
Delaware County Housing Plan

July 10, 2018 | Task Force Meeting 2



delaware county
planning department



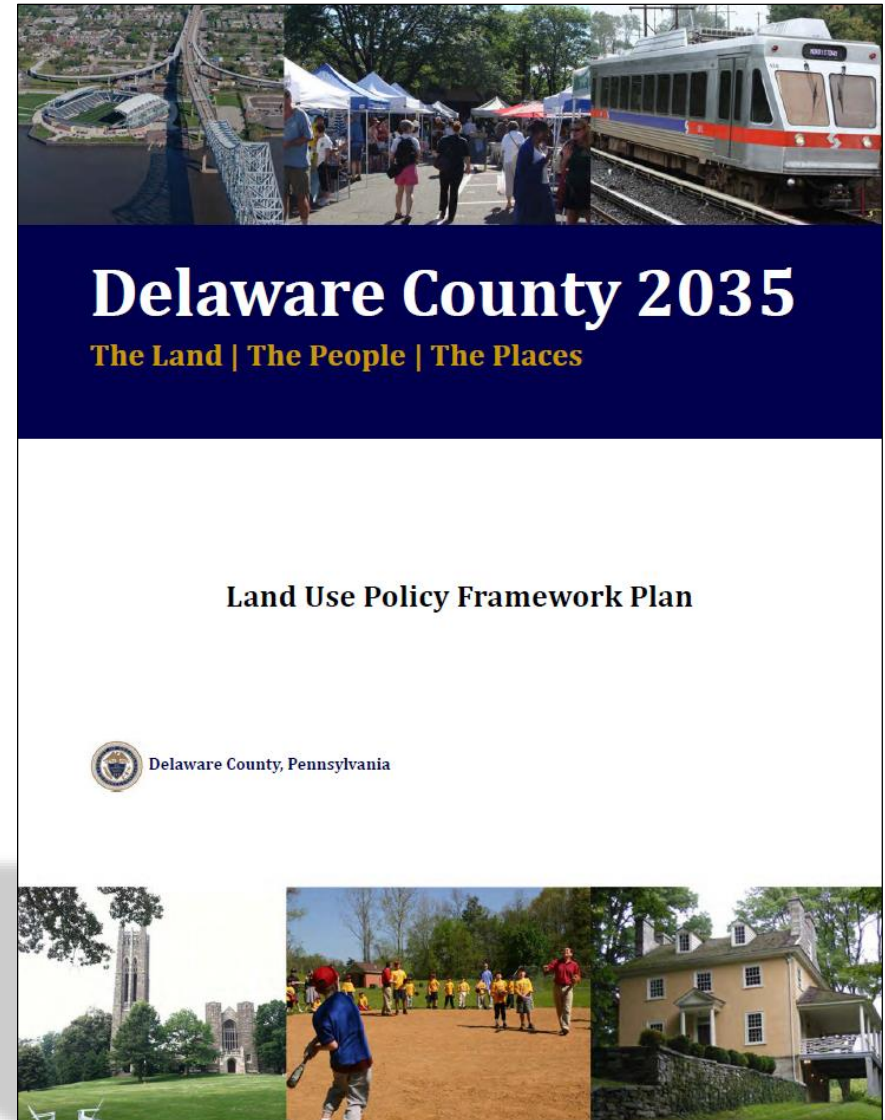
Meeting Agenda

- Introductions
- Background Review
- Survey Results
- Objectives & Action Plan
- Questions
- Next Steps



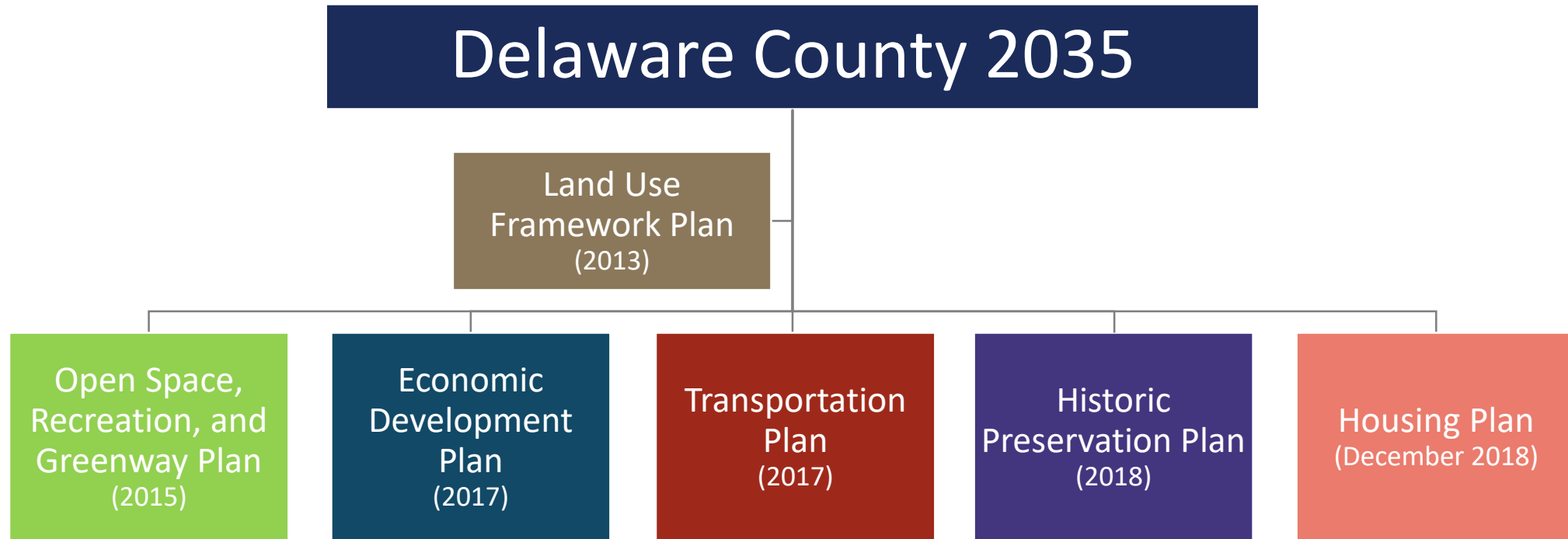
Delaware County 2035

- Delaware County's Comprehensive Plan
 - Policy document
 - Establishes a long-range vision
 - Sets goals for County and recommendations for municipalities
 - Implemented through zoning and other tools
- Adopted November 2013
- Required by PA Act 247
- Framework Plan
 - Established broad policies
 - Foundation for more detailed component plans
 - Resource for municipalities



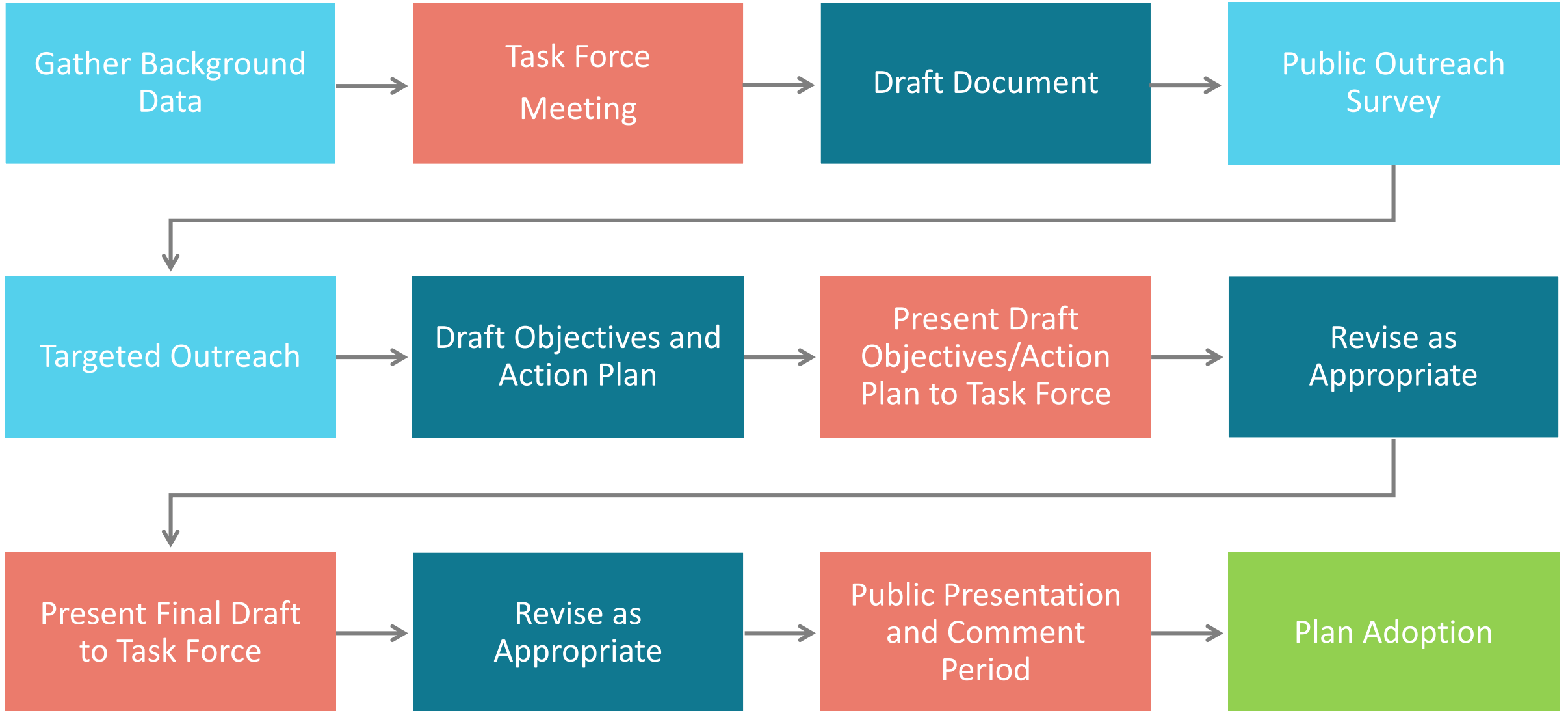


Delaware County 2035 Structure





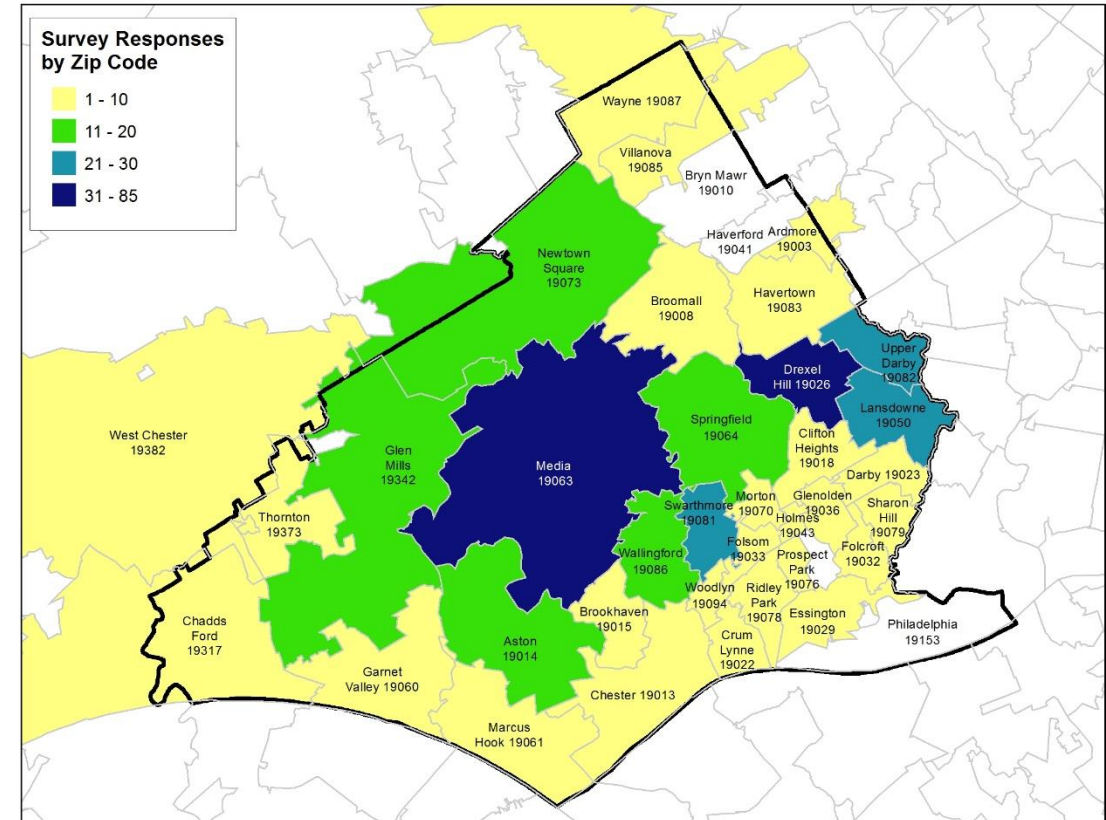
Housing Plan Process





Resident Housing Survey Results

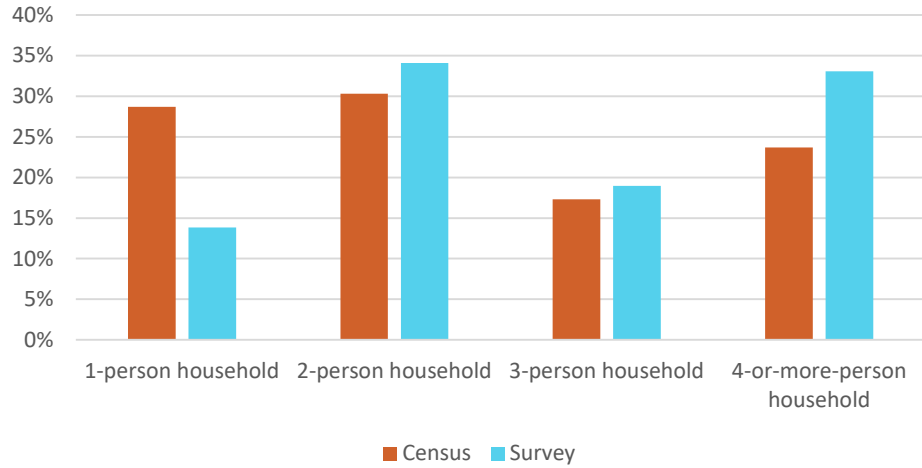
- Opened May 21
- 390 responses as of July 9
 - Top Zip Codes: 19063 (85), 19026 (39), 19081 (27), 19082 (27), 19050 (25)
- Respondent profile
 - 81% Homeowner/15% Renter
 - 72% Female/25% Male
 - 73% White/15% Black or Af. Am./2% Asian
 - 2% Hispanic origin
- Delaware County Census profile
 - 69% Homeowner/31% Renter
 - 52% Female/48% Male
 - 70% White/21% Black or Af. Am./5% Asian
 - 3% Hispanic origin



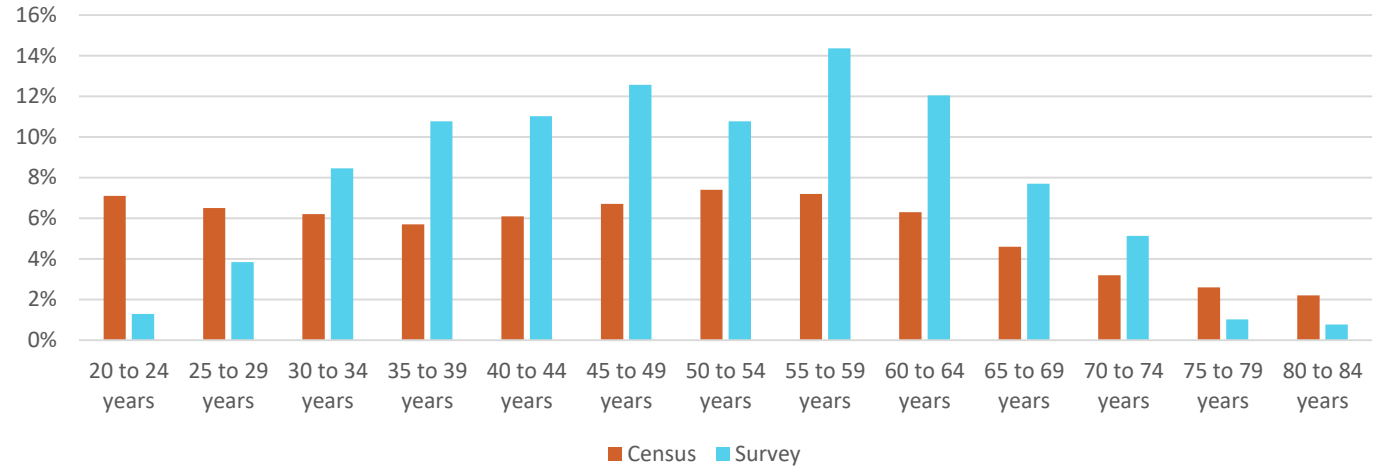


Resident Housing Survey Results

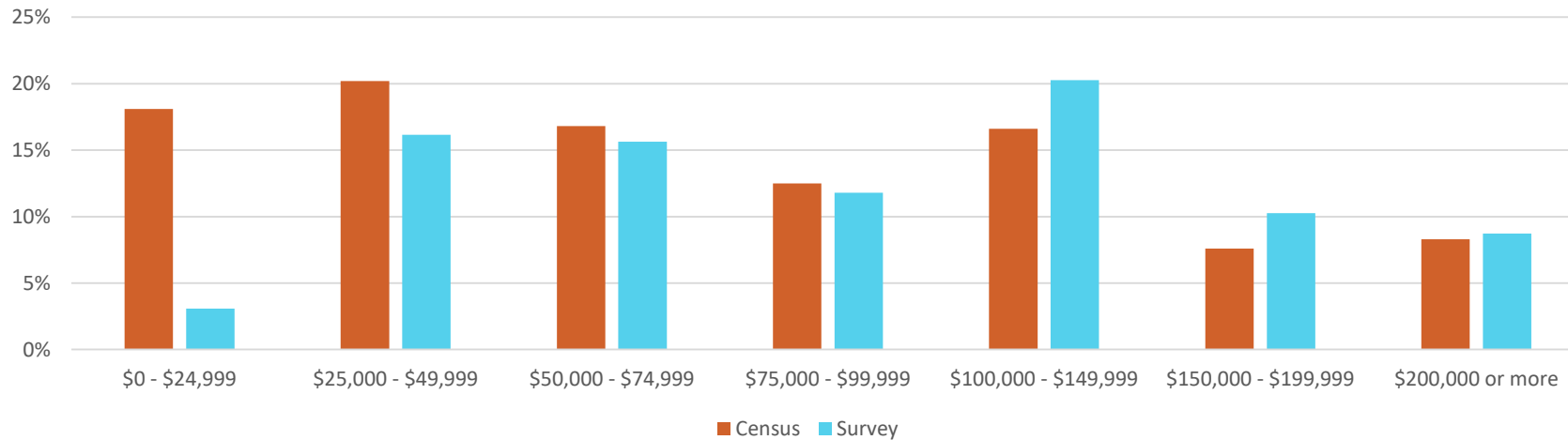
Household Size



Age Ranges



Income Brackets

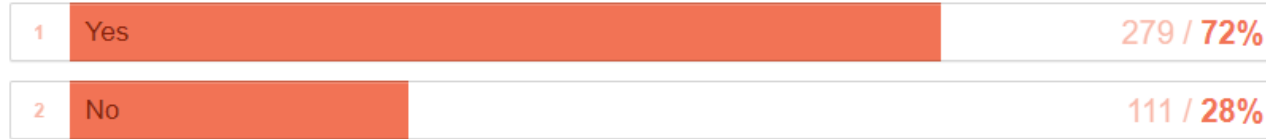




Resident Housing Survey Results

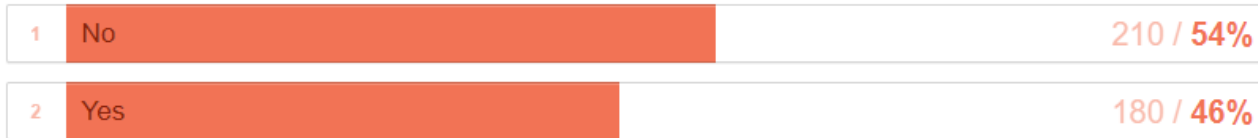
Would you continue to live in your neighborhood if you had a choice?

390 out of 390 people answered this question

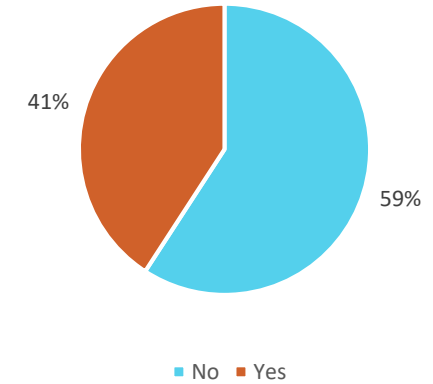


Do you feel like you struggle to afford your monthly housing costs (mortgage/rent, taxes, insurance, utilities)?

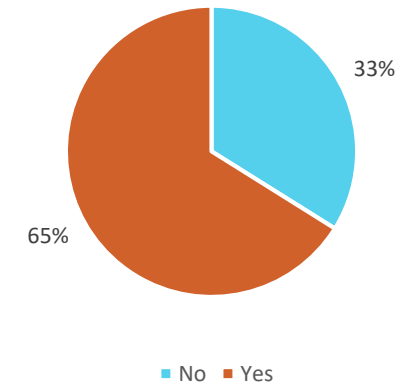
390 out of 390 people answered this question



Homeowners: Do you feel like you struggle to afford monthly housing costs?



Renters: Do you feel like you struggle to afford monthly housing costs?



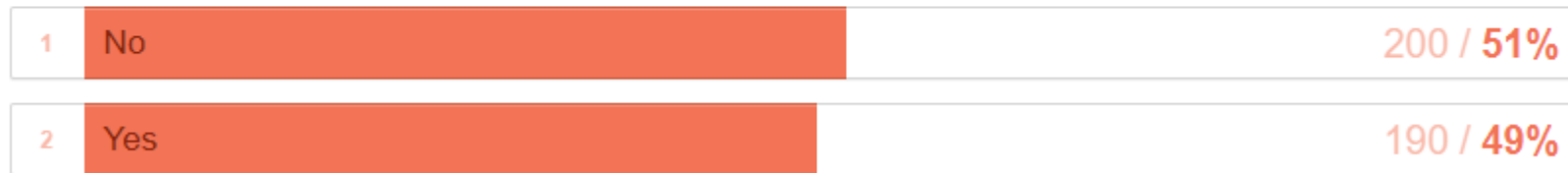


Resident Housing Survey Results

Experience Looking for Housing in Delaware County

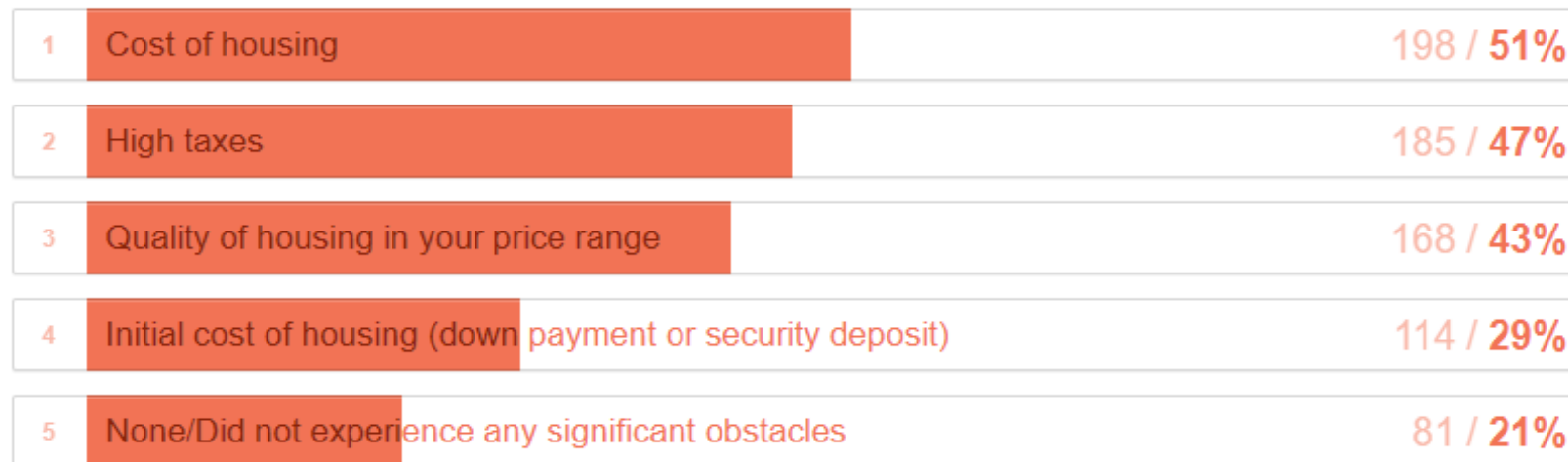
When looking for your current home, was it easy to find housing in your price range in your desired neighborhood?

390 out of 390 people answered this question



What were the biggest obstacles to finding housing in Delaware County in your desired neighborhood? Select **up to 5** choices.

390 out of 390 people answered this question



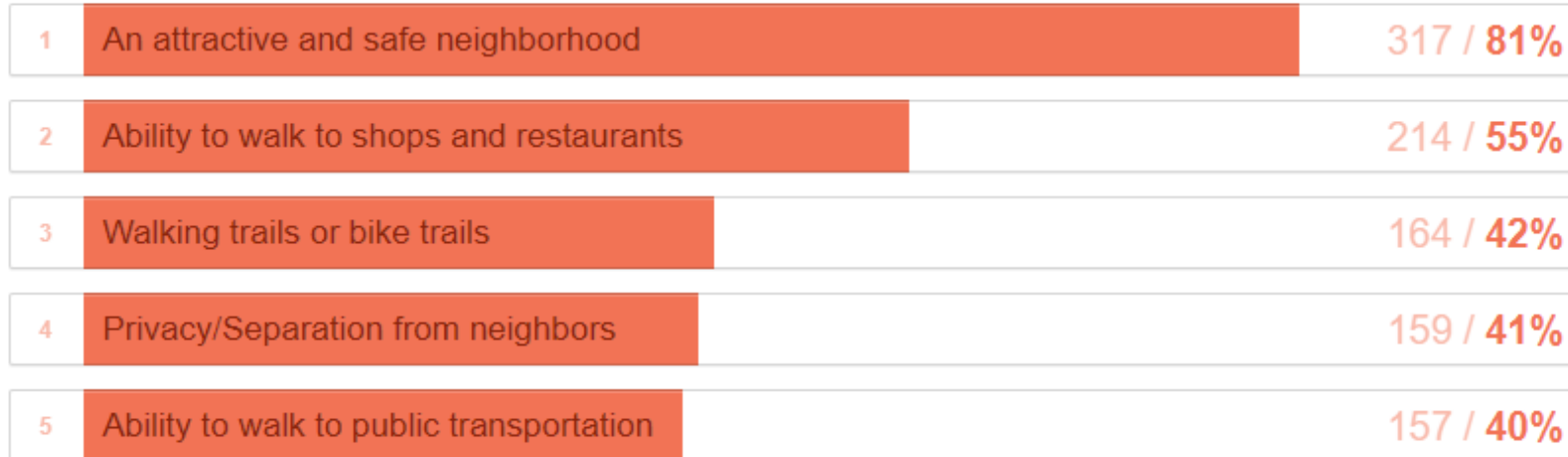


Resident Housing Survey Results

Neighborhood Preference

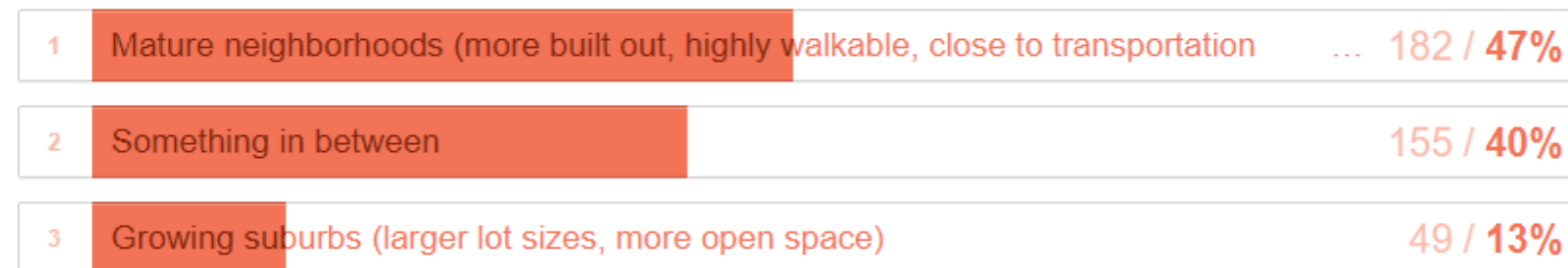
Please select **up to 5** of your preferences for neighborhood amenities when looking for a home:

390 out of 390 people answered this question



When looking for a neighborhood, do you prefer:

386 out of 390 people answered this question

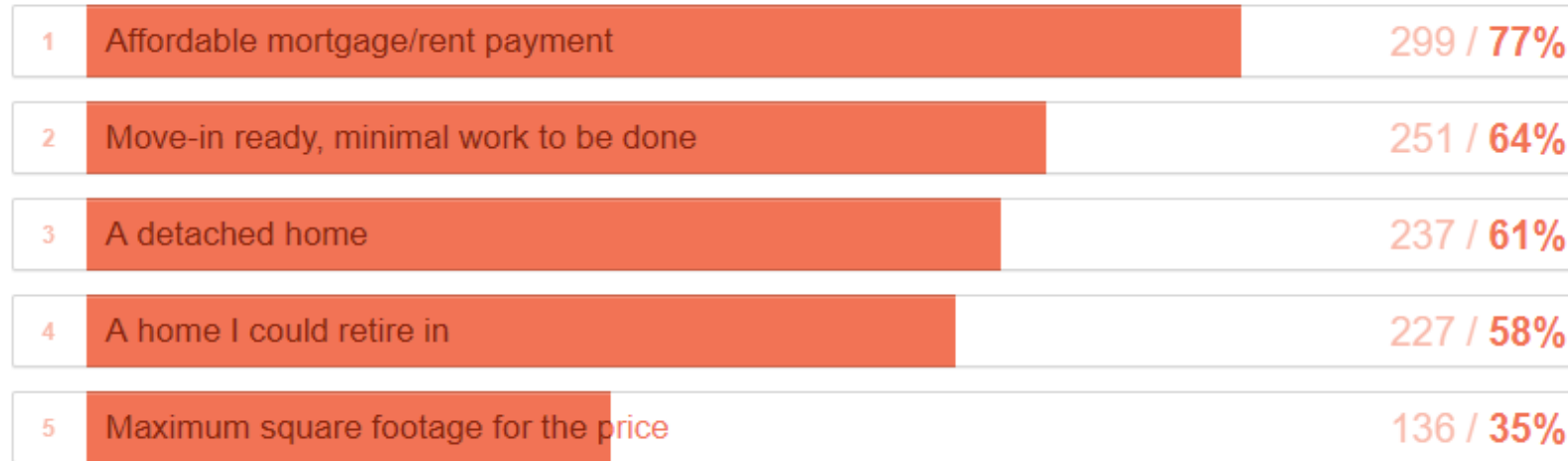




Resident Housing Survey Results

Please select **up to 5** of your priorities from the list below when looking for a home:

390 out of 390 people answered this question



Housing Preference

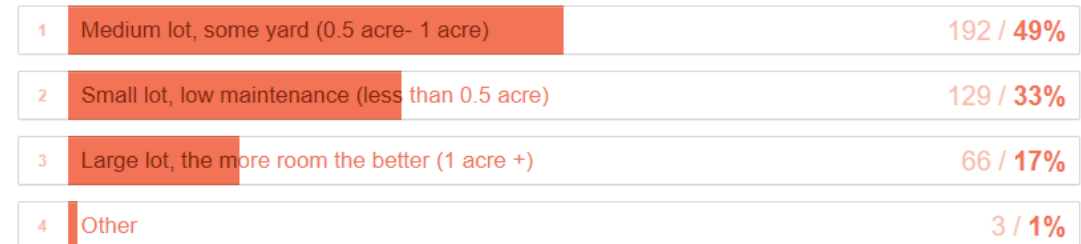
What size home do you prefer?

390 out of 390 people answered this question



What size lot do you prefer?

390 out of 390 people answered this question





Draft Housing Objectives

- 1 Encourage **healthy, attractive neighborhoods** with proximity and access to jobs, cultural and recreational amenities, services, and transportation choices that enhance community character and create desirable places to live within Delaware County.
- 2 Provide an adequate supply, and diversity, of housing opportunities to give current and future residents greater **choice in housing type and tenure** (rental and ownership), location, and price as the basis for building sustainable communities.
- 3 Promote and maintain suitable living environments by enhancing and improving the existing **housing stock** to ensure housing quality in all neighborhoods.
- 4 Create a full range of housing opportunities and housing programs for **vulnerable populations** that provide options for all ages, abilities, and income levels to maximize social and economic opportunities for everyone.
- 5 Establish a **data-based housing policy** to inform funding decisions and encourage program development that meets the needs of the County's unique housing landscape.



Draft Housing Objectives & Action Items

1

Encourage **healthy, attractive neighborhoods** with proximity and access to jobs, cultural and recreational amenities, services, and transportation choices that enhance community character and create desirable places to live within Delaware County.

The County will...

- Promote the principles of smart growth and sustainability as tools for building stable and desirable neighborhoods.

Municipalities are encouraged to...

- Create neighborhood vision plans that promote unique community assets and amenities that serve to draw residents.



Draft Housing Objectives & Action Items

2

Provide an adequate supply, and diversity, of housing opportunities to give current and future residents greater **choice in housing type and tenure** (rental and ownership), location, and price as the basis for building sustainable communities.

The County will...

- Encourage inter-local governmental agreements that promote a regional approach to affordable housing countywide.

Municipalities are encouraged to...

- Ensure quality options for renters as well as homeowners through zoning or targeted programs.



Draft Housing Objectives & Action Items

3

Promote and maintain suitable living environments by enhancing and improving the existing **housing stock** to ensure housing quality in all neighborhoods.

The County will...

- Explore and develop suggestions on decreasing slum and blight. (Land banks/land trusts, demolition programs).

Municipalities are encouraged to...

- Distribute resident newsletters or new neighbor welcome packets that include information on how to be a good neighbor (maintenance standards, trash and recycling days, community participation/investment opportunities).



Draft Housing Objectives & Action Items

4

Create a full range of housing opportunities and housing programs for **vulnerable populations** that provide options for all ages, abilities, and income levels to maximize social and economic opportunities for everyone.

The County will...

- Develop model zoning ordinances that encourage accessory dwelling units to address affordable and elderly housing needs.

Municipalities are encouraged to...

- Adopt Universal Design Standards.



Draft Housing Objectives & Action Items

5

Establish a **data-based housing policy** to inform funding decisions and encourage program development that meets the needs of the County's unique housing landscape.

The County will...

- Make available the most relevant market information including foreclosures, demolitions and lifestyle trends to planning partners.

Municipalities are encouraged to...

- Identify, monitor and maintain an inventory of vacant property.



Next Steps

- Final Survey Push
- Targeted Outreach
- Chapter Development
- Next Task Force Meeting
 - Fall 2018
 - Review Draft Plan Chapters



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