



# Bucks County Association of Township Officials

## THANK YOU TO OUR 2023 SPONSORS

### GOLD



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### DIRECTORY



### PARENT



Wynn Associates, Inc.

# BCATO Panel Discussion Housing: How the Dynamic Housing Market is Impacting Your Municipality



# Where We're Working



## Want To Talk Partnership?

Contact Us

215-822-2812  
[info@habitatbucks.org](mailto:info@habitatbucks.org)  
[habitatbucks.org](http://habitatbucks.org)

Habitat for Humanity of Bucks County is a nonprofit 501(c)(3) organization and is the local affiliate of Habitat for Humanity International.





*“Our programs allow people in difficult situations to focus on their goals and what matters to them, allowing individuals and families to grow together.”*



## **Pantry Locations**

### **BCHG's Pennel Pantry**

349 Durham Road Langhorne, PA 19047 | 215-750-4344 x 104

### **BCHG's Doylestown Pantry**

470 Old Dublin Pike Doylestown, PA 18901 | 215-345-4311 x 101



# Key issue for Bucks County...

## Housing



### HOUSING OUTLOOK

Across Upper Bucks, the median cost to own a home is about **\$2,011 per month**. This means that a household income of about **\$80,000** is needed to own at the median cost value in Upper Bucks.<sup>3</sup>

But, that still does not mean that all areas of Upper Bucks are attainable to own for a household making **\$80,000** annually. To illustrate this point, an Upper Bucks fireman and a hair dresser, living together, and making **\$80,000** annually as a household can only afford to live in **these areas** where the median cost to own is at or below their earning level.



**UPPER BUCKS**  
 MEDIAN TO RENT \$1,164  
 MEDIAN TO OWN \$2,011



Across Central Bucks, the median cost to own a home is about **\$2,398 per month**. This means that a household income of about **\$96,000** is needed to own at the median cost value in Central Bucks.<sup>3</sup>

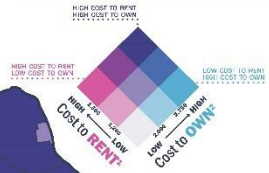
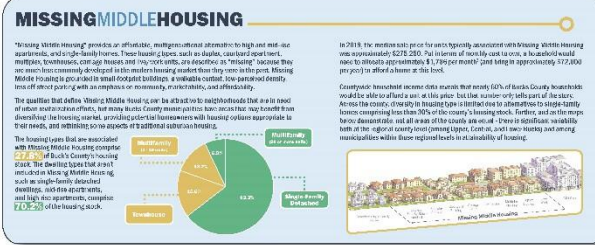
But, that still does not mean that all areas of Central Bucks are attainable to own for a household making **\$96,000** annually. To illustrate this point, a Central Bucks auto mechanic and a photographer, living together, and making **\$96,000** annually as a household can only afford to live in **these areas** where the median cost to own is at or below their earning level.



**LOWER BUCKS**  
 MEDIAN TO RENT \$1,171  
 MEDIAN TO OWN \$1,938

Across Lower Bucks, the median cost to own a home is about **\$1,938 per month**. This means that a household income of about **\$78,000** is needed to own at the median cost value in Lower Bucks.<sup>3</sup>

But, that still does not mean that all areas of Lower Bucks are attainable to own for a household making **\$78,000** annually. To illustrate this point, a Lower Bucks police officer, living alone, and making **\$78,000** annually as a household can only afford to live in **these areas** where the median cost to own is at or below their earning level.



## The housing shortage affects 1/3 of our population...

- **Upper Bucks = Household Income of \$80,000** is needed to own at the median cost value (only in yellow areas however)
- **Central Bucks = Household Income of \$96,000** is needed to own at the median cost value (only in yellow areas however)
- **Lower Bucks = Household Income of \$78,000** is needed to own at the median cost value (only in yellow areas however)

# Importance of Attainable Workforce Housing

## What is attainable workforce housing?

Attainable housing – Affordable housing marketed to individuals and families whose incomes are too high for subsidized housing and are priced out of market-rate options in terms of rent or home ownership. *It is not low income housing.*

Housing geared towards professionals such as healthcare workers, teachers, retail salespeople, and EMS workers, regardless of age, physical ability, race, ethnicity, sexual orientation, or religious beliefs.



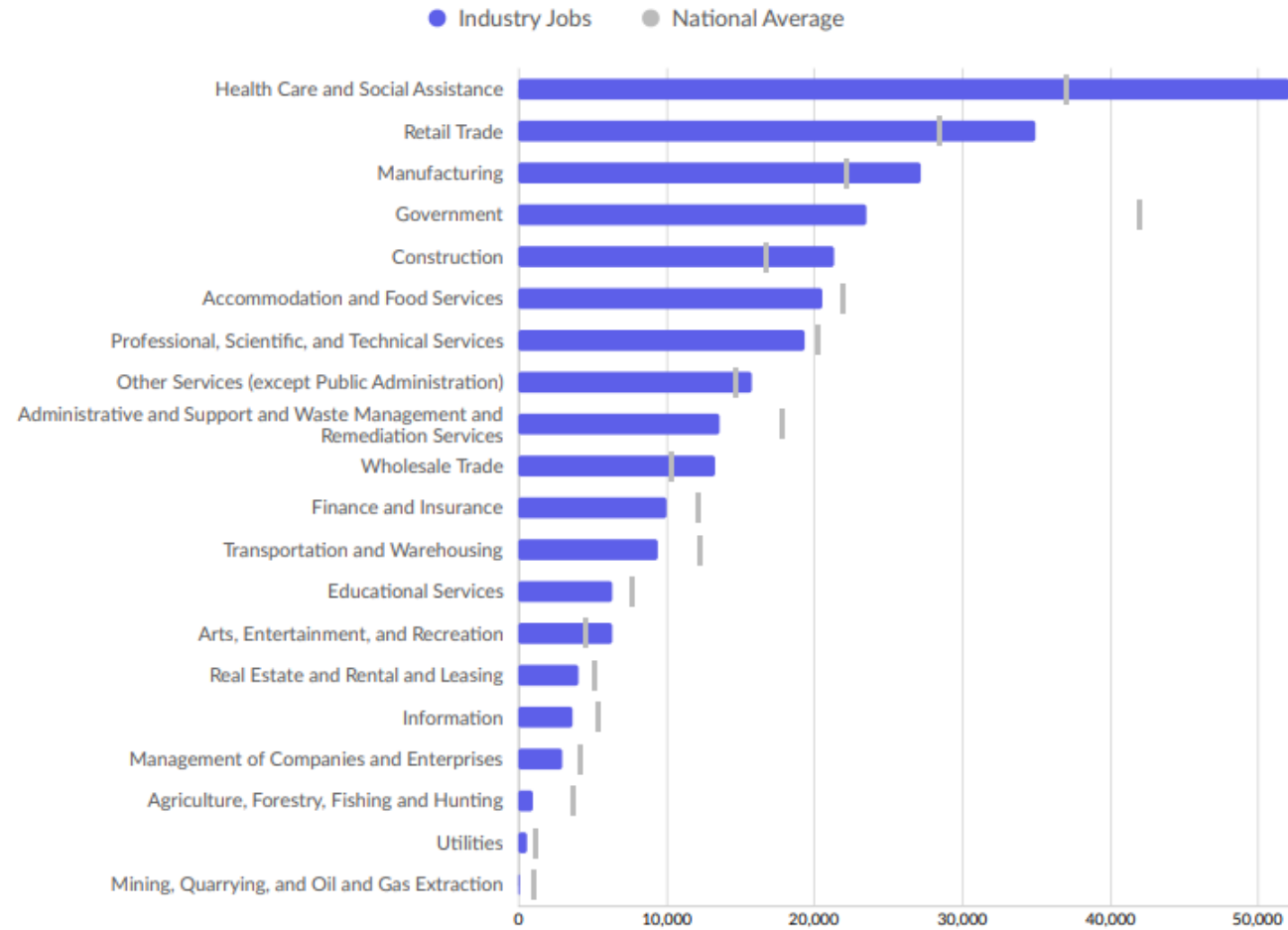


# The People in YOUR NEIGHBORHOOD



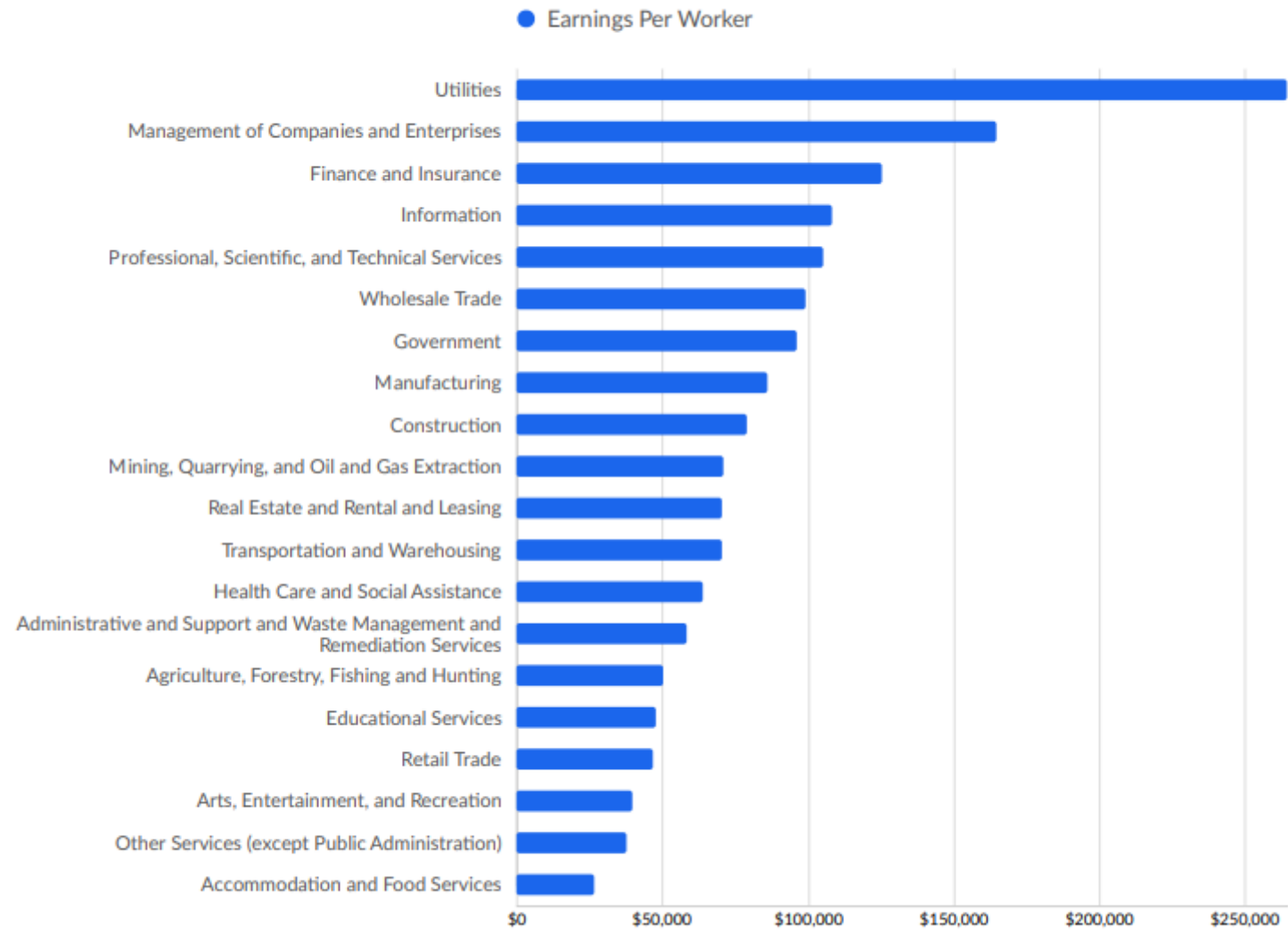
# Industry Characteristics

## Largest Industries





## Top Industry Earnings



## Bucks County

## 1st Quarter, 2022

Combined Government Ownerships

Rank	Employer	Rank	Employer
1	Giant Food Stores LLC	26	Aurora Home Care Inc
2	Central Bucks School District	27	Target Corporation
3	Doylestown Hospital	28	Saint Luke's Hospital
4	Bucks County	29	ACME Markets Inc
5	Saint Mary Medical Center	30	Lowe's Home Centers LLC
6	Wal-Mart Associates Inc	31	Caresense Health LLC
7	Northtec LLC	32	Quakertown Community School Dist
8	Pennsbury School District	33	Pennsylvania CVS Pharmacy LLC
9	Grand View Health	34	Aria Health
10	Woods Services	35	Prime Healthcare Services Lower Bucks
11	Council Rock School District	36	Always Best Care
12	Wawa Inc	37	Fidelity Home Health Care
13	Neshaminy School District	38	Vertical Screen Inc
14	State Government	39	VitaCare Home Health Inc
15	Bucks County Community College	40	Central Bucks Family YMCA
16	Bensalem Township School District	41	Marmaxx Operating Corporation
17	Federal Government	42	U-Haul Co of Pennsylvania
18	Home Depot USA Inc	43	Care and Help Home Care
19	Pennridge School District	44	All American Home Care LLC
20	Bucks County Intermediate Unit	45	Bayada Home Health Care Inc
21	Bristol Township School District	46	Centlar Fsb
22	Centennial School District	47	Delaware Valley University
23	Parx Casino	48	Parx Casino
24	Adwa Home Care Inc	49	Langhome Physician Services Inc
25	Ann's Choice Inc	50	Wegmans Food Markets Inc

# Key issue for Bucks County...



According to FreddieMac, (**Federal Home Loan Mortgage Corporation**) there is a nationwide housing shortage that is worsening and not expected to abate any time soon. FreddieMac, notes: **the shortage is most significant in the area of starter homes**, compounded by increased demand, lack of housing unit production, and the inability to fund down payments.

- **3.8 million units needed**
- **52% decrease in supply from 2018 -2020**
- **72 million millennials entering the housing market (25 – 40 Years old – approx. 1/3 of our population)**
- **12% price increase in just the last year**
- **Inability to fund down payments**
- **10 years until possible resolution**

**The housing shortage affects 1/3 of our Bucks County population...**



# Key issue for Bucks County...

## Employers in Bucks County cannot attract workers and “brain drain”

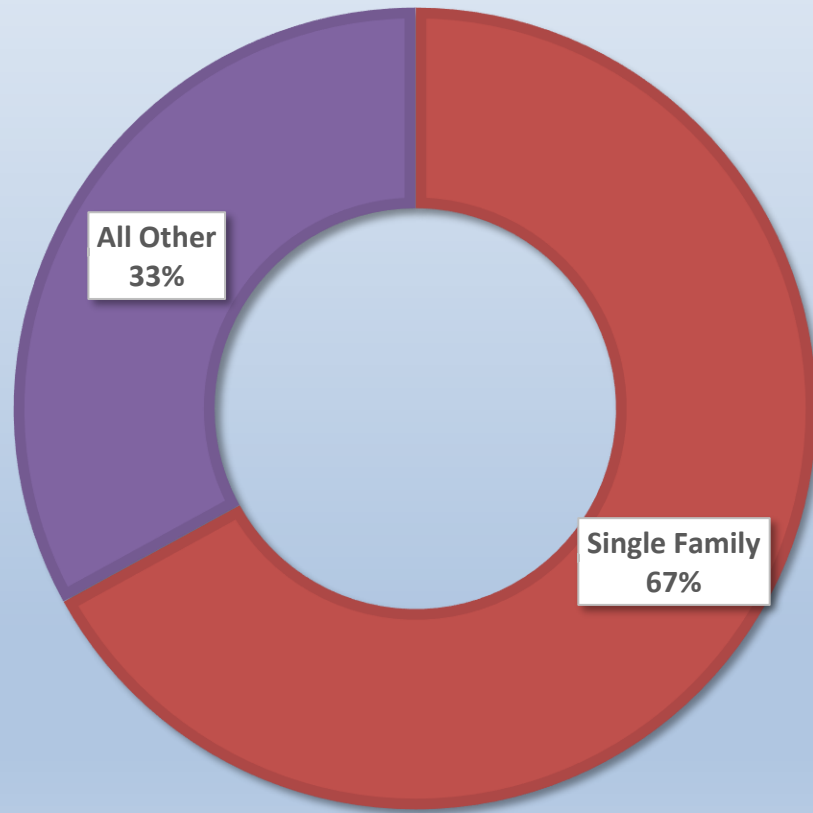
The lack of attainable housing in Bucks County is cited as one of the main challenges facing employers in Bucks County. Additionally, Bucks County continues to experience a “brain drain” as our workforce, particularly young professionals, seek economically affordable housing elsewhere.



# Key issue for Bucks County...

## ZONING

■ Single Family ■ All Other



- **67% of the County is zoned specifically for single family detached housing.**

## How we can help...

- Developed Mixed Use Performance standards. They are available on our website: <https://www.buckscounty.gov/1151/Community-Planning>
- 24 Bucks Municipalities have examples of mixed use ordinances.
- BCPC has performed an extensive analysis of various ordinances.
- Numerous examples of successful projects.
- Geared towards success and attainability.





*Thank You!*