

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 L Y

2 0 1 1

New Housing Units, 2010

The Chester County Planning Commission monitors housing development using data from the Department of Assessment. This data sheet shows the number of new housing units in 2010 by municipality and the trend since 2000. The data include most types of housing except mobile homes. The total number of mobile homes in Chester County is available from a separate tabulation.

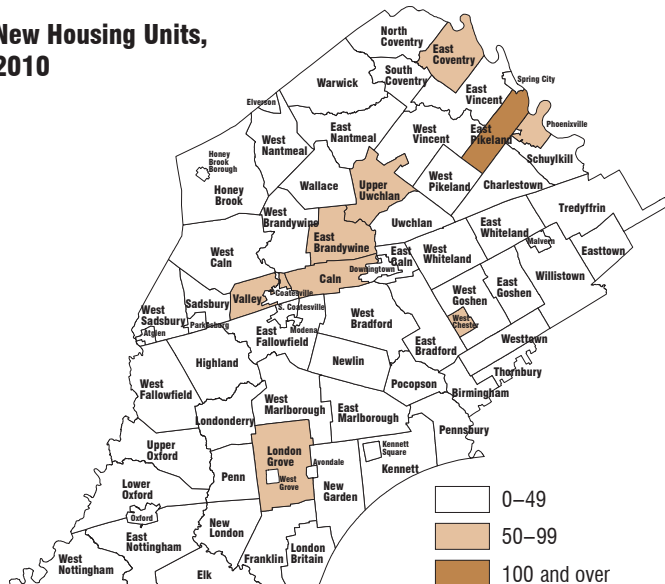
In 2010, there were a total of 1,306 new housing units added to the housing supply in Chester County. This was 20 percent fewer units than in 2009. There has been a steady decline in housing construction since 2006 (see bar chart on page 4). East Pikeland Township had 131 new housing units in 2010, the most in Chester County.

In 2010, 51 percent of all new housing units were single-family detached houses. Single-family attached units, which include twins, townhouses, and condominiums, accounted for 37 percent of the new

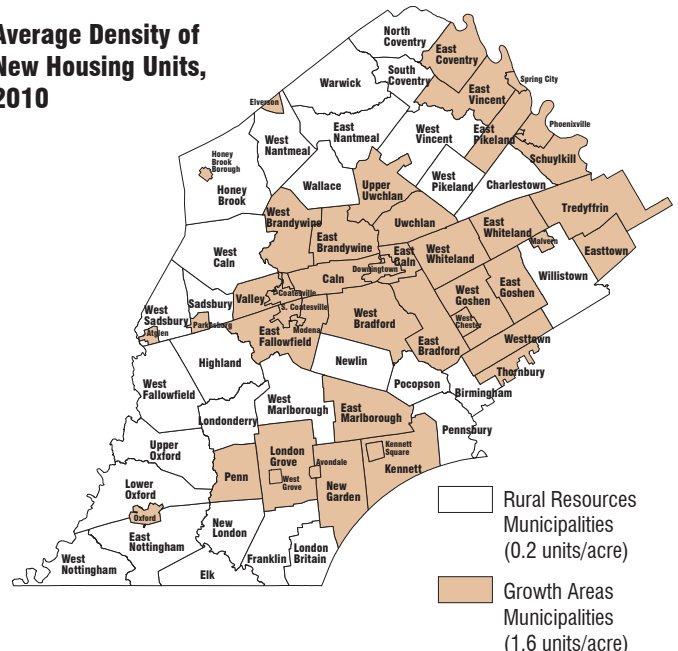
units. The multi-family category, which includes units in structures with two or more units, accounted for 12 percent of the new housing units.

The data sheet includes information about the density of new housing development. The Planning Commission calculated the average density using the number of new units and the amount of land in the parcels containing those housing units. Landscapes2 encourages higher density in designated growth areas to help balance growth and preservation. The data sheet separates municipalities into growth areas municipalities and rural resources municipalities according to their primary designation on the Livable Landscapes map. The average density was 1.6 housing units per acre in the growth areas municipalities and 0.2 units per acre in the rural resources municipalities in 2010. Densities should be higher in the growth areas because public services are available to support higher densities.

New Housing Units, 2010



Average Density of New Housing Units, 2010



New Housing Units—Chester County 2010

Municipality	New Housing Units—Chester County, 2010				New Housing Units Density, 2010	
	Single-family detached units	Single-family attached units	Multi-family units	Total	Single-family detached and attached units ¹	2010 Average Density (units per acre) ²
Chester County	671	478	157	1,306	1,117	0.7
Growth Areas Municipalities Total	422	448	157	1,027	867	1.6
Atglen	0	0	0	0	0	*
Avondale	0	3	0	3	3	*
Caln	39	33	0	72	72	5.0
Coatesville	2	0	0	2	2	*
Downingtown	1	3	0	4	4	*
East Bradford	1	0	0	1	1	*
East Brandywine	42	11	0	53	53	1.3
East Caln	0	6	0	6	6	12.0
East Coventry	11	41	0	52	52	3.6
East Fallowfield	16	0	0	16	16	0.1
East Goshen	7	11	0	18	18	3.1
East Marlborough	9	11	0	20	20	0.4
East Pikeland	15	20	96	131	34	2.9
Easttown	9	0	0	9	9	0.5
East Vincent	7	0	0	7	7	0.5
East Whiteland	2	0	0	2	2	*
Elverson	1	0	0	1	1	*
Honey Brook Boro	1	7	0	8	8	6.6
Kennett	5	28	0	33	33	4.6
Kennett Square	1	1	10	12	2	*
London Grove	60	4	0	64	64	2.9
Malvern	5	0	0	5	5	3.9
Modena	0	0	0	0	0	*
New Garden	24	2	0	26	26	2.0
Oxford	1	5	0	6	6	16.2
Parkesburg	9	0	0	9	9	2.5
Penn	19	11	0	30	30	2.5
Phoenixville	8	62	0	70	70	13.4
Schuylkill	2	0	0	2	2	*
South Coatesville	1	21	0	22	22	107.5
Spring City	1	3	0	4	4	*
Thornbury	4	7	0	11	11	2.6
Tredyffrin	12	0	0	12	12	0.5
Upper Uwchlan	14	45	0	59	59	5.9
Uwchlan	2	11	0	13	13	2.5
Valley	16	51	0	67	66	5.8
West Bradford	47	0	0	47	47	0.8
West Brandywine	6	0	0	6	6	0.2
West Chester	4	11	51	66	15	10.8
West Goshen	7	21	0	28	28	3.3
West Grove	0	12	0	12	12	35.3
Westtown	7	0	0	7	6	1.0
West Whiteland	4	7	0	11	11	2.2

New Housing Units—Chester County 2010

Municipality	New Housing Units—Chester County, 2010				New Housing Units Density, 2010	
	Single-family detached units	Single-family attached units	Multi-family units	Total	Single-family detached and attached units ¹	2010 Average Density (units per acre) ²
Rural Resources Municipalities Total	249	30	0	279	250	0.2
Birmingham	1	0	0	1	1	*
Charlestown	4	0	0	4	4	*
East Nantmeal	1	0	0	1	1	*
East Nottingham	18	0	0	18	18	1.2
Elk	1	0	0	1	1	*
Franklin	8	0	0	8	7	1.8
Highland	3	0	0	3	3	*
Honey Brook Twp	14	23	0	37	14	0.1
London Britain	11	0	0	11	11	0.5
Londonderry	31	4	0	35	35	0.4
Lower Oxford	9	0	0	9	7	0.2
Newlin	9	0	0	9	9	<0.05
New London	14	0	0	14	14	1.5
North Coventry	12	1	0	13	13	1.4
Pennsbury	4	0	0	4	2	*
Pocopson	15	0	0	15	15	0.4
Sadsbury	0	0	0	0	0	*
South Coventry	3	1	0	4	4	*
Upper Oxford	3	0	0	3	2	*
Wallace	13	0	0	13	13	0.4
Warwick	1	0	0	1	1	*
West Caln	19	0	0	19	19	0.8
West Fallowfield	2	0	0	2	2	*
West Marlborough	4	0	0	4	4	*
West Nantmeal	2	1	0	3	3	*
West Nottingham	2	0	0	2	2	*
West Pikeland	3	0	0	3	3	*
West Sadsbury	4	0	0	4	4	*
West Vincent	32	0	0	32	32	1.7
Willistown	6	0	0	6	6	0.2

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

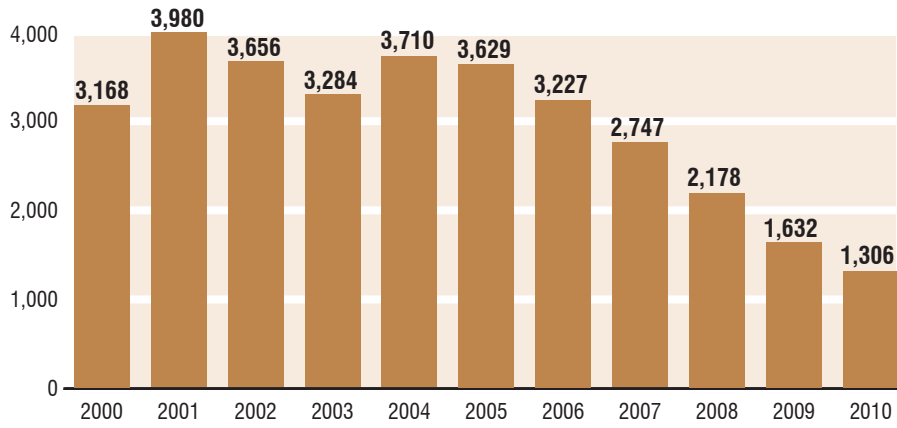
¹ Excludes new single-family housing units on tax parcels with other residential or commercial structures and multi-family units.

² Density is calculated using tax parcels. Single-family detached parcels include the house and all land in the parcel.

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

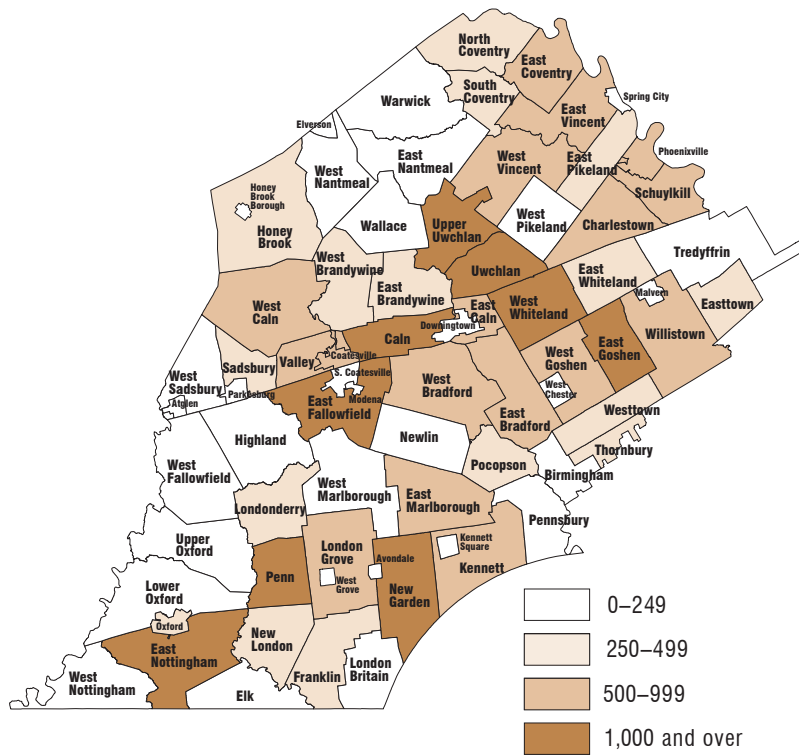
**Chester County
New Housing Units,
2000–2010**



Note: Figures do not include mobile homes.

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

**New Housing Units,
2000–2010**



Note: Figures do not include mobile homes.

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