



Housing an Aging Population

Changing Housing | Policies for Senior Housing | Tools for Communities

November 17, 2020

West Chester, PA

Welcome and Introductions

Chester County Officials & Staff

- **Brian N. O’Leary, AICP**
Chester County Planning Commission
- **Marian Moskowitz (Deb Leach)**
Chester County Commissioners
- **Josh Maxwell**
Chester County Commissioners
- **Michelle Kichline**
Chester County Commissioners

Speakers

- **Libby Horwitz, AICP**
Chester County Planning Commission
- **Mark Gordon**
- **Rick Smith**
East Goshen Township
- **Ryan Bailey**
Pennrose

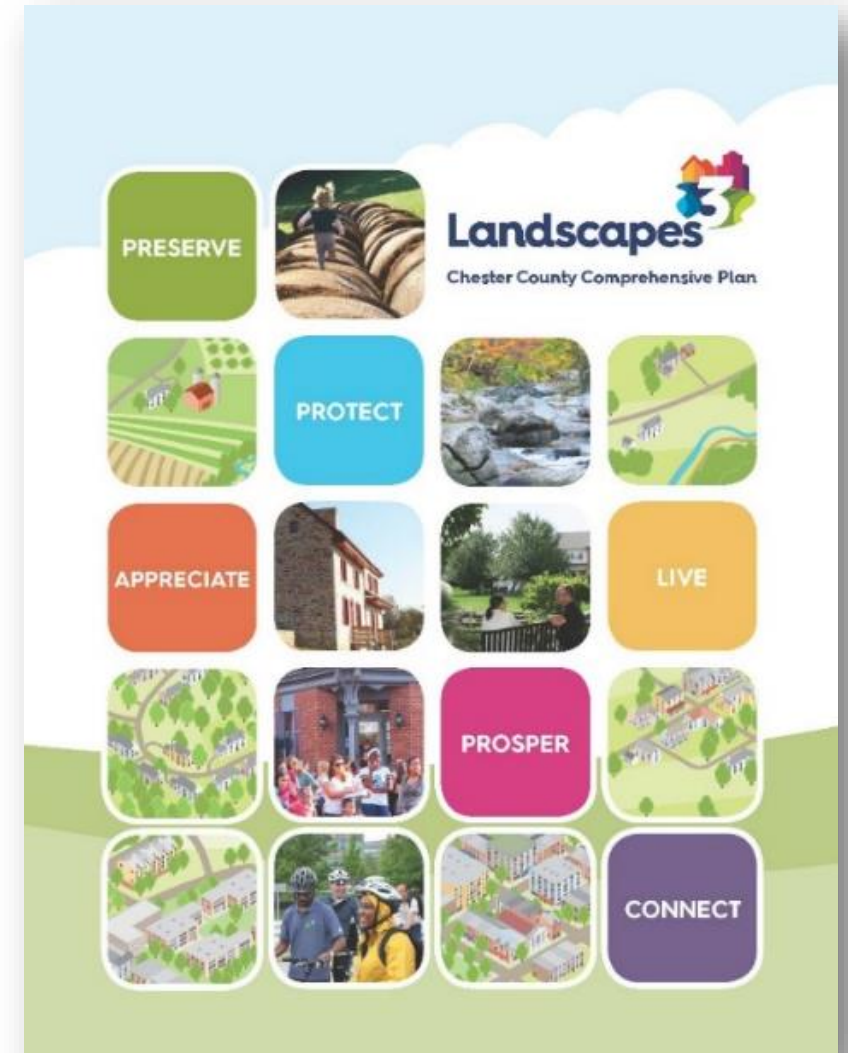


Chester County Departments Planning for Senior Housing



County Comprehensive Plan

Landscapes3 seeks to balance growth and preservation.



County Comprehensive Plan

County Housing Policy

Housing is addressed within the **LIVE** goal area of *Landscapes3*.



County Comprehensive Plan

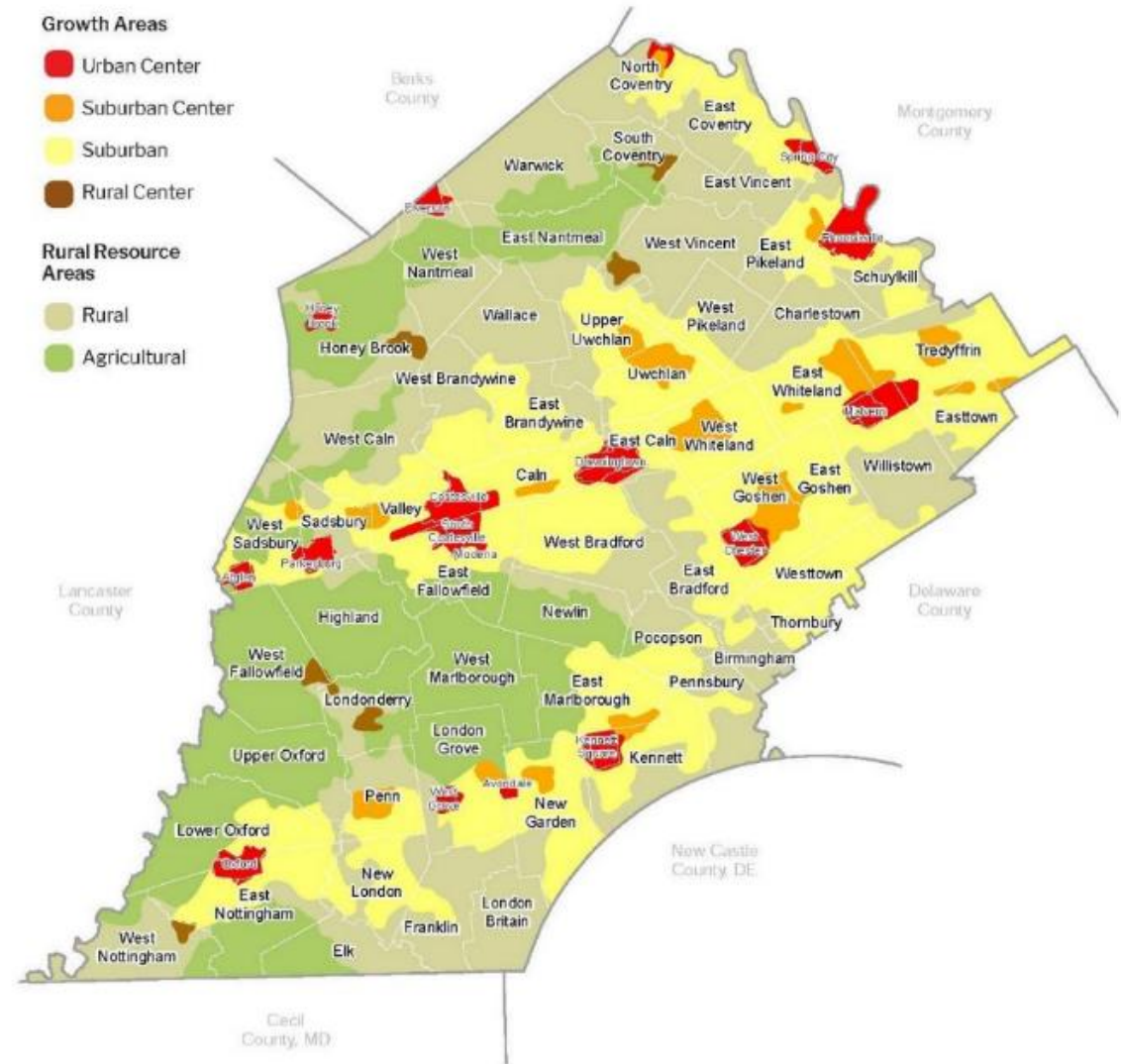
County Housing Policy

“Support safe and accessible places for people of all ages and abilities, from children to seniors, through development of appropriate housing, community facilities, and amenities.”



County Comprehensive Plan

The *Landscapes Map* is the County's guide for growth and rural resource.





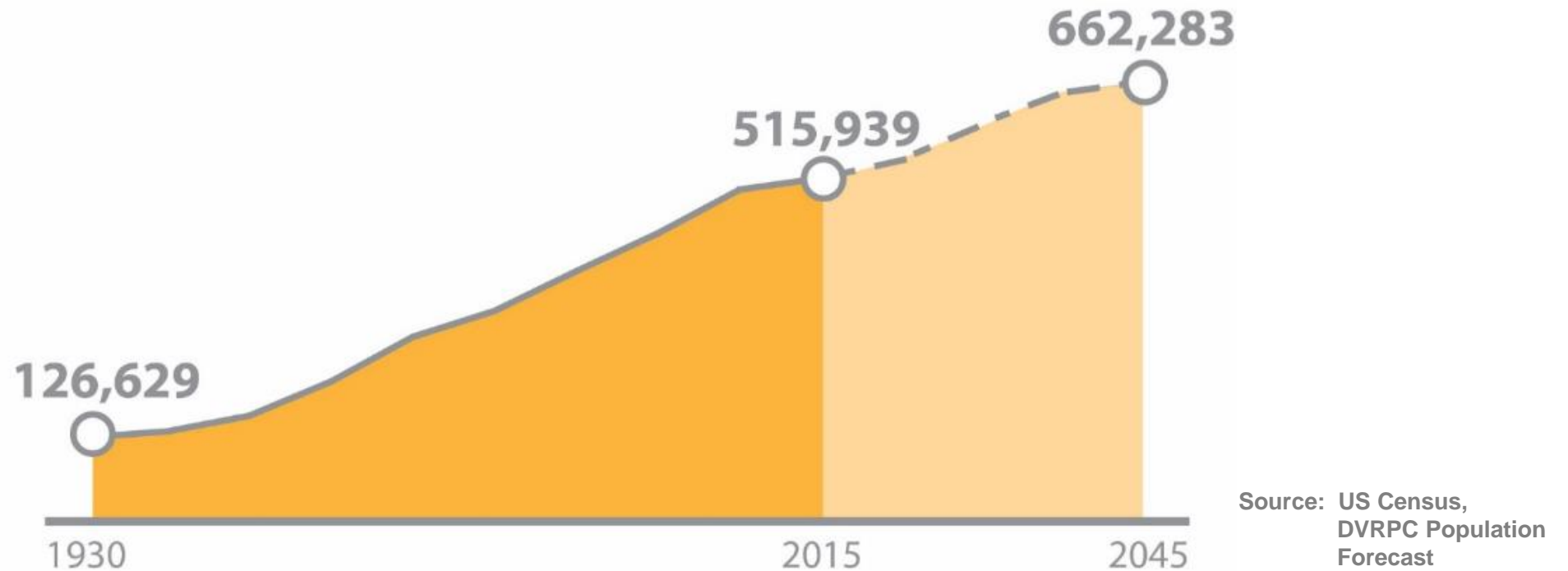
Attractive
Affordably-priced
Adaptable
Aging-friendly
Accessible

A light-colored map of Chester County is centered on the page, serving as a background for the text. The map shows the county's irregular shape with some internal boundaries.

Changing Population, Changing Housing

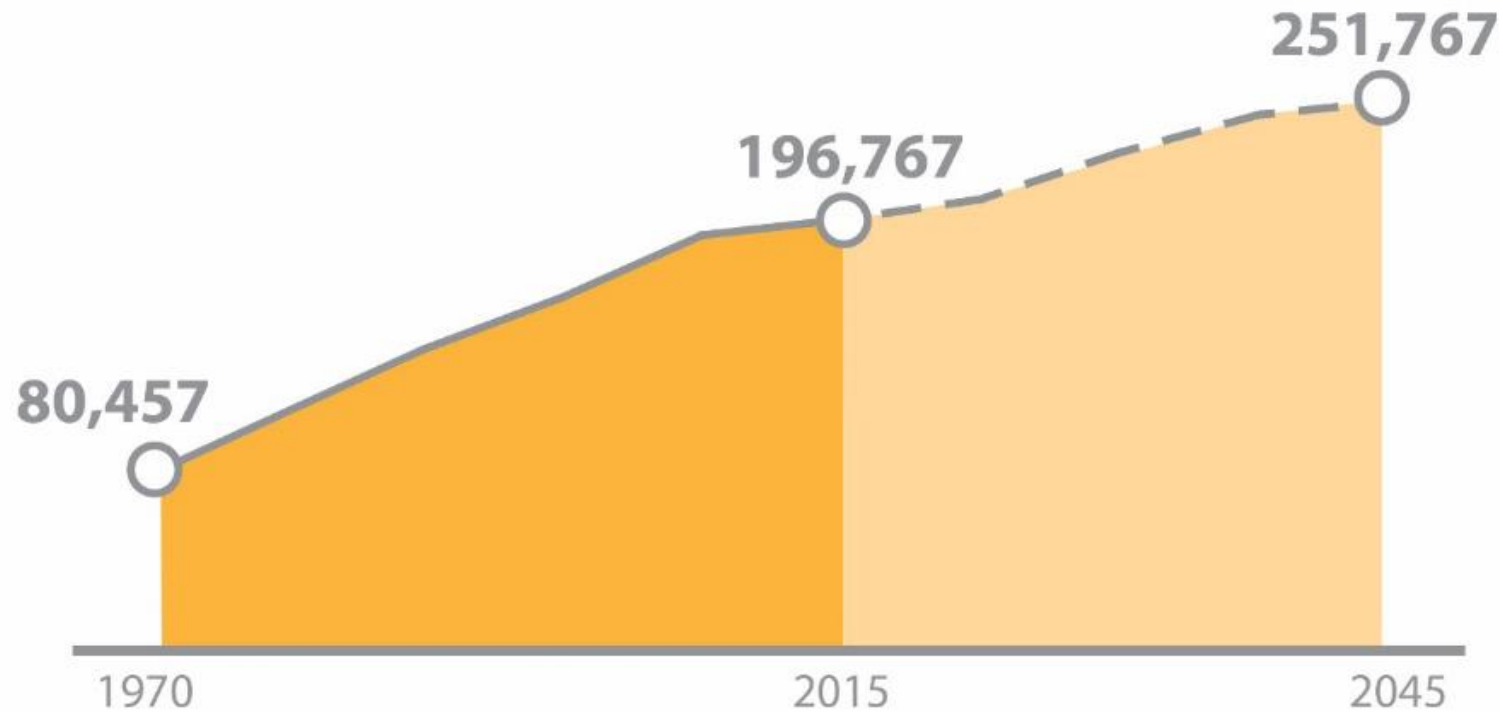
Housing in Chester County Today and Tomorrow

Population Change, 1930-2045



The county is projected to add over **146,000** people from 2015 to 2045, a **28.5%** increase from the county's 2015 population of **516,000** people.

Housing Unit Change, 1970-2045



Source: US Census
CCPC analysis

To accommodate new population growth, the county will need **55,000** new homes.

“Nuclear Family” Households NOT the Norm

Nationally, in 1950
nuclear families 43%
of households, in
2015 just 20% of
households



Households Characteristics

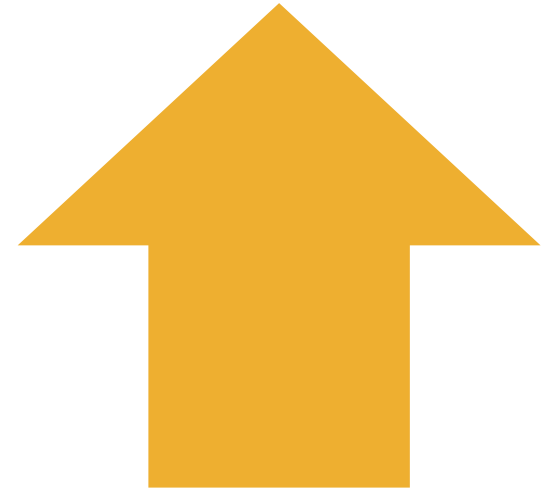
“Nuclear Family” Households NOT the Norm



One & Two Person
Households



Co-Housing



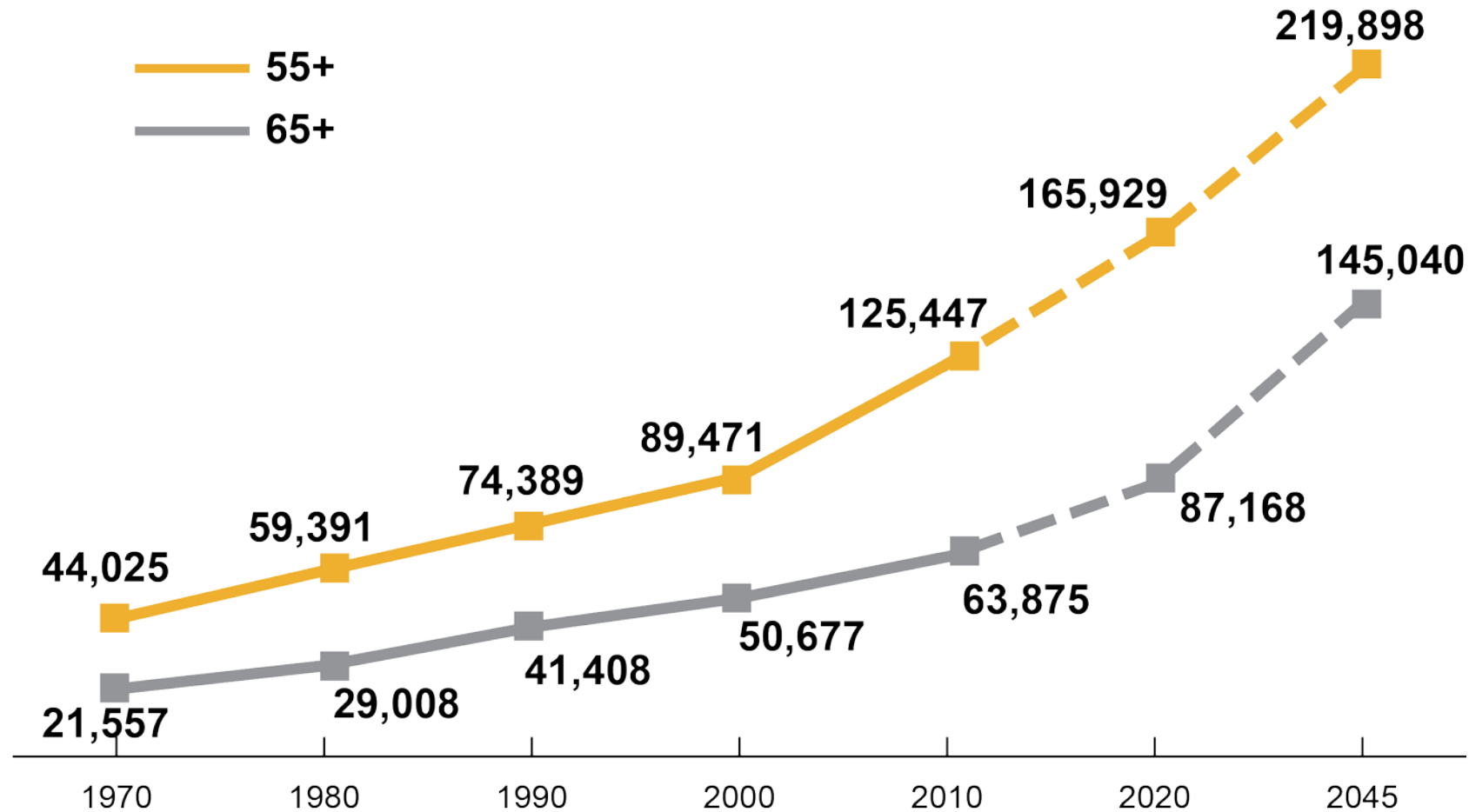
Multigenerational
Households

**By 2034 older
adults will
exceed
children for
the first time
in U.S. history**



Largely Driven by Aging Population

Chester County Senior Population



**Nationally, by
2030 one in five
persons will be
65 and older**



“Nuclear Family” Homes NOT the Norm

In Chester County 62% of occupied housing units are single-family detached

40% occupied Chester County housing 4+ bedrooms, double 18% in US



Where seniors are living

Total Number of Persons 55+	158,525	100%
Independent - Not Age-Restricted	144,906	91%
Independent - Age-Restricted	10,078	6%
Assisted Living	1,924	1%
Nursing Home	1,617	1%
Continuing Care	1,713	1%

Seniors may need accessibility upgrades, additional income, new housing configurations, or live-in assistance to remain in their current residences.



New Housing types may be needed to enable seniors to remain in their current communities



Single-Family
Detached



Attached



Multi-family



Other

New age-restricted housing multi-family projects may be needed to meet growing demand.



**Seniors may put
additional strain
on public
infrastructure and
safety services.**



Additional multi-modal connections may be needed to keep seniors connected and active

Less parking may be needed to meet the demand of seniors



**Seniors may
generate
housing needs
for their
caregivers.**





Housing an Aging Population

Overarching Goals



**Help seniors to
age-in-place**

Develop housing options for seniors to age-in-community

WARE
PRESBYTERIAN
VILLAGE
RETIREMENT COMMUNITY

"New To You"
Thrift Shop

OPEN:
THURSDAY 10-3

Facilitate multigenerational and shared housing



**Keep seniors physically
and socially connected**





Create a range of price options for housing



Housing an Aging Population

Tools

	Age-in-Place	Age-in-Community	Shared Housing	Connection	Pricing
Accessory Dwelling Units					
Adaptive Reuse					
Community Land Trusts					
Community Outreach & Education					
Housing Vouchers					
Land Banks					
Matchmaking					
Group Living					
Micro-Apartments					
Missing Middle Housing					
Manufactured Housing					
One-to-One Affordable Replacement					
Retrofits					
Student Housing					
Financial Incentives					
Tiny Homes					
Trails					
Transit Oriented Development					
On-demand Bussing					
Universal Design					
Caregiver Housing					
Zoning					

Panel Discussion

Speakers

- **Libby Horwitz, AICP**
Chester County Planning Commission
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- **Rick Smith**
East Goshen Township
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