

Landscapes3 Housing Survey Results

Q1 - The affordability of housing should be more actively addressed in Chester County.		
Answer Options	Response Percent	Response Count
Strongly Agree	47.0%	55
Agree	33.3%	39
No Opinion	6.8%	8
Disagree	7.7%	9
Strongly Disagree	5.1%	6
<i>answered question</i>		117
<i>skipped question</i>		0

Q2 - Homes in Chester County will maintain their value or grow over the next 10 to 20 years.		
Answer Options	Response Percent	Response Count
Strongly Agree	36.2%	42
Agree	54.3%	63
No Opinion	6.0%	7
Disagree	2.6%	3
Strongly Disagree	0.9%	1
<i>answered question</i>		116
<i>skipped question</i>		1

Q3 - Gentrification (increased property values and the displacement of lower-income families and small businesses) is an issue of concern in Chester County.		
Answer Options	Response Percent	Response Count
Strongly Agree	29.9%	35
Agree	41.0%	48
No Opinion	11.1%	13
Disagree	13.7%	16
Strongly Disagree	4.3%	5
<i>answered question</i>		117
<i>skipped question</i>		0

Q4 - Please rank which of these housing types is needed most in Chester County (1 being the most important and 4 being the least important).						
Answer Options	1	2	3	4	Rating Average	Response Count
First Time Homebuyer	39	30	18	19	2.16	106
	36.79%	28.30%	16.98%	17.92%		
Workforce Housing	34	30	28	14	2.21	106
	32.08%	28.30%	26.42%	13.21%		
Additional Rental Housing	16	27	36	28	2.71	107
	14.95%	25.23%	33.64%	26.17%		
Subsidized Housing	19	20	24	42	2.85	105
	18.10%	19.05%	22.86%	40.00%		
<i>answered question</i>						111
<i>skipped question</i>						6

Q5 - To provide enough housing for our growing population at reasonable prices, we must build on currently undeveloped land.		
Answer Options	Response Percent	Response Count
Strongly Agree	10.0%	11
Agree	20.9%	23
No Opinion	9.1%	10
Disagree	34.5%	38
Strongly Disagree	25.5%	28
<i>answered question</i>		110
<i>skipped question</i>		7

Q6 - I would be willing to pay more money for a house that was located closer to my job.		
Answer Options	Response Percent	Response Count
Strongly Agree	13.6%	15
Agree	43.6%	48
No Opinion	22.7%	25
Disagree	17.3%	19
Strongly Disagree	2.7%	3
<i>answered question</i>		110
<i>skipped question</i>		7

Q7 - I would be willing to move to a smaller house if it was in a desirable location.		
Answer Options	Response Percent	Response Count
Strongly Agree	20.9%	23
Agree	53.6%	59
No Opinion	10.0%	11
Disagree	12.7%	14
Strongly Disagree	2.7%	3
<i>answered question</i>		110
<i>skipped question</i>		7

Q8 - The quality of local schools is the most important factor for most Chester County residents when they decide where they will rent or buy a home.		
Answer Options	Response Percent	Response Count
Strongly Agree	23.6%	26
Agree	47.3%	52
No Opinion	16.4%	18
Disagree	12.7%	14
Strongly Disagree	0.0%	0
<i>answered question</i>		110
<i>skipped question</i>		7

Q9 - Convenient access to Amtrak or SEPTA significantly improves the desirability of housing.		
Answer Options	Response Percent	Response Count
Strongly Agree	31.8%	35
Agree	44.5%	49
No Opinion	10.0%	11
Disagree	10.9%	12
Strongly Disagree	2.7%	3
<i>answered question</i>		110
<i>skipped question</i>		7

Q10 - What is the maximum one-way commuting time that you find acceptable?		
Answer Options	Response Percent	Response Count
Over 20 Minutes	22.7%	25
Over 30 minutes	54.5%	60
Over 45 minutes	20.0%	22
Over 1 hour	2.7%	3
<i>answered question</i>		110
<i>skipped question</i>		7

Q11 - Please rank what housing locations are most desirable to prospective homebuyers (1 being the most important and 4 being the least important).						
Answer Options	1	2	3	4	Rating Average	Response Count
Suburban areas close to urban centers	67	31	9	1	1.48	108
	62.04%	28.70%	8.33%	0.93%		
Urban centers	28	43	12	23	2.28	106
	26.42%	40.57%	11.32%	21.70%		
Suburban areas that are far away from urban centers	6	22	59	19	2.86	106
	5.66%	20.75%	55.66%	17.92%		
Rural areas	7	12	24	64	3.36	107
	6.54%	11.21%	22.43%	59.81%		
<i>answered question</i>						109
<i>skipped question</i>						8

Q12 - Please rank the locations where most housing growth over the next 20 years should be (1 being the most important and 4 being the least important).						
Answer Options	1	2	3	4	Rating Average	Response Count
Suburban areas close to urban centers	41	58	4	2	1.69	105
	39.05%	55.24%	3.81%	1.90%		
Urban centers	57	23	10	11	1.75	101
	56.44%	22.77%	9.90%	10.89%		
Suburban areas that are far away from urban centers	4	15	76	8	2.85	103
	3.88%	14.56%	73.79%	7.77%		
Rural areas	4	5	11	84	3.68	104
	3.85%	4.81%	10.58%	80.77%		
<i>answered question</i>						107
<i>skipped question</i>						10

Q13 - Fair Housing (the need for equal treatment in the purchase, rental, leasing, sale or financing of a home regardless of race, class, sex, religion, national origin, and familial status) should be more actively addressed in Chester County by municipalities.		
Answer Options	Response Percent	Response Count
Strongly Agree	27.6%	29
Agree	36.2%	38
No Opinion	19.0%	20
Disagree	13.3%	14
Strongly Disagree	3.8%	4
<i>answered question</i>		105
<i>skipped question</i>		12

Q14 - Environmental Justice (the fair distribution of environmental benefits and burdens) should be more actively addressed in Chester County.		
Answer Options	Response Percent	Response Count
Strongly Agree	33.0%	35
Agree	32.1%	34
No Opinion	26.4%	28
Disagree	6.6%	7
Strongly Disagree	1.9%	2
<i>answered question</i>		106
<i>skipped question</i>		11

Q15 - Please rank which of these housing issues in Chester County should be more actively addressed (1 being the most important and 5 being the least important).							
Answer Options	1	2	3	4	5	Rating Average	Response Count
Aging in Place	34	21	20	14	13	2.52	102
	33.33%	20.59%	19.61%	13.73%	12.75%		
Fair Housing	19	25	19	29	7	2.80	99
	19.19%	25.25%	19.19%	29.29%	7.07%		
Homelessness	30	15	20	14	21	2.81	100
	30.00%	15.00%	20.00%	14.00%	21.00%		
Special Needs Housing	10	24	22	28	14	3.12	98
	10.20%	24.49%	22.45%	28.57%	14.29%		
Environmental Justice	10	14	19	13	44	3.67	100
	10.00%	14.00%	19.00%	13.00%	44.00%		
<i>answered question</i>							104
<i>skipped question</i>							13

Q16 - Chester County has a very diversified housing stock.		
Answer Options	Response Percent	Response Count
Strongly Agree	5.7%	6
Agree	31.1%	33
No Opinion	14.2%	15
Disagree	41.5%	44
Strongly Disagree	7.5%	8
<i>answered question</i>		106
<i>skipped question</i>		11

Q17 - There should be more senior housing (housing intended for individuals over the age of 55) in Chester County.		
Answer Options	Response Percent	Response Count
Strongly Agree	11.3%	12
Agree	45.3%	48
No Opinion	24.5%	26
Disagree	14.2%	15
Strongly Disagree	4.7%	5
<i>answered question</i>		106
<i>skipped question</i>		11

Q18 - Please rank which of these housing types there should be more of in Chester County (1 being most important and 5 being least important).							
Answer Options	1	2	3	4	5	Rating Average	Response Count
Townhouse or Rowhouse	18	41	18	19	6	2.55	102
	17.65%	40.20%	17.65%	18.63%	5.88%		
Apartment or Condominium	40	16	16	14	18	2.56	104
	38.46%	15.38%	15.38%	13.46%	17.31%		
Twin or Duplex	8	21	56	12	4	2.83	101
	7.92%	20.79%	55.45%	11.88%	3.96%		
Single Family detached on less than 1 acre	28	15	7	47	6	2.88	103
	27.18%	14.56%	6.80%	45.63%	5.83%		
Single Family detached on more than 1 acre	11	10	4	10	70	4.12	105
	10.48%	9.52%	3.81%	9.52%	66.67%		
<i>answered question</i>							106
<i>skipped question</i>							11

Q19 - What type of home do you live in?		
Answer Options	Response Percent	Response Count
Single Family detached on more than 1 acre	27.4%	29
Single Family detached on less than 1 acre	44.3%	47
Twin or Duplex	3.8%	4
Townhouse	11.3%	12
Apartment or Condominium	13.2%	14
	<i>answered question</i>	106
	<i>skipped question</i>	11

Q20 - Please rank the characteristics Chester County residents desire most from the communities where they live (1 being most important and 5 being least important).							
Answer Options	1	2	3	4	5	Rating Average	Response Count
Good quality of local schools	38	36	15	10	5	2.12	104
	36.54%	34.62%	14.42%	9.62%	4.81%		
A walkable environment	23	13	20	22	24	3.11	102
	22.55%	12.75%	19.61%	21.57%	23.53%		
Low taxes	20	21	15	19	29	3.15	104
	19.23%	20.19%	14.42%	18.27%	27.88%		
Close proximity to retail, dining and entertainment	13	18	25	21	26	3.28	103
	12.62%	17.48%	24.27%	20.39%	25.24%		
Green spaces and parks	11	16	28	31	18	3.28	104
	10.58%	15.38%	26.92%	29.81%	17.31%		
						<i>answered question</i>	106
						<i>skipped question</i>	11

Q21 - Which of these demographic groups do you think will have the most impact on the housing market in the next 20 years? (Select one)		
Answer Options	Response Percent	Response Count
Baby Boomers (Aged 50-68)	22.1%	23
Generation X (Aged 35-50)	18.3%	19
Millennials (Aged 18-35)	56.7%	59
Generation Z (Younger than 18)	2.9%	3
	<i>answered question</i>	104
	<i>skipped question</i>	13

Q22 - Mixed use centers (a style of development that blends residential, commercial, cultural, institutional, or industrial uses) are in higher demand than they were in the past.		
Answer Options	Response Percent	Response Count
Strongly Agree	26.9%	28
Agree	54.8%	57
No Opinion	10.6%	11
Disagree	4.8%	5
Strongly Disagree	2.9%	3
<i>answered question</i>		104
<i>skipped question</i>		13

Q23 - How are you involved in housing? (Please check all that apply)		
Answer Options	Response Percent	Response Count
Student	1.9%	2
Elected Official	1.9%	2
Renter	10.4%	11
Advocate	31.1%	33
Professional Career	55.7%	59
Homeowner	59.4%	63
<i>answered question</i>		106
<i>skipped question</i>		11

Q24 Any additional comments.

Representative comments are provided below, in order of submission. 27 comments were submitted.

Representative Comments Submitted:

I wish there were more affordable (not low-income) housing in my area; the lack of it forces me to be a renter in the area I desire rather than a homeowner as I would prefer to be!

Lanscapes3 needs to allow for more housing in urban centers. Specifically: -Recategorize some communities as "Urban" currently designated "Suburban Center." Exton should be treated as an urban community, for example, and not treating it as such greatly stifles growth in Central Chester County. -Advocate for smarter urban growth in areas categorized urban which are currently not pulling their weight. For instance, the area of West Goshen outside of West Chester but inside 202 was smartly categorized as urban in Lanscapes2, but is still blighted by dated, 1960s land-use codes allowing for little more than strip malls. -Strongly advocate for liberal urban infill development. The flip side of this is Lanscapes3 also needs to protect open space much more aggressively. DO NOT cede even one acre of area currently designated "rural" to the "suburban" landscape. There is a lot of disagreement about how to grow as a county, but pretty much unanimous consensus that nobody wants more farmland destroyed for tract housing.

While renter costs have increased, the quality of the properties has decreased. Landlords are not held to adequate standards to rent their properties. Many rental properties that are rented are unsafe. Chester County has become an

investors market and less of a family/first time home buyer market. Investors make the county difficult for millennials and young families to live in because it has become unaffordable. I'd rather purchase a home with more square footage and in better shape in another town.

Housing is a product constructed by speculative investors focused on maximizing profit. Need for housing isn't a concern for builders. Thus the population that needs housing is underserved.

Risking hyperbole here, but suburban development has ruined Chester County. It's the new Delaware County :(Focus new development on the places where there are amenities and infrastructure (e.g. West Chester Borough), and relax building restrictions (height limits, preservation requirements) in these places. Restrict development in areas of open space. It's resource-intensive, car-dependent, inefficient development that will position Chester County, and its taxpayers, poorly in the long run.

Need to keep / expand open spaces, parks, and access public transit (especially rail)

It is important that I am able to continue to live in Chester County. I am a home owner and am approaching retirement.

Taxes need to stay low/become lower. After a home is paid off, some owners can no longer afford taxes in developing areas and get "pushed" out.

Being a resident and the President of Council, the City of Coatesville has forty percent of the County's section 8 housing and as many nonprofits, which keeps our tax base low and the tax burden high. Poverty is a huge issue and we need assistance with a resolution.

More affordable housing is in desperate need in Chester County!

The idea that we should build homes on undeveloped land to provide homes at reasonable prices is false. All I have seen is that developers buy land and then build as many houses as they can fit while charging the most they can, typically way above a price for middle incomes- as in Toll Bros, Pulte or Lennar near Chester Springs. New homes cost \$500,000 or more! So the developers only profit while communities are saddled with school costs and traffic nightmares. This rationale behind approving more high density developments must end and seen as false

Housing for people with mental health issues were not addressed

Two comments. (1) Regulations have added costs to the production of new housing, without a corresponding public benefit. Therefore, it's become infeasible for private developers to build workforce housing. Land development regulations, DEP regulations, sprinkler requirements, the demands of fire marshals, and utility company standards have conspired to add \$10,000 per home in new costs in just the last ten years. When the homebuyer can only afford \$200,000 for a house, those costs can be fatal to a project. Nobody is advocating against these regulations or even demanding cost benefit analyses (e.g., fire sprinklers, water meter vaults, excessive street widths). For the most part, because of this phenomenon, all new housing is luxury housing; (2) We can do more with our infill sites. While the recent spate of infill apt development is welcome, we need to remove limitations on dense market-driven development in towns and near transit. Parking minimums and density maximums are self-defeating in a walkable urban environment.

An elder-friendly community is a family-friendly community.

Having a report on the true meaning of the Open Space program would be helpful to understand who is / are the actual benefactors of the program

While school quality is a significant concern for many home seekers, other factors such as affordability, proximity to transit and employment, and resource network also factor into housing choices.

Even though my choice of living style 35 years ago was rural, I have changed my views, serving as a public health nurse in rural SCC and experiencing the lack of affordable housing for migrants and service workers. There seems to be a value for community-centers with housing near-by, which provides a range of housing options and costs, which in turn also preserves open space. I am an advocate for Developers taking tax credits and providing affordable housing along with higher cost housing.

Affordable Housing can come in many forms. While I think large projects are necessary, I also believe there should be more of an emphasis on municipalities encouraging affordable housing within the existing infrastructure; tiny houses, carriage houses, granny flats, backyard cottages, accessory dwelling, could be an immediate fix to many of the Urban Centers' needs. Too often municipalities outlaw these, or zone them out of existence.