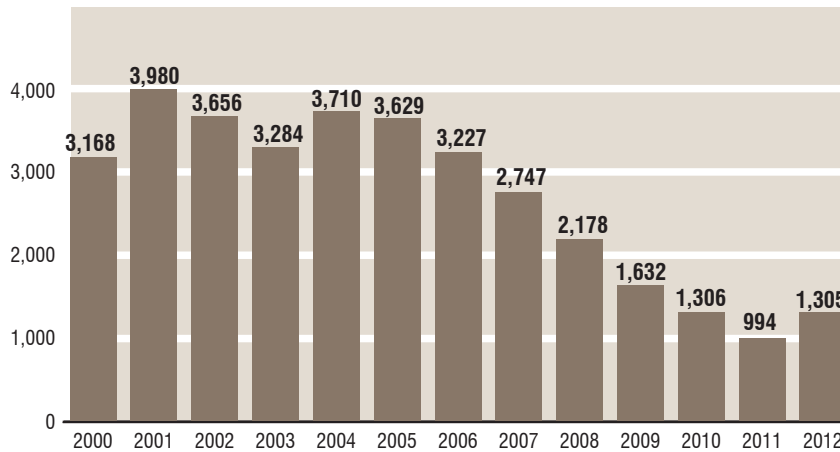
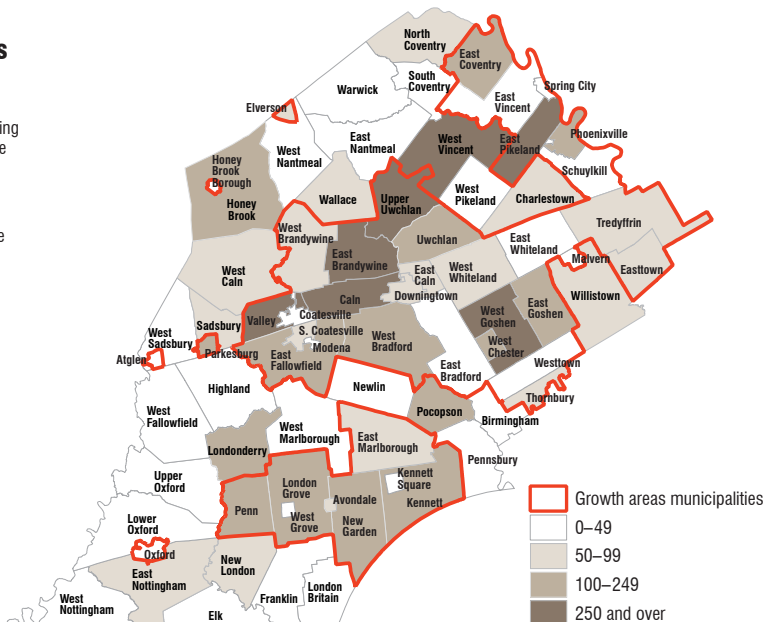






Figure 5
New Housing Units
2008–2012

Source: Prepared by the Planning Commission 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.







**Figure 6
New Housing Units
Chester County
2012**

| Municipality | New Housing Units, 2012 | | | | New Housing Units Density, 2012 | |
|--|--|--|--|--------------|--|--|
| |  Single-family detached units |  Single-family attached units |  Multi-family units | Total |  Single-family detached and attached units ¹ | 2012 Average density (units per acre) ² |
| Chester County | 589 | 361 | 355 | 1,305 | 908 | 1.6 |
| Growth Areas Municipalities Total | 414 | 290 | 315 | 1,019 | 695 | 2.3 |
| Atglen | 0 | 0 | 0 | 0 | 0 | * |
| Avondale | 0 | 18 | 0 | 18 | 18 | 13.7 |
| Caln | 23 | 3 | 0 | 26 | 26 | 4.3 |
| Coatesville | 5 | 1 | 0 | 6 | 6 | 9.5 |
| Downingtown | 0 | 7 | 0 | 7 | 7 | 34.7 |
| East Bradford | 0 | 0 | 0 | 0 | 0 | * |
| East Brandywine | 72 | 33 | 0 | 105 | 105 | 2.2 |
| East Caln | 0 | 0 | 0 | 0 | 0 | * |
| East Coventry | 2 | 1 | 0 | 3 | 3 | * |
| East Fallowfield | 3 | 0 | 0 | 3 | 3 | * |
| East Goshen | 2 | 7 | 24 | 33 | 9 | 4.6 |
| East Marlborough | 8 | 12 | 0 | 20 | 20 | 0.8 |
| East Pikeland | 22 | 24 | 5 | 51 | 46 | 4.2 |
| Easttown | 1 | 0 | 0 | 1 | 3 | * |
| East Vincent | 3 | 0 | 0 | 3 | 1 | * |
| East Whiteland | 3 | 0 | 0 | 3 | 3 | * |
| Elverson | 0 | 4 | 0 | 4 | 4 | * |
| Honey Brook Boro | 13 | 0 | 0 | 13 | 13 | 5.0 |
| Kennett | 9 | 7 | 0 | 16 | 9 | 0.9 |
| Kennett Square | 0 | 9 | 6 | 15 | 9 | 40.8 |
| London Grove | 65 | 22 | 0 | 87 | 87 | 2.9 |
| Malvern | 2 | 1 | 0 | 3 | 2 | * |
| Modena | 0 | 0 | 0 | 0 | 0 | * |
| New Garden | 5 | 2 | 0 | 7 | 7 | 0.8 |
| Oxford | 0 | 5 | 0 | 5 | 5 | 34.6 |
| Parkesburg | 8 | 0 | 0 | 8 | 8 | 2.3 |
| Penn | 11 | 2 | 0 | 13 | 13 | 2.9 |
| Phoenixville | 3 | 3 | 0 | 6 | 6 | 6.2 |
| Schuykill | 2 | 0 | 0 | 2 | 2 | * |
| South Coatesville | 0 | 13 | 0 | 13 | 13 | 42.9 |
| Spring City | 0 | 1 | 0 | 1 | 1 | * |
| Thornbury | 13 | 0 | 0 | 13 | 13 | 1.6 |
| Tredyffrin | 2 | 0 | 0 | 2 | 2 | * |
| Upper Uwchlan | 7 | 15 | 0 | 22 | 22 | 6.6 |
| Uwchlan | 9 | 0 | 50 | 59 | 9 | 0.9 |
| Valley | 25 | 41 | 0 | 66 | 66 | 5.4 |
| West Bradford | 39 | 0 | 0 | 39 | 39 | 1.5 |
| West Brandywine | 14 | 0 | 0 | 14 | 13 | 0.6 |
| West Chester | 4 | 40 | 0 | 44 | 44 | 14.2 |
| West Goshen | 31 | 17 | 230 | 278 | 48 | 2.0 |
| West Grove | 1 | 0 | 0 | 1 | 1 | * |
| Westtown | 3 | 0 | 0 | 3 | 6 | 1.5 |
| West Whiteland | 4 | 2 | 0 | 6 | 3 | * |

(continued on page 4)

Figure 6 (continued)
New Housing Units
Chester County
2012

| Municipality | New Housing Units, 2012 | | | | New Housing Units Density, 2012 | |
|--|--|--|--|--------------|--|--|
| |  Single-family detached units |  Single-family attached units |  Multi-family units | Total |  Single-family detached and attached units ¹ | 2012 Average density (units per acre) ² |
| Chester County | 589 | 361 | 355 | 1,305 | 908 | 1.6 |
| Rural Resource Areas Municipalities Total | 175 | 71 | 40 | 286 | 213 | 0.8 |
| Birmingham | 0 | 0 | 0 | 0 | 0 | * |
| Charlestown | 1 | 0 | 0 | 1 | 1 | * |
| East Nantmeal | 1 | 0 | 0 | 1 | 1 | * |
| East Nottingham | 10 | 0 | 0 | 10 | 10 | 0.2 |
| Elk | 1 | 0 | 0 | 1 | 1 | * |
| Franklin | 4 | 0 | 0 | 4 | 4 | * |
| Highland | 1 | 0 | 0 | 1 | 1 | * |
| Honey Brook Township | 21 | 32 | 0 | 53 | 21 | 1.8 |
| London Britain | 10 | 0 | 0 | 10 | 10 | 1.1 |
| Londonderry | 6 | 11 | 0 | 17 | 17 | 8.1 |
| Lower Oxford | 4 | 0 | 0 | 4 | 4 | * |
| Newlin | 4 | 0 | 0 | 4 | 4 | * |
| New London | 10 | 0 | 0 | 10 | 10 | 2.3 |
| North Coventry | 12 | 0 | 0 | 12 | 12 | 0.5 |
| Pennsbury | 3 | 0 | 0 | 3 | 3 | * |
| Pocopson | 13 | 0 | 0 | 13 | 13 | 0.6 |
| Sadsbury | 3 | 15 | 40 | 58 | 18 | 1.9 |
| South Coventry | 1 | 0 | 0 | 1 | 1 | * |
| Upper Oxford | 0 | 0 | 0 | 0 | 0 | * |
| Wallace | 21 | 0 | 0 | 21 | 21 | 1.3 |
| Warwick | 2 | 0 | 0 | 2 | 2 | * |
| West Caln | 2 | 0 | 0 | 2 | 2 | * |
| West Fallowfield | 0 | 0 | 0 | 0 | 0 | * |
| West Marlborough | 1 | 0 | 0 | 1 | 1 | * |
| West Nantmeal | 0 | 0 | 0 | 0 | 0 | * |
| West Nottingham | 1 | 0 | 0 | 1 | 1 | * |
| West Pikeland | 3 | 0 | 0 | 3 | 2 | * |
| West Sadsbury | 0 | 0 | 0 | 0 | 0 | * |
| West Vincent | 37 | 0 | 0 | 37 | 37 | 2.3 |
| Willistown | 3 | 13 | 0 | 16 | 16 | 4.6 |

* 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.

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