

Chester County Affordable Housing Pipeline

November 2022

The primary funding mechanism to develop affordable housing in Chester County is using the federal Low Income Housing Tax Credit issued annually to affordable housing developments by the PA Housing Finance Agency. The Chester County Department of Community Development usually provides gap funding to these affordable housing developments using HOME Investment Partnerships and Health Choices funds administered by the Chester County Department of Human Services. These affordable housing developments must rent to households at/or below 60% area median income with most of the units targeted for households below 50% area median income. The following affordable housing developments are currently in the process of being developed.

1. Development Name – Phoenixville Commons (Phoenixville Senior Housing)
Municipality – Phoenixville Borough
Developer – The Hankin Group, Inc. (Neal Fisher)
Occupancy Type – Senior (62+)
Number of Units – 50 1-Bedroom units
County Funding - \$1,500,000
Status – Received PHFA funding in October 2021, broke ground in November 2022

2. Development Name – The Willows at Valley Run
Municipality – Caln Township
Developer – Ingerman dba MBID of Delaware LLC
Occupancy Type – General Occupancy
Number of Units – 60 in Phase 1; 60 in Phase 2
 - 30 1-Bedroom
 - 54 2-Bedroom
 - 36 3-BedroomCounty Funding – \$1,900,000; applied for Phase 2 funding in 2022
Status – Received PHFA funding for Phase 1 in October 2021 and Phase 2 in November 2022, broke ground on Phase 1 in October 2022

3. Development Name – Villas of West Whiteland
Municipality – West Whiteland Township
Developer – Delaware Valley Development Corp. (George Beer/Glenn Worgan)
Occupancy Type – General
Number of Units – 35 (with 7 additional market rate)
County Funding – \$750,000
Status – Received PHFA funding in November 2022

4. Development Name: Main Line Views
Municipality – Willistown Township
Developer – Walters Group (Walters-Cornerstone Development LLC, Alliance Housing Development LLC)
Occupancy Type – Senior (62+)
Number of Units – 57
County Funding – Applied for funding in 2022
Status – Submitted first application to PHFA in 2022

5. Development Name – Saint Michael’s Villa
Municipality – Caln Township
Developer – Church Housing Corporation
Occupancy Type – Senior (55+)
Number of Units – 48
County Funding – Applied for funding in 2022
Status – Submitted first application to PHFA in 2022

6. Development Name – Riverton Place
Municipality – Spring City Borough (site TBD)
Developer – Petra Community Housing
Occupancy Type – General Occupancy
Number of Units – 6 affordable rental units; 3 market rate units, and 3 commercial spaces
County Funding – Applied 2023 funding
Status – Will submit first application to PHFA in future

Recently Completed Affordable Housing Developments

Development Name – Pinckney Hill Commons (formerly Melton Center Apartments)

Municipality – West Chester Borough

Developer – Church Housing Corporation (Kathryn Evans)

Occupancy Type – General Occupancy

Number of Units – 51

- 17 1-Bedroom
- 16 2-Bedroom
- 12 3-Bedroom
- 6 4-Bedroom

County Funding - \$850,000

Status – Held grand opening in September 2022, expected to reach full occupancy by end of October 2022.

Development Name – Red Clay Manor

Municipality – Kennett Square Borough

Developer – Delaware Valley Development Company (George Beer and Glenn Worgan)

Occupancy Type – Senior (62+)

Number of Units – 60

- 57 1-Bedroom
- 3 2-Bedroom

County Funding - \$1,260,500

Status – Held grand opening in September 2022, expected to reach full occupancy in Fall 2022.