

# Yeadon:

## Existing Condition Analysis

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# Borough Overview

- Total population: **11,945** (2021 ACS)
- Predominant racial composition:  
**Black and African American**
- Location: **Delaware County**,  
bordering West Philadelphia



# Historical Background



Tishcohan,  
Lenape chief

**1645**

The Swedish Empire establishes Möldal, New Sweden in the land of the Lenni Lenape natives

**1789**

Yeadon is part of Darby in east Delaware County, PA



Delaware County territories, 1862



Portrait of a  
young  
William Penn

**1682**

William Penn lands in his chartered land and establishes Chester and Darby (incl. Yeadon) on the Delaware River



Palmer House, Northeast Yeadon (b. 1774)

**1893**

Yeadon is incorporated as a Borough



Sign for Mount Moriah Cemetery (est. 1855)

**1930s**

Yeadon grows into a popular Philadelphia suburb



Home on Lincoln Avenue,  
Yeadon (Historic District)

**PRESENT**

Yeadon focuses on revitalization and reinvestment efforts

**1950s**

Yeadon focuses on suburban development and sees demographic shifts



Historic Marker for Nile Swim Club (est. 1959)

**1980s**

Yeadon invests in infrastructure and community development

Note: All photos are courtesy of the project team unless otherwise noted.

Image Sources: The Encyclopedia of Greater Philadelphia, Delaware County Historical Society, Yeadon Borough

# **Physical Conditions**

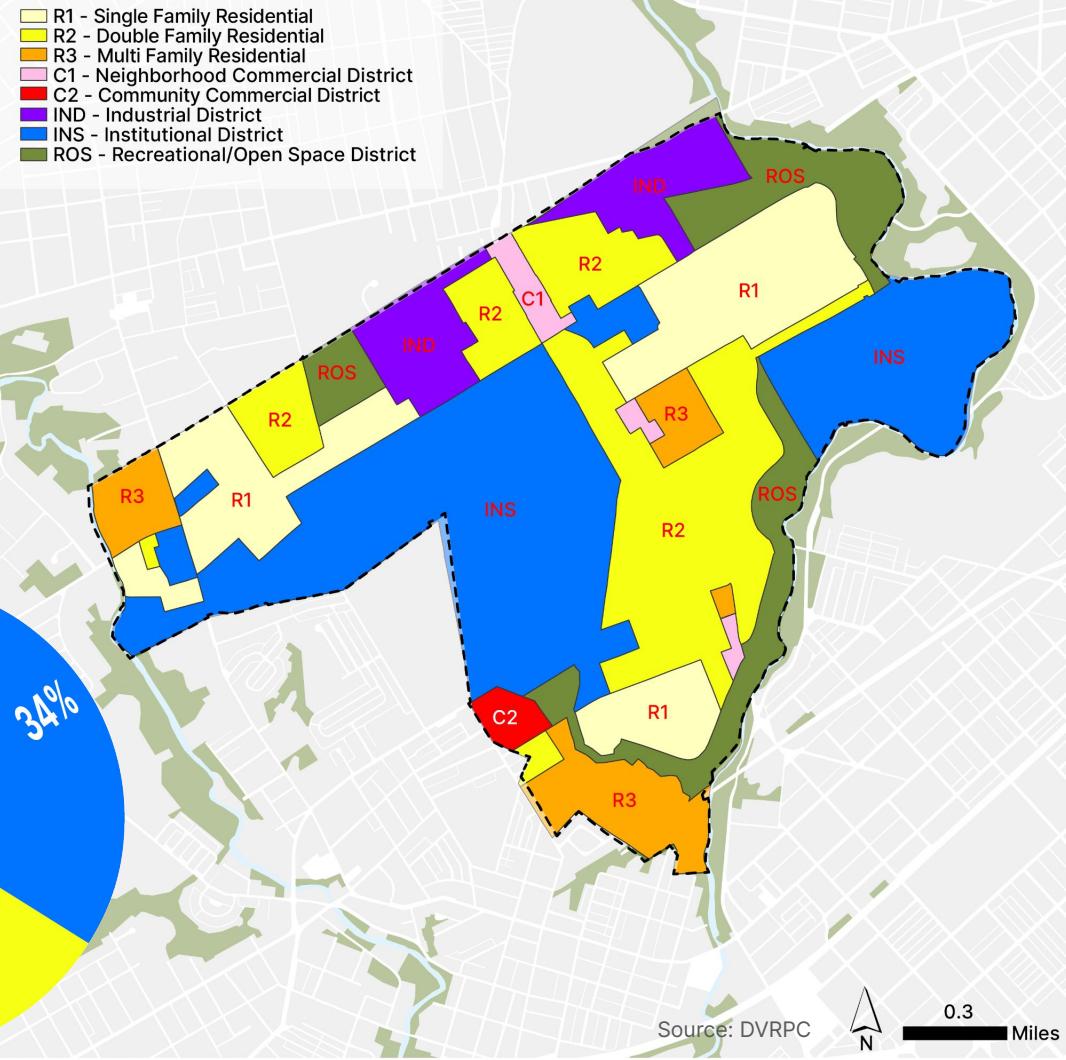
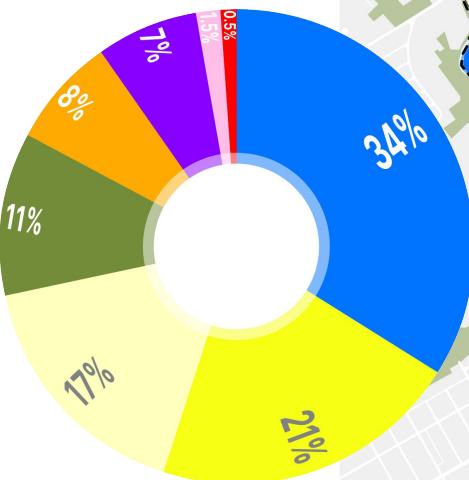
# Location and Physical Geography

- **Land Area:** 1.59 sq mi
- **Physical Context:**
  - West of Philadelphia
  - North of Darby
  - South of East Lansdowne
- **Notable Landmarks:**
  - Holy Cross Cemetery
  - Mount Moriah Cemetery
  - Cobbs Creek



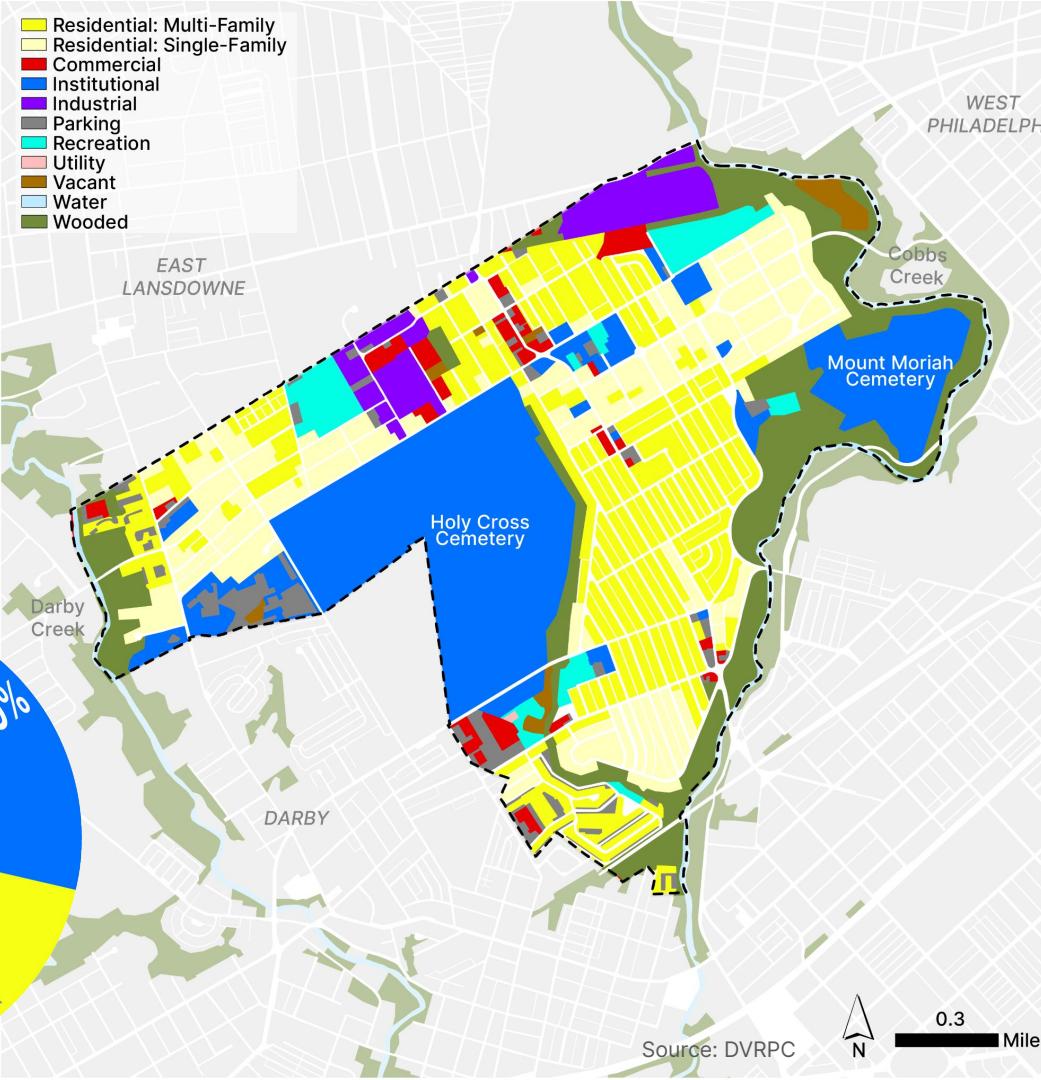
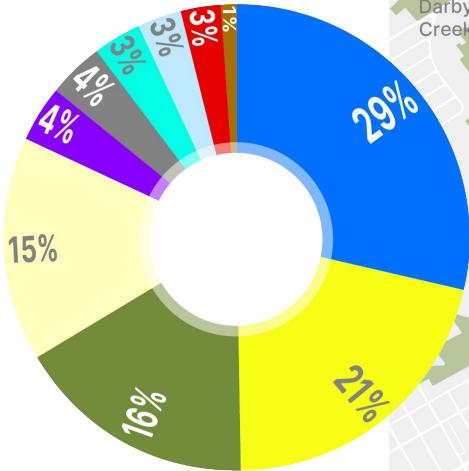
# Diversity of Zoning Distribution

- Institutional District (Cemetery): 34%
- Double-Family Residential Area: 21%
- Single-Family Residential Area: 17%
- Open Space District: 11%



# Distribution of Land Use

- Institutional Area (Cemetery): 29%
- Multi-Family Residential Area: 21%
- Wooded/Open Space: 16%
- Single-Family Residential Area: 15%



# Residential Land Use



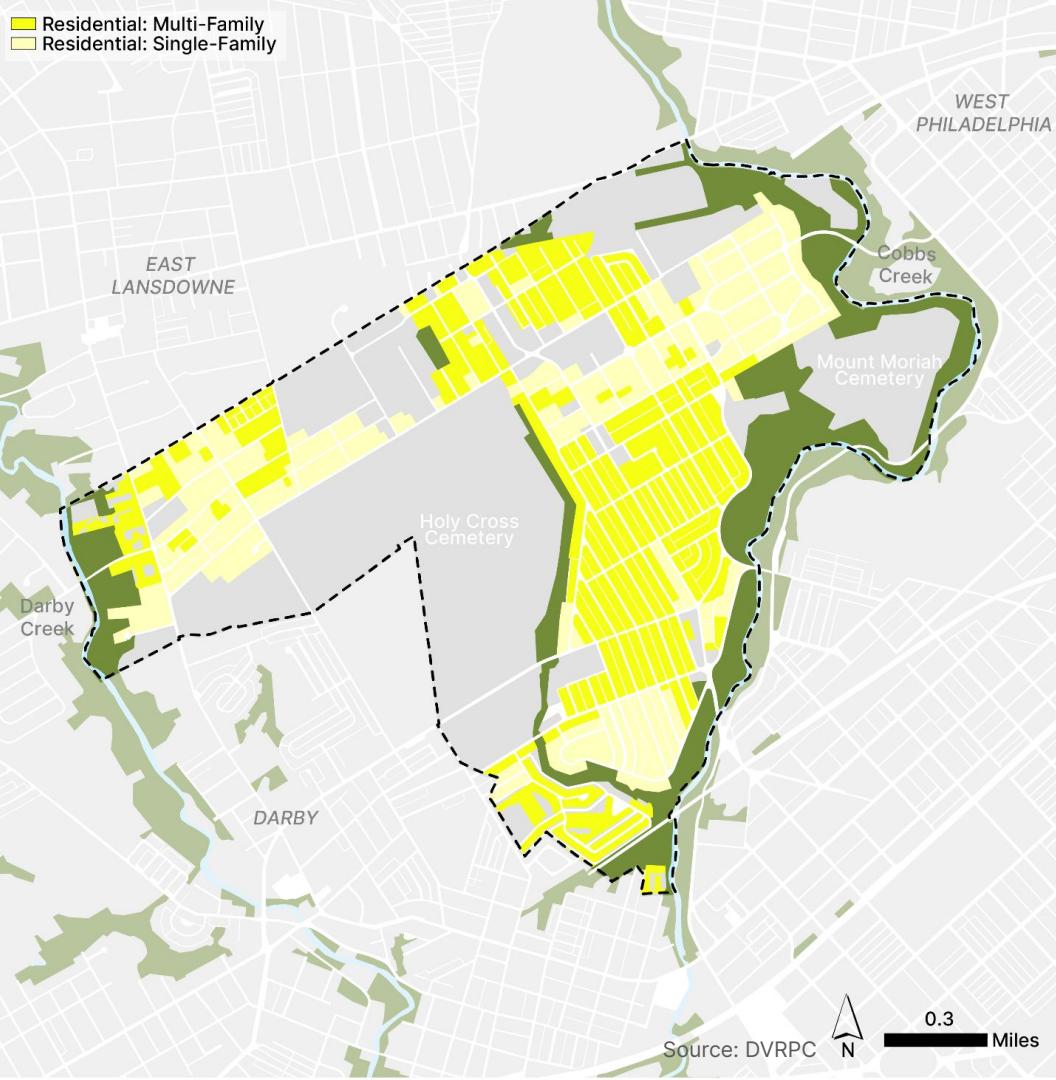
Single-Family Detached



Multi-Family Attached



Multi-Family Apartment



# Diverse Public Transportation Infrastructure



Fernwood-Yeadon Station



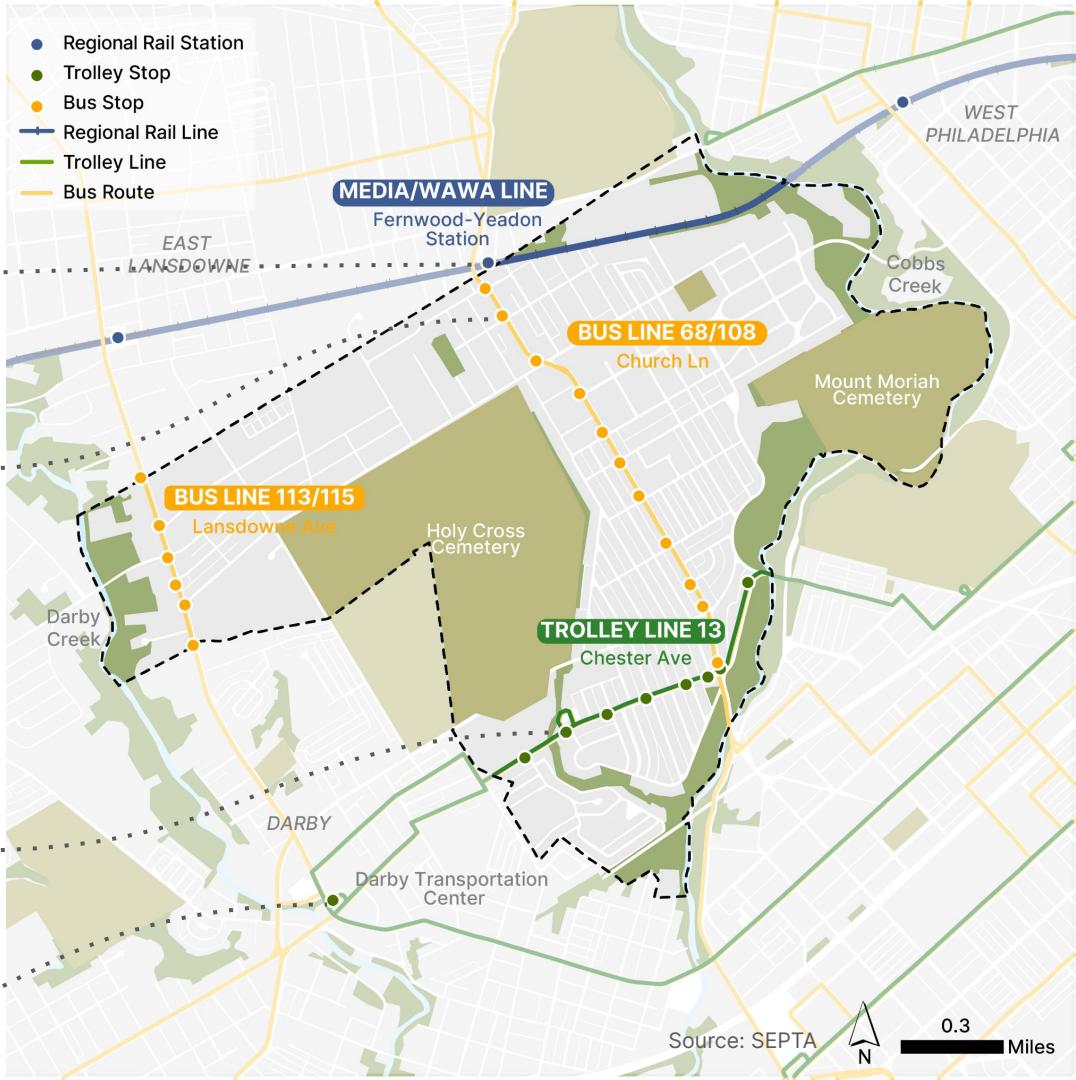
Bus Stop on Church Lane



Darby Transportation Center



Trolley Stop at Yeadon Loop



# Underdeveloped Cycling Infrastructure



Baily Road near Church Lane Intersection



No bike lanes on designated cycling roads



# Varied Sidewalk Infrastructure



Sidewalk over Train Station  
on Church Lane



Sidewalk on Church Lane



No sidewalk at Parkview  
Court Apartments



Intersection of Church Lane  
and Baily Road



# Car-Dependent, Transport-Supported Commuting Patterns

## Car Dependence:

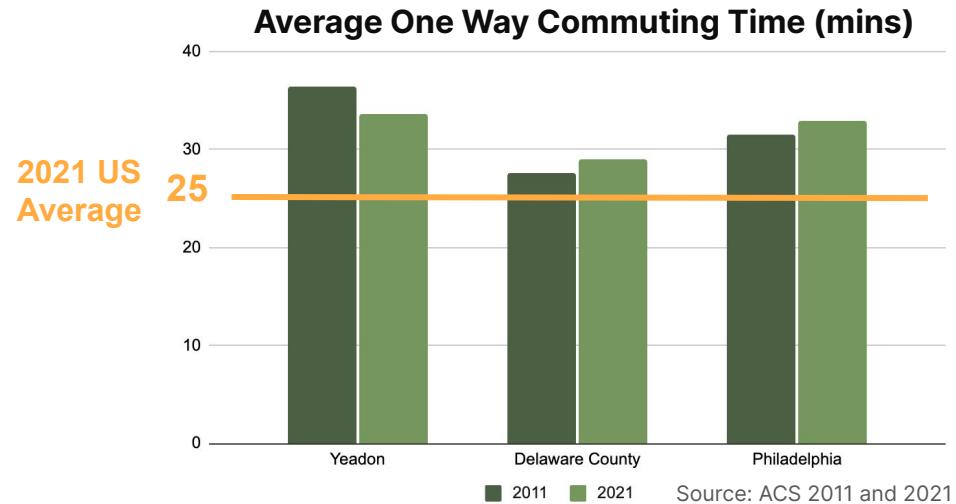
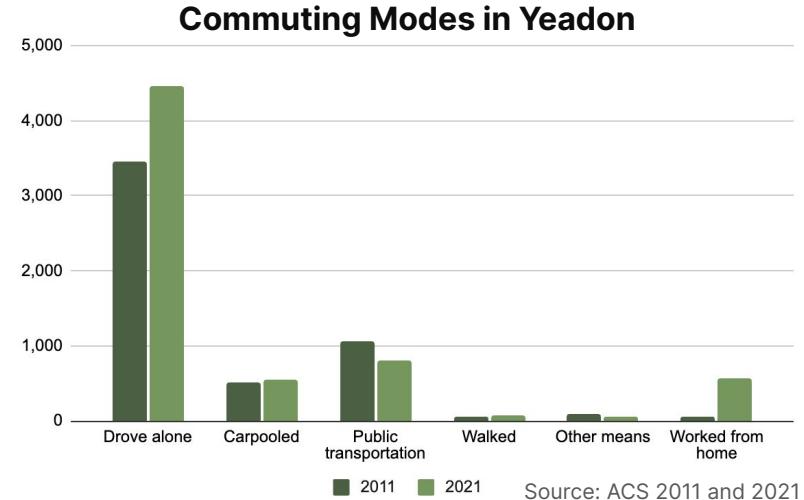
- 2021: 70% of residents commute by car
- 3% increase in mode share from 2011

## Public Transport Usage:

- Significant drop: 20% in 2011 to 12% in 2021
- Influences: COVID-19, rise in remote working

## Increase in Working from Home:

- 9% of residents in 2021, up from lower figures in 2011



# Diversity of Housing Typologies



## Low Density, Single Family Detached

Found in western Yeadon, what is expected in a suburb of a large American city



## Medium Density, Single Family Detached

Scattered throughout northern and western part of the borough



## High Density, Three-Story Single Family Detached

Located along Church Lane



## High Density, Postwar Mass-Produced Single Family Detached

Southern part of the borough



## Uniform Duplexes

Most common housing structure, but facade varies greatly from block to block



## Unique Duplexes

Found in northern, older part of borough, usually larger



## Multifamily Structures of 3-10 Units

A handful of these exist throughout the borough



## Large Apartment Complexes

Parkview Court has 960 units and comprises large portion of southern part, four other apartment complexes in borough over 20 units

# Relatively Affordable Housing Market

Median Home Value

**\$125,000 → \$222,500**

(Dec 2018)

(Dec 2023)

Median Gross Rent

**\$880 → \$1,083**

(Jan 2019)

(Jan 2024)

Market	Average Home Price (2024)
<b>Delaware County</b>	<b>\$313,250</b>
Lansdowne	\$300,000
Upper Darby	\$240,000
Philadelphia	\$234,700
<b>Yeadon</b>	<b>\$222,500</b>
Clifton Heights	\$192,500
Darby	\$150,000
Kingsessing	\$105,000
Angora	\$105,000

Source: Redfin

Market	Average Rent (2024)
Philadelphia	\$1,685
<b>Delaware County</b>	<b>\$1,432</b>
Clifton Heights	\$1,271
Kingsessing	\$1,225
Lansdowne	\$1,201
Darby	\$1,184
Upper Darby	\$1,055
<b>Yeadon</b>	<b>\$1,083</b>
Angora	\$836

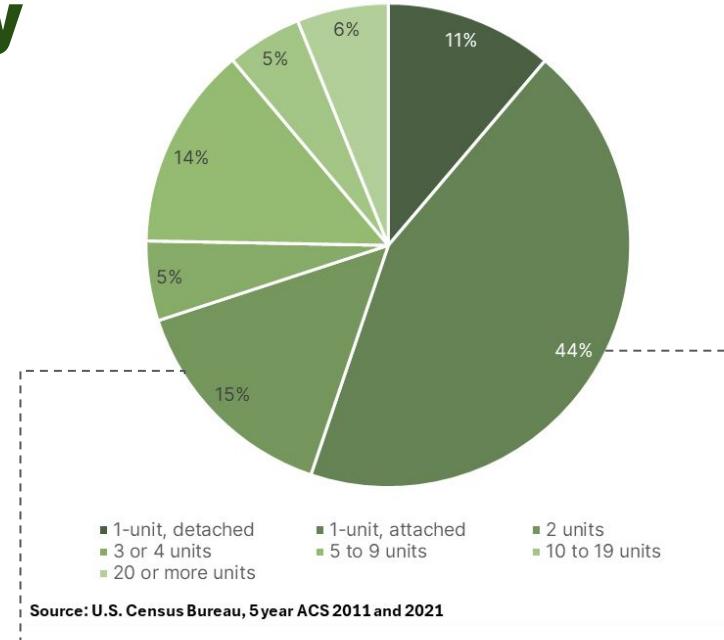
Source: CoStar

## Number of Units in Structure

# Older Housing Stock Primarily Composed of Duplexes

### Housing Quick Facts

Percentage of Owner Households	51.7%
Overall Vacancy Rate	5.3%
Percentage of Housing Units Built before 1960	66.2%
Percentage of Housing Units Built after 2000	2.2%
Percentage of Households Paying 30% or More of Income on Housing	39.2%



Source: U.S. Census Bureau, 5 year ACS 2011 and 2021



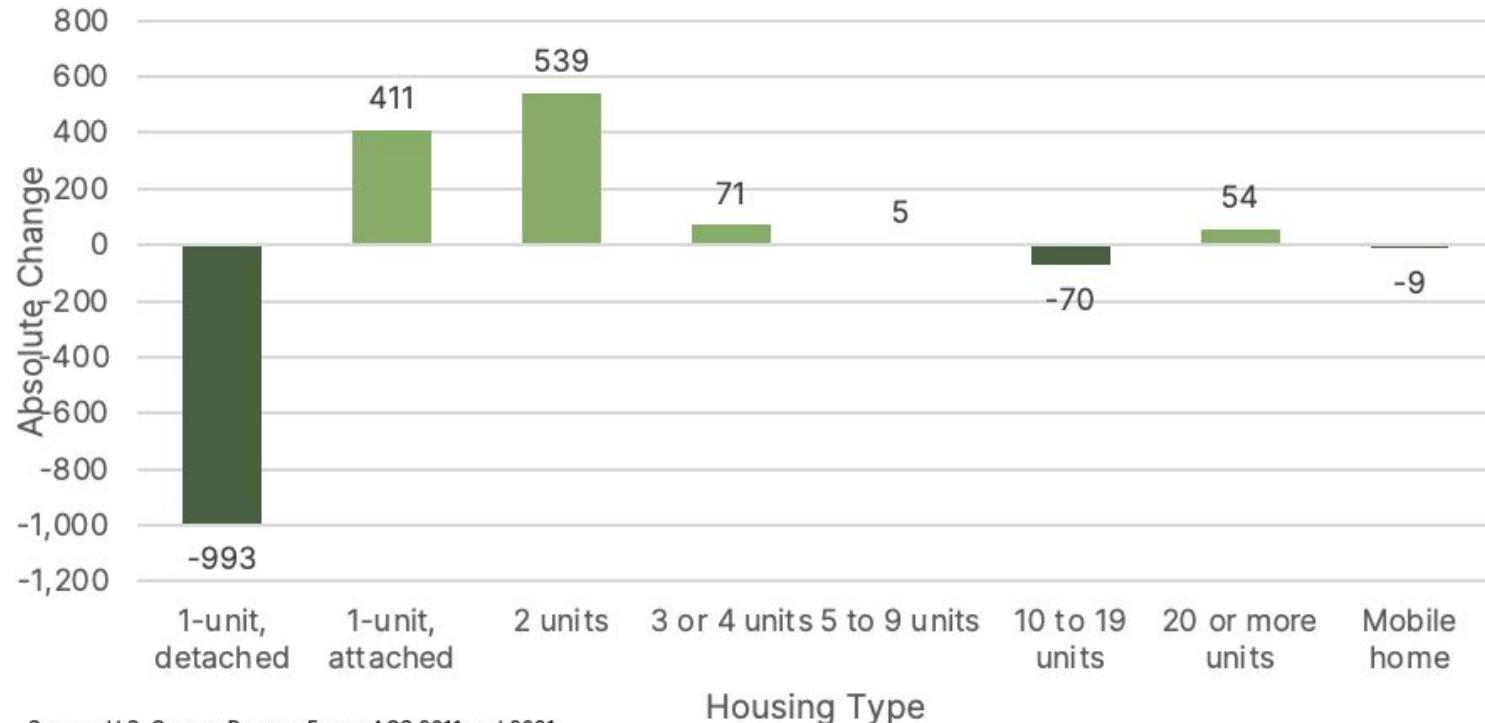
Duplexes on Baily Road



Wissahickon Schist Duplexes

# 1-Unit Detached Homes Are Disappearing

## Changes in Housing Types (2011-2021)



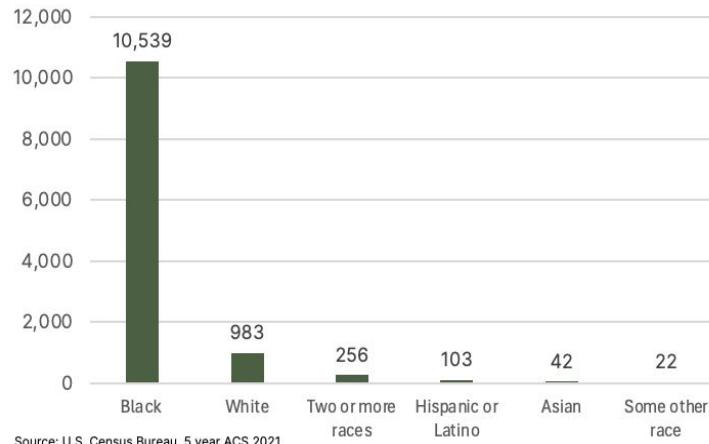
# **Social Conditions**

# Demographics Overview: Race and Age

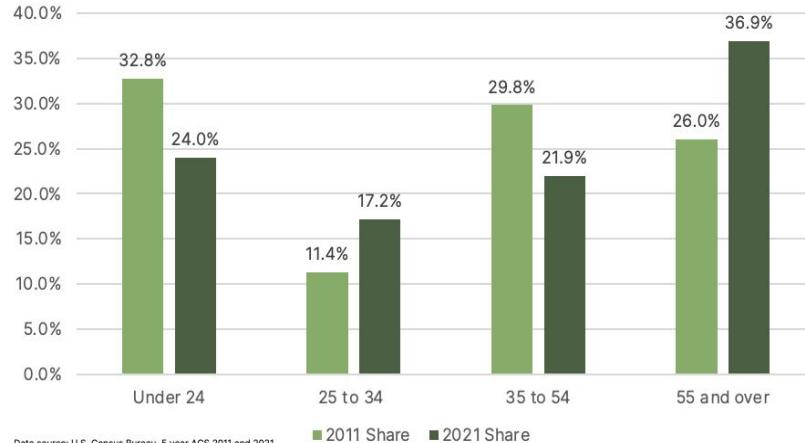
## Population

- Total population of 11,945
- A **predominantly Black borough** with 90% of residents being Black
- Yeadon has an **aging** population composition
- This is supported by the **declining school enrollment** numbers
  - Enrollment for kindergarten to 12th grade **dropped from 1,801 to 1,207** (33% decrease)

Yeadon Racial Composition (2021)



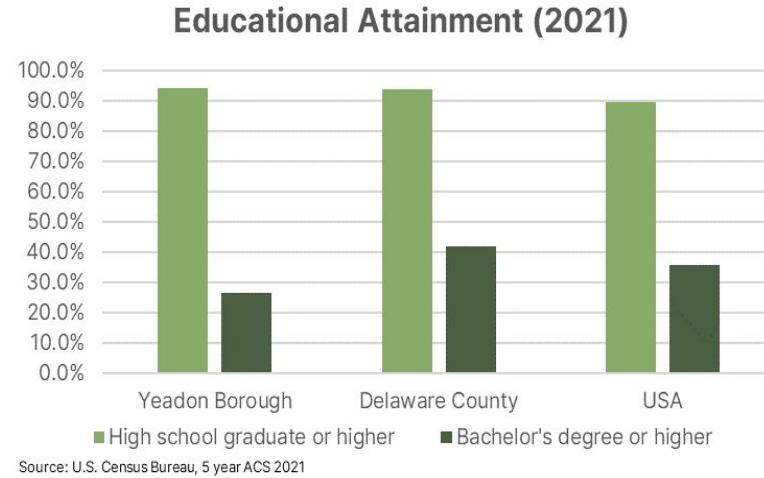
Yeadon Population by Percentage



# Socioeconomics Overview: Income and Education

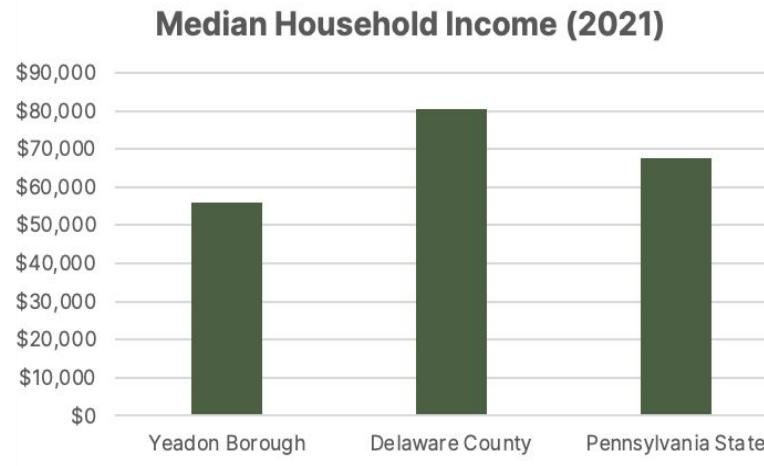
## Educational Attainment

- Percentage of population that graduated high school **in line** with county and national averages at **94.2%**
- Percentage that holds a bachelor's degree or higher slightly **lower** at **26.4%**



## Income

- In 2021, the **median household income** was **\$55,988**
- Notably **lower** than the median household incomes of Delaware County and Pennsylvania



# Presence of Immigrant Population

2011

- The southernmost part of Yeadon has the highest percentage of people who speak a different language at home
- The majority of immigrants in Yeadon were from Africa



Aunty K's West African Restaurant on Church Lane

2021

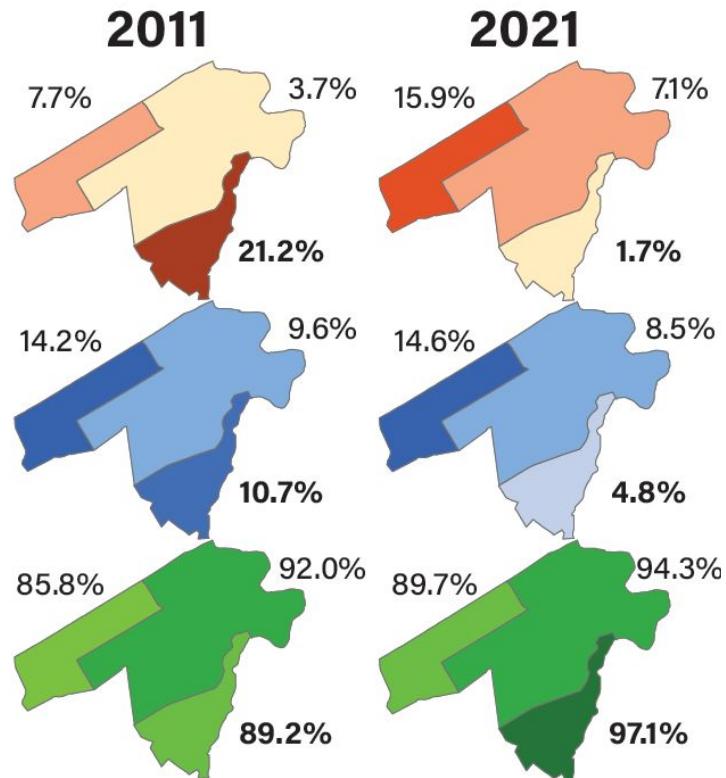
- Most immigrants are from Africa, followed by Latin America
- 68% of the foreign-born population in Yeadon entered the United States before 2010



Farmers International Grocery near MacDade Boulevard

# Differences in Census Tracts

- Most of the African and Caribbean immigrant population live in the southern part of Yeadon
- Once the most impoverished census tract, the southern part has undergone a massive socio-economic shift in the last decade
- It is now the most educated and employed part of the borough with the lowest concentration of poverty despite its denser housing stock



# Economic Conditions

# Yeadon's Commercial Corridor



# Yeadon's Commercial Corridors

## Northern Church Lane Corridor



Yeadon Pizzeria & Fried Chicken



Phat Deli



Atlas Upholstery



## Southern Church Lane Corridor



Pound Cake Heaven



Coconut Breeze Cuisine



Yeadon Variety Store

# Top Employment Sectors

Total Number of People Working in Yeadon: 1,226

## Manufacturing

# of Workers: 217

Location Quotient Relative to Delaware County: 2.74

## Construction

# of Workers: 198

Location Quotient Relative to Delaware County: 2.69

## Wholesale Trade

# of Workers: 79

Location Quotient Relative to Delaware County: 1.87

## \*Health Care\*

Not a top employment sector in Yeadon but represents 282 workers in the borough.



# Where do people live and work?

*"Making Yeadon a great place to live, learn, and conduct business." - Yeadon Economic Development Corporation*

**Less than 2%**

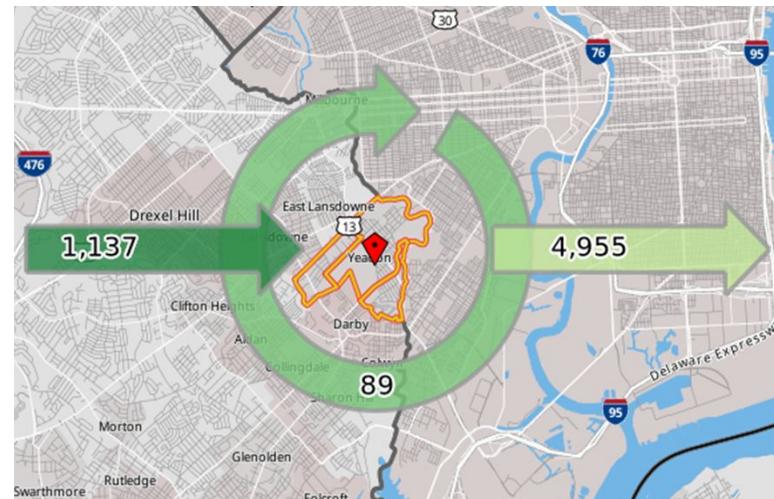
Of residents live and work in Yeadon.

**Only 7%**

Of workers live in the Yeadon borough

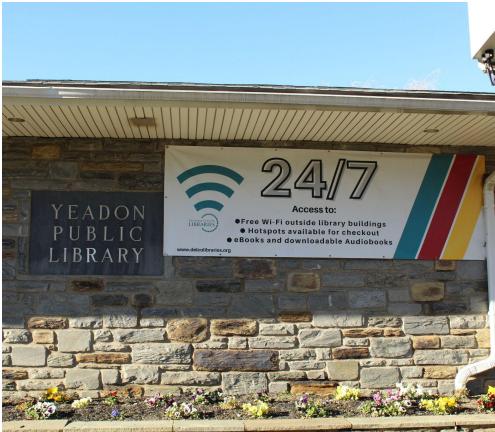
**56%**

Of people who work in Yeadon identify as White, despite 90% of the residents identifying as Black.



Yeadon Employment Inflow/Outflow Analysis (Sources: U.S. Census Bureau, OnTheMap)

# Pillars of Community Life



## Yeadon Public Library

Offering a wide range of books and resources for the community, including an African American Cultural Center.



## Yeadon Community Park

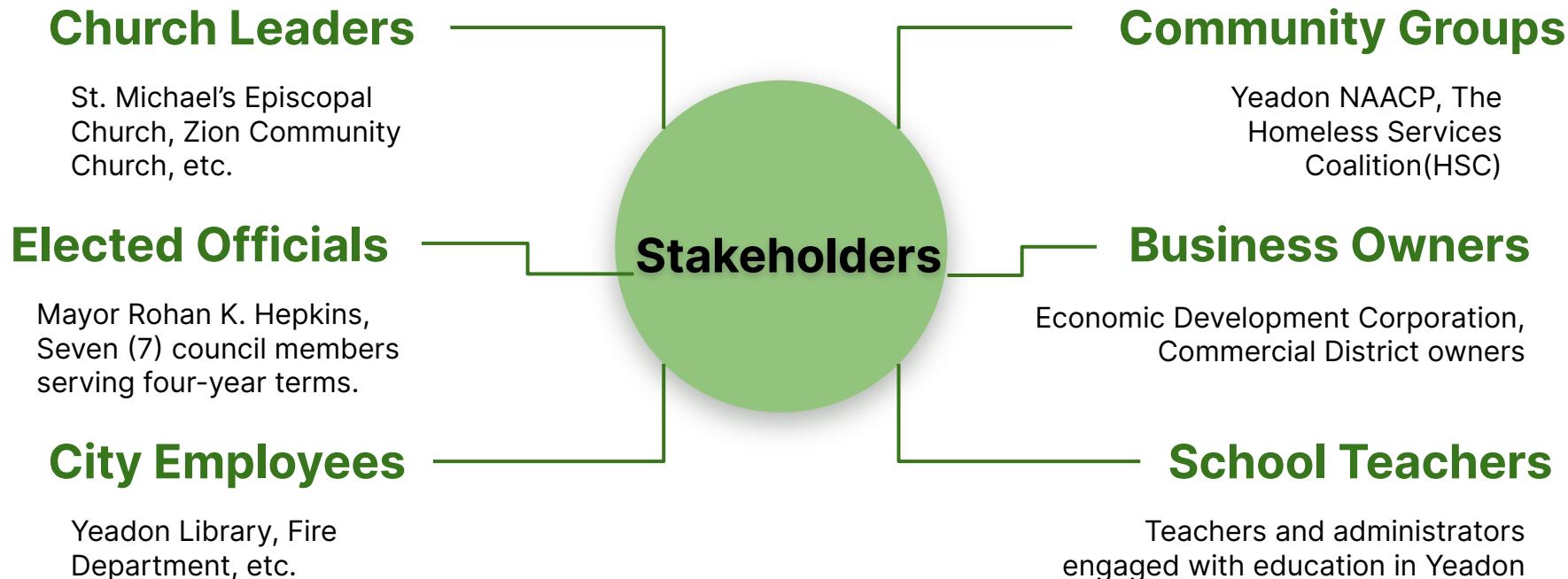
Features a community garden and recreational facilities for residents. Borders Nile Swim Club.



## Yeadon Economic Development Corporation

Comprised of business owners, local government, and residents for local economic growth. The website is used to advertise local events.

# **Key Stakeholders**



# Engaging Community Stakeholders

