



East Caln Township

Comprehensive Plan Update



Memorandum – September 8, 2022

To: Comprehensive Plan Update Task Force

From: Chester County Planning Commission
Chris Patriarca, AICP; Joseph Shanley; Benny Nein

Handouts: VPP contract and scope of work; Draft plan chapters for the introduction and demographic profile

Introductions/VPP contract and scope of work

We will open the meeting with brief introductions of the CCPC staff as well as the Task Force members. A discussion of the overall project expectations, scope, and schedule will follow.

Draft Introductory and Demographic Profile chapters (1st Drafts)

For the Introductory chapter, we would like the Task Force to focus in particular on the vision statement. What has been drafted is a first pass developed by CCPC staff, and we would encourage the Task Force to bring their thoughts and ideas to our meeting to refine this vision further to best describe East Caln. This will be followed by an overview of the Demographic Profile.

October Public Meeting

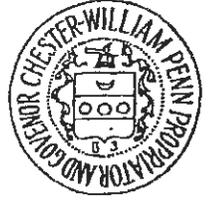
As part of the public engagement portion of the plan, a public meeting has been scheduled for October 12 at the Township building. At this meeting we will request the public provide feedback on the proposed vision statement, existing conditions, and what in the Township should be “preserved, enhanced, and/or transformed.” What is learned from the public will be utilized as a component in helping to focus topical chapter goals and recommendations.

Chris Patriarca, AICP
Senior Community Planner
Chester County Planning Commission
601 Westtown Road, Suite 270, West Chester, PA 19380
610-344-6502 | www.chescoplanning.org





THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION
Government Services Center, Suite 270
601 Westtown Road
P. O. Box 2747
West Chester, PA 19380-0990
(610) 344-6285 Fax (610) 344-6515

May 31, 2022

East Caln Township
Barbara Kelly, Manager
110 Bell Tavern Road
Downingtown, PA 19335

Re: Vision Partnership Program – County Consulting
East Caln Township Comprehensive Plan Update
Contract #21436

Dear Ms. Kelly:

Enclosed please find a fully executed copy of the Vision Partnership Program Contract between East Caln Township and the Board of County Commissioners for the *East Caln Township Comprehensive Plan Update*. The contract provides for cost-sharing between the County and municipality such that funds awarded by the County are provided through technical services in the amount of \$37,200.00, and the Township will contribute \$24,800.00. The scope of work for the project is outlined in Appendix B of the contract.

Chris Patriarca will serve as the lead planner for this project. Attached please find a Process Overview, which should be distributed to the project task force prior to the project's initial meeting. The Chester County Planning Commission is pleased to assist you in the preparation of this important planning document.

Sincerely,

William A. Deguffroy, AICP
Community Planning Director
VPP Grant Administrator

WAD/ncs

cc: Donald Ash, Board of Supervisors Chairman, East Caln Township
Chris Patriarca, AICP, Chester County Planning Commission

Enclosure

Vision Partnership Program – Technical Services Projects

Process Overview and Municipal and Task Force Responsibilities

Municipality: East Caln Township

Contract #: 21436

Project: Comprehensive Plan Update

Contract Term: 6/1/2022 – 5/31/2024

Lead Planner: Chris Patriarca, AICP
cpatriarca@chesco.org, 610-344-6285

Community Planning Director: William Deguffroy, AICP
wdeguffroy@chesco.org, 610-344-6285

In addition to responsibilities specific to the municipality as outlined in the contract, there are responsibilities specific to the task force. This information will be reviewed at the project's initial meeting, but is summarized below to provide task force members with the basic information regarding the process involved in completing a project through the Vision Partnership Program. Additional information is available in the Vision Partnership Program Grant Manual, with electronic versions for the various grant cycles available at: www.chesco.org/planning/vpp.

1. **Initial Briefing Meeting** – The project will kick-off with an Initial Briefing Meeting, at which time all parties to the contract (CCPC and municipality) and the task force shall review details of the VPP process, contract, and scope of work. (Section 9.2.A.2)
2. **Task Force Chair** – Election or appointment of a chair for the task force is strongly recommended. This provides a point of contact and structure within the task force.
3. **Review of Materials** – A primary responsibility of the task force is to review and provide comment on draft materials. Projects are intended to be a collaborative process, and task force meeting attendance and review and comment on draft materials is integral to creation of a product that reflects the intent and vision of the municipality. (Section 9.2.A.1)
4. **Invoices** – Invoices shall be submitted by CCPC to the municipality on a quarterly basis. (Section 9.2.B.1)
5. **Interim Briefing Meetings** – These meetings will be held in addition to the regular task force meetings when necessary to address items of concern, such as contract compliance, scope clarification, project schedule, or consistency with *Landscapes2*. However, task force members are encouraged to be considering such items throughout the project and at regular meetings. (Section 9.2.A.3)
6. **Act 247 Review** – A complete draft of the project shall be submitted to CCPC for Act 247 Review prior to adoption or acceptance. For projects requiring adoption under Act 247, the timeframe for the review will be as required per the applicable section of the MPC. For all other projects, the VPP review will be completed within 30 days of receipt. As necessary, appropriate revisions will be made to address comments. A second Act 247 Review may be needed if substantial revisions are needed. (Section 9.5)
7. **Adoption** – Adoption of the final plan or ordinance or, in the case of a study, acceptance by the municipality, is required. Submission of adopted plans or ordinance updates to CCPC is required by Act 247. (Section 10.5)
8. **Contract Extensions** – Time extensions are permitted in six month increments. Total contract extensions cannot exceed 2 years. Contract extensions beyond one year require approval of the Chester County Board of Commissioners. Grant funds will be forfeited if the project is not adopted or accepted within this time frame. (Section 9.3)

VISION PARTNERSHIP PROGRAM TECHNICAL SERVICES CONTRACT

Between the
EAST CALN TOWNSHIP
and the
COUNTY OF CHESTER

Contract No. 21426

5/25/2022

Contract Date
(to be completed by County)

PURPOSE

The purpose of the Vision Partnership Program is to provide technical and financial support for municipal planning projects that support and implement the goals, objectives, recommendations, and map of *Landscapes3: The Chester County Comprehensive Plan*.

TERMINOLOGY

For the purposes of this Contract, the term "Municipality" shall mean East Caln Township, by and through its Board of Supervisors. The term "Consultant" shall mean the Chester County Planning Commission (CCPC). The term "County" shall mean the Chester County Board of Commissioners. The term "Manual" shall mean the *Vision Partnership Program – County Consulting Manual*, dated February 2022. Unless otherwise noted, citations throughout this Contract correspond to sections of the Manual. The term "Project" shall mean the *East Caln Township Comprehensive Plan*. The term "Contract" shall mean this Vision Partnership Program Technical Services Contract, including Appendix A - Standard Articles of Agreement, and Appendix B – Project Scope of Work which shall be attached and made part of this Contract.

GENERAL CONDITIONS

1. This Contract shall be between the Municipality and the County for the completion of a planning program consisting of the Project.
2. All parties accept and are bound by the Standard Articles of Agreement, Appendix A, which is attached and made a part hereof.
3. The work program and final product shall be in accordance with the Scope of Work, Appendix B, dated March 22, 2022, which is attached and made a part hereof.
4. For this Project, the Lead Planner shall be Chris Patriarca. If the Lead Planner changes during the term of this Contract, a lead planner meeting the qualifications of Section 6.0 of the Manual shall be assigned to the Project as their replacement and approved by all parties.
5. The Project shall achieve consistency with the goals, objectives, recommendations, and map of *Landscapes3* and the Scope of Work contained herein.

6. This project must be submitted for Act 247 review in accordance with Section 9.5 of the Manual, and adoption shall be in accordance with the provisions of the Pennsylvania Municipalities Planning Code (MPC), Act 247, as amended.

FUNDING

1. The total cost of the Project is sixty-two thousand dollars (\$62,000.00), funded as follows:

A. Funds awarded by the County (technical services)	\$37,200.00	(60%)
B. <u>Funds provided by the Municipality</u>	<u>\$24,800.00</u>	<u>(40%)</u>
C. TOTAL:	\$62,000.00	(100%)
2. Funds awarded by the County for the Project shall be provided to the Municipality through technical services.

CONTRACT TERM

The Contract Term shall commence on June 1, 2022 and end on May 31, 2024. This Term shall include completion of the work program and adoption of the Project.

AMENDMENTS

1. This Contract may be amended only by written agreement of both parties.
2. This Contract may be amended for either revision to the scope of work or for an extension of the Contract Term when such amendment is in accordance with Section 9.3 of the Manual.

TERMINATION

1. Any party to this Contract, upon written thirty (30) day notice, may terminate this Contract in accordance with Section 9.4 of the Manual. When the Contract has been terminated prior to the completion of the Project and all items in the Scope of Work, the County shall not be responsible for any reimbursement or further technical services.
2. The County may terminate this Contract for noncompliance if the Municipality has not complied with the terms of this Contract. Examples of noncompliance include, but are not limited to:
 - A. Failure to complete the Project within the Contract Term, including any approved time extensions, as specified in Section 9.3.A.1 of the Manual; or
 - B. Any other violation of this Contract or the provisions of the Manual.

PAYMENT AND COMPENSATION

1. The Consultant shall submit quarterly invoices to the Municipality. Invoicing shall be charged at a flat rate over a 24-month period for a total of eight (8) invoices.
2. The Municipality shall be responsible for reimbursement to the Consultant for submitted invoices.

ENDORSEMENTS

The undersigned parties approve and agree to the conditions of this Contract:

DATE: 4-30-22

ATTEST:

Jessica Grady
Municipal Secretary

EAST CALN TOWNSHIP

By: *Donald P. Ash*
Chair, Board of Supervisors

Donald P. Ash
Print Name - Chair, Board of Supervisors

BR Taylor
Member

Bruce Taylor
Print Name - Member

Charles A. DeLore
Member

Charles A. DeLore
Print Name - Member

DATE: 5/25/22

ATTEST:
Robert J. Hazel
Chief Clerk

COUNTY OF CHESTER

By: *Marian Moskowitz*
Chair, Chester County Board of Commissioners

Jim Muff
Commissioner

Michelle Kuchera
Commissioner

County Contract # 21436

CONTRACT ID: 21436

VISION PARTNERSHIP PROGRAM

Appendix A

STANDARD ARTICLES OF AGREEMENT for the VISION PARTNERSHIP PROGRAM COUNTY CONSULTING – TECHNICAL SERVICES CHESTER COUNTY, PENNSYLVANIA

RESPONSIBILITIES OF PARTIES

MUNICIPAL RESPONSIBILITIES

The Municipality shall be responsible for the following items:

1. Work with the Consultant to achieve consistency between the Scope of Work attached as Appendix B and the goals, objectives, recommendations, and map of *Landscapes3*.
2. Comply with applicable provisions of the *Vision Partnership Program County Consulting Manual – February 2022*.
3. Establish a comprehensive plan task force consisting of a majority representation of the municipal Planning Commission, at least one (1) member of the Board of Supervisors, and any other local representation that may be necessary for the purpose of guiding the Project and appoint a chairperson to lead the work program. (Section 7.3.B.1.a)
4. Attend the *Initial Briefing Meeting* held at the start of the work program, concurrent with the first task force meeting. The purpose of the initial briefing meeting is to ensure that all parties, including the project task force, municipal administration, and elected officials are fully aware of the project scope, administrative procedures as outlined in the contract, and project benchmarks. (Section 9.2.A.2)
5. In conjunction with the Consultant, arrange and schedule a time and place for all work sessions dedicated to the work program, independent from regularly scheduled municipal meetings.
6. Review, comment, and reach general consensus on draft materials presented by the Consultant.
7. Provide advance notice of a minimum of one (1) week to the Consultant of any changes to the schedule of work sessions.
8. Abide by the provisions for contract amendments to the scope of work or project term as outlined in Section 9.3 of the Manual, including those applicable to contract extensions and the maximum limits on such extensions.
9. Adopt the final product in accordance with the provisions of this Contract and Section 9.5 of the Manual.

10. Abide by the financial responsibilities in *Payment and Compensation*, herein, and with Section 5.0 of the Manual.
11. Agree to adhere to all federal, state, and municipal laws, codes, and requirements. The Municipality further agrees to indemnify, defend, and save harmless the County, its agents, officers and employees from any and all claims arising out of the performance of this Contract caused by an error, omission, intentional or negligent act for which the Municipality is legally responsible.

PLANNING CONSULTANT RESPONSIBILITIES

The Chester County Planning Commission (CCPC), serving as the municipal Consultant, shall be responsible for the following items:

1. Work with the Municipality to achieve consistency between the Scope of Work attached as Appendix B and goals, objectives, recommendations, and map of *Landscapes3*.
2. Comply with applicable provisions of the *Vision Partnership Program – County Consulting Manual – February 2022* and, during the course of the project, provide periodic updates and reminders to all parties concerning Vision Partnership Program (VPP) requirements and procedures. (Section 9.2)
3. Attend and facilitate the *Initial Briefing Meeting* held at the start of the work program, concurrent with the first task force meeting. The purpose of the initial briefing meeting is to ensure that all parties, including the project task force, municipal administration, and elected officials are fully aware of the project scope, administrative procedures as outlined in the contract, and project benchmarks. (Section 9.2.A.2)
4. Complete the work tasks as outlined in Appendix B, Scope of Work. Inform the Municipality of any changes to the project schedule or proposed changes to the scope of work.
5. Submit draft materials to the Municipality prior to the scheduled work sessions at which they are to be discussed to provide adequate opportunity for review by task force members prior to the meeting. (Section 9.2.A.1)
6. Attend scheduled task force work sessions, public meetings, and public hearings identified in Appendix B.
7. During the course of the project, provide periodic updates and reminders to all parties concerning Vision Partnership Program (VPP) requirements and procedures. (Section 9.2)
8. Review and respond to any requests for amendments to the Contract Scope of Work or Contract Term. (Section 9.3.A)
9. Abide by the financial responsibilities in *Payment and Compensation*, herein, and with Section 5.0 of the Manual.

Appendix B

PROJECT SCOPE OF WORK EAST CALN TOWNSHIP COMPREHENSIVE PLAN

Date: March 22, 2022

The Chester County Planning Commission (CCPC) will provide professional planning and support staff to assist East Caln Township in the preparation of the *East Caln Township Comprehensive Plan*. Previous planning efforts will be incorporated as appropriate in the new comprehensive plan. Prior to the start of the process, the Township will create a Task Force, comprised of members of the Township Planning Commission, Board of Supervisors, and other municipal boards, commissions, or groups as deemed appropriate by the Township. The following tasks will be completed under the scope of work.

1.0 PLAN DEVELOPMENT

1.1 Project Overview

CCPC will provide professional planning and support staff to assist the Township in the preparation of the *East Caln Township Comprehensive Plan*. The Plan will focus on the issues and opportunities of greatest priority to the Township and provide clear direction for implementation of recommendations.

In addition to staff research and municipal input, the Plan will consider data and policies in the 2011 East Caln Comprehensive Plan, as well as other regional and local plans and studies that apply to the Township (such as the Central Chester County Bicycle & Pedestrian Circulation Plan, Brandywine Creek Greenway – Strategic Action Plan, Downingtown Area Transportation Study, Chester Valley Trail Extension Study, etc.) and any other applicable documents that may be identified by the Task Force. Groups, agencies, and individuals that have expertise or experience working within the Township will be consulted as needed. The Plan will comply with the applicable provisions and content requirements for a comprehensive plan as prescribed by Article III of the Pennsylvania Municipalities Planning Code (MPC), Act 247, as amended.

1.2 Plan Organization

The Plan is proposed to be organized as outlined below. Adjustments to this organization may be made if needed and with Township approval as the project proceeds.

Part I – Background

Chapter 1: Introduction

The introduction will provide a brief overview of the plan purpose, process, and organization.

Chapter 2: Community Profile

The community profile will provide a brief history of East Caln Township, as well as a history of recent planning efforts. The local and regional setting will be addressed, with appropriate demographic information provided.

Chapter 3: Existing Conditions Overview

A summary of existing conditions information will be provided in this chapter, along with appropriate mapping. Detailed information can be presented within appendices or a plan chapter as appropriate.

Existing condition information will address:

- Historic Resources
- Recreation and Open Space
- Natural Resources
- Community Facilities and Services
- Transportation and Circulation
- Land Use
- Housing
- Economic Development

Part II - Issues and Priorities

Four to Six Focused Priorities Chapters (specific topics and names to be determined)

These chapters will provide analysis and recommendations for specific priority issues. CCPC anticipates that no more than six specific issues will be identified and addressed on an individual basis. These issues may be topic based, such as connectivity, or area based, such as a specific corridor or geography.

It is anticipated that economic development, connectivity, parks and recreation, historic preservation, and environmental resources will be focus areas, although these topics may be revised during the planning process. There will also be a chapter devoted to land use and housing, which may provide recommendations based on distinct geographic regions of the Township. Up to five renderings may be created to illustrate recommendations.

Recommendations will be as specific as possible, with prioritization provided for all recommendations. The highest priority items will include a higher level of detail to facilitate implementation. Potential funding options will be identified as appropriate.

Part III – Appendices

The appendices may include a summary table of recommendations that includes all recommendations and information on priority, potential funding, and responsible party. Detailed information on existing conditions may also be placed in the appendices. Relevant existing conditions information will be discussed within the focused priorities chapters in a concise manner.

2.0 PUBLIC AND STAKEHOLDER ENGAGEMENT PROCESS

Multiple efforts will be undertaken to engage the public and stakeholders throughout development of the plan. The public and stakeholder engagement process may include in-person and/or virtual meetings. The Consultant will work with the Municipality and the Task Force to maintain effective engagement. All relevant state or county guidelines and restrictions regarding public gatherings will be adhered to.

2.1 Task Force Work Sessions

CCPC will attend up to 15 Task Force work sessions to present materials prepared under work element 1.0, Plan Development, and lead the Task Force through discussion of the materials. Task Force meetings may be held in-person or virtually at the request of the Municipality or to accommodate participation.

2.2 Stakeholder Interviews

CCPC will interview up to eight individuals to obtain detailed information on areas of specific concern, outside of the Task Force work sessions. Coordination with the Task Force and Township staff will be

undertaken to identify individuals to interview, and findings from the interviews will be provided back to the Task Force.

2.3 Public Workshop

CCPC will lead one public workshop early within the process. This workshop will provide background information to participants, but primarily focus on interacting with attendees to obtain input on critical issues facing the Township and the desired future vision for the Township. CCPC will prepare and provide materials for the workshop.

2.4 Public Meetings

CCPC will assist the Township with two public meetings as outlined in 2.4.a and 2.4.b, below.

- a. CCPC will prepare and provide materials for and lead one public information meeting that is hosted by the Task Force. This public information meeting will be held midway in the process with the intent of receiving input and comment on draft materials developed to date.
- b. Additionally, at least one public meeting must be held by the Township Planning Commission in accordance with the requirements of MPC Section 302(a). CCPC will provide materials and present technical information for this public meeting and provide support to Planning Commission members to enable them to host this public meeting in accordance with the MPC.

2.5 Public Hearing

CCPC will attend one public hearing held by the Board of Supervisors. The Board of Supervisors must hold a minimum of one public hearing prior to adoption, in accordance with MPC Section 302(b). CCPC is not anticipated to provide a formal presentation at the public hearing, as the formal presentation is most appropriate at the Planning Commission's public meeting. CCPC will attend to address technical questions. Members of the Task Force and Planning Commission should attend to address questions on the plan update process and provide a local presence to the effort.

2.6 Additional Public and Municipal Official Engagement

Use of an online public engagement, survey platform is anticipated to solicit input from the public, to add to input gathered through the workshop, public meetings, task force meetings, and other means. No hard copy mailings are included with this survey, however the Township may elect to create hard copy versions to be available at key locations, with any necessary manual entry of those responses to be provided by the Township. One survey will be distributed, anticipated to be distributed in the first half of the plan development process.

CCPC will provide periodic updates on plan progress for distribution through the Township website, newsletter, or other outlets. If requested, CCPC will attend up to two community events to provide information and answer questions, as determined through guidance by the Task Force and Township. Upon request, CCPC will attend up to three Board of Supervisor meetings to provide all Board of Supervisors with a status update on the plan.

2.7 Additional Meetings or Hearings

CCPC staff will be available to attend additional meetings or hearings beyond the scope of work at a flat rate of four hundred dollars (\$400) per meeting. This fee includes time for meeting materials preparation, travel to and from meeting, and meeting time for up to two CCPC staff.

3.0 PRODUCTS

CCPC will provide the Township with the following products:

3.1 Draft Text and Materials

A digital version of materials for each task outlined in element 1.0 will be provided for work sessions, to be provided to the Task Force members and Township staff. Printed copies of materials can be provided to all Task Force members and others as requested by the Township, up to a maximum of 15 copies. Materials will be forwarded to Task Force members approximately one week prior to a scheduled work session in which the material is to be discussed.

3.2 Draft Maps and Graphics

Presentation and page size maps and graphics (to include up to five renderings) will be provided to support work sessions and public meetings, and within the document to increase understanding of topics and issues addressed within the plan document. Presentation maps will be the property of the Township.

3.3 Public Review Plan Draft

CCPC will provide a complete plan draft in digital format, including mapping, which has addressed all Task Force comments to element 1.0, Plan Development to the Task Force, Planning Commission, Board of Supervisors, and Township staff. Print copies will be provided to the Planning Commission members and others as requested, up to a maximum of 15 copies. This complete draft is provided to the Task Force, Planning Commission, Board of Supervisors, and Township staff for their review and comment prior to the Planning Commission's public meeting. An errata sheet will be created as needed to accompany the public review draft for use at the public hearing.

3.4 Publication Draft

Upon adoption of the final draft Plan by the Township, CCPC will prepare publication text and mapping, suitable for photocopy reproduction, and up to three hard copies of the Plan. The text and maps will incorporate all final adopted Plan revisions. A digital copy of the Plan and maps will also be provided to the Township. *Publication and printing of the adopted document is the responsibility of the Township.*

4.0 MAPPING SERVICES

CCPC will perform the following mapping services for the Township as part of this scope of work. Mapping will be prepared using Geographic Information System technology. All digital products produced under this work program will be the property of the Township and will be provided to the Township in digital form.

All maps will be produced in an 8 1/2" by 11" format, as appropriate. Select maps will be produced at a scale suitable for display. The following topics will be addressed in mapping produced under this work program, in addition to or in combination with specific mapping required to address the focused priorities chapters:

- 4.1 Regional Resources and Perspective Map
- 4.2 Existing Land Use Map
- 4.3 Future Land Use Map
- 4.4 Community Facilities and Services Map
- 4.5 Transportation Inventory Map
- 4.6 Transportation Needs Map

- 4.7 Natural Resources Map(s) - Water, Land, Biotic
- 4.8 Historic Resources Map
- 4.9 Recreation and Open Space Inventory Map
- 4.10 Workshop Mapping
- 4.11 Additional Focused Plan Mapping (as needed)

5.0 PROJECT SCHEDULE

To stay within the proposed timeframe, it is essential for both the Consultant and the Task Force to remain focused on the task at hand throughout the process. The project schedule is shown in Table 5.1. Adjustments will be made as needed during the course of the update.

5.1 Schedule Guidelines and Assumptions

The proposed schedule and project outline assumes timely review, comment, and consensus on draft materials presented by the Consultant. General consensus is particularly important at significant project milestones, such as goals and objectives, recommendations, and full draft plan. The project schedule and outline assumes the following guidelines for completing the plan:

- **Focused information:** All requirements of the MPC will be covered with a focus on materials most relevant to identified priorities and recommendations. Topics of greatest concern to the Township will receive the most emphasis, while lower priority topics will be addressed in less detail. Up to six focused priorities chapters are anticipated.
- **Recommendations with a view towards implementation:** Recommendations will be drafted with a focus on implementation, whether through regulatory changes or other projects, and funding options will be identified as appropriate.

5.2 Proposed Schedule

Task Force Meeting #	Month	Event/Topic
	1	<ul style="list-style-type: none"> • Development of community profile • Development of existing conditions materials
1	2	<ul style="list-style-type: none"> • Process and background discussion • Community profile/existing conditions discussion • Survey development
2	3	<ul style="list-style-type: none"> • Discuss future vision, critical issues for focused chapters, stakeholder interviews • Open survey
*	4	<ul style="list-style-type: none"> • <i>Workshop</i> <ul style="list-style-type: none"> ○ Identification of critical issues and future vision
3	4	<ul style="list-style-type: none"> • Takeaways from the workshop; finalization of critical issues and interview list
*	4, 5	<ul style="list-style-type: none"> • Interviews
4	5	<ul style="list-style-type: none"> • Takeaways from interviews and survey; consideration of recommendations
5, 6	6, 7	<ul style="list-style-type: none"> • Consideration of recommendations
*	8	<ul style="list-style-type: none"> • <i>Public Information Meeting for consideration of vision, priority issues, & draft recommendations</i>
7, 8	9, 10	<ul style="list-style-type: none"> • Takeaways from public meeting; revision of priorities and draft recommendations
9, 10	11, 12	<ul style="list-style-type: none"> • Task Force review of draft focused priorities chapters

Vision Partnership Program – East Caln Township Comprehensive Plan

Task Force Meeting #	Month	Event/Topic
<i>No meeting scheduled for month 13 – preparation of full draft</i>		
11, 12	14, 15	• Task Force review of full draft plan
*	16	• <i>Planning Commission Public Meeting</i>
	17 & 18	• Outside Review (per Act 247)
*	19	• Public Hearing and adoption
*Not included in the count of Task Force meetings are the workshop (1), interviews (up to eight), Task Force public information meeting (1), Planning Commission public meeting (1), and public hearing (1).		

6.0 PROJECT COST

The total cost for this service is sixty-two thousand dollars (\$62,000.00). This contract is based on the understanding that through the Township’s participation in the Vision Partnership Program (VPP) – County Consulting that 60% of the total project cost (\$37,200.00) is being provided by the County through technical services and the Township will contribute 40% of the total project cost (\$24,800.00) over the project’s two-year (24 month) contract period. Invoicing to East Caln Township will be submitted on a quarterly basis, resulting in eight individual invoices in the amount of three thousand one hundred dollars (\$3,100.00) each. Project costs have been calculated according to the following schedule:

Number	Element	Total Cost	In-Kind Grant Amount (60%)	Township Cost (40%)
1.0	Comprehensive Plan Preparation	\$38,352	\$23,011	\$15,341
2.0	Work Sessions/Mtgs/Etc.*	\$8,266	\$4,960	\$3,306
3.0	Copies/Mailings	\$550	\$330	\$220
4.0	Mapping/Graphics	\$14,832	\$8,899	\$5,933
Total Fee		\$62,000	\$37,200	\$24,800

**Consultant will be available to attend additional meetings or hearings if needed at cost to the Township (See Section 2.7 of Project Scope of Work)*

7.0 CONTRACT TERM

The contract will be in effect for 24 months, to begin on June 1, 2022 and terminating on May 31, 2024

1 INTRODUCTION

A FRAMEWORK FOR THE TOWNSHIP'S FUTURE

1.1 Comprehensive Plan Purpose

A comprehensive plan is an adopted policy document that is intended to provide long-range guidance for the Township regarding topics such as land use, transportation, economic development, housing, public facilities, historic resources, and environmental resources. A comprehensive plan provides the Township with a framework of policies and actions on which to rely when responding to evolving challenges and opportunities.

This comprehensive plan, created with involvement of residents, elected officials, and Township staff, defines a vision for East Caln's future and provides a series of actions to achieve that vision. This plan is an implementable plan, which follows a different process and format than traditional comprehensive plans, and which evolved to be as specific as possible to the Township's goals. An implementable plan focuses on the most pressing challenges and opportunities, allowing the Township to make the most efficient use of resources. East Caln's previous comprehensive plan was adopted 2011.

1.2 Comprehensive Planning in Pennsylvania

This comprehensive plan was completed in compliance with the Pennsylvania Municipalities Planning Code (MPC), Act 247 of 1968, as reenacted and amended. The MPC enables municipal land use controls in Pennsylvania and provides the framework for developing and implementing comprehensive plans and local land use regulations, such as a zoning ordinance. The MPC calls on municipalities to review comprehensive plans every ten years.

1.3 Planning Process

Development of this plan was led by a task force consisting of representatives of the Planning Commission and the Board of Supervisors, and Township staff. In addition to regular

monthly meetings of the task force, the process included the following:

- Stakeholder interviews in XXXX 2022.
- Public survey conducted in Summer-Fall 2022.
- Public visioning workshop on October 12, 2022.
- Public meeting TBD.
- MPC mandated public meeting TBD.
- MPC mandated public hearing TBD.

The task force analyzed and evaluated pertinent information affecting land use, housing, connectivity, economic development, environmental resources, parks and recreation, historic preservation, and community facilities in the Township. Recommendations were developed by the task force to meet the challenges and opportunities identified through the planning process, and then shared with the public for review and endorsement.

1.4 Vision Statement

East Caln Township will be a safe, connected, attractive, and vibrant community for residents, businesses, and visitors. The Township will value its neighborhoods, commercial centers, and environmental resources through responsible, measured growth and redevelopment. Key for the Township is delivering efficient, responsible, and responsive government services and communications that meet the needs of the Township that can be sustained over time.

1.5 How to Use This Comprehensive Plan

This plan is intended to direct Township actions over the next ten years (2033). The Township should conduct periodic reviews of progress and perform an in-depth assessment at the five-year mark (2028).

This Plan is divided into four sections:

Introduction

Issues and Priorities: These chapters address elements that fall under topics of concern identified by the community during the planning process. Each topic consists of a broad goal, which is achievable through objectives and specific recommendations. Each recommendation has an explanation of its relevance and the actions necessary for implementation.

Implementation: This chapter consolidates the recommendations into a table which identifies priority level, parties responsible for implementing, and suggested strategies.

Appendices: The appendices include background and supplemental context information, a summary of the public survey results, and a compilation of maps.

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DEMOGRAPHIC PROFILE

B-1 – Introduction

Understanding the demographic characteristics of East Caln Township, from simple population counts to population forecasts, as well as other data such as income, age, and education, provides context for future Township actions and policies as well as what services and facilities are needed now and in the future. Data is primarily derived from the U.S. Census, both the decennial census (which provides counts every ten years) and the American Community Survey, or ACS (which collects data and provides estimates on an annual basis, averaged over five years). It should be noted at the time of adoption, the data provided is meant to provide for a general snapshot based on the 2020 Census and recent American Community Survey data.

B-2 – Population

Between 1940 and 1960 East Caln's population more than doubled, but the Township remained a more rural community with a total population of 758 by 1960. As suburbanization moved further west in Chester County, the Township saw its population grow by 188 percent to 2,187 residents by 1980. After a relatively low growth period through the 1990s, East Caln has experienced significant growth through the 2000s when its population expanded from 2,857 to 5,384 residents.

Since 2010, the Township has been growing at a faster rate of 11.3 percent than the County as a whole and all of its neighboring municipalities, with the exception of East Brandywine and West Bradford which saw significant developments such as Applecross and Stargazer Village.

It is anticipated East Caln will continue to see growth, but in a more limited manner given the more built-out nature of the Township. However, opportunities for redevelopment of may include larger, multi-family facilities that will continue to bring new residents into the Township.

Municipality	1940	1960	1980	2000	2010	2020	% Change 2010 - 2020
Chester County	135,626	210,608	316,660	433,501	499,132	534,413	7.1%
<i>East Caln</i>	315	758	2,187	2,857	4,838	5,384	11.3%
Caln	3,661	6,685	9,639	11,916	13,817	14,432	4.5%
Downingtown	4,645	5,598	7,650	7,589	7,891	7,898	0.1%
East Bradford	1,033	1,713	3,219	9,405	9,942	10,308	3.7%
East Brandywine	913	1,618	4,690	5,822	6,742	9,746	44.6%
Uwchlan	599	995	8,364	16,576	18,088	19,161	5.9%
West Bradford	1,367	1,894	7,343	10,775	12,376	14,316	15.7%
West Whiteland	1,078	4,412	9,581	16,499	18,274	19,632	7.4%

Sources: US Census, Decennial, 1940 to 2020.

B-3 – Population Forecasts

In 2021, the Delaware Valley Regional Planning Commission (DVRPC) developed their most recent population forecasts for the Philadelphia region. They forecast 13.7 percent growth for East Caln Township and 20.8 percent growth for Chester County from 2020 through 2050. The 2020-2050 forecast for East Caln is lower than that of most of its neighboring municipalities. This can generally be attributed to the more built-out nature of the Township and limited areas for higher density residential development.

Municipality	2020	2025 Forecast	2030 Forecast	2040 Forecast	2050 Forecast	% Change 2020- 2050
Chester County	534,413	563,468	586,300	620,391	645,673	20.8%
<i>East Caln</i>	5,380	5,632	6,102	6,107	6,117	13.7%
Caln	14,432	15,301	15,986	17,141	17,923	24.2%
Downingtown	7,898	10,967	11,074	11,257	11,360	43.8%
East Bradford	10,308	10,323	10,478	11,026	11,437	11.0%

East Brandywine	9,746	10,275	10,687	11,453	11,980	22.9%
Uwchlan	19,161	19,275	20,166	21,337	22,260	16.2%
West Bradford	14,316	13,557	13,887	14,774	15,459	8.0%
West Whiteland	19,632	24,418	26,104	26,854	27,477	40.0%

Sources: US Census, Decennial, 2020; DVRPC 2021.

B-4 – Age

The US Census Bureau’s American Community Survey (ACS) data for East Caln noted a median age of 42.1 years old by 2020, with just over 23 percent of residents 19 years of age or younger. In comparison, the median age for Chester County was 40.6 years of age. The largest age cohort for the Township was ages 45-54 and the second largest was ages 35-44. The overall trends illustrate a population aging at a higher rate than that as the County as a whole.

Age Group	East Caln 2006- 2010 ACS	East Caln 2016- 2020 ACS	Chester Co. 2006- 2010 ACS	Chester Co. 2016- 2020 ACS
Median age (years)	37.8	42.1	38.8	40.6
Total population	4,473	4,871	490,571	521,980
Youth 19 and under	26.6%	23.3%	28.0%	25.6%
Prime working 25-54	45.3%	44.8%	41.9%	37.8%
Seniors 65 and over	14.5%	15.3%	12.5%	16.4%
Under 5 years	7.6%	3.6%	6.4%	5.5%
5 to 9 years	6.8%	6.8%	7.2%	6.1%
10 to 14 years	5.2%	7.4%	7.0%	6.9%
15 to 19 years	7.0%	5.5%	7.4%	7.0%
20 to 24 years	4.9%	2.5%	5.9%	6.2%
25 to 34 years	13.4%	13.8%	10.9%	11.5%
35 to 44 years	19.6%	14.0%	14.7%	12.3%
45 to 54 years	12.3%	17.0%	16.2%	14.0%
55 to 59 years	5.1%	8.1%	6.8%	7.5%
60 to 64 years	3.6%	6.0%	4.9%	6.6%
65 to 74 years	4.4%	5.9%	6.4%	9.5%
75 to 84 years	5.3%	4.1%	4.4%	4.7%
85 years and over	4.8%	5.4%	1.7%	2.2%

Source: US Census, ACS 2006-2010 and 2016-2020 (Table DP05).

B-5 – Race, Ethnicity, and Equity

As reflected in decennial Census data, when compared to Chester County as a whole, East Caln is a diverse community with respect to race and ethnicity. The Township saw gains in all race/ethnicity categories, except for African American alone which saw a slight decline. Further, the white alone population saw a decline from 74 to 65 percent from 2010 to 2020. Most of note is that 21 percent of the Township’s residents identify as Asian alone as compared to only 6.6 percent for the County as a whole.

The diversity of the Township is further reflected in the significant number foreign born residents calling East Caln home. The Township has a growing immigrant community comprising just over 18 percent of the total population which is nearly double of the Countywide percentage of 9.5 percent.

Race/Ethnicity	East Caln 2010	East Caln 2020	Chester Co. 2010	Chester Co. 2020
Total Population	4,838	5,384	498,886	534,413
Asian Alone	17.0%	21.0%	3.9%	6.6%
Black/African American Alone	6.1%	5.9%	6.1%	5.5%
White Alone	73.9%	65.1%	85.5%	77.3%
Two or More Races	2.3%	5.3%	1.8%	6.7%
Some Other Race Alone	0.6%	2.3%	2.4%	3.5%
Hispanic/Latino (Any Race)	2.8%	5.1%	6.5%	8.1%

Sources: US Census, Decennial, 2010 and 2020 (Tables P1 and P2).

Race/Ethnicity	East Caln 2006-2010 ACS	East Caln 2016-2020 ACS	Chester Co. 2006-2010 ACS	Chester Co. 2016-2020 ACS
Total Foreign Born Population	577	899	40,791	49,635
Total Foreign Born Population (% of total population)	12.90%	18.46%	8.32%	9.51%
World Region of Birth of Foreign Born				
Europe	15.77%	7.79%	20.85%	17.05%
Asia	63.78%	75.86%	34.03%	44.06%
Africa	3.99%	10.34%	3.25%	4.67%
Oceania	1.39%	0.00%	0.55%	0.60%
Latin America	5.89%	6.01%	37.43%	30.40%
Northern America	9.19%	0.00%	3.89%	3.23%

Sources: US Census, ACS 2008-2012 and 2016-2020 (Table DP02).

B-6 – Income

The median household income for residents of East Caln Township in 2020 was \$104,130, which was almost equal to the Chester County median. Between 2012 and 2020, when adjusted for inflation, the Township median grew at a rate nearly double that of the County of 13.8 to 6.2 percent. These income levels in part reflect the high levels of education the residents have, and the significant growth experienced in the Downingtown area since 2000.

A high median income level however, does not fully reflect the economic status of all residents. A limited percentage of the Township’s residents currently have incomes below the poverty level. From 2012 to 2020, East Caln has seen a slight decline from 4.4 to 4.1 percent. When this is expanded to those residents at 200 percent of the poverty level, the Township has also seen a slight decline from 14.8 to 13.5 percent.

Median Household Income

County/Municipality	2008-2012 ACS	2016-2020 ACS	% Change in Real Dollars	2012 MHI adjusted to 2020 for inflation*	% Change After Inflation
Chester County	\$86,184	\$104,161	20.86%	\$98,087	6.2%
East Caln	\$90,107	\$104,130	15.6%	\$91,493	13.8%
Caln	\$66,457	\$89,833	35.2%	\$78,931	13.8%
Downingtown	\$53,024	\$74,075	39.7%	\$65,086	13.8%
East Bradford	\$117,276	\$134,597	14.8%	\$118,263	13.8%
East Brandywine	\$104,339	\$154,475	48.1%	\$135,729	13.8%
Uwchlan	\$107,098	\$114,050	6.5%	\$100,209	13.8%
West Bradford	\$103,389	\$127,431	23.3%	\$111,967	13.8%
West Whiteland	\$94,695	\$117,985	24.6%	\$103,667	13.8%

Sources: US Census, ACS 2008-2012 and 2016-2020 (Table S1901).

* Income from 2018 was adjusted for inflation to 2012 utilizing the U.S. Bureau of Labor Statistics inflation calculator (https://www.bls.gov/data/inflation_calculator.htm).

Poverty Status

Municipality	2008-2012 ACS Percent Below Poverty Level	2008-2012 ACS Population at 200 Percent of Poverty Level	2016-2020 ACS Percent Below Poverty Level	2016-2020 ACS Population at 200 Percent of Poverty Level
Chester County	6.5%	16.1%	6.3%	15.3%
East Caln	4.4%	14.8%	4.1%	13.5%
Caln	7.7%	15.9%	8.1%	18.9%

Downingtown	6.2%	25.6%	3.3%	17.6%
East Bradford	4.3%	11.4%	3.8%	8.4%
East Brandywine	1.9%	6.0%	2.2%	13.1%
Uwchlan	2.6%	7.1%	2.1%	8.9%
West Bradford	2.7%	6.9%	3.1%	13.8%
West Whiteland	4.4%	9.5%	2.6%	6.1%

Sources: US Census, ACS 2008-2012 and 2016-2020 (Table S1701).

B-6 – Education

The educational attainment of East Caln residents is high and has increased in recent years. Education levels exceed those of the County as a whole, although the County has seen a similar increase in education levels in recent years. The most significant change in from 2010 to 2020 was the increase in residents with a graduate or professional degree from 26.5 to 32.4 percent.

Education level	East Caln 2006- 2010 ACS	East Caln 2016-2020 ACS	Chester Co. 2006- 2010 ACS	Chester Co. 2016-2020 ACS
Less than 9th grade	1.3%	0.4%	2.9%	2.5%
9th to 12th grade, no diploma	2.8%	2.7%	4.6%	3.2%
High school graduate/equivalency	20.5%	18.7%	24.2%	20.5%
Some college, no degree	12.0%	9.3%	14.6%	13.1%
Associate degree	3.4%	3.4%	5.9%	6.5%
Bachelor's degree	33.4%	33.1%	29.5%	31.9%
Graduate or professional degree	26.5%	32.4%	18.3%	22.3%

Source: US Census ACS 2006-2010 and 2016-2020 (Table 1501).

B-7 – Employment

Employment data provides an overview of occupation – or type of work – in addition to industry - the types of businesses in which residents are employed. A very high percentage of East Caln residents have occupations under the category of management, business, science and arts, with sales and office occupations also well represented. Between 2010 and 2020, there was just over a seven percent decline for residents working in sales and office occupations and a just over seven percent increase in residents working in production, transportation, and material moving operations.

Employment of Residents by Occupation*

Industry Characteristics	East Caln 2006- 2010 ACS	East Caln 2016- 2020 ACS	Chester Co. 2006- 2010 ACS	Chester Co. 2015- 2019 ACS
Management, business, science, and arts occupations	66.3%	65.1%	47.3%	53.1%
Service occupations	6.0%	6.7%	12.5%	12.7%
Sales and office occupations	21.0%	13.7%	24.9%	20.1%
Natural resources, construction, and maintenance occupations	3.0%	3.7%	7.7%	6.8%
Production, transportation, and material moving occupations	3.3%	10.9%	7.6%	7.3%

Sources: US Census, ACS 2006-2010 and 2016-2020 (Table S2401).

*Percentage of population 16 years of age and over

Employment of Residents by Industry*

Industry Characteristics	East Caln 2006- 2010 ACS	East Caln 2016- 2020 ACS	Chester Co. 2006- 2010 ACS	Chester Co. 2016- 2020 ACS
Agriculture, forestry, fishing and hunting, and mining	0.0%	0.0%	1.9%	2.1%
Construction	5.1%	4.0%	5.7%	5.8%
Manufacturing	10.0%	14.1%	12.6%	11.1%
Wholesale trade	5.8%	3.5%	3.4%	2.9%
Retail trade	10.0%	5.5%	11.0%	9.5%
Transportation and warehousing, and utilities	0.0%	4.6%	3.8%	3.3%
Information	4.2%	3.9%	2.2%	2.1%
Finance and insurance, and real estate and rental and leasing	14.6%	9.9%	10.0%	10.5%
Professional, scientific, and management, and administrative and waste management services	21.2%	27.1%	14.9%	16.6%
Educational services, and health care and social assistance	18.3%	19.6%	21.3%	22.7%
Arts, entertainment, and recreation, and accommodation and food services	4.8%	6.3%	6.7%	7.1%
Other services, except public administration	2.7%	0.0%	4.3%	4.2%
Public administration	3.4%	1.3%	2.1%	2.2%

Sources: US Census, ACS 2006-2010 and 2016-2020 (Table DP03).

*Percentage of population 16 years of age and over

The prime working age population in the U.S. is defined as ages 25-54. Working age population is a consideration with respect to local

business and the tax base as those residents employed pay earned income tax directly back to the Township. In 2020, the prime working age population of East Caln was 44.8 percent of the population, with Chester County’s percentage eight lower at 37.8 percent.

Prime Working Age Population

	East Caln 2006-2010 ACS	East Caln 2016-2020 ACS	Chester Co. 2006-2010 ACS	Chester Co. 2016-2020 ACS
Total Population	4,473	4,871	490,571	521,980
Prime working age (25-54)	45.3%	44.8%	41.9%	37.8%

Sources: US Census, ACS 2006-2010 and 2016-2020 (Table DP05).

B-8 – Housing

East Caln has a significantly diverse housing stock affording residents a wide variety of housing options. In 2020, the dominant form of housing Countywide was single-family detached, consisting of just over 61 percent of all units. For East Caln, this percentage was virtually halved at just under 32 percent of total units in the Township. Based on the 2020 ACS estimates, this results in East Caln having significantly more units available as part of all housing categories having greater than one unit. This variety of housing choices results in option for residents at all income levels and abilities to secure housing in the Township.

Housing Units

Housing Unit Characteristics	East Caln 2006-2010 ACS	East Caln 2016-2020 ACS	Chester Co. 2006-2010 ACS	Chester Co. 2016-2020 ACS
Occupied housing units	94.1%	87.6%	95.7%	95.7%
Vacant housing units	5.9%	12.4%	4.3%	4.3%
1-unit, detached	41.0%	31.9%	61.7%	61.4%
1-unit, attached	17.3%	16.8%	17.1%	18.5%
2 units	0.0%	0.0%	1.9%	1.8%
3 or 4 units	0.9%	1.2%	3.1%	2.7%
5 to 9 units	5.2%	10.9%	3.9%	3.1%
10 to 19 units	2.6%	11.9%	4.2%	4.4%
20 or more units	29.2%	24.3%	5.3%	5.7%
Mobile home	3.8%	3.1%	2.7%	2.5%
Boat, RV, van, etc.	0.0%	0.0%	0.02%	0.01%

Sources: US Census, ACS 2006-2010 and 2016-2020 (Table DP04).

In terms of housing age, the Township’s housing stock is significantly newer than the County as a whole. Nearly 40 percent of the total housing (21 percent Countywide) has been constructed since 2000, and nearly 90

percent (66 percent Countywide) has been constructed since 1970. This more modern housing supply results in more modern amenities as well as fewer nonconformities for housing throughout the Township.

Year Structure Built

Year Built	East Caln 2016-2020 ACS	Chester Co. 2016-2020 ACS
Built 2010 or later	1.8%	5.4%
Built 2000 to 2009	37.5%	15.7%
Built 1990 to 1999	7.8%	16.0%
Built 1980 to 1989	22.3%	15.7%
Built 1970 to 1979	19.3%	13.5%
Built 1960 to 1969	7.5%	9.2%
Built 1950 to 1959	2.0%	8.5%
Built 1940 to 1949	0.4%	2.7%
Built 1939 or earlier	1.4%	13.4%

Sources: US Census, ACS 2016-2020 (Table DP04).

In terms of housing sales, the Township’s median sales price has consistently been slightly less than that as the County as a whole. The most notable exception to this was for 2021 when the Township median spiked to \$550,000, which was \$130,000 more than the 2021 Countywide median. The trend of increasing housing values is further illustrated in Census data which depicts a \$30,000 overall increase in housing values from 2010-2020, with the greatest increase being in the \$300,000-\$499,999 range.

Year	East Caln Number of Sales	East Caln Median Sales Price	East Caln Median Sales Price (Inflation Adjusted*)	Chester Co. Median Sales Price	Chester Co. Median Sales Price (Inflation Adjusted*)
1990	58	\$141,100	\$289,711	\$149,000	\$305,932
1995	46	\$117,000	\$203,626	\$155,000	\$269,762
2000	110	\$171,500	\$265,766	\$188,000	\$291,335
2005	164	\$307,063	\$421,196	\$295,000	\$404,650
2010	44	\$295,000	\$356,121	\$295,000	\$356,121
2015	74	\$323,500	\$362,085	\$310,000	\$346,975
2020	74	\$355,838	\$360,819	\$355,000	\$359,969
2021	91	\$550,000		\$420,000	

Source: CCPC Residential Housing Reports 1990-2021.

* Inflation calculated to January 2021 via the U.S. Bureau of Labor Statistics inflation calculator (https://www.bls.gov/data/inflation_calculator.htm).

Housing Value (Owner-occupied Units)

Value	East Caln 2006-2010 ACS	East Caln 2016-2020 ACS	Chester Co. 2006-2010 ACS	Chester Co. 2016-2020 ACS
Median (dollars)	\$330,300	\$365,300	\$334,300	\$369,500
Owner-occupied units	1,445	1,380	139,743	144,688
Less than \$50,000	6.3%	2.9%	2.4%	2.4%
\$50,000 to \$99,999	2.0%	0.0%	1.9%	1.6%
\$100,000 to \$149,999	10.7%	6.2%	4.3%	2.6%
\$150,000 to \$199,999	4.2%	3.6%	8.5%	6.4%
\$200,000 to \$299,999	16.7%	15.7%	25.2%	21.9%
\$300,000 to \$499,999	47.5%	59.0%	36.9%	38.1%
\$500,000 to \$999,999	12.7%	12.7%	17.9%	23.5%
\$1,000,000 or more	0.0%	0.0%	2.9%	3.5%

Sources: US Census, ACS 2006-2010 and 2016-2020 (Table DP04).

Specific to renters, since 2015 ACS data depicts a decline in average monthly rent from \$1,428 to \$1,353. This is generally opposite of rent trends throughout the County and suggests the greater availability of multi-family housing in the Township impacts overall rents paid.

Renter Characteristics

Renting Characteristics	East Caln 2011- 2015 ACS	East Caln 2016- 2020 ACS	Chester Co. 2011-2015 ACS	Chester Co. 2016-2020 ACS
Median (dollars)	\$1,428	\$1,353	\$1,197	\$1,354
Units with no rent paid	0	0	1,759	1,933
Occupied units paying rent	954	800	44,491	46,330
Less than \$500	0.0%	0.0%	5.4%	5.2%
\$500 to \$999	15.3%	19.1%	26.7%	17.8%
\$1,000 to \$1,499	37.7%	46.1%	40.2%	38.2%
\$1,500 to \$1,999	19.5%	18.8%	17.3%	24.8%
\$2,000 to \$2,499	11.6%	10.8%	5.7%	8.0%
\$2,500 to \$2,999	1.0%	3.6%	2.4%	3.4%
\$3,000 or more	14.8%	1.6%	2.3%	2.6%

Sources: US Census, ACS 2011-2015 and 2016-2020 (Table DP04).