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MEASURING
THE ECONOMIC
IMPACT OF
BLIGHT IN
LACKAWANNA
& LUZERNE
COUNTIES

[Document subtitle]

The **INSTITUTE** for
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Introduction

Housing blight refers to a broad range of housing conditions including vacancy, abandonment, underutilization, and tax delinquency. These issues often occur together in affected properties. Blighted residential properties are known to impact the value of nearby properties, the tax base of the communities in which they are located, as well as intangible impacts such as detracting from the aesthetic beauty of the area and community pride.

Research Methods

The purpose of this analysis is to provide a framework to estimate selected fiscal, economic, and community impacts of blighted residential properties in Lackawanna and Luzerne Counties as well as for ZIP Codes within both counties. Data was collected at the county level as well as for ZIP Code Tabulation Areas (ZCTAs) located largely within each county. ZIP codes frequently cross county boundaries, so those that were primarily located outside of either county were excluded from the analysis. For this reason, totals for ZIP code-level data in this report will not match county level data.

Measuring the impact of a broad phenomenon like blight is very difficult, and necessarily includes making assumptions. Prior research in this area was reviewed in order to support to the assumptions made in this analysis. When assumptions were made, they were made in a way that most conservatively estimates impact amounts. Actual impact is likely higher, and some difficult to quantify impacts were excluded from the economic analysis; these impacts are described briefly in the Other Factors section of this report.

In addition to the assumptions made in the analytical framework, another limitation is the margin of error of the source data. Though the best possible public data was used, housing data at the municipal level has a significant margin of error, especially for smaller communities like those in Luzerne County and Lackawanna County.

Estimating the Extent of Housing Blight

The first steps in the analysis involved arriving at an operational definition of blighted residential property and estimating the number of blighted residential properties within the study area. Extensive field research documenting each individual case of residential blight would be necessary to have an accurate count, as no reliable data repository exists to document these properties. Therefore, this analysis will estimate those properties that could be potentially blighted or abandoned based on existing census data.

According to 2015 5-year estimates from the U.S. Census Bureau American Community Survey, there 11,994 vacant dwelling units in Lackawanna County, and 19,749 vacant dwelling units in Luzerne County. However, not all of these represent blight. A large portion of vacant residential

properties are those that are for sale or for rent, sold or rented but not yet occupied, and homes held for seasonal or occasional use. Reasons for vacancy that suggest blight are included in the Census Bureau’s “Other vacant” category.

Vacancy of Dwellings by County		
County	Total Vacant Dwellings	Other Vacant Dwellings*
Lackawanna County	11,994	4,838
Luzerne County	19,749	10,970
* Other vacant dwellings excludes those that are for sale or for rent, sold or rented but not yet occupied, and homes held for seasonal or occasional use, and several other reasons for vacancy.		

Source: U.S. Census Bureau American Community Survey 5-year Estimates

Still, among other vacant dwellings, not all could reasonably be considered blighted. An analysis by the U.S. Census Bureau showed that over the four quarters of 2012, among “Other Vacant” dwellings, 36 to 39 percent were vacant for the following four reasons,¹ which suggest abandonment or blight:

- Foreclosure
- Possibly abandoned
- Extended absence of occupant
- In need of repairs, and not currently undergoing repairs

To err on the conservative side in estimating blighted properties in the study communities, the estimated numbers of potentially abandoned or blighted homes by county was calculated as 35 percent of the “Other Vacant” number of dwelling units from the U.S. Census Bureau estimates.

Estimates of Potentially Abandoned or Blighted Homes by County	
County	Estimate
Lackawanna County	1,693
Luzerne County	3,840

These totals also likely represent a conservative estimate of blighted properties because they exclude vacant lots without dwellings units as well as occupied properties that may nonetheless be blighted and/or potential candidates for intervention.

Fiscal Impact

In order to estimate the fiscal impact of blight on municipal and county government, it is necessary to arrive at an estimate of the potential value of these homes –i.e., their taxable value if they were occupied and in good repair. Since there is no comprehensive database of

blighted properties and extensive field research was beyond the scope of this analysis, these values were estimated. To do this, the median home value based on U.S. Census Bureau American Community Survey Data was used. For example, the median home value in Lackawanna County is \$144,800, and in Luzerne County it is \$122,700.² However, even if occupied and in good repair, blighted properties are likely to have less value potential than the median home, as blighted properties are more likely to exist in neighborhoods with lower property values in Northeastern Pennsylvania. To account for this, the potential value of blighted properties was estimated based on 70 percent of the median home value in each county.

Potential Value of Blighted Residential Properties			
County	Median Home Value	70% of Median Home Value	Aggregate Potential Value of Blighted Homes
Lackawanna County	\$144,800	\$101,360	\$167,703,774
Luzerne County	\$122,700	\$85,890	\$292,934,593

Source: U.S. Census Bureau American Community Survey 5-year Estimates

The aggregate potential value was calculated by multiplying the potential blighted home value (70 percent of Median Home Value) by the estimated number of blighted/abandoned homes from Table 2. By this methodology, if all blighted residences in Lackawanna County were occupied and in good repair, their market value is estimated to amount to over \$167 million; for Luzerne County, the total value of these properties is estimated to be nearly \$293 million.

The county tax impact of these properties is one of the most direct economic consequence of housing blight. The following table shows the county tax impact – the sum of these properties’ annual tax contribution if these properties were occupied, in good repair, and paid property taxes in full. The impact calculated does not include contributions to municipal and school district taxes; only the county portion of property tax impact is calculated. The figures were calculated by multiplying the value potential of blighted residential properties by the appropriate tax rate, after accounting for the discrepancy between assessed values and actual values by using common level ratios sourced from the Pennsylvania Department of Revenue. As many blighted and abandoned properties are likely tax delinquent, these represent an estimate of the annual loss of necessary revenue for the county governments of Lackawanna and Luzerne County.

Tax Impact of Blighted Residential Properties	
County	County Tax Impact
Lackawanna County	\$1,420,052
Luzerne County	\$1,827,501

Indirect Economic Impact

Another aspect of the economic impact of blighted and abandoned residential property is the value impact on neighboring properties. Numerous studies have attempted to quantify how issues of abandonment and blight impact property values at a block or neighborhood scale. Studies that have controlled for foreclosures and local housing market conditions have indicated a link between blight and lower property values, and that these value impacts grow in magnitude and distance as properties are abandoned for longer periods of time.³ Estimates on the level of impact have ranged from as low as one percent to as high as nine percent.⁴ A study conducted in 2001 in Philadelphia found significant price impacts – in the thousands of dollars – and that proximity to the abandoned house was closely related with the amount of the impact.⁵

As a result of this literature scan, a range of scenarios to estimate local economic impact was developed. The low estimates in the following table represent an assumption of two impacted neighboring properties with a three percent negative impact on home value. The middle estimates represent three homes with a four percent decrease in value. The high estimates represent four homes impacted with a five percent decrease in value. All figures in the table below represent estimates of the aggregate total value of property lost due to housing blight in these communities, not including the blighted properties themselves.

Neighborhood Economic Impact of Blighted Residential Properties			
County	Low	Mid	High
Lackawanna County	\$10,062,226	\$20,124,453	\$41,925,944
Luzerne County	\$17,576,076	\$35,152,151	\$73,233,648

As stated above, block-level and neighborhood-level impacts have been attributed to blighted and abandoned homes in past research. In many neighborhoods in Lackawanna and Luzerne County, housing is somewhat dense, so in many cases many more neighboring properties may be impacted than the two, three, or four properties used for these estimates. Therefore, it is quite possible that the number of affected properties is greater, leading to an underestimation of economic impact. Regardless, the total amount of lost property value due to blight is likely to be in the millions of dollars in both Lackawanna and Luzerne County.

Other Factors

The influential “Broken Windows Theory” draws a connection between physical blight and social issues such as crime and poverty. According to the theory, signs of abandonment or blight will invite further disorder, resulting in a self-perpetuating cycle of community distress.⁶ Though there is no consensus about the degree to which physical distress in a neighborhood is a causal factor to further decline, it is likely that there are non-economic negative impacts caused by blighted and abandoned housing.

The direct nuisances posed by blighted properties are one area of concern. This can be in the form of increased fire risk (due to arson or accident), risk of injury to trespassers on an abandoned property, and pest issues such as rodent or insect infestation.

An even less quantifiable way that blight can negatively impact communities is psychological. Housing blight can potentially lead to less community pride, a negative sense of place, and poor perception of a neighborhood that hinders economic and community development efforts.

ZIP Code Level Data

The tables that follow show the same data calculated for the ZIP Code Tabulation Areas in both counties. Though some ZIP codes, particularly in the region's cities, account for the largest number of blighted properties and associated economic impact, almost all parts of the region are affected by housing blight.

Estimates of Potentially Abandoned or Blighted Homes (Lackawanna County)		
ZCTA	Description	Total Abandoned/ Blighted Properties by ZCTA
18403	Archbald	14
18407	Carbondale	84
18411	Clarks Summit	39
18414	Dalton	16
18419	Factoryville	25
18420	Fleetville	0
18424	Gouldsboro	55
18433	Jermyn	21
18434	Jessup	35
18436	Lake Ariel	91
18444	Moscow	91
18447	Olyphant	36
18452	Peckville	54
18471	Waverly	2
18503	Scranton (S. Central)	8
18504	Scranton (South West)	334
18505	Scranton (South East Section)	158
18507	Moosic	36
18508	Scranton (West Side)	83
18509	Scranton (N. Central)	164
18510	Scranton (East Side)	180
18512	Scranton (North East Section)	117
18517	Taylor	62
18518	Old Forge	69
18519	Dickson City	40
18653	Ransom	0

Estimates of Potentially Abandoned or Blighted Homes (Luzerne County)

ZCTA	Description	Total Abandoned/ Blighted Properties by ZCTA
18201	Hazleton	336
18202	West Hazleton	125
18219	Conyngham	7
18221	Drifton	17
18222	Drums	23
18223	Ebervale	0
18224	Freeland	118
18225	Harleigh	0
18234	Lattimer Mines	0
18239	Milnesville	0
18241	Nuremburg	8
18246	Rock Glen	0
18249	Sugarloaf	23
18251	Sybertsville	0
18256	Weston	3
18602	Bear Creek	1
18612	Dallas	119
18617	Glen Lyon	81
18618	Harveys Lake	63
18621	Hunlock Creek	60
18622	Huntington Mills	0
18634	Nanticoke	219
18635	Nescopeck	15
18640	Pittston	216
18641	Dupont/Avoca	62
18642	Duryea	40
18643	Exeter, Harding, West Pittston	184
18644	Wyoming	44
18651	Plymouth	186
18655	Shickshinny	98
18656	Sweet Valley	31
18660	Wapwallopen	40
18661	White Haven	51
18701	Wilkes-Barre City	56
18702	Wilkes-Barre (Wilkes-Barre Township, Bear Creek)	721
18704	Kingston	377
18705	Wilkes-Barre (Plains)	211
18706	Wilkes-Barre (Hanover Township, Sugar Notch)	194
18707	Mountain Top	31
18708	Shavertown	16
18709	Luzerne	41

Potential Value of Blighted Residential Properties (Lackawanna County)				
ZCTA	Description	Median Home Value	70% of Median Home Value	Aggregate Potential Value of Blighted Homes
18403	Archbald	\$148,100	\$103,670	\$1,487,664.50
18407	Carbondale	\$98,300	\$68,810	\$5,755,956.50
18411	Clarks Summit	\$210,400	\$147,280	\$5,773,376.00
18414	Dalton	\$199,300	\$139,510	\$2,246,111.00
18419	Factoryville	\$170,500	\$119,350	\$2,965,847.50
18420	Fleetville	\$0	\$0	\$0.00
18424	Gouldsboro	\$160,200	\$112,140	\$6,162,093.00
18433	Jermyn	\$156,900	\$109,830	\$2,344,870.50
18434	Jessup	\$135,900	\$95,130	\$3,329,550.00
18436	Lake Ariel	\$199,100	\$139,370	\$12,682,670.00
18444	Moscow	\$197,500	\$138,250	\$12,580,750.00
18447	Olyphant	\$156,200	\$109,340	\$3,979,976.00
18452	Peckville	\$142,000	\$99,400	\$5,357,660.00
18471	Waverly	\$294,200	\$205,940	\$432,474.00
18503	Scranton (South - Central)	\$88,600	\$62,020	\$520,968.00
18504	Scranton (South - West)	\$107,100	\$74,970	\$25,058,722.50
18505	Scranton (South - East Section)	\$105,200	\$73,640	\$11,598,300.00
18507	Moosic	\$158,000	\$110,600	\$3,948,420.00
18508	Scranton (West Side)	\$95,600	\$66,920	\$5,574,436.00
18509	Scranton (North-Central)	\$129,100	\$90,370	\$14,802,606.00
18510	Scranton (East Side)	\$117,700	\$82,390	\$14,793,124.50
18512	Scranton (North - East Section)	\$139,700	\$97,790	\$11,397,424.50
18517	Taylor	\$112,100	\$78,470	\$4,833,752.00
18518	Old Forge	\$137,100	\$95,970	\$6,617,131.50
18519	Dickson City	\$122,800	\$85,960	\$3,459,890.00
18653	Ransom	\$152,100	\$106,470	\$0.00

Potential Value of Blighted Residential Properties (Luzerne County)				
ZCTA	Description	Median Home Value	70% of Median Home Value	Aggregate Potential Value of Blighted Homes
18201	Hazleton	\$85,000	\$59,500	\$19,992,000
18202	West Hazleton	\$124,400	\$87,080	\$10,911,124
18219	Conyngham	\$164,900	\$115,430	\$808,010
18221	Drifton	\$100,300	\$70,210	\$1,204,102
18222	Drums	\$169,900	\$118,930	\$2,747,283
18223	Ebervale	\$0	\$0	\$0
18224	Freeland	\$82,300	\$57,610	\$6,774,936
18225	Harleigh	\$29,000	\$20,300	\$0
18234	Lattimer Mines	\$120,700	\$84,490	\$0
18239	Milnesville	\$0	\$0	\$0
18241	Nuremburg	\$80,900	\$56,630	\$455,872
18246	Rock Glen	\$37,000	\$25,900	\$0
18249	Sugarloaf	\$197,200	\$138,040	\$3,188,724
18251	Sybertsville	\$0	\$0	\$0
18256	Weston	\$140,300	\$98,210	\$274,988
18602	Bear Creek	\$338,400	\$236,880	\$165,816
18612	Dallas	\$179,200	\$125,440	\$14,883,456
18617	Glen Lyon	\$75,300	\$52,710	\$4,280,052
18618	Harveys Lake	\$166,300	\$116,410	\$7,374,574
18621	Hunlock Creek	\$131,400	\$91,980	\$5,472,810
18622	Huntington Mills	\$130,000	\$91,000	\$0
18634	Nanticoke	\$87,800	\$61,460	\$13,487,397
18635	Nescopeck	\$129,600	\$90,720	\$1,397,088
18640	Pittston	\$116,100	\$81,270	\$17,578,701
18641	Dupont/Avoca	\$103,400	\$72,380	\$4,458,608
18642	Duryea	\$127,500	\$89,250	\$3,592,313
18643	Exeter, Harding, W. Pittston	\$133,700	\$93,590	\$17,229,919
18644	Wyoming	\$140,700	\$98,490	\$4,377,881
18651	Plymouth	\$84,300	\$59,010	\$10,967,009
18655	Shickshinny	\$152,300	\$106,610	\$10,485,094
18656	Sweet Valley	\$188,800	\$132,160	\$4,116,784
18660	Wapwallopen	\$162,100	\$113,470	\$4,527,453
18661	White Haven	\$153,400	\$107,380	\$5,524,701
18701	Wilkes-Barre City	\$164,500	\$115,150	\$6,488,703
18702	Wilkes-Barre (W-B Twp., Bear Creek)	\$86,000	\$60,200	\$43,425,270
18704	Kingston	\$125,000	\$87,500	\$33,013,750
18705	Wilkes-Barre (Plains)	\$92,900	\$65,030	\$13,701,821
18706	Wilkes-Barre (Hanover Twp., Sugar Notch)	\$85,600	\$59,920	\$11,618,488
18707	Mountain Top	\$184,500	\$129,150	\$3,977,820
18708	Shavertown	\$171,600	\$120,120	\$1,933,932
18709	Luzerne	\$87,900	\$61,530	\$2,498,118

Tax Impact of Blighted Residential Properties (Lackawanna County)

ZCTA	Description	County Tax Impact
18403	Archbald	\$12,308.60
18407	Carbondale	\$47,623.49
18411	Clarks Summit	\$47,767.62
18414	Dalton	\$18,583.82
18419	Factoryville	\$24,538.76
18420	Fleetville	\$0.00
18424	Gouldsboro	\$50,983.77
18433	Jermyn	\$19,400.93
18434	Jessup	\$27,547.95
18436	Lake Ariel	\$104,933.56
18444	Moscow	\$104,090.30
18447	Olyphant	\$32,929.43
18452	Peckville	\$44,328.07
18471	Waverly	\$3,578.19
18503	Scranton (South - Central)	\$4,310.37
18504	Scranton (South - West)	\$207,330.24
18505	Scranton (South - East Section)	\$95,961.73
18507	Moosic	\$32,668.34
18508	Scranton (West Side)	\$46,121.63
18509	Scranton (North-Central)	\$122,473.43
18510	Scranton (East Side)	\$122,394.99
18512	Scranton (North - East Section)	\$94,299.73
18517	Taylor	\$39,993.38
18518	Old Forge	\$54,748.66
18519	Dickson City	\$28,626.35
18653	Ransom	\$0.00

Tax Impact of Blighted Residential Properties (Luzerne County)

ZCTA	Description	County Tax Impact
18201	Hazleton	\$110,789.00
18202	West Hazleton	\$60,465.81
18219	Conyngham	\$4,477.72
18221	Drifton	\$6,672.73
18222	Drums	\$15,224.53
18223	Ebervale	\$0.00
18224	Freeland	\$37,544.44
18225	Harleigh	\$0.00
18234	Lattimer Mines	\$0.00
18239	Milnesville	\$0.00
18241	Nuremburg	\$2,526.29
18246	Rock Glen	\$0.00
18249	Sugarloaf	\$17,670.85
18251	Sybertsville	\$0.00
18256	Weston	\$1,523.89
18602	Bear Creek	\$918.90
18612	Dallas	\$82,479.15
18617	Glen Lyon	\$23,718.62
18618	Harveys Lake	\$40,867.43
18621	Hunlock Creek	\$30,328.49
18622	Huntington Mills	\$0.00
18634	Nanticoke	\$74,742.66
18635	Nescopeck	\$7,742.20
18640	Pittston	\$97,415.30
18641	Dupont/Avoca	\$24,708.12
18642	Duryea	\$19,907.40
18643	Exeter, Harding, W. Pittston	\$95,482.47
18644	Wyoming	\$24,260.75
18651	Plymouth	\$60,775.51
18655	Shickshinny	\$58,104.89
18656	Sweet Valley	\$22,813.84
18660	Wapwallopen	\$25,089.64
18661	White Haven	\$30,616.05
18701	Wilkes-Barre City	\$35,958.23
18702	Wilkes-Barre (W-B Twp., Bear Creek)	\$240,648.37
18704	Kingston	\$182,951.20
18705	Wilkes-Barre (Plains)	\$75,930.92
18706	Wilkes-Barre (Hanover Twp., Sugar Notch)	\$64,385.79
18707	Mountain Top	\$22,043.75
18708	Shavertown	\$10,717.21
18709	Luzerne	\$13,843.74

**Neighborhood Economic Impact of Blighted Residential Properties
(Lackawanna County)**

ZCTA	Description	Low	Mid	High
18403	Archbald	\$89,259.87	\$178,519.74	\$371,916.13
18407	Carbondale	\$345,357.39	\$690,714.78	\$1,438,989.13
18411	Clarks Summit	\$346,402.56	\$692,805.12	\$1,443,344.00
18414	Dalton	\$134,766.66	\$269,533.32	\$561,527.75
18419	Factoryville	\$177,950.85	\$355,901.70	\$741,461.88
18420	Fleetville	\$0.00	\$0.00	\$0.00
18424	Gouldsboro	\$369,725.58	\$739,451.16	\$1,540,523.25
18433	Jermyn	\$140,692.23	\$281,384.46	\$586,217.63
18434	Jessup	\$199,773.00	\$399,546.00	\$832,387.50
18436	Lake Ariel	\$760,960.20	\$1,521,920.40	\$3,170,667.50
18444	Moscow	\$754,845.00	\$1,509,690.00	\$3,145,187.50
18447	Olyphant	\$238,798.56	\$477,597.12	\$994,994.00
18452	Peckville	\$321,459.60	\$642,919.20	\$1,339,415.00
18471	Waverly	\$25,948.44	\$51,896.88	\$108,118.50
18503	Scranton (South - Central)	\$31,258.08	\$62,516.16	\$130,242.00
18504	Scranton (South - West)	\$1,503,523.35	\$3,007,046.70	\$6,264,680.63
18505	Scranton (South - East Section)	\$695,898.00	\$1,391,796.00	\$2,899,575.00
18507	Moosic	\$236,905.20	\$473,810.40	\$987,105.00
18508	Scranton (West Side)	\$334,466.16	\$668,932.32	\$1,393,609.00
18509	Scranton (North-Central)	\$888,156.36	\$1,776,312.72	\$3,700,651.50
18510	Scranton (East Side)	\$887,587.47	\$1,775,174.94	\$3,698,281.13
18512	Scranton (North - East Section)	\$683,845.47	\$1,367,690.94	\$2,849,356.13
18517	Taylor	\$290,025.12	\$580,050.24	\$1,208,438.00
18518	Old Forge	\$397,027.89	\$794,055.78	\$1,654,282.88
18519	Dickson City	\$207,593.40	\$415,186.80	\$864,972.50
18653	Ransom	\$0.00	\$0.00	\$0.00

**Neighborhood Economic Impact of Blighted Residential Properties
(Luzerne County)**

ZCTA	Description	Low	Mid	High
18201	Hazleton	\$1,199,520.00	\$2,399,040.00	\$4,998,000.00
18202	West Hazleton	\$654,667.44	\$1,309,334.88	\$2,727,781.00
18219	Conyngham	\$48,480.60	\$96,961.20	\$202,002.50
18221	Drifton	\$72,246.09	\$144,492.18	\$301,025.38
18222	Drums	\$164,836.98	\$329,673.96	\$686,820.75
18223	Ebervale	\$0.00	\$0.00	\$0.00
18224	Freeland	\$406,496.16	\$812,992.32	\$1,693,734.00
18225	Harleigh	\$0.00	\$0.00	\$0.00
18234	Lattimer Mines	\$0.00	\$0.00	\$0.00
18239	Milnesville	\$0.00	\$0.00	\$0.00
18241	Nuremburg	\$27,352.29	\$54,704.58	\$113,967.88
18246	Rock Glen	\$0.00	\$0.00	\$0.00
18249	Sugarloaf	\$191,323.44	\$382,646.88	\$797,181.00
18251	Sybertsville	\$0.00	\$0.00	\$0.00
18256	Weston	\$16,499.28	\$32,998.56	\$68,747.00
18602	Bear Creek	\$9,948.96	\$19,897.92	\$41,454.00
18612	Dallas	\$893,007.36	\$1,786,014.72	\$3,720,864.00
18617	Glen Lyon	\$256,803.12	\$513,606.24	\$1,070,013.00
18618	Harveys Lake	\$442,474.41	\$884,948.82	\$1,843,643.38
18621	Hunlock Creek	\$328,368.60	\$656,737.20	\$1,368,202.50
18622	Huntington Mills	\$0.00	\$0.00	\$0.00
18634	Nanticoke	\$809,243.82	\$1,618,487.64	\$3,371,849.25
18635	Nescopeck	\$83,825.28	\$167,650.56	\$349,272.00
18640	Pittston	\$1,054,722.06	\$2,109,444.12	\$4,394,675.25
18641	Dupont/Avoca	\$267,516.48	\$535,032.96	\$1,114,652.00
18642	Duryea	\$215,538.75	\$431,077.50	\$898,078.13
18643	Exeter, Harding, W. Pittston	\$1,033,795.14	\$2,067,590.28	\$4,307,479.75
18644	Wyoming	\$262,672.83	\$525,345.66	\$1,094,470.13
18651	Plymouth	\$658,020.51	\$1,316,041.02	\$2,741,752.13
18655	Shickshinny	\$629,105.61	\$1,258,211.22	\$2,621,273.38
18656	Sweet Valley	\$247,007.04	\$494,014.08	\$1,029,196.00
18660	Wapwallopen	\$271,647.18	\$543,294.36	\$1,131,863.25
18661	White Haven	\$331,482.06	\$662,964.12	\$1,381,175.25
18701	Wilkes-Barre City	\$389,322.15	\$778,644.30	\$1,622,175.63
18702	Wilkes-Barre (W-B Twp., Bear Creek)	\$2,605,516.20	\$5,211,032.40	\$10,856,317.50
18704	Kingston	\$1,980,825.00	\$3,961,650.00	\$8,253,437.50
18705	Wilkes-Barre (Plains)	\$822,109.26	\$1,644,218.52	\$3,425,455.25
18706	Wilkes-Barre (Hanover Twp., Sugar Notch)	\$697,109.28	\$1,394,218.56	\$2,904,622.00
18707	Mountain Top	\$238,669.20	\$477,338.40	\$994,455.00
18708	Shavertown	\$116,035.92	\$232,071.84	\$483,483.00
18709	Luzerne	\$149,887.08	\$299,774.16	\$624,529.50

Endnotes

¹ Kresin, Melissa. "'Other' Vacant Housing Units: An Analysis From The Current Population Survey/Housing Vacancy Survey." United States Census Bureau. <https://www.census.gov/housing/hvs/files/qtr113/PAA-poster.pdf>

² U.S. Census Bureau, *Community Facts*--American Fact Finder.

https://factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml

³ Han, Hye-Sung. The Impact of Abandoned Properties on Nearby Property Values. *Housing Policy Debate*. Volume 24 (Issue 2). <http://www.tandfonline.com/doi/abs/10.1080/10511482.2013.832350?journalCode=rhpd20>

⁴ Vacant and Abandoned Properties: Turning Liabilities Into Assets. *Evidence Matters*, (Winter 2014).

<https://www.huduser.gov/portal/periodicals/em/winter14/highlight1.html>

⁵ Blight Free Philadelphia. *Research for Democracy*, a collaboration between the Eastern Pennsylvania Organizing Project and the Temple University Center for Public Policy. October 2001.

⁶ *Ibid.*