

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

VALERIE A. ARKOOSH, MD, MPH, CHAIR
KENNETH E. LAWRENCE, JR., VICE CHAIR
JOSEPH C. GALE, COMMISSIONER



**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO Box 311
NORRISTOWN, PA 19404-0311
610-278-3722
FAX: 610-278-3941 • TDD: 610-631-1211
WWW.MONTCOPA.ORG

SCOTT FRANCE, AICP, EXECUTIVE DIRECTOR
INTERIM EXECUTIVE DIRECTOR

February 1, 2022

SUBJECT: Draft Chapter 7: Housing, Part 2 of 2

TO: Comp Plan Development Team

FROM: Mike Narcowich, AICP, Assistant Section Chief: Community Planning

Outline

7.1 Introduction

7.2 Housing History

7.2.1 Year Housing Built

7.2.2 Redlining

7.3 Existing Conditions

7.3.1 Tenure

7.3.2 Occupancy-Vacancy

7.3.3 Units in Structure

7.3.4 Housing Turnover

7.3.5 Recent Housing Construction

7.3.6 Median Housing Price and Rent

7.3.7 Cost-Burdened Households

7.3.8 Subsidized Housing

7.3.9 Senior Housing

7.4 Buildout Analysis

7.5 Goals and Recommendations

7.5.1 Goals

7.5.2 Recommendations

7.4 Buildout Analysis

The township is forecast to grow by 2,911 people from 2020 to 2045. A buildout analysis shows whether existing zoning allows enough new housing to be constructed to accommodate the forecasted growth. Land developments currently proposed but not built can accommodate some of this population growth.

Proposed	
----------	--

Developments (5 or more units)	
244	Redstone at Baederwood
407*	Potential new population, Baederwood
85	Rydal Waters
142*	Potential new population, Rydal Waters
104	Galman Group Development, Greenwood Avenue
174*	Potential new population, Galman
433	Total proposed units
723*	Population accommodated by proposed units
	* Assumption: 1.67 people per unit

Second, the undeveloped land in the township was analyzed. Each zoning district's maximum permitted density (housing units per acre) was multiplied by the acreage of undeveloped land in each zoning district. Some zoning districts do not allow residential uses, and others have no undeveloped land meeting minimum lot size requirements for residential uses. The table below lists zoning districts that do have undeveloped land capable of accommodating new residential units.

Zoning District	Undeveloped Acres	Developable Acres	Maximum Permitted Density	Single-Family Units	Multifamily Units	Total
AO	0.20	0.16	8.71	1		
MS-H	1.92	1.54	10.00		15	
MS-L	3.88	3.10	10.00		31	
MS-VC	0.91	0.73	10.00		7	
R1	110.63	88.50	1.00	89		
R2	32.38	25.90	2.90	75		
R3	4.50	3.60	4.36	16		
R4	14.50	11.60	5.81	67		
Total Units				248	54	302
Average Household Size				2.62	1.67	
Population Accommodated				650	90	740

Notes:

(1) AO, R1, R2, R3 and R4 maximum density based on minimum lot size

(2) Average household size for single-family based on average household size, Abington, U.S. Decennial Census

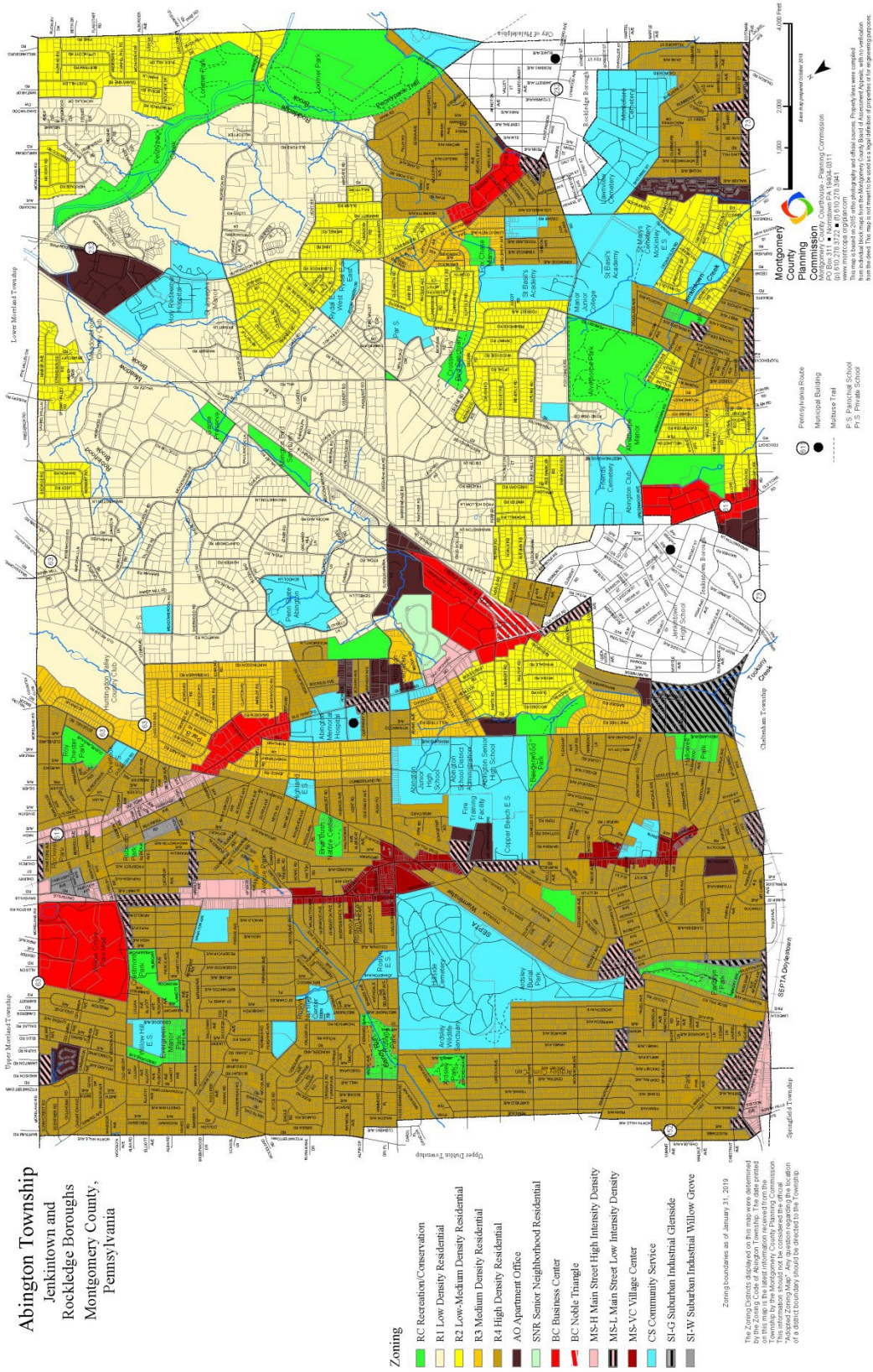
(2020), P.L. 94-171 Redistricting Data

(3) Average household size for multifamily is based on MCPC county study of average household size in new multifamily units, 2012

(4) Developable land is calculated based on an assumption that 80% of total undeveloped acreage is developable.

(5) Districts not included in the table above either do not permit residential uses, or do not have available land meeting minimum lot size requirements

**Abington Township
Jenkintown and
Rockledge Boroughs
Montgomery County,
Pennsylvania**



Editor's Note: Zoning map will be 2-page in final draft

Build-Out Analysis (Proposed + Potential Residential Development)		
	Housing Units	Population
2020 Population, per DVRPC Forecast		56,172
2045 Population Forecast, per DVRPC		59,083
Forecast population growth		2,911
Proposed residential units	433	
Population that can be accommodated by proposed units (@ 1.67 people/unit)		723
Projected residential units that can be built on undeveloped land	302	
Population that can be accommodated by projected residential units that can be built on undeveloped land (combination of 1.67 and 2.55 people/unit)		740
Total potential residential units (proposed + undeveloped land)	735	
Population that can be accommodated by proposed and potential units		1,463
Remaining forecast population growth to be accommodated		1,446

Therefore, development of current proposed residential developments (consisting of 433 units) and projected residential units that could be constructed on undeveloped land (302) would result in the construction of 735 total residential units. Based on an average household size, this would result in the housing of 1,463 people. However this is 1,446 less people than the forecasted population growth of 2,911 in the township by 2045. Using the average household size for multifamily units (1.67), we can calculate that there is a need for 866 new multifamily units (or for a combination of multifamily and single-family units that would house an equivalent number of people).

As an older, suburban area, Abington is generally built-out, and has relatively little undeveloped land on which to build new housing. For this reason, much of the new potential residential development will take the form of redevelopment or infill development.

Underutilized space in existing shopping centers could accommodate new residential growth. An increasing trend, regionally and nationally, is for more shopping centers to be converted into mixed-use developments (sometimes taking the form of a “town center”). Such development utilizes existing infrastructure, does not destroy natural areas, and can be a sound decision from a fiscal, environmental and stormwater perspective. This would also enhance the vitality of important development centers, providing for differing but mutually-reinforcing uses (where residents can be customers of restaurants, retail, and services), add less traffic to the township’s roads than auto-dependent development, provide more riders for transit. It could also provide homes more affordable to workers holding critical jobs in the community such as teachers, police officers, firemen and hospital workers, and maximize efficiency of land by incorporating uses with different daily peak parking periods.

Abington’s zoning would allow residential units to be added to four areas that are currently occupied by parking in shopping centers of a minimum size of at least seven acres: three sites in the BC Business Center district, and one in the MS Main Street-Village Center District.

- Foxcroft-Pavilion (adjacent to Acme)
- Noble (adjacent to Noble Shopping Center and at Trader Joe’s site)
- Abington Towne Center (various surface parking lots)
- Roslyn (adjacent to Giant)



Parts of the BC Business Center zoning district, including this one with the Pavilion Shopping Center and Foxcroft Square Apartments include large surface parking areas which might be built upon in conjunction with the addition of structured parking.

Potential Shopping Center Infill Residential Development	
NOBLE	
18.06	Acres, Noble Shopping Center, Walgreen's
4.75	Acres, Trader Joe's
22.81	Total Acres
297	Potential Units
FOXCROFT-PAVILION (Portion with Acme)	
10.09	Acres
131	Potential Units
ABINGTON TOWNE CENTER	
18.13	Acres
236	Potential Units
663	Total Potential Units, BC District Shopping Centers
ROSLYN (Giant)	
7.16	Acres
72	Potential Units
735	Total Potential Units, Shopping Centers
1,227	Population Accommodated
238	Remaining Forecast Population Growth to be Accommodated (1,465 – 1,227)
143	Remaining Housing Units Needed (using average multifamily household size of 1.67)

The buildout analysis shows that nearly all of the forecasted population growth can be accommodated under existing zoning, once all undeveloped land where residential uses are permitted is built-out, and four shopping centers with substantial surface parking (and where residential uses are permitted) undergo significant infill development.

7.5 Goals & Recommendations: Housing

7.5.1 Goals

- a. Ensure that housing and other land uses are designed to reinforce and continue to promote the township's strong sense of community.*

- b. Allow for a range of housing choices. This should include mixed-use or mixed-dwelling type developments in appropriate locations, encouraging a vibrant, interconnected community.*
- c. Encourage transit-oriented residential development in suitable locations near regional rail stations.*
- d. Encourage housing for households with a range of incomes (including those on fixed incomes), including ample “workforce” or affordable housing.*
- e. Work to eliminate barriers to the provision of senior and affordable, accessible housing.*
- f. Ensure that housing is well-connected to the rest of the community and resident destinations through multiple transportation modes.*

“Community Character”

--the third-ranked answer (out of 10 choices) when public workshop participants were asked what about Abington they would most like to see preserved.

7.5.2 Recommendations

1. **Mixed Use Developments.** Allow residential uses at Willow Grove Park Mall, Huntingdon Valley Shopping Center and “the triangle” portion of the BC-Business Center-Noble District (adjacent to the train station), directing new development to areas of existing infrastructure and transit networks, where such development can accelerate revitalization.
2. **Allowable Density.** Reconsider appropriate density limits in BC Business Center Districts and in MS-VC Main Street-Village Center Districts in order to maximize the chances of successful transit-oriented development and neighborhood revitalization.
3. **Housing Choice** (see). Review the range of housing unit types allowed by zoning district and expand the types of allowed units to expand housing choice in appropriate locations (the map on the next page illustrates the few areas in the township which are used for twins, duplexes, triplexes, and possibly townhouses).

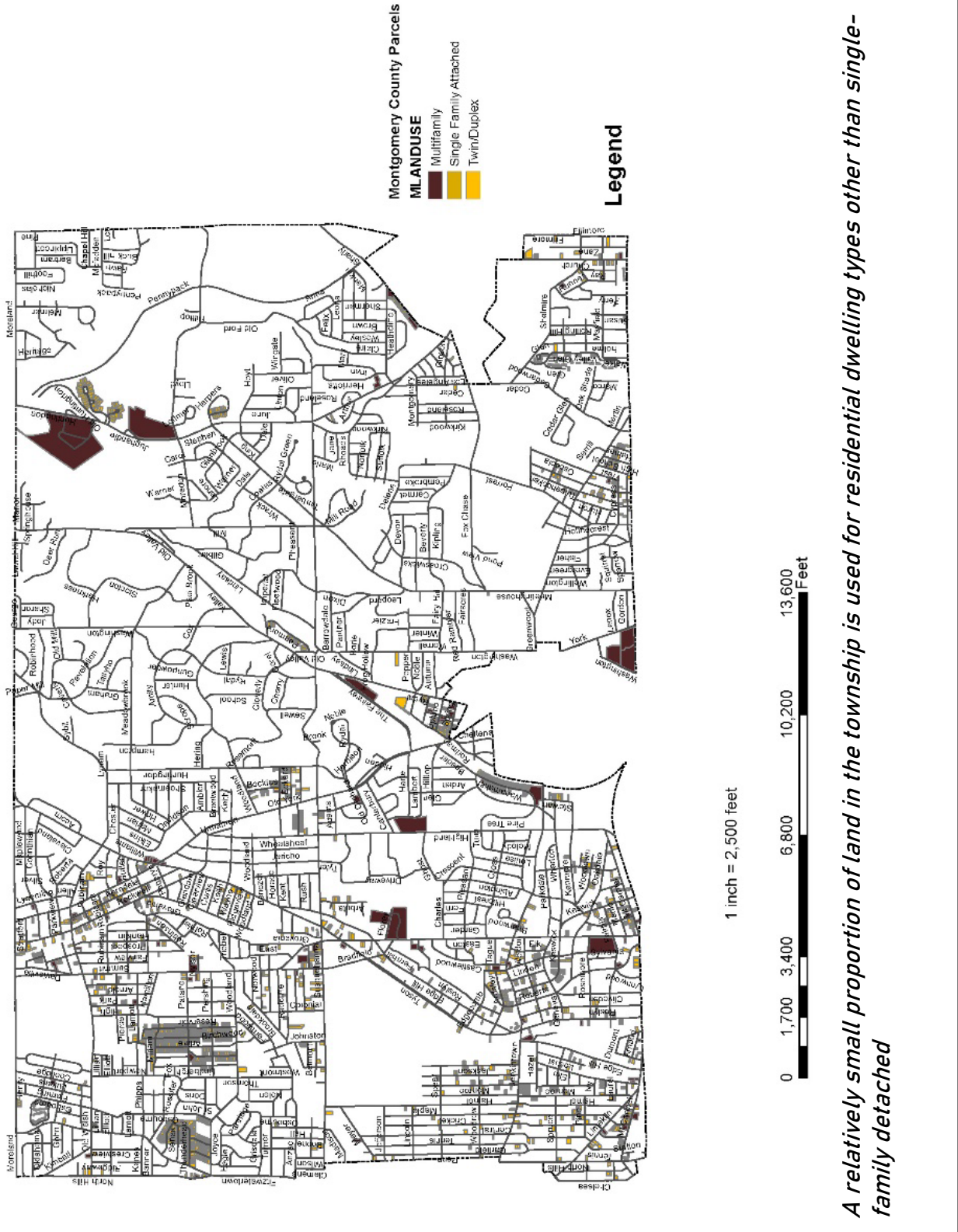
Doing this would have numerous benefits. It would

help address the relative shortfall of 1-unit attached and 2-unit dwellings, as compared with the county as a whole (see Existing Conditions, above). It would also:

- a. Provide more choice in housing unit types by allowing a modest number of twins, duplexes, town homes, and cottages in vast single-family residential neighborhoods. This would strengthen community, introduce more variety in the built environment, and accommodate a greater range of household needs, ages, household types, and family sizes within neighborhoods.

PERFORMANCE INDICATORS

Adoption of zoning ordinance amendments: such as: allowing residential uses in additional areas, expanding allowed housing type options, adjusting density so as to maximize potential for revitalization and transit-oriented development, and incentivizing attainable housing.



b. Help create a more gradual transition between development centers and commercial corridors and vast, single-use residential areas, consistent with the



Much of this neighborhood in Roslyn consists of twin homes.

e
l
a
s
t
t
o
w
n
s
h
i
p



New twins at West Point Village, Upper Gwynedd

c

recommendations of the comprehensive plan and the Old York Road Corridor Improvement Study.

Make use, as appropriate, of geographic and numeric limits on the number of duplexes or twin units, and to preserve single-family detached units as the dominant, historic dwelling type in these residential neighborhoods (Zoning's infill and expansion design requirements help ensure that new homes fit with

their surroundings, and should be adapted to address new unit types where appropriate).

Before taking any of these steps, the township will carefully consider fiscal, infrastructure, parking, and neighborhood conservation, and historic preservation impacts to ensure the soundness of the step taken. Any zoning changes to allow a greater range of housing types will simultaneously ensure that teardowns of existing (especially historic) homes do not become a problem.

4. **Affordable Housing Incentives (Zoning “Bonus”).** Incentivize provision of housing affordable to a greater range of incomes. The zoning can be written to use the bonus to create a development with a mix of units, with some available at market prices or rents, and some that are intended to be affordable to a greater range of households. Such an arrangement leads to a more natural community with a mix of incomes, and avoids the stigma sometimes associated with an affordable housing development. These could also be focused on transit-oriented development (TOD) centers, where residents would benefit from proximity to transit. Provision of more affordable or “workforce” housing makes it more feasible for teachers, policemen, firemen and holders of other critical jobs to live in or near the communities they serve, and reduces long commutes, traffic congestion, and time away from family.
5. **Evaluate and update zoning and/or the subdivision and land development ordinance, as appropriate, to strengthen the requirements for connectivity (pedestrian, bicycling) between residential development and surrounding destinations; require on-site pedestrian interconnections to adjacent development for large land developments abutting nonresidential development, dense residential developments, parks, libraries, back streets or other pedestrian destinations (or simply areas along public-rights-of way where people might like to walk).**
6. **Encourage adaptive reuse of buildings into housing to preserve historic or landmark buildings. This might be done through:**

- a. **A historic preservation overlay ordinance (see Chapter 6: Historic Preservation)**

Reuse of churches, schools and other properties into



Narberth Place is an example of adaptive reuse. This reuse project converted a vacant church and rectory into residential units in Narberth Borough.

attractive residential properties have occurred around the nation in recent years while preserving historic structures, with some good examples in Montgomery County (Note: Montgomery County's Model Adaptive Reuse Ordinance provides examples and case studies of successful such projects).

- b. A zoning amendment to the CS Community Service District that provides standards, regulations and incentives for preservation and reuse of historic buildings on institutional properties for use as residential uses.