



Date: November 11, 2016

Proposed Location:

This location, Chester (County, 2010), is located in the state of Pennsylvania.

It is located within or touches the following 2010 census tract(s): 116 census tracts ([show](#))

Similarly, it is located within or touches the following zip code(s): 19320, 19363, 19382, 19335, 19520, 19348, 19355, 19465, 19460, 17555, 19330, 19344, 19380, 19362, 19343, 19390, 19425, 19350, 17509, 19464, 19073, 19543, 17536, 17527, 19317, 19342, 19352, 19468, 19087, 19365, 19475, 19310, 19341, 19311, 19312, 19301, 19373, 19333, 19374, 19372, 19319, 19453, 19421, 19358, 19383, 19345, 19395, 19375.

Data presented in this report summarize the geographies specified in the citation information in each section.

This Area is Served by (or touches):

School District(s): Owen J. Roberts School District, Twin Valley School District, Oxford Area School District, Downingtown Area School District, Octorara Area School District, Unionville-Chadds Ford School District, Coatesville Area School District, West Chester Area School District, Avon Grove School District, Great Valley School District, Spring-Ford Area School District, Kennett Consolidated School District, Tredyffrin-Easttown School District, Phoenixville Area School District

Congressional District(s): Pennsylvania's 6th District (Ryan Costello - R), Pennsylvania's 7th District (Pat Meehan - R), Pennsylvania's 16th District (Joseph R. Pitts - R)

Senators: Robert P. Casey, Jr (D-PA), Patrick J. Toomey (R-PA)

State Senate District(s): State Senate District 9 - Dominic Pileggi, State Senate District 19 - Andrew E. Dinniman, State Senate District 26 - Edwin B. Erickson, State Senate District 44 - John C. Rafferty

State House District(s): State House District 13 - John A. Lawrence, State House District 26 - Tim Hennessey, State House District 74 - Tommy Sankey, State House District 155 - Becky Corbin, State House District 156 - Dan Truitt, State House District 157 - Warren Kampf, State House District 158 - Chris Ross, State House District 160 - Stephen Barrar, State House District 167 - Duane Milne

Rents:

Across the area, an estimated 24.68% or 45,734 households rented their home between 2010-2014. According to the U.S. Census Bureau, the area had rental units with cash rent of the following sizes between 2010-2014:

Rental Units by Size	Number of Units	Percent of All Rental Units
County (Chester)		
0 or 1 Bedroom	14,250	32.65%
2 Bedrooms	15,711	36%
3 or more Bedrooms	13,680	31.35%
All	43,641	100%
State (Pennsylvania)		
0 or 1 Bedroom	489,821	34.54%
2 Bedrooms	504,748	35.59%
3 or more Bedroom	423,733	29.88%
All	1,418,302	100%

Source: [Census](#)

Data aggregated by:

2014 Data Contains: 1 Counties

For 2010-2014, typical (median) gross rent for rental units with cash rent in this area was \$1,192. According to the U.S. Census Bureau, the number of rental units with cash rent by average gross rent and by bedroom size were as follows:

Gross Rent in 2010-2014	Number of Units		
	0 or 1 Bedroom Units	2 Bedroom Units	3 or more Bedroom Units
County (Chester)			
< \$300 / month	804	204	185
< \$500 / month	1,464	494	521
< \$750 / month	3,016	1,375	1,329
< \$1,000 / month	7,280	4,282	2,584
> \$1,000 / month	6,970	11,429	11,096
State (Pennsylvania)			
< \$300 / month	57,896	19,787	12,215
< \$500 / month	132,164	54,861	36,693
< \$750 / month	286,044	182,299	109,618
< \$1000 / month	400,162	337,345	215,950
> \$1000 / month	89,659	167,403	207,783

Source: [Census](#)
 Data aggregated by:
 2014 Data Contains: 1 Counties

Incomes:

According to the Census' American Community Survey (ACS), the median household income here was \$86,093 between 2010-2014. The range of household incomes in this area is as follows:

2010-2014 Annual Income Category	Number of Households	Percent of Households
County (Chester)		
Less than \$25,000	22,260	12.01%
\$25,000 - \$34,999	11,959	6.45%
\$35,000 - \$49,999	18,528	10%
\$50,000 - \$74,999	28,688	15.48%
\$75,000 - \$99,999	23,862	12.88%
\$100,000 - \$124,999	20,978	11.32%
\$125,000 - \$149,999	14,908	8.05%
\$150,000 or more	44,123	23.81%
State (Pennsylvania)		
Less than \$25,000	1,148,921	23.17%
\$25,000 - \$34,999	514,886	10.39%
\$35,000 - \$49,999	675,722	13.63%
\$50,000 - \$74,999	913,230	18.42%
\$75,000 - \$99,999	618,120	12.47%
\$100,000 - \$124,999	401,050	8.09%
\$125,000 - \$149,999	236,578	4.77%
\$150,000 or more	449,229	9.06%

Source: [Census](#)
 Data aggregated by:
 2014 Data Contains: 1 Counties

Rental Affordability:

According to the U.S. Census' ACS, 20,746 renters in this area were cost burdened (paying more than 30% of their income towards rent) between 2010-2014.

Of those renters, 24.08% were over the age of 65. Additionally, 34.65% of cost burdened renters earned less than \$20,000 between 2010-2014.

Burdens by Age	Cost Burdened Renters between 2010-2014	
	#	% of all cost burdened renters
County (Chester)		
Under 65	15,750	75.92%

65 or older	4,996	24.08%
State (Pennsylvania)		
Under 65	553,763	78.83%
65 or older	148,750	21.17%
Burdens by Annual Income	Cost Burdened Renters between 2010-2014	
	#	% of all cost burdened renters
County (Chester)		
Less than \$20,000	7,188	34.65%
Less than \$50,000	17,898	86.27%
Less than \$75,000	19,963	96.23%
State (Pennsylvania)		
Less than \$20,000	390,667	55.61%
Less than \$50,000	671,155	95.54%
Less than \$75,000	696,440	99.14%

Source: [Census](#)

Data aggregated by:

2014 Data Contains: 1 Counties

Endnotes:

¹ Gross rent is defined by the U.S. Census Bureau to be the contract rent plus the estimated average monthly cost of utilities (electricity, gas, water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid by the renter (or paid by the renter for someone else). Gross rent is intended to eliminate differentials that result from varying practices with respect to the inclusion of utilities and fuels as part of the rental payment.

Gross rent in 2000 (Census) differs from what is referred to as gross rent between 2010-2014 (Census' American Community Survey) because the universe of renters in the Census' American Community Survey is "renter occupied", whereas in Census 2000 the universe was "specified renter-occupied housing units." Due to this difference in universe, the 2000 (Census) count of cost-burdened renters is likewise incomparable to the 2010-2014 (Census' American Community Survey) count of cost-burdened renters.

Calculations presented here were performed by staff at PolicyMap and are based on estimates from the U.S. Census' American Community Survey for 2010-2014. Reports at a zip code level will be substantially incomplete as Census does not capture data for these indicators at a zip code.

For custom areas, such as radii, custom regions, school districts, and political districts, Census ACS data was calculated by summing the following component County in 2010-2014: **Chester**.

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Rental Housing Report by Pre-defined Location for Chester (County)

11/11/2016

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