

Agenda

LPTCP Steering Committee, Meeting #3

October 21, 2020: 7:30 – 8:45 PM

- ▶ Welcome (5 minutes)
- ▶ Trends in Housing and Development (15 minutes)
- ▶ Guest Speaker Q&A (15 minutes)
- ▶ Housing Presentation (15 minutes)
- ▶ Housing Q&A (10 minutes)
- ▶ Public Comment (15 minutes)

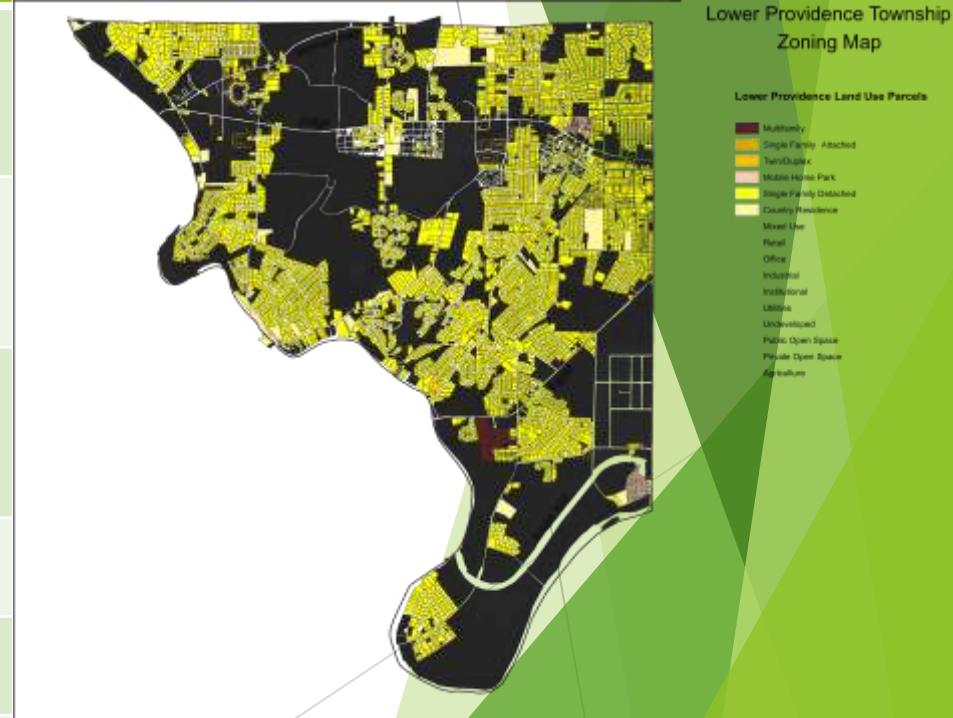
The background features abstract, overlapping green geometric shapes in various shades of green, creating a modern, layered effect. The shapes are primarily triangular and polygonal, with some thin white lines intersecting them.

Housing

The Homes and Households of Lower Providence

Residential Land: 39.1% of township

Acres	Percent	Type	Units	Percent
3,874	100%	Total Residential	9,255	100%
3,727	96.2%	Single Family Detached	6,085	65.7%
34.1	0.9%	Single Family Attached	530	5.7%
22.8	0.6%	Twin/Duplex	140	1.5%
53	1.4%	Multifamily	2,134	23%
36.9	1.0%	Mobile Home	357	3.8%



Single Family Detached: 3,727 acres - 6,085 units

65.7% of the housing units
96.2% of the residential land

1.6
units per acre



Other Housing Types: 146.8 acres - 3,161 units

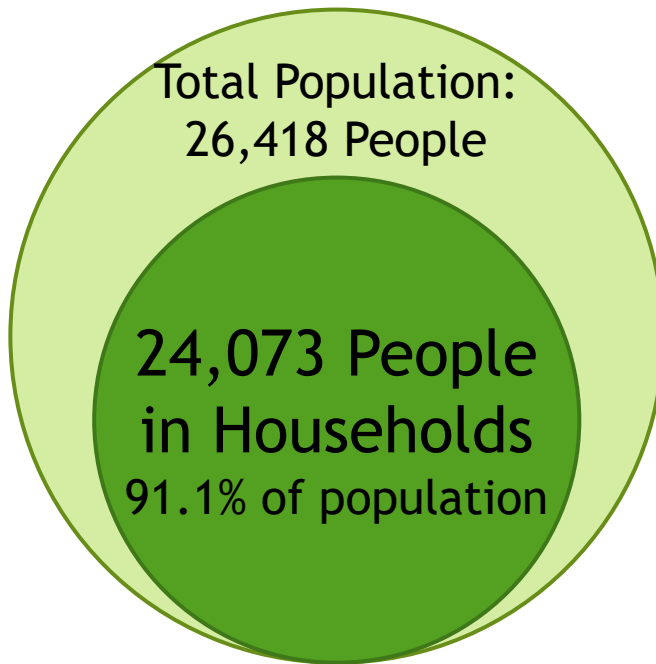
34.2% of housing units
3.8% of residential land

21.5
units per acre

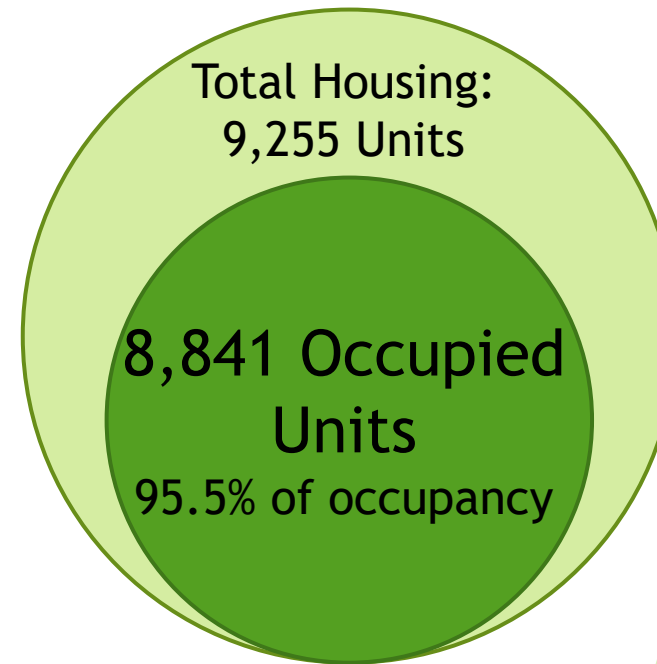


Average Household Size: 2.72 people

Population:



Housing:



$$\frac{24,073 \text{ people}}{8,841 \text{ Households}} = 2.72 \text{ people per household}$$

Housing Tenure

Owner-occupied Households

- ▶ 6,595 units (74.6% of households)
- ▶ 18,969 people (78.8% of people)

2.88

people per household

Renter-occupied Households

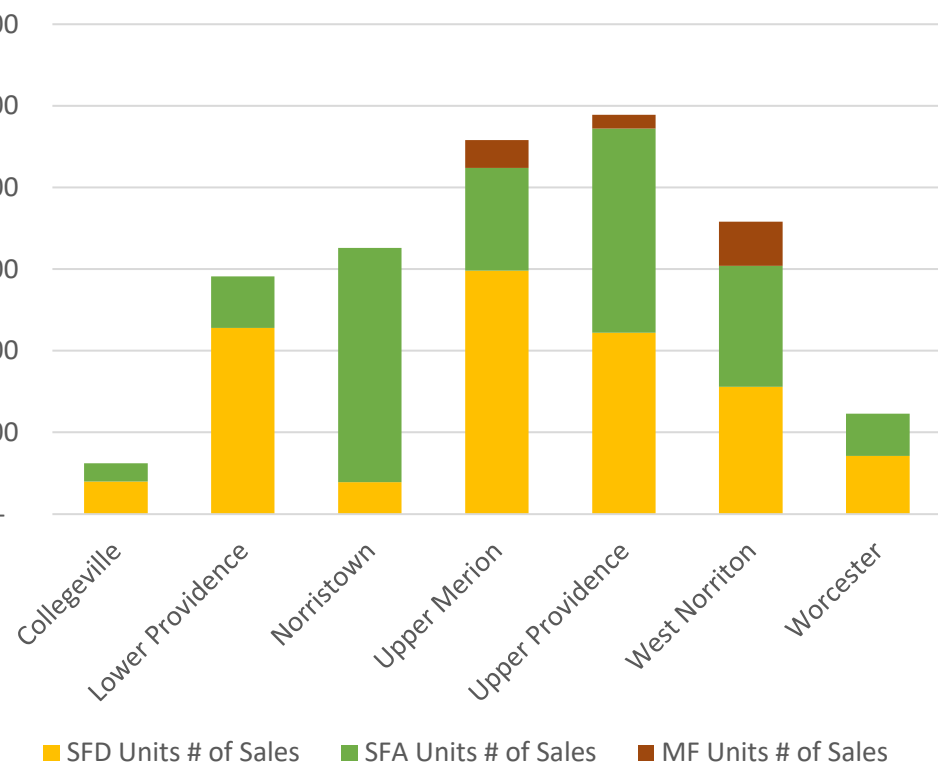
- ▶ 2,246 units (25.4% of households)
- ▶ 5,104 people (21.2% of people)

2.27

people per household

Housing Prices

2019 Sales by Unit Type



data: MCPC 2019 Housing Reports

2019 Sales Price



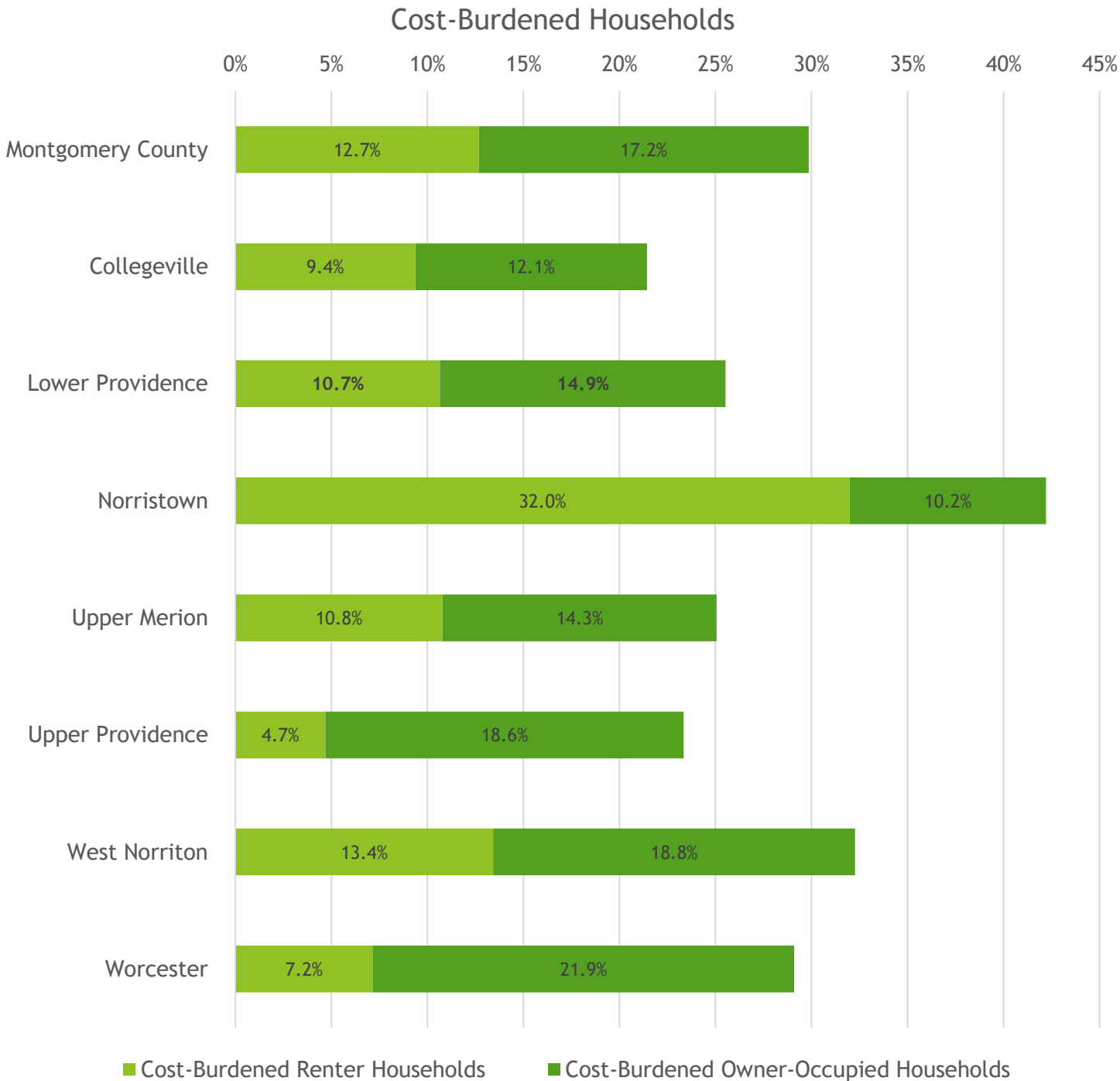
Housing Affordability

A household is considered “cost burdened” if housing costs exceed 30% of the household income.

25.5%

Lower Providence households are cost-burdened.

data: 2018 ACS 5-Year Estimates



Households with children: 3,187 households

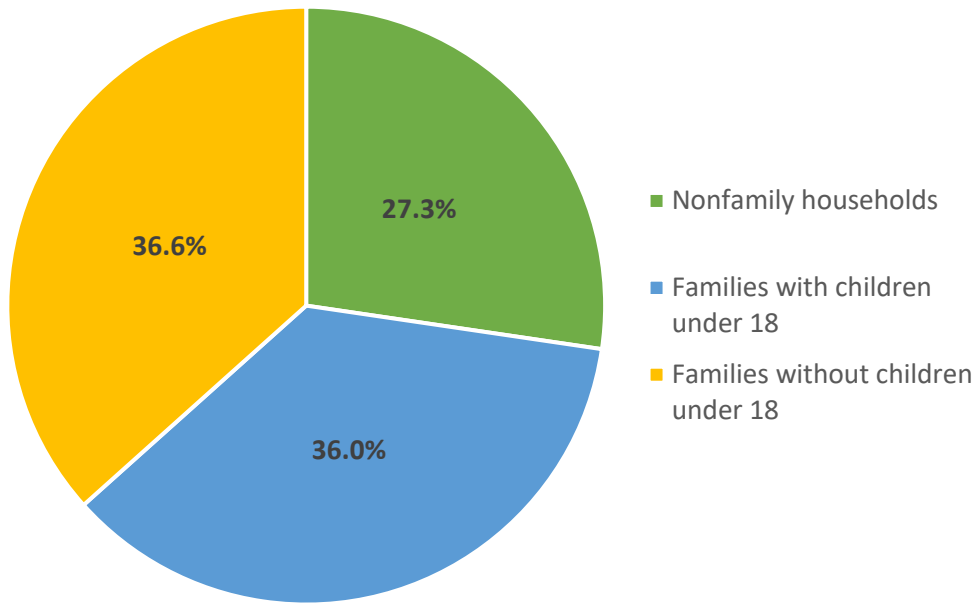
Lower Providence

36.6%

of all households in Lower Providence
have children under 18

49.6%

of family households in Lower
Providence have children under 18



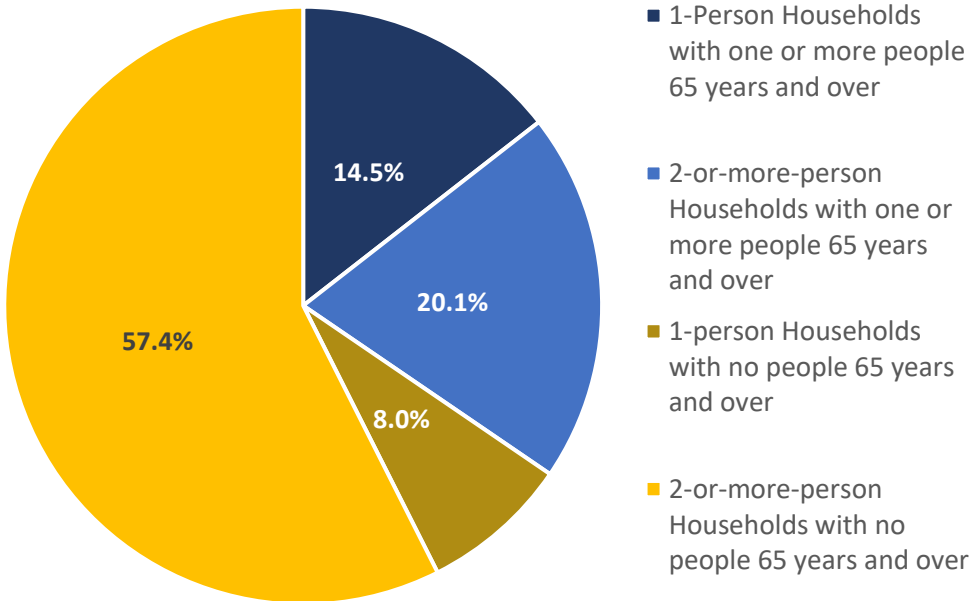
Households with seniors: 3,053 households

Lower Providence

34.5%

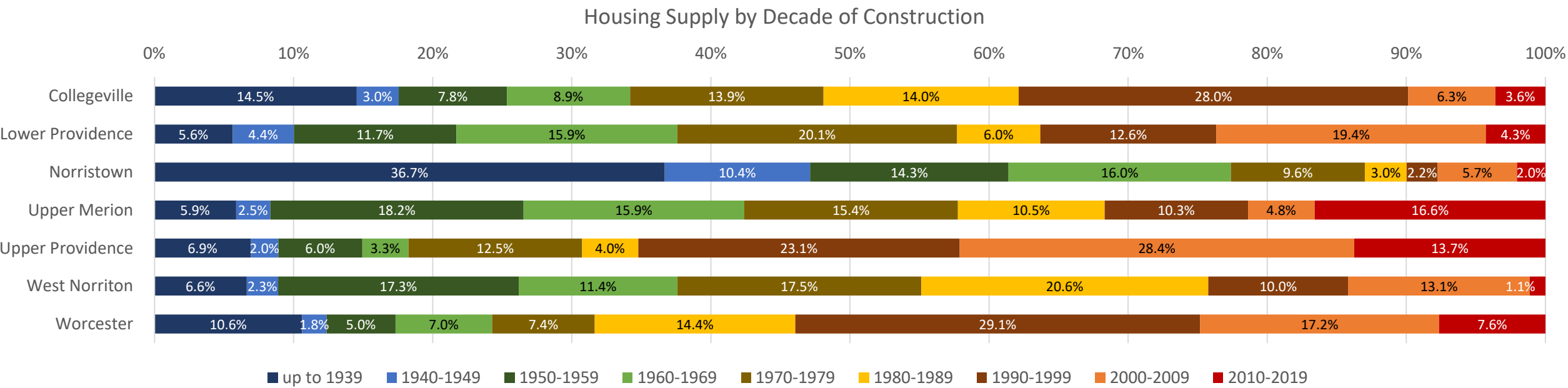
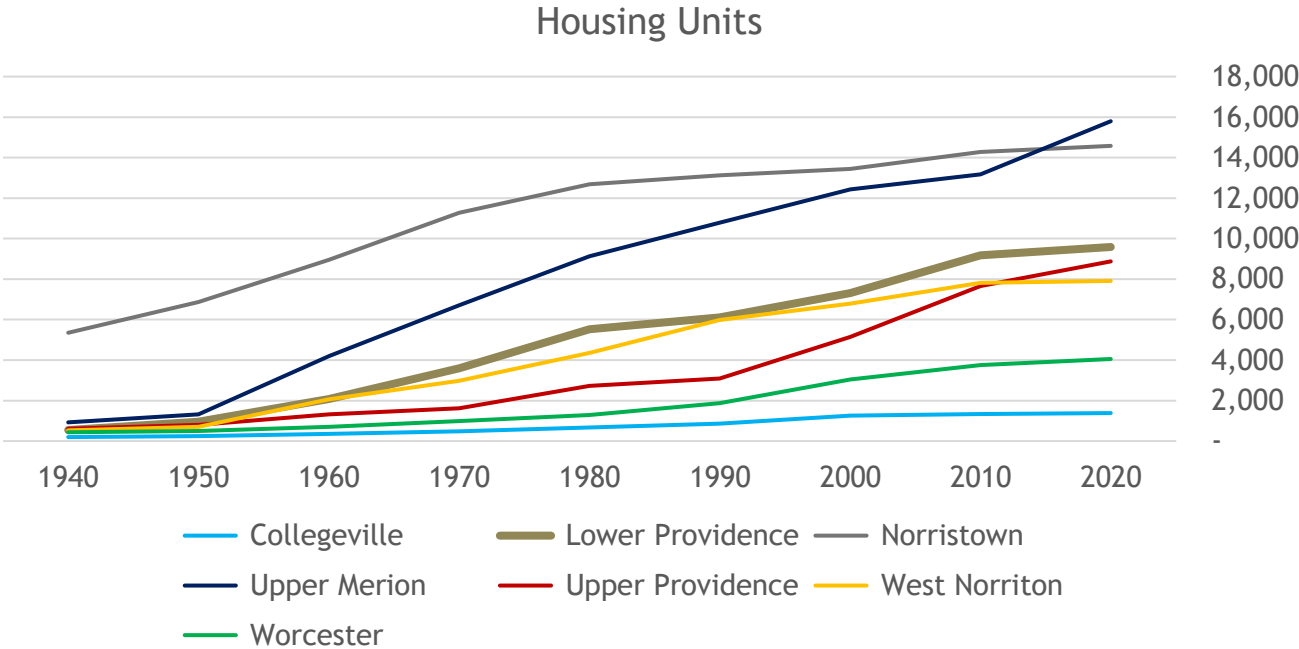
of households have a person 65 years or over.

65-or-over people living alone account for 1,279 households in Lower Providence.



Age of Housing

Median Year Built: ca.1976



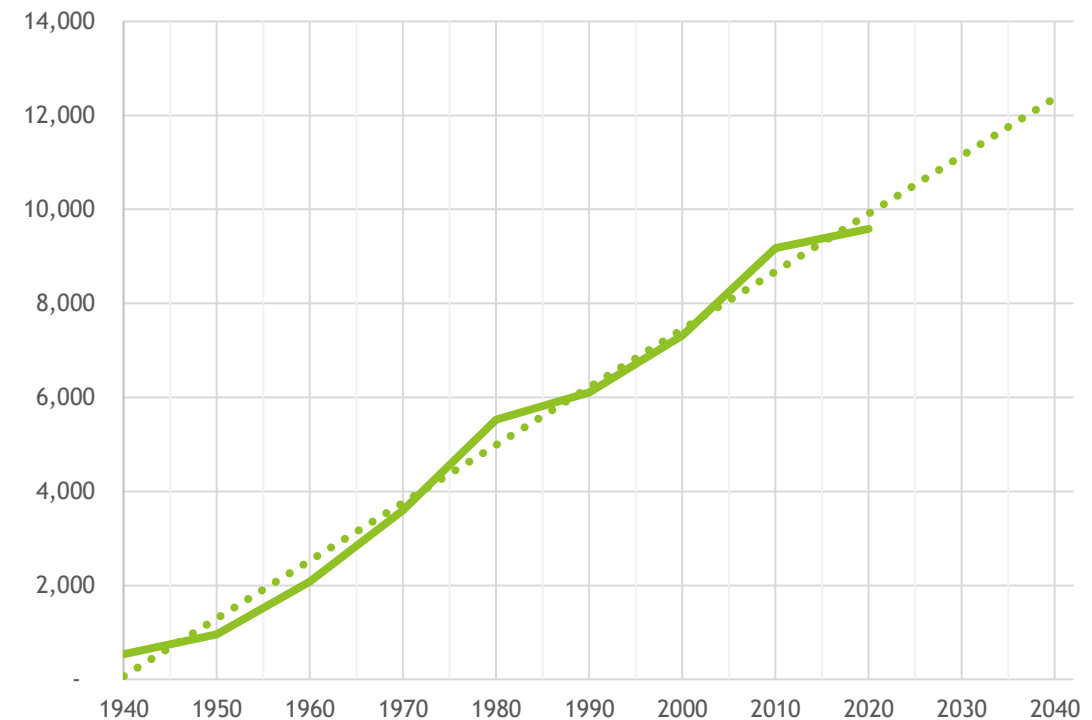
data: MCPC 2019 Housing Reports, 2018 ACS 5-Year Estimates

2040 Forecasted Housing Need

2040 Forecasted Population	28,448 people
2040 Projected Household Size	2.73 people per household
2040 Projected Group Quarters Population (8.9% in 2018)	2,532 people in group quarters
2040 Projected Households Population (91.1% in 2018)	25,916 in households
2040 Projected Total Households	9,493 households
Estimated Total Housing Units Needed in 2040 (4.5% vacancy rate in 2018)	9,940 housing units
Total Housing Units in 2018	9,255 housing units
Estimated Housing Units to Build by 2040	685 housing units

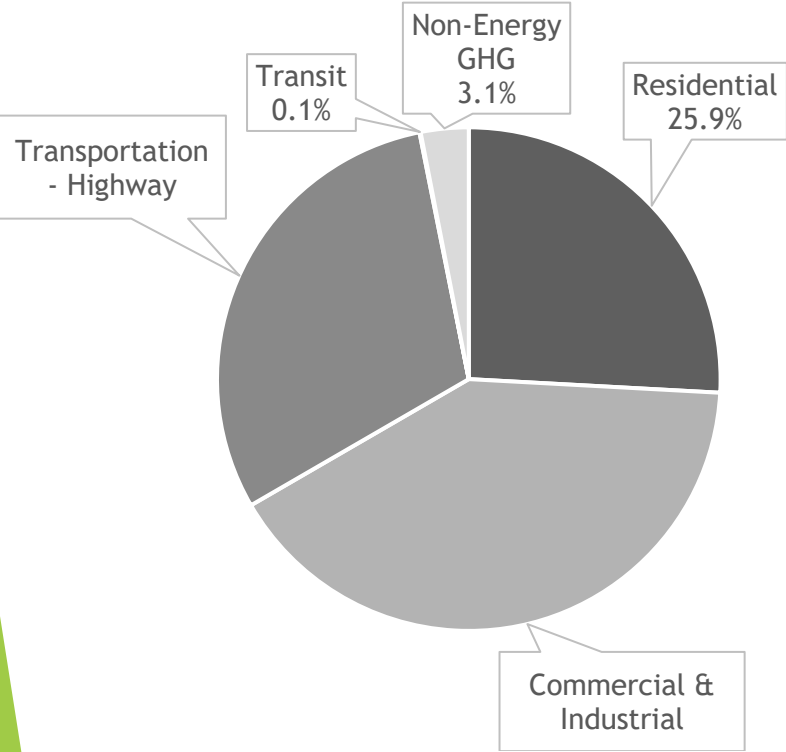
data: DVRPC, 2018 ACS 5-Year Estimates

Lower Providence Total Housing Units



Residential Greenhouse Gas Emissions: 68,990 MTCO₂e | 7.80 MTCO₂e per household

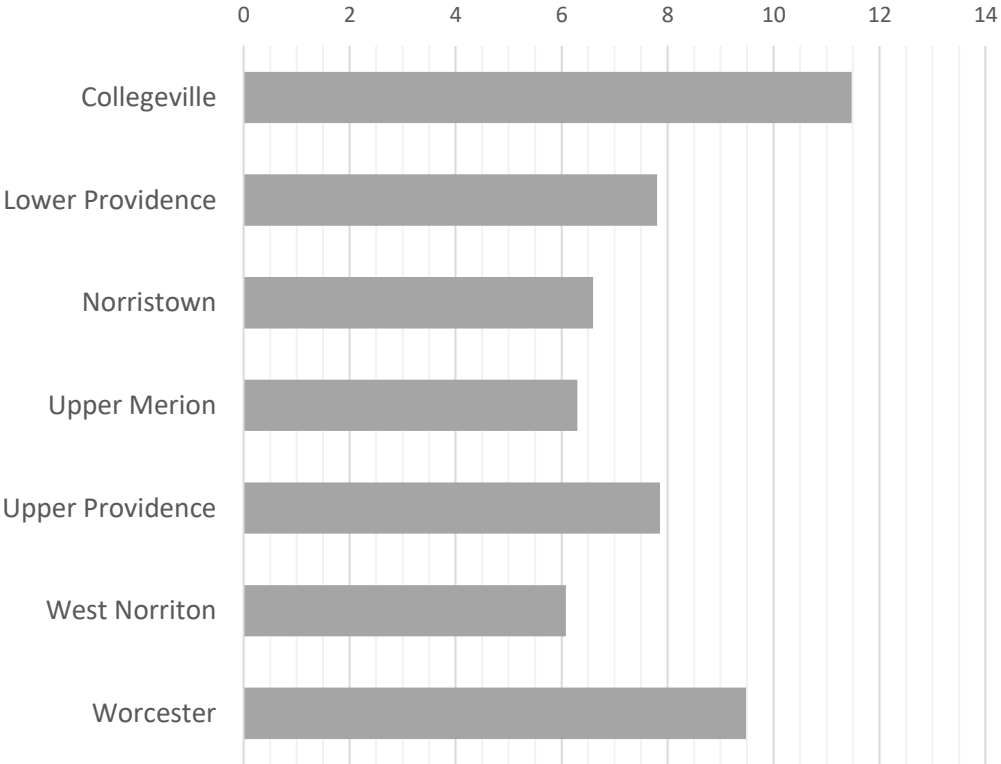
Lower Providence GHG Emissions
(MTCO₂e)



In Lower Providence, most residential GHG emissions result use of fossil fuels for heating and cooking

Residential GHG Sources:
43.1% - Electricity
28.3% - Fuel Oil
24.8% - Natural Gas
3.8% - LPG

Average GHG Emissions per Household (MTCO₂e)



data: DVRPC, 2018 ACS 5-Year Estimates