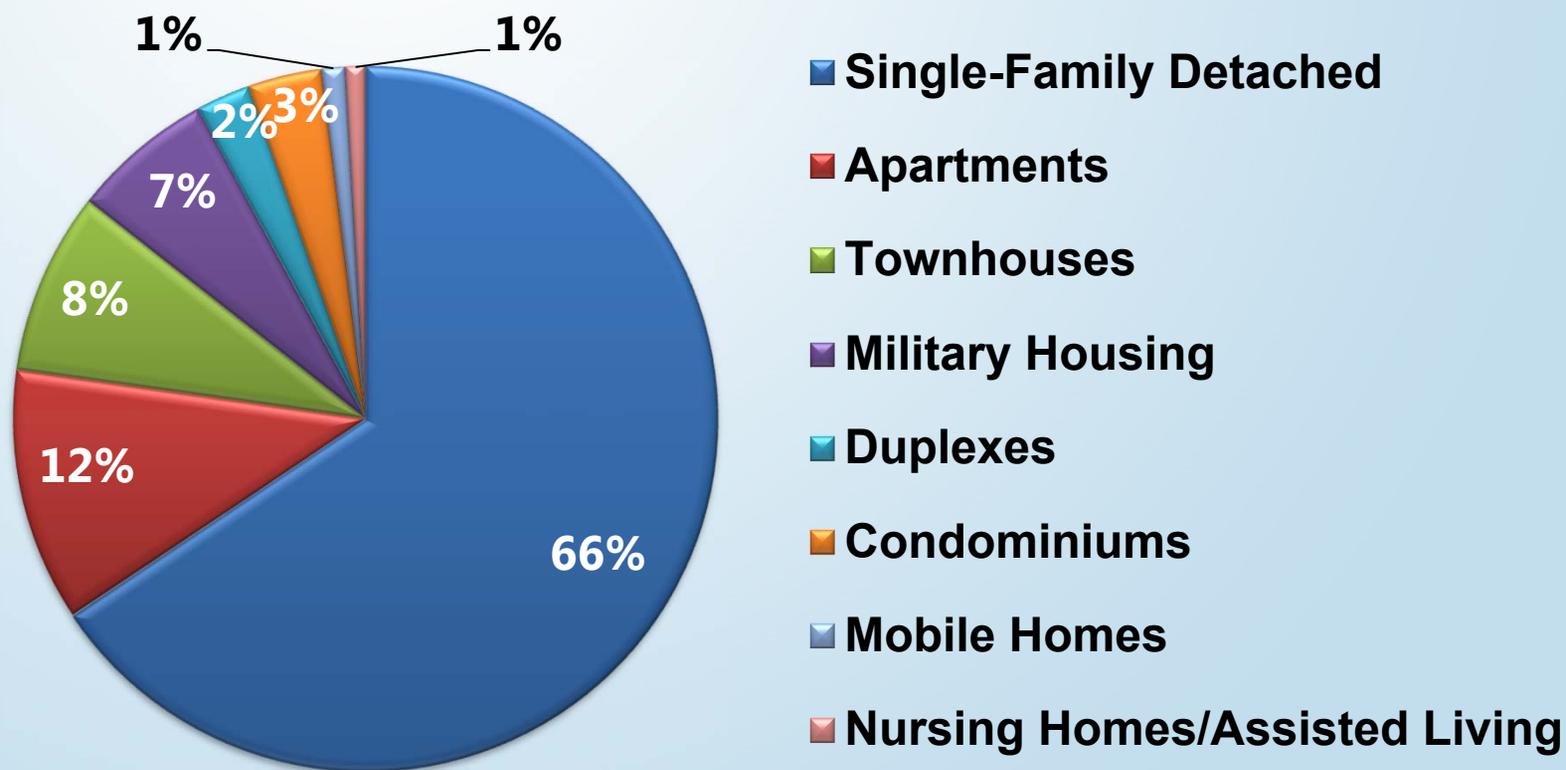


# York County Housing Trends



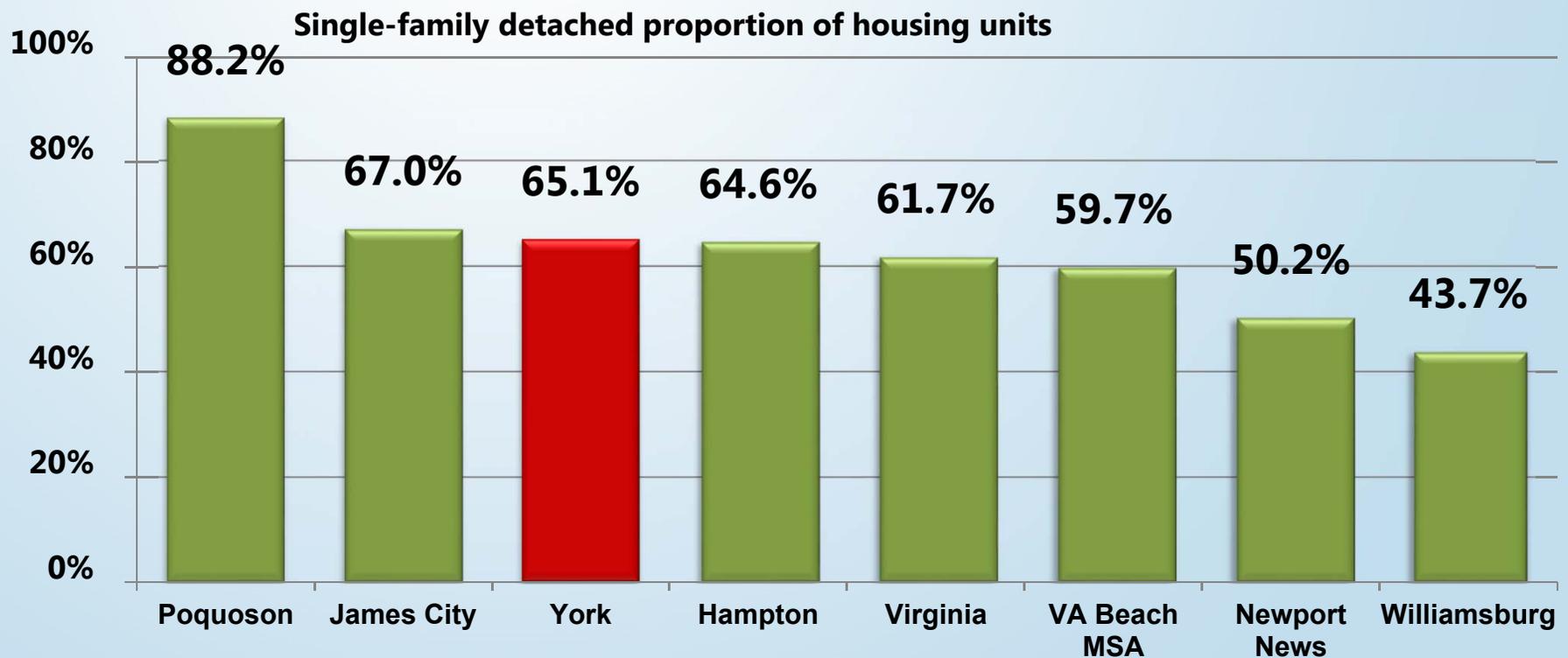
**Meeting #10**  
**Wednesday, November 6, 2019**  
**5:00 PM**

# Single-family detached homes represent about two-thirds of the County's housing stock



Source: York County Land Records

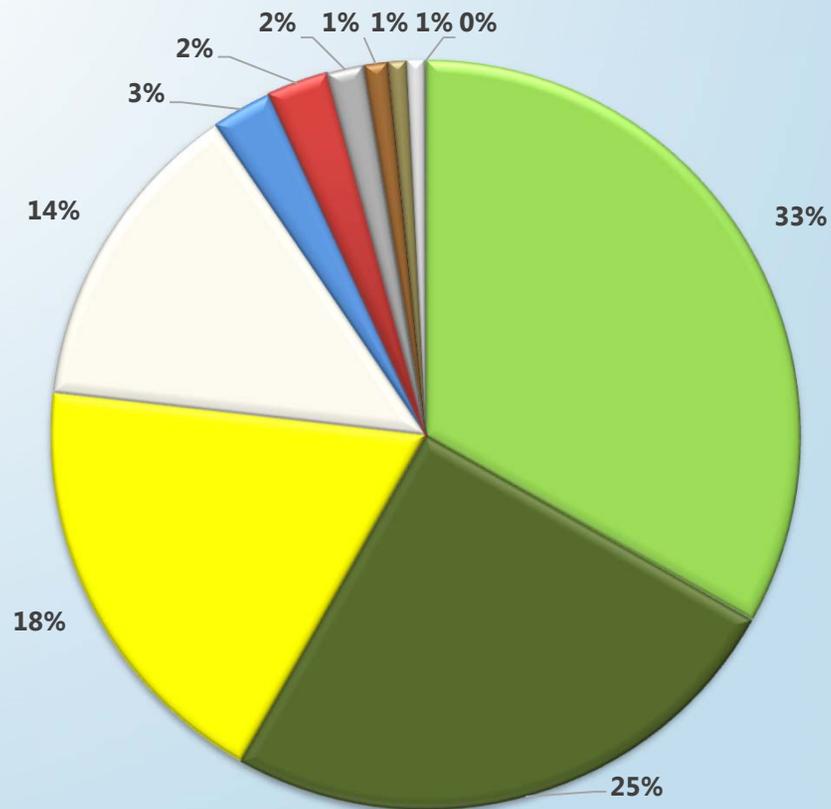
# More so than in most neighboring localities, the region, and the state



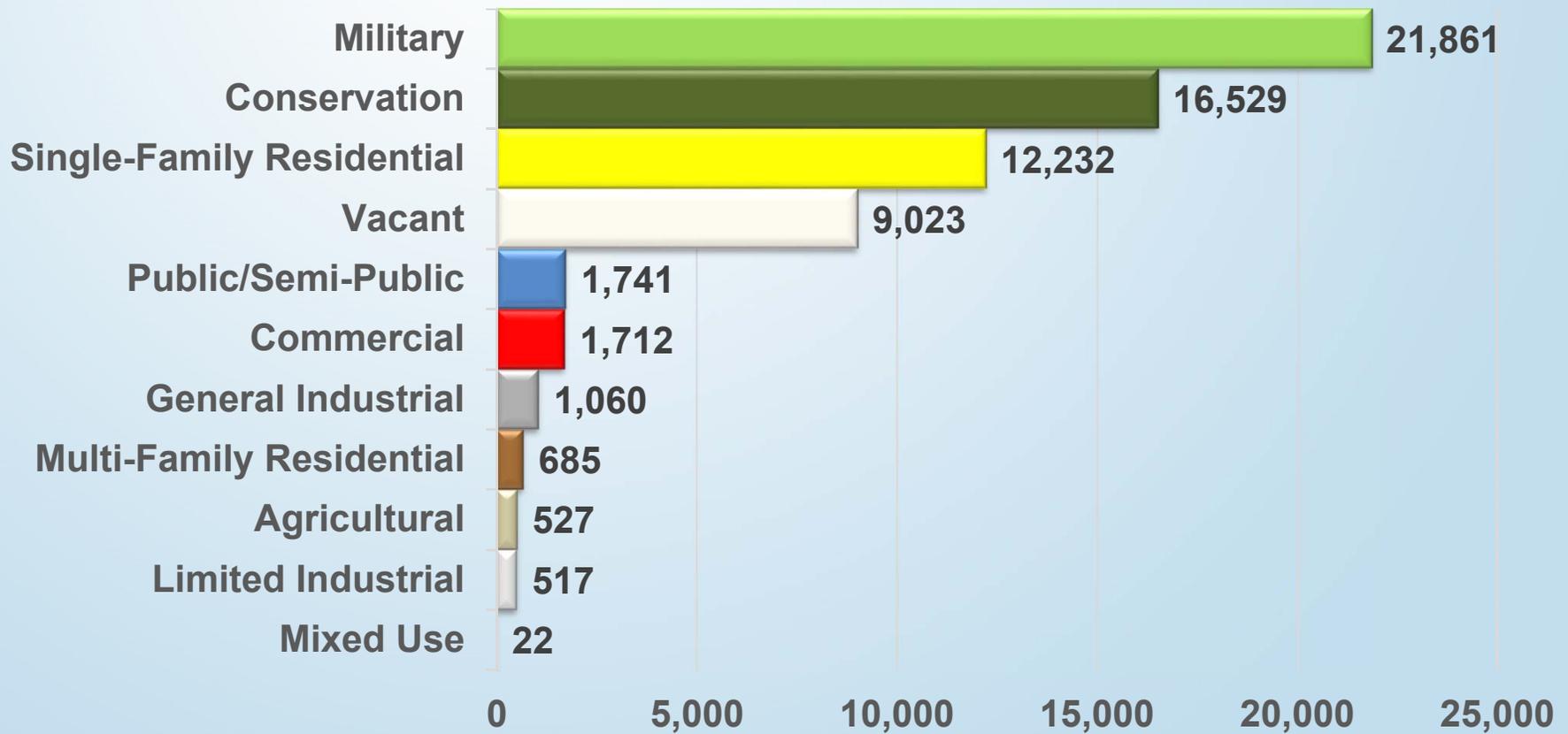
Source: U.S. Census Bureau, American Community Survey

# Residential development makes up 19% of the County's existing land use

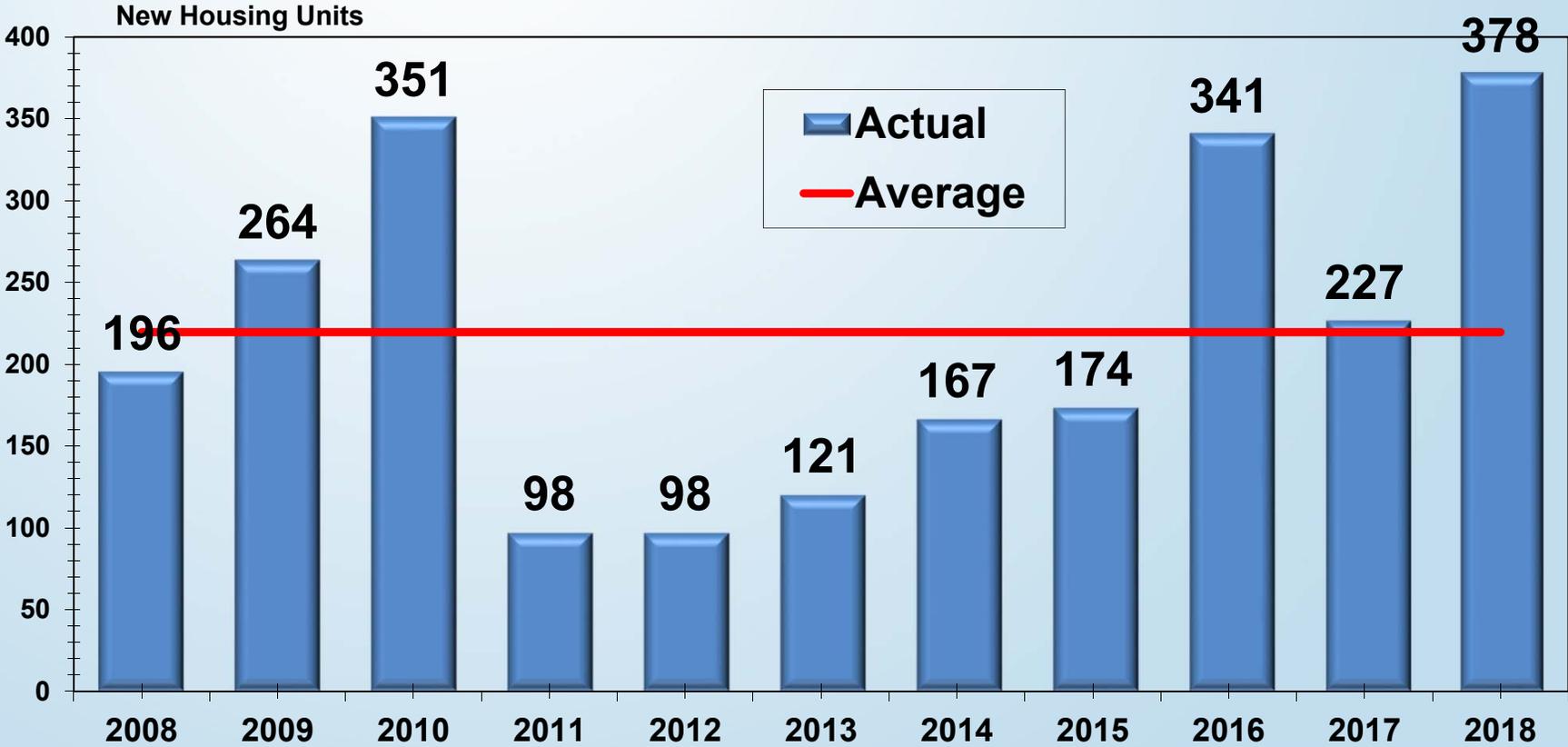
- Military
- Conservation
- Single-Family Residential
- Vacant
- Public/Semi-Public
- Commercial
- General Industrial
- Multi-Family Residential
- Agricultural
- Limited Industrial
- Mixed Use



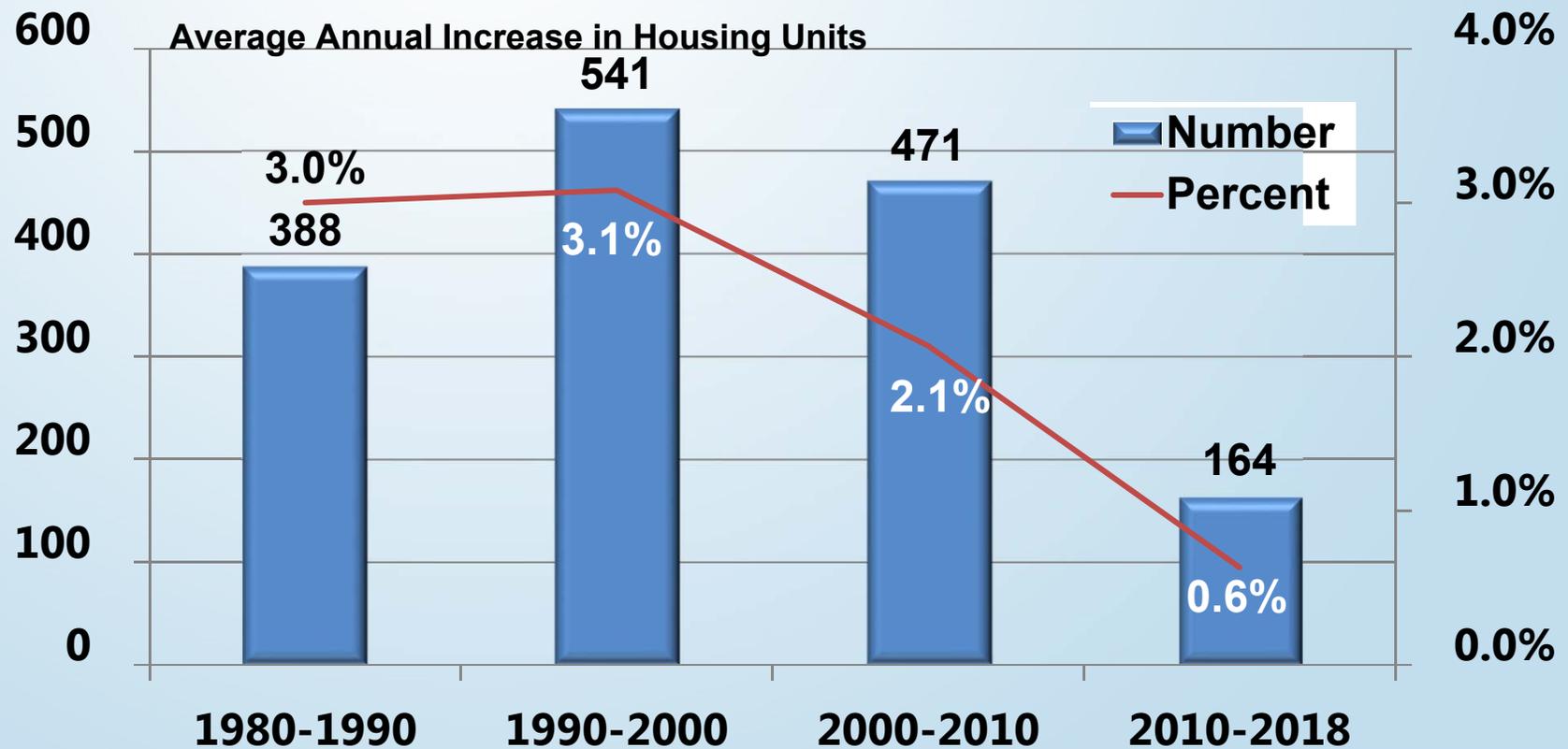
# York County Existing Land Use (acres)



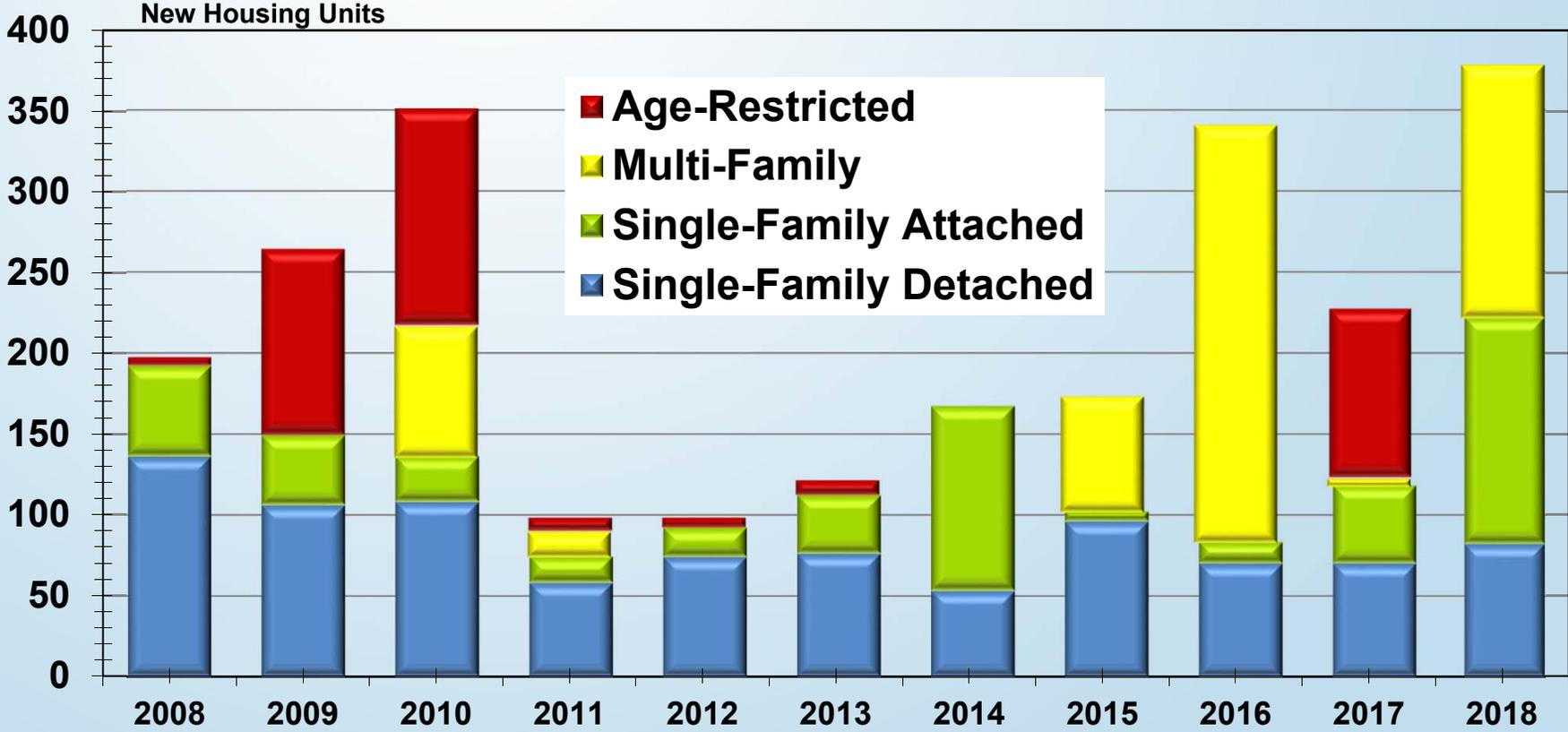
# Home construction in the County is on the rise



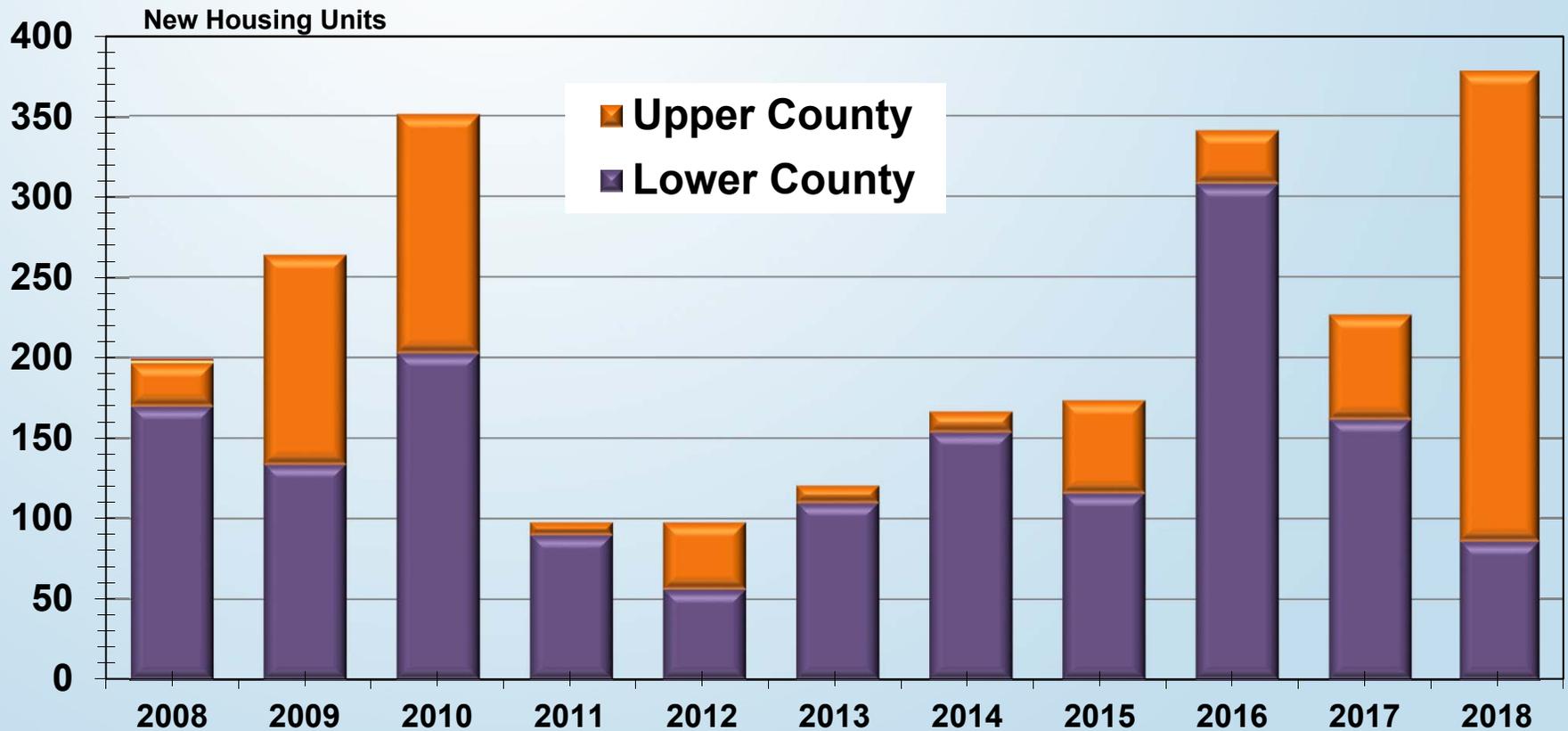
# However, it is still running well below previous decades' levels



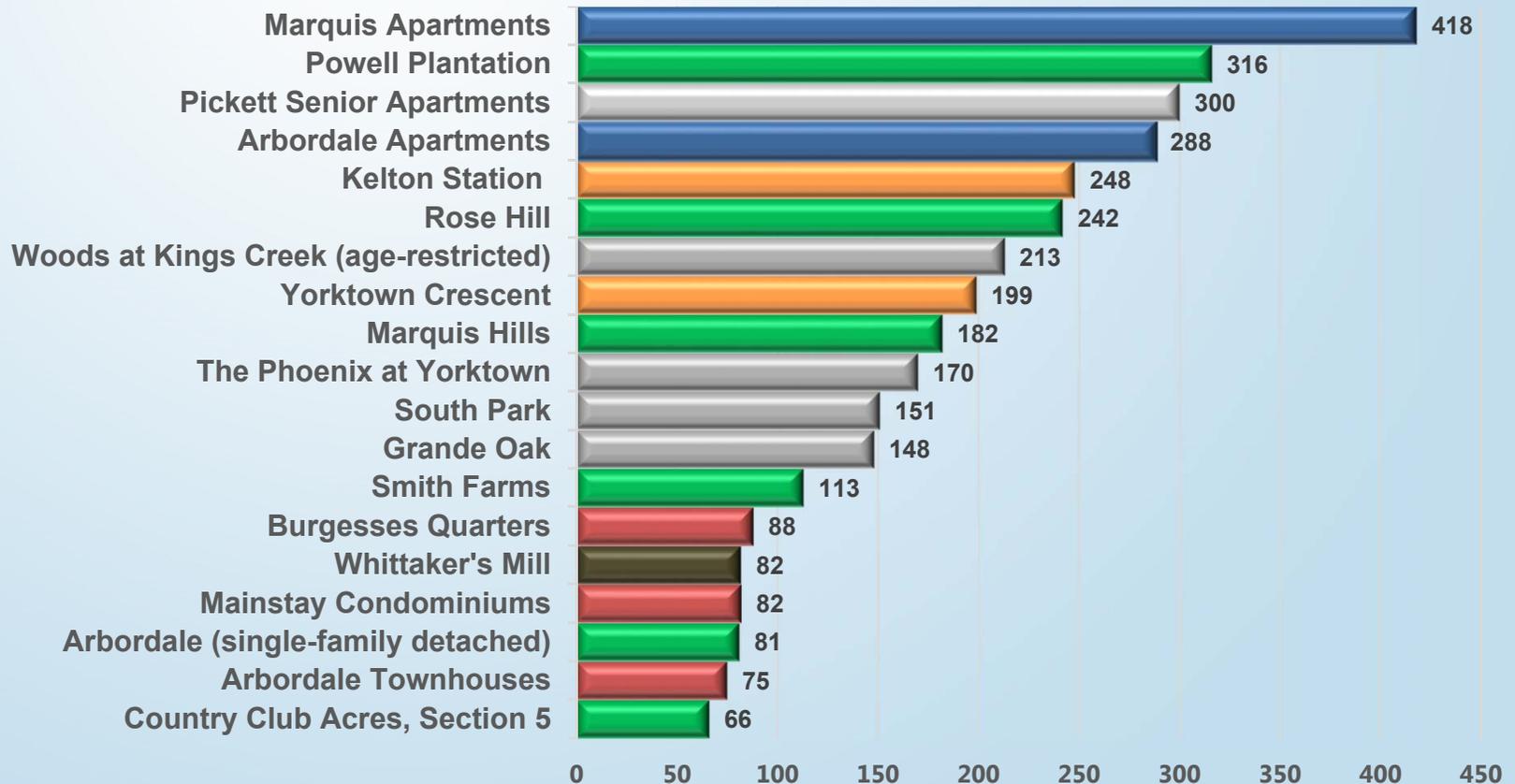
# Most new homes built since 2008 have been townhouses, apartments, and condos



# Approximately two-thirds of new homes built since 2008 are in the lower County



# There are currently about 3,700 future housing units in the development pipeline



## Almost half the “pipeline” units are not yet in subdivision or site plan review

- Active Projects
- Under Review
- BOS Approval Only



*As of October 1, 2019*

# Most future housing units in the pipeline are in the upper County

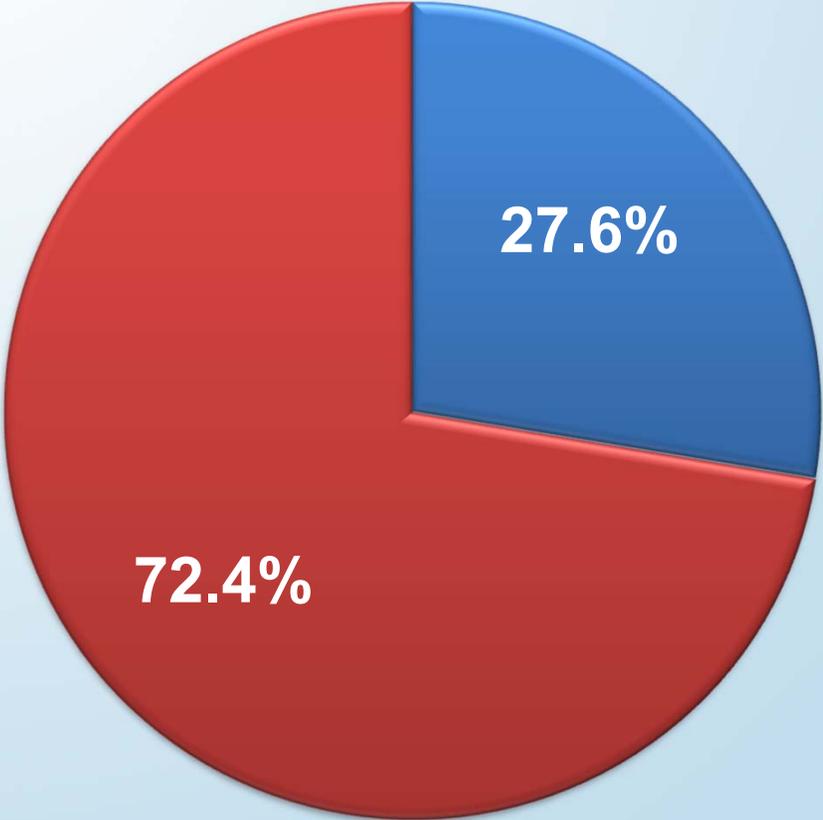
- Upper County
- Lower County



*As of October 1, 2019*

# Over a quarter of these “pipeline” units are age-restricted for seniors

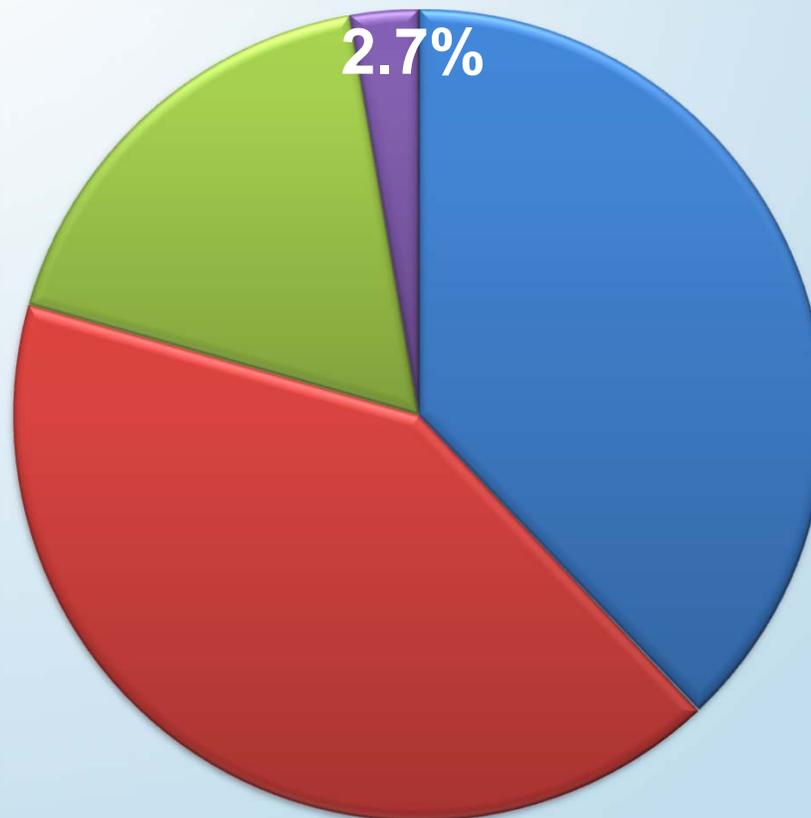
- Age-Restricted
- Not Age-Restricted



*As of October 1, 2019*

## Multi-family and townhouse units constitute more than 60% of the “pipeline” units

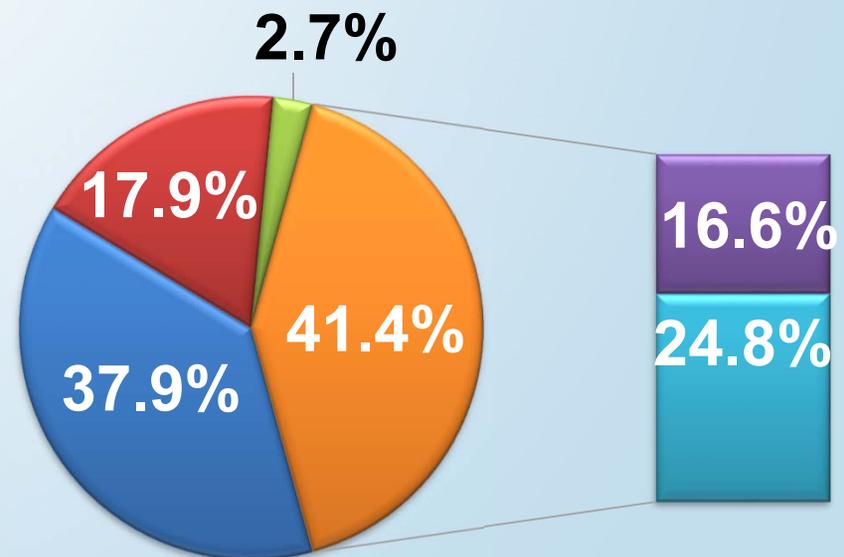
- Single-Family Detached
- Apartments
- Single-Family Attached
- Condominiums



*As of October 1, 2019*

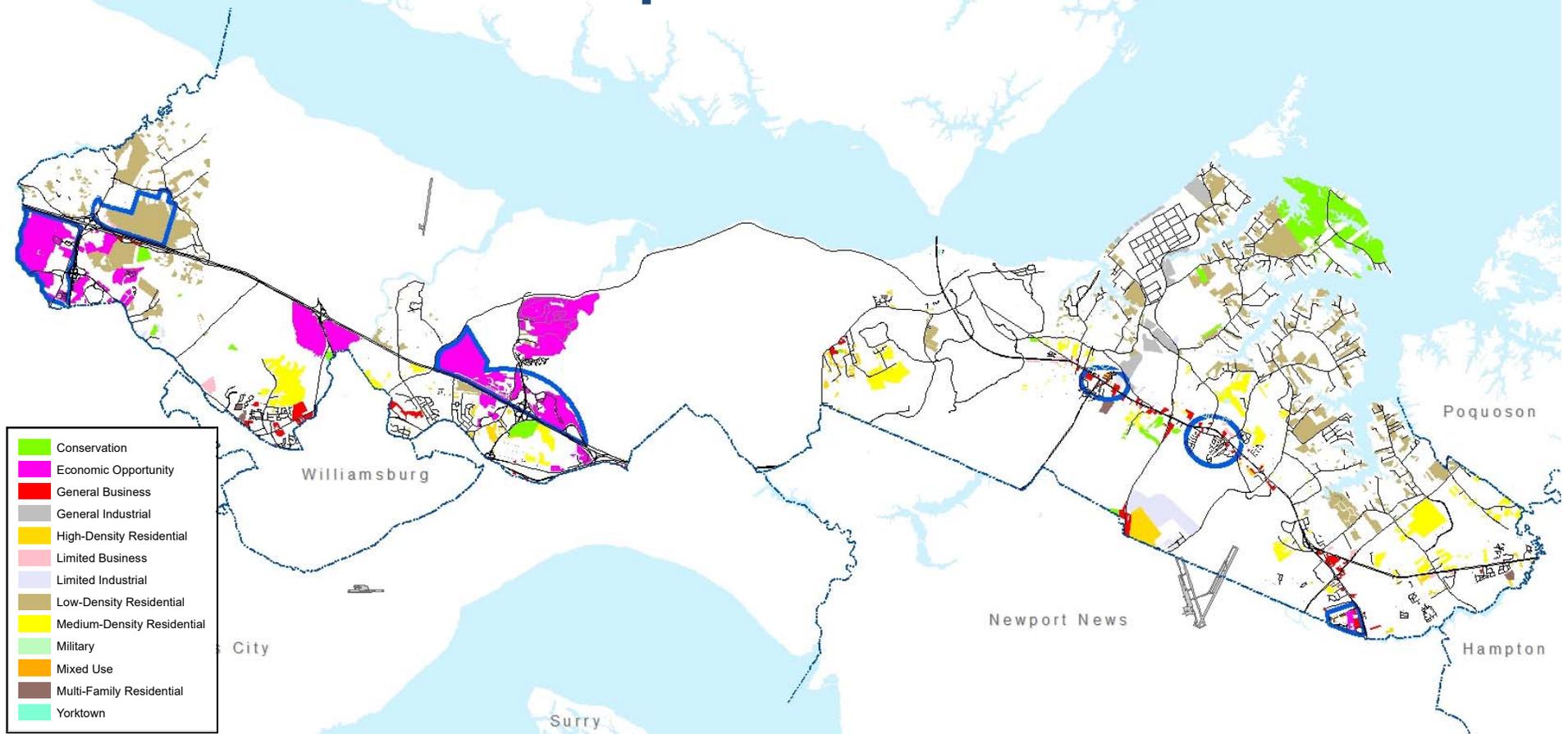
## More than 40% of the apartments in the pipeline are age-restricted for seniors

- Single-Family Detached
- Single-Family Attached
- Condominiums
- Age-Restricted Apartments
- General Market Apartments



*As of October 1, 2019*

# The amount of vacant land available for residential development is limited



# York County Housing Trends



**Meeting #10**  
**Wednesday, November 6, 2019**  
**5:00 PM**