

# Housing Choices Committee

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October 12, 2021  
2:00-3:30 – Zoom



# Welcome

- **Brian O’Leary, AICP**  
**CCPC Executive Director**
- **William Deguffroy, AICP**  
**Community Planning Director**
- **Libby Horwitz, AICP**  
**Senior Housing & Economic Planner**
- **Chris Patriarca, AICP**  
**Senior Community Planner**



# Agenda

- **CCPC Updates**
- **Department of Community Development Updates**
- **A+ Homes Guides Updates**
- **A+ Homes Adaptable Discussion**
- **Housing Forum Update**
- **General Updates**
- **Adjournment**

# CCPC Updates – Brian O’Leary



# DCD Updates – Dolores Colligan



# A+ Homes Guides – Aging Friendly



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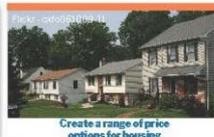
## Aging-friendly Housing Planning Strategies

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### Approaches

The Chester County Planning Commission recommends communities strive to achieve five main strategies to address changes occurring due to increasing senior population in accordance with Landscapes 3 and A+ Homes.



# A+ Homes Guides – Affordably-Priced



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## Affordably-priced Housing Planning Strategies

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Need Context **Approaches & Strategies** Resources

### Approaches & Strategies

#### Methods to Positively Impact Construction Costs

As previously discussed, there are numerous elements that go into housing construction that are not impacted by municipal regulations and therefore are not discussed further below. For any municipal ordinance amendment and/or policy change, careful consideration needs to be given by the municipality for possible impacts and how to most effectively implement the overall municipal vision while still providing for adequate housing diversity. While every method identified may not be possible for all municipalities, each should be given consideration. Implementation of multiple measures and methods to reduce housing construction costs, taken together, can positively impact the unit cost of a home, lessening the burden on individual homeowners. An overview of various methods that can positively impact construction costs is divided into the following categories: development review process, infrastructure, bonuses, and zoning.



Development review process



Infrastructure



Bonuses



Zoning



# A+ Homes Guides – Adaptable

- For 2021, staff will develop a fourth planning guide for “Adaptable.”
- As defined as part of the A+ Homes initiative, “Adaptable” are homes that are:

*Able to evolve with market forces, changing demographics, buyer and renter preferences, and environmental conditions.*

- As “Adaptable” encompasses a wide variety of components, we are seeking guidance from the Committee on the most critical components of this to focus on.

# A+ Planning Guide Adaptable

10-12-2021 Initial Scoping  
Conversation

# Questions

Able to evolve with market forces, changing demographics, buyer and renter preferences, and environmental conditions.

- What challenges are municipalities facing with creating adaptable housing? Are/why aren't municipalities implementing adaptable housing?
- There are two different ideas in Adaptable, how should the planning guides handle this?
  - Educating local government
  - Address NIMBYism
  - Use emotional appeals?
  - YIMBY – how to tap into this? Investigate options (social media, orgs)

# 2021 Housing Forum – Missing Middle



**A+**  
homes  
Chester County

## What's Our Type?

MISSING MIDDLE typologies to meet housing needs

THURSDAY • NOVEMBER 18, 2021 • 4:00 PM

Landscapes

How We LIVE

**Zoom Link:** [https://us06web.zoom.us/webinar/register/WN\\_xM3kjwvRTouBmu4eUeVQ\\_g](https://us06web.zoom.us/webinar/register/WN_xM3kjwvRTouBmu4eUeVQ_g)

**Eventbrite Link:** <https://www.eventbrite.com/e/2021-fall-housing-forum-tickets-165798845811>

# General Updates



# Thank You for Attending

