

CHAPTER 6

HOUSING PLAN

INTRODUCTION

The residents of Franklin Township, through both survey responses and public participation work sessions, expressed the significance of housing in the comprehensive planning process. The major consideration in choosing to live in the Township was its “rural, quiet lifestyle” and the “retention of rural atmosphere”. The single largest factor that would motivate residents to leave was the “area becoming over-developed.”

This chapter profiles the existing housing within the Township, including the number of housing units, housing occupancy, local trends in housing prices, number of building permits issued, and the nature of new housing in the community. In addition to creating an inventory, this chapter also compares housing in Franklin Township to adjacent municipalities in Pennsylvania, Maryland, and northern Delaware. This chapter also explores various demographic and socio-economic trends that influence housing patterns.

Beyond the profile of housing, and the values of community on housing, this component of the Comprehensive Plan includes recommendations for future housing in Franklin Township. These recommendations will focus on the nature and locations of future housing, and its impacts on the community and existing housing stock. Ultimately, this portion of the Plan seeks to direct the Township towards a policy that deals with future housing needs in a strategic manner, consistent with its goals of maintaining its rural atmosphere, and its vision to promote an orderly pattern for growth ranging from the Kemblesville Village area to the rural fringes of the Township.

Section 301.(a)(2.1) of the Pennsylvania Municipalities Planning Code (MPC) sets forth the overarching requirements of the housing plan, including:

- a plan to meet housing needs of present residents; and
- a plan to meet the housing needs of those individuals and families anticipated to reside in the Township.

The MPC indicates that the housing plan may include:

- + conservation of presently sound housing;
- + rehabilitation of housing in declining neighborhoods;
- + the accommodation of expected new housing in different dwelling types; and
- + the accommodation of expected new housing at appropriate densities for households of all income levels.

Before describing how this Plan component addressed the MPC requirements, we look at:

- population trends and projections;
- age composition of population;

- housing characteristics;
- projected housing units;
- subdivision activity;
- building permit activity; and
- housing sales price.

The factors were evaluated when preparing the recommendations at the end of the chapter.

DEMOGRAPHIC TRENDS

Table 6-1: Franklin Township Population Projections (U.S. Census, PA Dept. of Health)

	Census	Linear	Exponential	Cohort (without Migration)	Cohort (with Migration)
1960	817	817	817	817	817
1970	1,043	1,043	1,043	1,043	1,043
1980	1,920	1,920	1,920	1,920	1,920
1990	2,779	2,779	2,779	2,779	2,779
2000	3,850	3,850	3,850	3,850	3,850
2010	***	4,422	6,029	3,913	5,040
2020	***	5,203	9,067	4,052	6,310

Linear Model:

$$Pop_i = m \cdot year_i + b$$

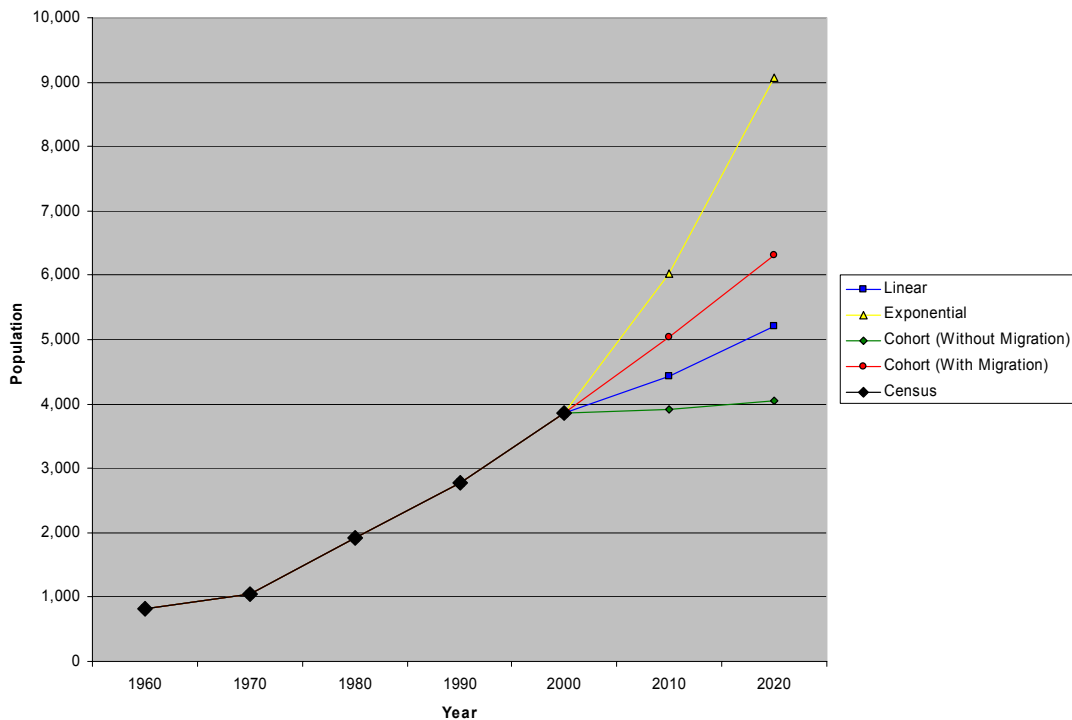
Cohort Model without Migration:

$$Pop_i = Pop_{i-1} + birth_{2000} - death_{2000}$$

Cohort Model with Migration:

$$Pop_i = Pop_{i-1} + birth_{2000} - death_{2000} + migration_{2000}$$

Figure 6-1: Franklin Township Population Projections (U.S. Census, PA Dept. of Health)



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With the exception of the simple cohort model (no migration), all projections point towards the Township increasing in population. As these models are each estimates, our determination is to see them as a ranger, rather than a specific, discrete amount. In this case, we believe a range between the linear and exponential models represents the likely population of the Township.

Table 6-2: 1990 Age Composition (U.S. Census)

1990 Census - Age Composition

	Total	Pre-School (0 - 4)	School-Aged (5 - 17)	College-Aged (18 - 24)	Workforce (25 - 64)	Seniors (65+)
Franklin Township	2,779	215	623	194	1,576	171
Greater Newark CCD, DE	61,003	3,640	8,570	16,545	27,637	4,611
Piedmont CCD, DE	24,402	1,442	4,777	1,687	13,101	3,395
Pike Creek CCD, DE	38,733	2,757	5,900	3,494	22,185	4,397
Fair Hill District, MD	6,570	504	1,499	570	3,544	453
Avondale Borough	954	81	170	107	480	116
Elk Township	1,129	110	188	95	645	91
London Britain Township	2,671	212	585	170	1,555	149
London Grove Township	3,922	313	740	323	2,149	397
New Garden Township	5,430	410	921	622	3,026	451
New London Township	2,721	287	651	144	1,505	134
Penn Township	2,257	179	388	185	1,220	285

Table 6-3: 2000 Age Composition (U.S. Census)

2000 Census - Age Composition

	Total	Pre-School (0 - 4)	School-Aged (5 - 17)	College-Aged (18 - 24)	Workforce (25 - 64)	Seniors (65+)
Franklin Township	3,850	304	1,017	206	2,132	191
Greater Newark CCD, DE	67,114	3,691	9,768	16,785	30,594	6,276
Piedmont CCD, DE	29,388	1,798	5,800	1,384	16,011	4,395
Pike Creek CCD, DE	42,312	2,653	7,056	3,259	23,302	6,042
Fair Hill District, MD	8,082	603	1,746	592	4,532	609
Avondale Borough	1,108	89	201	132	576	110
Elk Township	1,485	97	346	79	846	117
London Britain Township	2,797	163	645	130	1,641	218
London Grove Township	5,265	438	1,162	363	2,846	456

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New Garden Township	9,083	726	2,063	744	4,894	656
New London Township	4,583	386	1,335	227	2,425	210
Penn Township	2,812	182	509	155	1,392	574

Table 6-4: Change in Age Composition (U.S. Census)

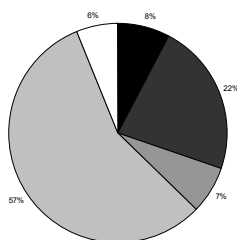
Percent Change: 1990 - 2000 Census - Age Composition

	Total	Pre-School (0 - 4)	School-Aged (5 - 17)	College-Aged (18 - 24)	Workforce (25 - 64)	Seniors (65+)
Franklin Township	39%	41%	63%	6%	35%	12%
Greater Newark CCD, DE	10%	1%	14%	1%	11%	36%
Piedmont CCD, DE	20%	25%	21%	-18%	22%	29%
Pike Creek CCD, DE	9%	-4%	20%	-7%	5%	37%
Fair Hill District, MD	23%	20%	16%	4%	28%	34%
Avondale Borough	16%	10%	18%	23%	20%	-5%
Elk Township	32%	-12%	84%	-17%	31%	29%
London Britain Township	5%	-23%	10%	-24%	6%	46%
London Grove Township	34%	40%	57%	12%	32%	15%
New Garden Township	67%	77%	124%	20%	62%	45%
New London Township	68%	34%	105%	58%	61%	57%
Penn Township	25%	2%	31%	-16%	14%	101%

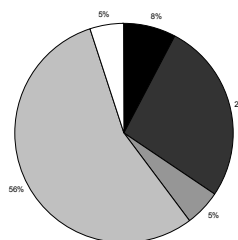
Figure 6-2: Change in Age Composition

1990 Census - Age Composition

2000 Census - Age Composition



■ Pre-School
■ School-Aged
■ College-Aged
■ Workforce
■ Seniors



■ Pre-School
■ School-Aged
■ College-Aged
■ Workforce
■ Seniors

While all groups grew between 1990 and 2000, the Workforce, School-Aged, and Pre-School cohorts experienced the largest growth. This steeper increase in these groups indicates families with children moving into the Township, likely due to the high quality of public schools. Seniors and College-Aged population groups trailed the Township average, as well as most other communities in the area. In most cases, municipalities in Pennsylvania out-paced the growth in nearby Delaware and Maryland communities, possibly indicative of countywide planning in both states, more complex subdivision and zoning ordinances, and in the case of New Castle County, Delaware, little remaining developable land. Although the Township exceeded the growth in neighboring states, it was significantly less than New Garden and New London Townships.

HOUSING CHARACTERISTICS

Residential land use represents roughly one third of the Township’s land, with the majority of the Township being rural areas such as woodlands, crops and meadows. This is consistent with the Landscapes plan put out by the Chester County Planning Commission, which classifies the entirety of Franklin Township as either rural or natural. Increasingly, small farmettes of approximately 10 acres in size have become popular, especially those with stables.

Table 6-5: Current Housing Types (2003 Chester Co. Planning Comm.)

	Current Housing by Type	
	Total	Percent
Single Family Detached	1,079	87%
Single Family Attached	40	3%
Multi-Family	41	3%
Mobile Homes	21	2%
Unknown/Other	56	5%
Total	1,237	100%

Table 6-6: Average Developed Residential Lot Size by Zoning District (Chester Co. GIS)

Average Developed Residential Lot Size	
Zone	Size (Acres)
AR - Agricultural Residential	2.23
C – Commercial	1.28
HDR - High Density Residential	2.62
LDR - Low Density Residential	1.73
LI - Light Industrial	1.75
V - Village	1.03
SU - Special Use	N/A

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Table 6-7: 1990 Housing Occupancy (U.S. Census)

1990 Census Housing Occupancy

	Housing Units	Occupied		Owner Occupied		Renter Occupied		Vacant	
Franklin Township	942	911	97%	803	85%	108	11%	31	3%
Greater Newark CCD, DE	21,307	20,293	95%	12,316	58%	7,977	37%	1,014	5%
Piedmont CCD, DE	8,794	8,345	95%	7,099	81%	1,246	14%	449	5%
Pike Creek CCD, DE	15,777	15,241	97%	12,093	77%	3,148	20%	536	3%
Fair Hill District, MD	2,191	2,123	97%	1,842	84%	281	13%	68	3%
Avondale Borough	347	339	98%	224	65%	115	33%	8	2%
Elk Township	399	383	96%	323	81%	60	15%	16	4%
London Britain Township	901	867	96%	806	89%	61	7%	34	4%
London Grove Township	1,310	1,271	97%	1,060	81%	211	16%	39	3%
New Garden Township	1,778	1,699	96%	1,121	63%	578	33%	79	4%
New London Township	922	860	93%	777	84%	83	9%	62	7%
Penn Township	848	829	98%	706	83%	123	15%	19	2%

Table 6-8: 2000 Housing Occupancy (U.S. Census)

2000 Census Housing Occupancy

	Housing Units	Occupied		Owner Occupied		Renter Occupied		Vacant	
Franklin Township	1,237	1,210	98%	1,103	89%	107	9%	27	2%
Greater Newark CCD, DE	24,014	23,151	96%	14,525	60%	8,626	36%	863	4%
Piedmont CCD, DE	11,044	10,654	96%	9,236	84%	1,418	13%	390	4%
Pike Creek CCD, DE	17,645	17,173	97%	13,794	78%	3,379	19%	472	3%
Fair Hill District, MD	2,948	2,805	95%	2,356	80%	449	15%	143	5%
Avondale Borough	361	345	96%	203	56%	142	39%	16	4%
Elk Township	527	515	98%	456	87%	59	11%	12	2%

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					%				
London Britain Township	979	957	98%	900	92%	57	6%	22	2%
London Grove Township	1,698	1,633	96%	1,393	82%	240	14%	65	4%
New Garden Township	2,831	2,700	95%	2,086	74%	614	22%	131	5%
New London Township	1,390	1,365	98%	1,254	90%	111	8%	25	2%
Penn Township	1,093	1,026	94%	879	80%	147	13%	67	6%

Projecting the number of housing units is a key step in determining future housing needs. As of 2000, for the Township’s 3,850 residents, 1,237 units were available for occupancy. With 2% (27) of these units vacant, that yielded a total of 1,210 occupied units, or 3.8 residents per housing unit.

Table 6-9: Projected Housing Units (Rettew, U.S. Census)

Year	Low Estimate (Linear)	High Estimate (Exponential)
2010	1,390	1,895
2020	1,635	2,850

The Township’s rural nature positions it to accommodate future growth well into the future, even with conservative zoning.

Table 6-10: Subdivision (URS Corporation – Franklin Township Act 537 Plan)

Subdivision Name	Units
Bristle Knoll	21
Brothers Riding	37
Carriage Run	25
Chisel Creek	13
Crossan Estates	43
Fox Knoll	72
Franklin	10
Franklin Hill	53
Franklin Hollow	28
Hess Mill Run	46
Hidden Valley Farm	18
Hunters Crossing	19
Hunting Hills	69
Kemblesville West	33
Kimbelot	33
Landenburg Highlands	48
Meadow Woods	15
Quail Hill	39
Southview Estates	25
Stonegate	68
Strawbridge Farms	6
Thomson Estates	32
Twin Bridges	25
Wingate Farms	44
Total	822

Franklin Township currently has 25 named subdivisions, encompassing 822 housing units. Nearly as many units (831 - 839) in new subdivisions are currently planned, or under construction. Of these subdivisions, 3 were developed under the Township’s cluster ordinance and represent 152 units. (Two are townhome developments in Kemblesville representing 367 units (Miller – 254, and McMaster – 113).) If these units were representative of the 2000

average household size of 3.18, this would yield roughly 2,650 additional residents, or a total of 6,500. While this number slightly exceeds the high estimate (+7.8%), it's important to note that with many of these structures either in the planning stage, or currently under construction, these do not yet represent a block of occupied homes. Instead, these numbers would only be realized after the approval, construction, and occupancy of each planned unit. With these considerations, the population projection range seems to portray reality.

The largest number of building permits in 2004 were in the AR – Agricultural Residential zoning district, as indicated in Table 6-11.

Table 6-11: 2004 and 2005 Building Permits (Franklin Township)

Building Permits by Zoning Districts		
Zone	2004 Permits	2005 Permits
AR – Agricultural Residential	54	
C – Commercial	0	
HDR - High Density Residential	2	
LDR - Low Density Residential	12	
LI - Light Industrial	2	
V - Village	2	
SU - Special Use	2	
Unknown	4	
Total	78	110

In 2005, a total of 110 building permits were issued.

Figure 6-3: Average Annual Sale Price (Chester Co. GIS, CPI)

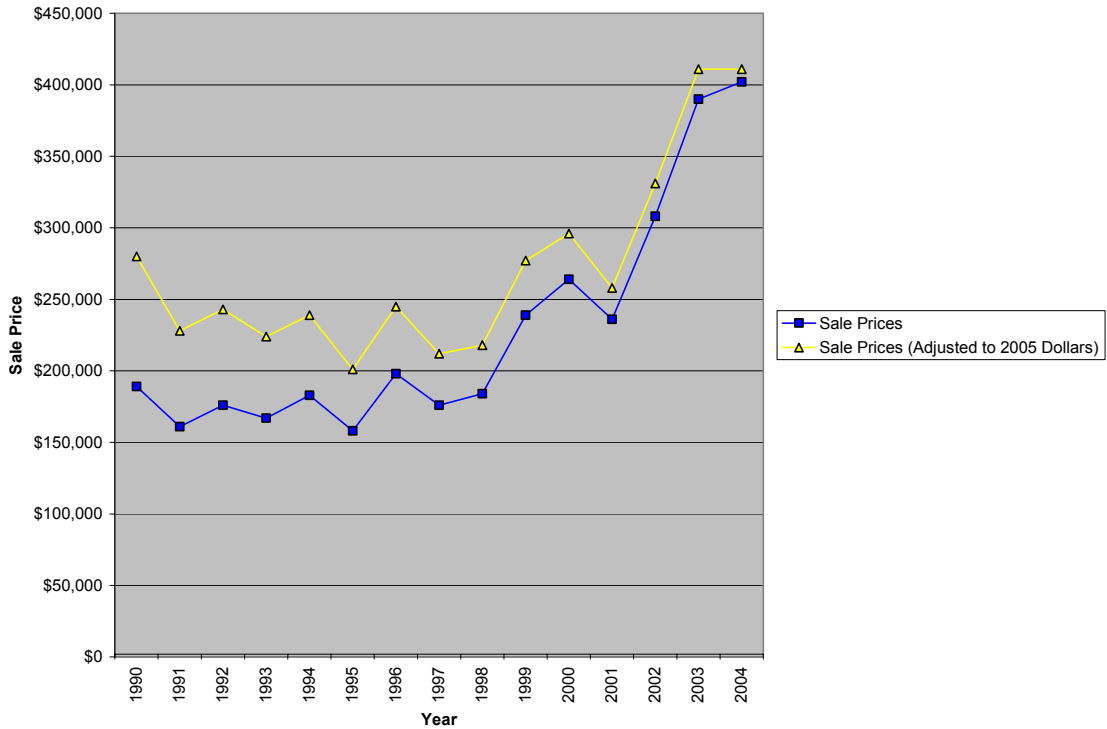
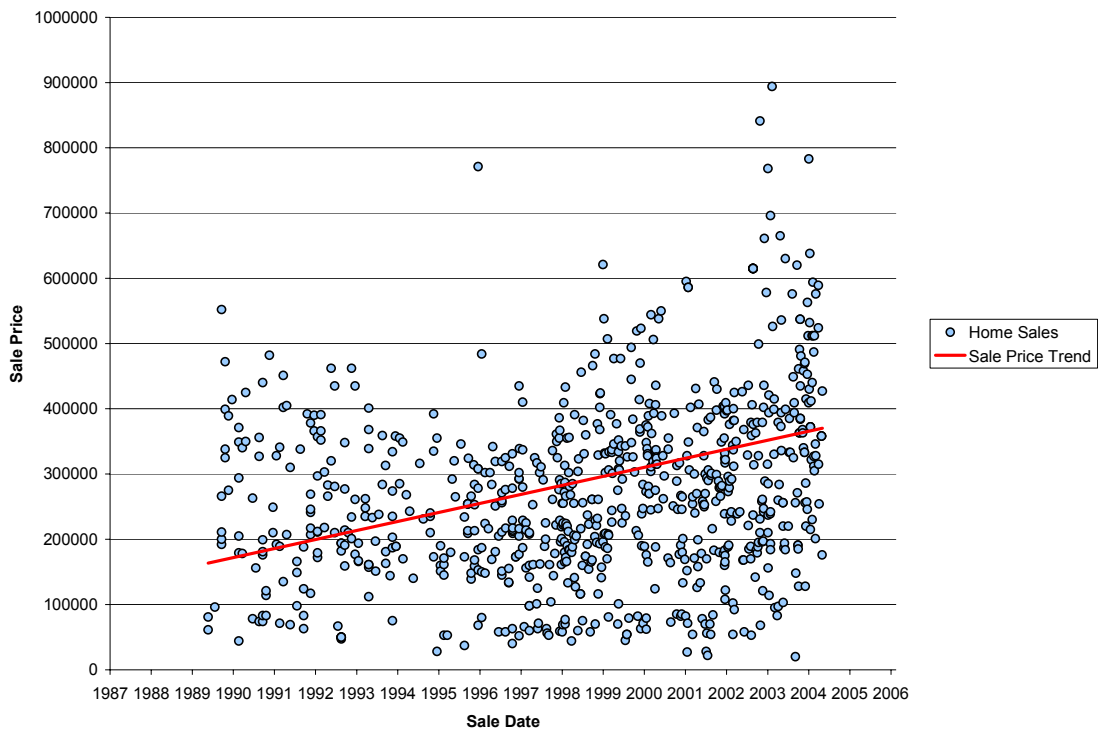


Figure 6-4: Inflation Adjusted Sale Values 1/1/99 to 1/1/2005 (Chester Co. GIS, CPI)



CONCLUSION

While the Township has experienced some growth in the past years, this growth was far outpaced by neighboring Townships, indicating Franklin Township is not the epicenter of regional growth. The increased popularity of farmettes bolsters the rural atmosphere. Indeed, with only one-third of the Township's land occupied by housing, the majority of land is still in rural agricultural or open space uses.

RECOMMENDATIONS

In light of the above information, and in the context of all other related chapters of the Plan, the recommendations for housing are:

1. Accommodate a fair share of growth and development, in sync with the Future Land Use Plan, Figure 5-2, through Ordinance Amendments that direct growth proportionately to the four character areas: Kemblesville; Moderate Intensity Use; Low Intensity Use; and Rural Resource.
2. Focus on higher intensities of residential land use, including multi-family residential uses, in Rural Center of Kemblesville, minimizing impacts on more rural areas, and environmentally sensitive areas.
3. Maintain the rural character of the Township by directing new housing away from environmentally sensitive areas. (Strengthen various overlay districts such as steep slopes and riparian corridors.)
4. Encourage the consolidation of lots ("Reverse Subdivision") where applicable, to preserve the rural character.
5. Maintain the existing housing stock.
6. Rehabilitate substandard housing units to improve their viability and livability into the future.
7. Encourage the use of a modified open space design option, especially for the Moderate Intensity Use Areas, to incorporate the recommendations in the Future Land Use Plan, Figure 5-2.
8. Promote a more walkable neighborhood form of development in Kemblesville Village through Traditional Neighborhood Development (TND) options.
9. Promote subdivision that helps to maintain the rural character of the Township in the proposed Low Intensity Use Area.