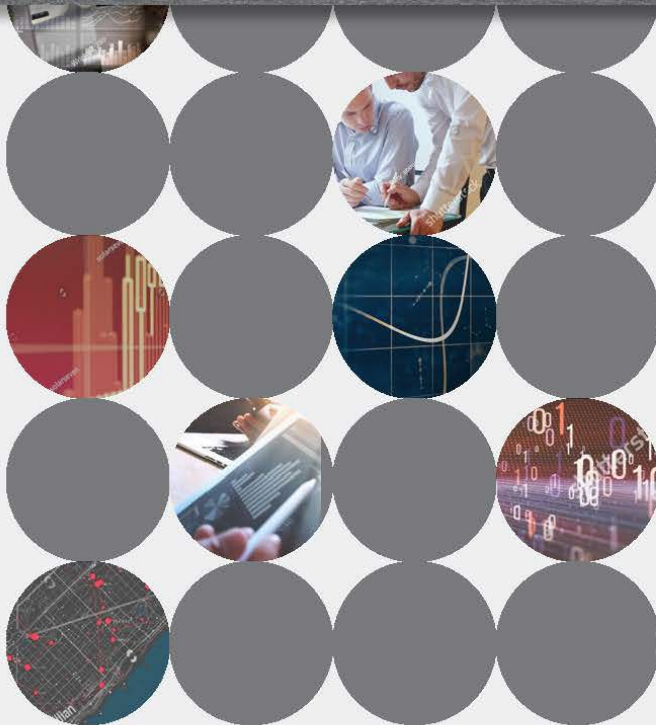


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THE INSTITUTE FOR PUBLIC POLICY & ECONOMIC DEVELOPMENT



Luzerne County ARPA Housing Study

April 2024

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Table of Contents

Executive Summary	3
Introduction.....	10
Research Methodology.....	10
History of Luzerne County	11
Housing Supply Analysis	13
Market Analysis	40
State of Zoning and planning codes.....	60
State of Housing Programs and Services	86
Stakeholder Interview.....	87
Case Studies	96
Conclusion and Key Findings	103
Recommendations.....	105
Endnotes.	114
Appendix.....	115
Community Profiles.....	116

Executive Summary

History

Housing in Luzerne County has undergone a significant transition since the COVID-19 pandemic. For decades prior to 2020, low-cost housing underpinned an affordable cost of living in Luzerne County. During and since the pandemic, however, there has been rapid growth in Luzerne County's population as people move into the area. The significant population change and the lack of significant housing development over the past several decades have strained the old and limited housing supply of Luzerne County, resulting in significant price increases.



Recently Congress passed new policies to incentivize more affordable housing. HR 7024 The Tax Relief for Families and Workers Act included “restoring the 12.5 percent allocation increase for 2023–2025 and lowering the 50 percent bond financing threshold to 30 percent for 2024 – 2025.”¹ The two provisions help to incentivize affordable housing by making its development more affordable. The 12.5 percent allocation increases the tax benefits for developers working in affordable housing while the lower bond financing threshold reduces the amount of funds developers need for a bond, making development cheaper. By increasing the tax benefits and lowering the financing cost, these two provisions make affordable housing more attractive to developers.

Reducing the cost and increasing the benefits of attainable housing development helps create more housing in multiple ways. According to the interviews there currently are only a few groups that do affordable housing development, and they are largely nonprofits that can only complete a few projects at a time. To generate more attainable housing there needs to be more developers willing to build the housing. Decreasing the bond requirements makes attainable housing development possible for smaller developers and smaller nonprofits with less fundraising capacity. With less upfront capital required private developers could also become interested in the development. Larger developers do not pursue affordable housing developments because they can get better returns on market rate developments. Funding an achievable housing project thus means sacrificing higher returns elsewhere. A lower initial financing requirement means less of their capital is involved in the project; thus they can use the remaining funds to finance other projects. Similarly, the larger tax credit increases the returns for investors by reducing their overall tax burden.

Market Analysis

Sales in the county are relatively concentrated in a few Luzerne County municipalities. From 2019 to 2023, around 20 percent of sales occurred in three municipalities (Wilkes-Barre City, Hazleton City, and Butler Township), and just under half were in ten municipalities. Among the top ten municipalities sales and prices rapidly increased after 2019. Eight of the ten municipalities' sales peaked in 2021, one peaked in 2022, and one had the same number of sales in 2021 and 2022. Similarly, these municipalities experienced peak price growth in 2021 in six municipalities, 2022 in three, and 2023 in one.

The influx of new residents coincided with a peak in home sales in 2021. Purchasing eventually became unaffordable as housing prices swelled leading to a decline in purchases after 2021 in most of the top ten municipalities. The declining sales have helped constrain prices somewhat, but prices continue to

grow at rapid rates. Despite a decline in sales, prices grew more in 2023 than in 2019 in six out of ten municipalities. For instance, in Wilkes-Barre, prices grew 5.9 percent in 2023 compared to 5.1 percent in 2019. In Wilkes-Barre prices grew at a faster rate in 2020, 2021, 2022, and 2023 than in 2019. Market forces and monetary policy constrain housing price growth, but it is insufficient to maintain affordability.

Tenure

The tenure of occupied units changed little over the last decade. From 2010 to 2021, the owner-occupied percentage dropped by 0.2 percentage points. Despite the decrease in the percentage of owner-occupied units, the number of each type of unit grew. Owner-occupied housing units grew by 2,585 (2.9 percent), and the renter-occupied housing units grew by 1,663 (4.1 percent).

The 2022 numbers show a continuation of rental housing growth but to an extreme degree. Rental housing units increased by 2,620, around 1.5 times the total growth occurring in the prior 11 years. From 2010 to 2020, the number of rental units varied year to year, growing and decreasing by thousands of units each year. The trend of the last decade, therefore, would predict year-to-year variances and that such accelerated growth will not continue without interruption. In the past, following a significant one-year increase, such as 2022, there was a decrease in the following years, compensating for the large one-year growth. The number of renters in the county will most likely grow, but not at the accelerated rate seen in the one-year growth.

Forecasts were generated for each type of housing based on these patterns. Owner-occupied housing units' projections varied significantly based on the method used. The upper bound estimate of optimal growth calls for 1,175 more units by 2027, while the conservative minimum estimate calls for 288 more units. Therefore, in 2027, there should be anywhere from 89,952 to 93,885 owner-occupied housing units. Two other estimates called for approximately 91,000 units.

At least 756 more rental units are needed for a total of 45,950 total renter-occupied units. The upper bound results in 4,072 more units, resulting in 49,266. Based on these projections, there should be between 45,950 and 49,266 units in 2027. A more moderate projection calls for 46,979 units.

Senior Housing

The shift in tenure was not equally shared across age groups. Shares of seniors and individuals aged 15 to 24 years living in owner-occupied housing increased, while all other age cohorts saw a shift toward rental housing. These dynamics provide conflicting indications on the county's future of senior rental housing. Although the percentage of senior renters has declined, two of the three most significant increases in rental rates were among those aged 60 to 64 years and 55 to 59 years. As these cohorts age, their growing rental rates could put upward pressure on the demand for senior rentals.

Unlike the overall county population, the senior population stagnated from 2019 to 2021. The senior population expanded gradually since 2010, growing around 3,000 residents, but declined by 30 residents between 2019 and 2021. Despite a growth in the total senior population at the time, the senior rental population declined by approximately 1,500 from 2010 to 2021. The future of senior housing therefore depends on the resolution of two competing trends. The existing senior population has gradually shifted towards homeownership but those 55 to 64 have shifted towards renting. The senior population though is larger than the 55 to 64 population so the impact of the 55 to 64 cohort aging into the 65 plus cohort will slow the shift towards homeownership rather than create a shift toward renting.

Vacancy Rates

The vacancy rate and total number of vacant units has varied in Luzerne County. Both grew gradually from 2010 to 2016 (3.4 percent and 4,918 units). Then, steadily declined from 2016 to 2021, 4.9 percent and 6,857 units. The post-COVID housing market made a clear impact on vacancies. While both slightly increased in 2020, the vacancy rate declined by 2.2 points and vacancies declined by 3,283 in 2021, around half of the total decline from 16 to 2021.

Vacancy rates varied by type of housing as well. Detached single-family housing was far less likely to be vacant, comprising 67.6 percent of occupied housing but only 44.6 percent of vacant housing. All other types of housing comprised larger shares of vacant housing than occupied housing.

The Census Bureau provides data on the reasons for vacancies. Most vacant homes in Luzerne County fall under “other reason,” which is not a perfect equivalency for abandoned properties but abandoned properties do fall into this category. Luzerne County’s percentage of abandoned properties is significantly higher than that of the state’s, at 52.7 percent compared to 43.5 percent, indicating that vacancies are likely much higher in Luzerne County than statewide.

For-sale inventory has significantly declined. In 2021, the “for sale” and “sold not occupied” percentages declined to 4.4 percent and 0.9 percent, respectively. The “for sale” percentage varied from 2010 to 2020, ranging from 7.4 percent to 16.5 percent, so the 2021 percentage was a record low. With heavy sales volume after the pandemic, the for-sale inventory has rapidly declined, putting upward pressure on prices.

Characteristics

In terms of occupied housing, the market is dominated by single-family detached homes. Almost two-thirds of Luzerne County homes are single-family detached. In the last decade, the percentage grew by two points. The four cities in the county had lower percentages of single-family detached homes, but their numbers of single-family detached homes grew. Pittston was the one outlier with a decline in single-family detached homes of 4.5 percent. The highest percentages of single-family detached homes pertained to rural communities.



An urban-rural divide was also evident in the age of housing stock. Homes in the four cities in the county tended to be older than homes in other areas. The cities’ percentages of homes built before 1960

ranged from 63.9 percent to 67.8 percent, while countywide homes built before 1960 made up only 26.6 percent countywide. The county's smaller and most rural communities had the lowest percentages of old homes.

The rural-urban divide was less apparent in the number of rooms in a home. The cities and the county had comparable percentages of one- and two- or three-room homes. The county did have more four or five-room homes (33.8 percent compared to a range of 26.3 percent to 32.0 percent) and eight-plus-room houses (22.3 percent compared to a range of 16.2 percent to 19.8 percent), and slightly fewer six- or seven-room homes (30.6 percent compared to a range of 36.5 percent to 44.7 percent).

Fuel usage varied significantly across the county. Utility gas usage ranged from 0.0 percent in one municipality to 94.9 percent in another. Other fuel sources usage ranges were not this severe, ranging approximately 80, 60, 35, and 15 percentage points between minimum and maximum usage. There were clear patterns regarding use of certain fuel types; for instance, fuel oil usage was clearly more common in rural communities. Use of other sources was more varied, however; the most common fuel source – utility gas – was used most in a particular geographic region rather than an urban-rural divide.

Homelessness

Homelessness has steadily declined in the county. From a peak of 200 recorded homeless residents in 2010, the population fell to just under 150 in 2023. The decline was not equally distributed across age or race, however. Homelessness among adults has declined, but the number of homeless children has grown slightly. Along racial lines, the number of White homeless residents has significantly declined, while the numbers of African American and Multi-Racial homeless residents have gradually increased.

State of Zoning and Planning Codes

Zoning and planning codes remain sources of complexity for developers in Luzerne County. Of the counties' 76 municipalities, 56 have passed their own zoning ordinances, leaving the remaining 20 under the county's ordinance. This means the county has 57 zoning ordinances and systems. Each of those codes has different districts and allowed uses in each district.

Some municipalities' zoning ordinances are particularly restrictive of multi-family housing. In several smaller municipalities, construction for multi-family housing requires a special exception in all cases. For any apartments to be constructed, developers must appear before the zoning board and secure board approval. The processes add uncertainty to the projects, making developers hesitant to invest in these communities.

Even without special exceptions, there can be significant barriers to multi-family housing development. Some municipalities do not have specified multi-family districts; instead, they only allow multi-family units in commercial or other districts. The sizes of the multi-family districts are also important. They cover only small portions of some municipalities – often around an existing development. If there is limited space for multi-family development, the cost of acquiring property in those limited areas will be higher and thus further disincentivize development.

State of Housing Programs and Services

Numerous programs are available to support housing development. The county helps low-income residents interested in purchasing homes, as well as programs to demolish blighted properties. Municipalities' programs are less consistent and often depend on grants. For instance, Wilkes-Barre City

started a first-time homebuyer program using ARPA funds, but it is unclear if the program will continue as ARPA funds are spent. The state started a home repairs program last year, but the funding did not satisfy demand and quickly diminished. Funding remains a consistent problem for housing policy in the county and statewide.

Qualitative Analysis

Nine representatives of local governments, the private sector, and nonprofit organizations were interviewed to gather further context to the quantitative data. More specifically, two were government officials, three were professionals in the private sector, and four represented nonprofit organizations. The representatives universally agreed that the current habitable housing stock does not meet the needs of the population, focusing on an insufficient supply of “middle housing.” Middle housing can take a variety of forms, including apartments, row houses, and duplexes, if they are affordable for middle-income residents. The representatives indicated that the luxury and lower income ends of the market are satisfied but that everything between is significantly lacking. There was also unanimous agreement that the county has significant issues with rising costs. Some individuals discussed difficulties finding housing that satisfies the government program’s “fair market rent” standards, and others discussed home prices making home ownership impossible for new buyers.

Representatives were asked what they felt was the most significant barrier to housing construction, and their responses generally conformed to their backgrounds. Four cited funding for housing development, all of whom were nonprofit representatives or private individuals interested in nonprofit housing development. Two individuals – a developer and a planning official – were concerned about zoning and approvals. Other concerns involved the limited land in larger municipalities and a lack of education for homebuyers and developers alike.

The two government officials offered broadly similar responses to the questions. Both believed that more developments were coming to their communities, indicated that developers moving into the area must pay close attention to zoning ordinances, and identified LSA grants as priorities for securing funding for housing development. They each discussed their governments’ different housing programs, one detailing a homebuyer program and the other describing a new rent-to-own pilot program.

Both officials represented governments that had recently updated their zoning ordinances. One of the officials said it was still too soon to see any benefits of the updates, and the other had already observed benefits. The priority of the reform was to “clear the runway for development,” and the interviewee reported that development had indeed increased. Both individuals reported that zoning codes are critical to development and that outdated, and overly complicated codes could greatly restrict development.

The private sector respondents also largely agreed with each other on the housing market. This group consisted of a real estate agent and property manager, a landlord and aspiring developer, and a former developer turned real estate agent. All said buyers and sellers need more education, all confirmed that interest rates are critical to understanding the changes in the market, and all reported that transparency was vital for developer-municipality relationships. Additionally, all expressed interest in blight remediation but identified barriers such as a lack of information about blighted properties and funding issues. Despite their different roles, the private sector representatives had similar views, indicating these are widely held views in the private sector.

Individuals representing nonprofits offered a more diverse range of opinions. Their organizational missions vary; one does community development work, one serves people with disabilities, and one serves people with low incomes while doing community development work. Each described unique experiences regarding funding. Two expressed difficulty finding funding, but one only struggles to fund larger projects and the other struggles with government funding that does not increase with inflation. One of these individuals also reported that when the county and other governments have funding, they always go to the same organizations and should consider approaching other nonprofits with different experiences and skills.

All nonprofit representatives were interested in blight remediation and adaptive reuse but have different levels of experience. The issues are top priorities for one organization and lower priorities for another. The other two interviewees expressed interest but had no experience in this work.

When asked about programming for the county, two of the nonprofit interviewees indicated preference for expanding existing programs rather than launching new ones. The other two individuals suggested programming to assist people who have criminal backgrounds and programming to facilitate infill development.

Recommended Strategies

To improve housing in Luzerne County, the county and local governments should consider zoning reform. The 57 different codes make development overly complicated and restrict housing construction. The optimal solution is for local municipalities to rescind their ordinances and return to the county ordinance to reduce the number of ordinances. The Institute recommends that elected officials in Lackawanna and Luzerne Counties form a Regional Planning Commission (RPC). This RPC could standardize zoning and land use across the region. Based on feedback from developers, greater consistency and reduction of ordinances will likely spur development.

Aside from reducing the number of ordinances, standardization could be beneficial. Currently, designations for the districts differ significantly. For residential districts, the larger municipalities and the county largely follow R-1, R-2, and R-3 designations. This is common in other areas as well, with the districts representing single-family, two family, and multi-family districts. However, some of the smaller municipalities have several different residential districts and some do not have R-3 districts at all. If all municipalities adopted the R-1 through R-3 model, developers could better identify where certain housing types can be built.

The differences are even more extreme in the commercial and business districts. There is even significant variance among the cities, with Hazleton having only two commercial districts and Wilkes-Barre having five. The terms also differ; some municipalities refer to *commercial districts* and some refer to *business districts*. Furthermore, in municipalities that use the term *business district*, C-1 is typically a conservation district – not a commercial district. This distinction contributes to confusion. The commercial districts are important for housing in smaller municipalities that do not have R-3 districts because they allow upper-floor apartments and multi-family housing. With each municipality home to different numbers of commercial districts, along with the use of unique terms, it is difficult to identify opportunities for housing growth. Standardizing names and numbers of districts could enhance understanding and ease development.

Even in municipalities with aligned districts, allowable land uses in each district may vary. Some municipalities separate multi-family units into different categories (such as garden apartments and apartments above business), with different allowances than typical multi-family housing units. Other municipalities treat all multi-family housing the same. Such diversity in ordinances could easily compound confusion among developers about the types of housing that are permissible in each area.

Density is another issue. Reducing minimum lot sizes has contributed to housing renaissance in several cities. Doing so encourages building and improves supply, and therefore costs remain stable.

Luzerne County is home to many vacant properties and putting them on the market should be a priority. This may be achieved by increasing information-exchange regarding vacant properties and supporting alternative nonmarket purchasers. Those interviewed discussed difficulties acquiring information about county-owned and vacant properties and expressed interest in more extensive information on these properties. Land banks are available to help bring these properties to market, but increased funding is needed to support these efforts.

To supplement the work of land banks and other organizations, the county could benefit from a Community Development Financial Institution (CDFI). A CDFI functions like an investment fund, able to offer loans and other financial products and services but operates as a nonprofit serving a specific mission rather than a private, for-profit firm. A CDFI can generate capital through financial services and loans to provide funding where private banks may not be interested. For instance, a nonprofit housing development may not promise the kinds of returns that a private bank would want but a CDFI may invest in the project because doing so would serve its mission. With a focus on mission rather than profit, CDFIs can generate capital for public interest projects like workforce and missing middle housing.

Adaptive reuse is an important component of bringing vacant properties to market. Due to the county's significant industrial past, there are large numbers of vacant factories, warehouses, and other facilities. Several communities have had success converting buildings like these into residential or mixed-use spaces that can provide housing while promoting business development. Similarly, other municipalities have converted shopping malls into residential and mixed-use facilities. The Wyoming Valley Mall may represent a prime opportunity for adaptive reuse.

Alternate models of housing development could also help to develop more affordable housing. Nonprofit, co-operative, or social housing models operate with the primary mission of providing housing rather than private profits. Therefore, they can be developed in locations and in ways that would not necessarily generate the profit needed to attract private development. They can also promote price stability, because without profit as a priority there would be less upward pressure on rental rates and home values.

Funding must be available for these alternative housing projects to succeed. In addition to CDFIs, the county could consider a housing development loan fund or a public bank. Leadership in several California cities have considered public banks to address their particularly stark housing crises. Like CDFIs and nonprofit housing, public banks do not seek to maximize profits, they further missions. As such, they can finance projects that might not have the revenue potential desired by private organizations. Also, nonprofit lending options would create more competition in the lending market. Such competition could put pressure on private lenders to offer better terms, further lowering the cost of development.

Several interviewees discussed a need for education pertaining to the housing market. Potential home purchasers sometimes lack knowledge about financing, assistance programs, and other opportunities. As a result, they may be hesitant to enter the market even if they can afford to do so. Sellers and landlords sometimes lack knowledge about property management assistance, buyer assistance programs, and other options. As a result, they may not maintain their properties the way they should or may not be able to help potential buyers or renters. Programs could take the form of home buyer classes, developer training courses, and real estate education. The interviewees expressed that greater education would lead to better utilization of existing resources.

The county faces a severe housing situation. Costs are rising at significant rates and a growing population is straining the existing, dated housing stock. The county needs to foster new housing development at all price points through financial assistance, remove barriers to development, and offer innovative programming. Programs and policies implemented elsewhere have yielded considerable success, and through their best practices along with practical policy reforms, affordable housing can remain a key fixture of Luzerne County.

Introduction

Historically low housing costs have underpinned the relatively affordable cost of living in Luzerne County. Decades of population decline from 1980 to 2010 led to weak housing demand relative to supply, which maintained relative price stability. However, rapid population growth in 2020 and the following years has created large demand for housing and strained the region's aging housing supply. Rapid price increases and growing affordability issues have resulted.

This study investigates the state of the housing stock in Luzerne County, barriers to housing construction, locations in need of housing development, blight remediation opportunities, and other issues relevant to housing in Luzerne County. The findings support multiple strategy recommendations and point to various housing solutions.

Research Methodology

Most of the data for this report is pulled from publicly available sources. Data on housing characteristics, demographic information, and income data come from the US Census Bureau's Annual American Communities Study (ACS) and the ten-year census. Numbers pulled from the ten-year census for data on 2000, 2010, and 2020 while the 2021 estimate comes from the ACS.

Market analysis data on home sales was taken from the Multiple Listing Service (MLS). The MLS is a database of all houses on the market in each area. The database provides the date a house was listed, date sold, asking price, sale price, physical details, information on the sellers and purchasers, and more. For this analysis, the number of sales per year and per municipality, average and median price, and physical characteristics of the houses sold were considered.

For zoning information, the county code, and the codes of the four cities in the county were considered. As the county represents 20 municipalities that do not have their own zoning codes, this analysis covers a total of 24 of the 67 municipalities in Luzerne County, approximately 35 percent. The four cities are significant because despite being only 5.9 percent of the municipalities, they represent 22.8 percent of all home sales in the county. The analysis was based on consultation of the publicly available ordinances

passed by each city and Luzerne County. For comparison of permitted uses, the use tables of each code were considered, except in Nanticoke where no such table exists, for which use tables were generated.

In addition to the publicly available data, primary research on the market and the experience of various participants in the market was conducted. This consisted of interviews between Institute staff and private sector, nonprofit, and government officials. All interviewees were asked about the rising cost of housing, if the housing market meets the needs of residents, what type of housing is lacking, and what are the biggest barriers to housing. Interviewees were also asked a series of questions specifically related to their area of expertise. The participants' experience combined with the publicly available data will help to ensure better implementation of suggestions by including the perspective of those responsible for implementing them.

Trends in the tenure of county residences were generated largely using linear projections. Utilizing a line of best fit the number of owner-occupied and renter-occupied units were projected for the county. For each type of housing multiple formulas were used to project. Due to the significant variance in 2022, a projection was created based on the trend from 2010 to 2021 and the trend from 2010 to 2022. For both a maximum growth projection was generated utilizing the change from the greatest period of growth for each type of housing. Due to the period concerned, 2010-2022, the effects of the fallout of the 2008 financial crisis could be seen. These projections though are an upward bound and should be considered the most optimistic scenario. An exponential smoothing forecast was also generated to account for year-to-year variances. For owner-occupied housing, the result was like the 2010-2021 projection but for rental housing the smoothing formula called for a significant drop off before growing again. As this is based on data following the financial crisis this should also be considered a significant outlier and this projection is a worst-case scenario.

History of Luzerne County

Like other communities in the region, Luzerne County has for years experienced population decline. From highs in the 1970s and 1980s the population steadily dropped over the following decades. This trend began to reverse in the last few years following the pandemic, as people moved out of nearby metropolitan areas and into more affordable areas.

Luzerne County	
Year	Population
1970	341,956
1980	343,079
1990	328,194
2000	319,250
2010	320,918
2020	325,594
2022	326,369

With the population declining there has been little incentive for developers to invest in new housing in the county, as a result Luzerne County has a noticeably older housing stock than the state and the country. Luzerne County's housing is older than the housing statewide and Pennsylvania's housing is

significantly older than the rest of the country. The number of homes built before 1940 in Luzerne County is around two times greater than statewide but three times as high as the number nationwide.

Age of Homes			
	US	PA	Luzerne County
YEAR STRUCTURE BUILT			
2020 or later	0.7%	0.4%	0.2%
2010 to 2019	9.8%	5.4%	2.8%
2000 to 2009	14.1%	8.3%	7.0%
1980 to 1999	25.4%	19.0%	16.2%
1960 to 1979	24.3%	22.5%	23.8%
1940 to 1959	14.2%	20.5%	21.0%
1939 or earlier	11.4%	23.9%	29.0%

Due to the declining population reducing demand for housing, as well as the relative age of the housing, it has typically been very affordable in Luzerne County. However, since the pandemic the county has seen significant price increases. Prices grew slowly from 2017 to 2019, around \$5,000 to \$7,000 per year, but prices jumped almost \$20,000 in 2021 and 2022. As the population grew rapidly, prices also grew. However, the price increase also followed the trends of Pennsylvania and Lackawanna County.

Average Home Values						
	2017	2018	2019	2020	2021	2022
Lackawanna	\$104,887.15	\$115,279.89	\$119,822.36	\$129,000.52	\$149,092.54	\$164,233.40
Luzerne	\$95,858.61	\$100,433.39	\$107,104.06	\$116,571.71	\$135,887.08	\$152,159.03
PA	\$156,135.26	\$164,746.16	\$172,530.81	\$185,420.97	\$210,853.69	\$232,217.54

Source : Zillow Monthly Home Values

Despite significant price increases since the pandemic, housing has remained relatively affordable in the county. According to the Cost-of-Living Index (COLI) measures, housing costs in Luzerne County are well below the national average. COLI scores are measured relative to the national average, represented by a score of 100. A score for housing in Luzerne County of 72 indicates that housing costs are approximately 72 percent of the national average. This is a slight increase for the county as the 2022 annual figure was 69.8, but still represents the relatively affordable nature of Luzerne County housing.

Q2 2023 COLI Living Index							
	Overall	Grocery	Housing	Utilities	Transportation	Health Care	Miscellaneous
Lackawanna	92.4	99.0	75.0	105.2	98.9	87.7	99.3
Luzerne	92.6	103.8	72.0	105.4	110.1	89.6	97.1
Wayne	88.5	99.1	69.9	104.3	94.6	98.1	92.0
National Average	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Luzerne County Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Under 20	23.7%	23.2%	21.9%	22.6%
20 to 34	17.6%	17.3%	18.1%	18.7%
35 to 54	29.0%	28.1%	24.9%	25.0%
55 to 64	10.0%	13.4%	14.6%	14.1%
65 and older	19.7%	17.9%	20.5%	19.6%
White	96.0%	92.5%	76.9%	83.2%
Black/African American	1.6%	2.9%	4.3%	5.3%
Asian/Asian American	0.6%	0.9%	1.2%	1.2%
Native Hawaiian/Pacific Islander	0.0%	0.0%	0.0%	0.1%
American Indian/Alaska Native	0.1%	0.1%	0.1%	0.1%
Some other race	0.0%	2.6%	0.3%	5.2%
Two or more races	0.5%	0.9%	2.8%	5.0%
Hispanic/Latino	1.2%	5.0%	14.4%	14.0%
Male	48.2%	48.9%	49.2%	49.8%
Female	51.8%	51.1%	50.8%	50.2%

Source: U.S. Census Bureau

Housing Supply Analysis

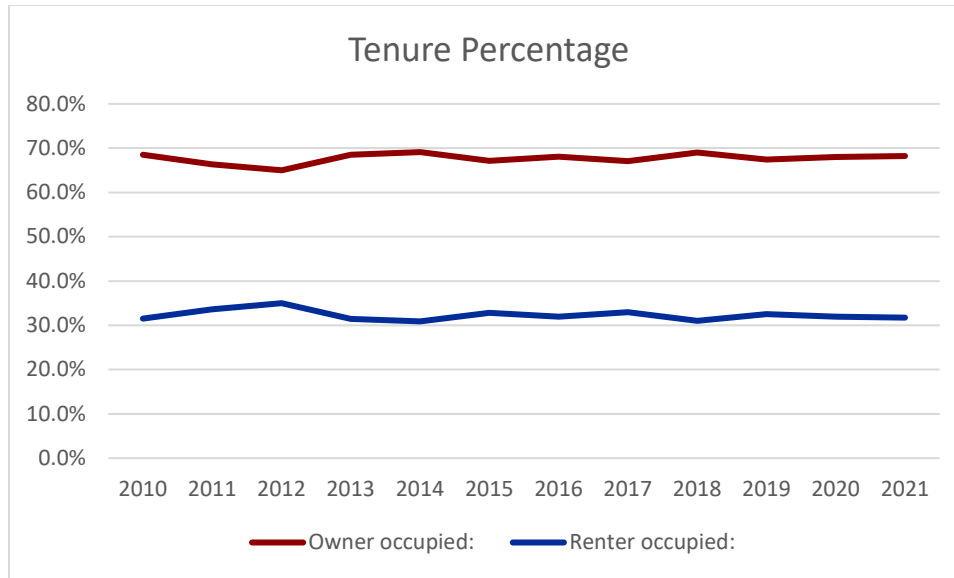
Tenure

Over the last 20 years, there has been a steady shift away from home ownership in Luzerne County. In 2000, 63.5 percent of housing units were owner-occupied, by 2021 that percentage had fallen to 59 percent. Renter-occupied housing meanwhile grew 1.5 percent and vacant properties grew 2.9 percent. While there is a large decline in the percentage of properties that are owner-occupied, vacancies contributed to the decline twice as much as the growth in renters.

Owner vs Renter-Occupied Housing				
	2000	2010	2020	2021 Estimate
Total Housing Units	144,686	148,748	150,693	150,547
% Owner-Occupied	63.5%	60.3%	58.4%	59.0%
% Renter-Occupied	26.8%	28.4%	30.9%	28.3%
Vacancy Rate	9.7%	11.3%	10.7%	12.6%

Source: U.S. Census Bureau

Excluding vacancies, there has been little change in the ownership rate. From 2010 to 2021 the percentage of owner-occupied housing dropped only 0.2 percentage points, declining from 68.5 percent to 68.3 percent. By comparison, the percentage including vacancies declined from 60.3 percent to 59 percent. This further exemplifies how the renter-occupied housing has grown, but the number of vacancies has had a larger impact.



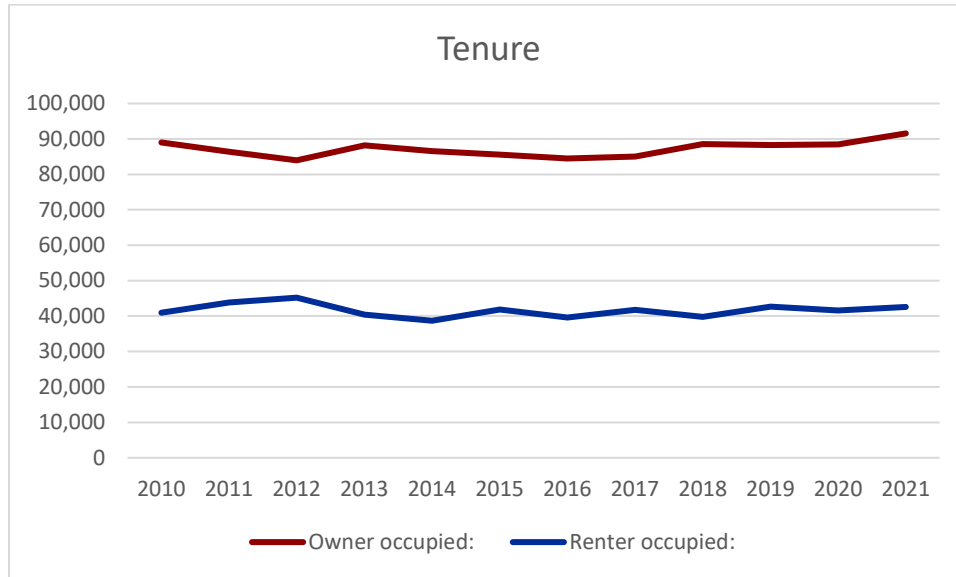
Future data could show a more significant decline. According to the most recent data, in 2022 the owner-occupied housing percentage dropped 1.8 in one year. Accordingly, the renter percentage only grew 0.2 points from 2010 to 2021 but grew 1.8 percent in 2022. It is unclear if the drop is a result of the significant change in the population post 2020 and in-migration from other areas following the COVID pandemic, or a simple variance in the yearly sample.

Data trends support the change being a genuine reflection or a statistical anomaly. From 2010 to 2012 there was a similar drop in the percentage of owner-occupied housing, dropping 2.1 percent in 2011 and 1.4 percent in 2012. Coming right after the financial crisis, this was likely a result of the large number of bankruptcies in the mortgage sectors and former homeowners having to shift to renting. A 1.8 percent drop in 2022 due to changes following the COVID pandemic would therefore seem a normal change following a significant global crisis.

However, there also is history for a one-year variance in the percentages. In 2018 the owner-occupied percentage grew 1.9 percentage points only to drop 1.6 percentage points the following year. Such a significant change in back-to-back years and the relative stability of the percentage in the following years indicates the 2018 result was likely a statistical variance and not a genuine change in the population. Since there is history for a genuine and anomalous large one year change, next year's numbers will be needed to determine whether the 2022 numbers are genuine or an issue in the polling.

In raw numbers, owner-occupied and renter-occupied housing units have increased over the last 11 years. The growth was comparable, but renter-occupied housing increased slightly more – 4.1 percent compared to 2.9 percent for owner-occupied housing. There was significant variance following the financial crisis of 2008. Owner-occupied housing steadily declined from 2010 to 2012 then rapidly increased in 2013, while the inverse occurred in renter-occupied housing. From 2013 to 2018 both types of housing remained relatively consistent. The number of renter-occupied housing varied year to year but stayed between 38,679 and 41,833. The number of owner-occupied housing units declined for a few years but in the end in 2018 there were 120 more units than there were in 2013. The number of renter-occupied housing units grew in 2019 then stagnated, gaining 3,000 units in 2019 but losing around 40

units from 2019 to 2021. Owner-occupied units meanwhile were consistent from 2018 to 2020, dropping around 70 units but rising 3,000 units in 2021.



There is generally an inverse relationship between the number of renter-occupied and owner-occupied housing units. Due to the relatively static population over the period, the total number of occupied units is relatively static. From 2010 to 2020 the number of total units varied by 155. There was a general decline from 2010 to 2016 when the population declined 5,766 units, but there was a corresponding increase of 5,921 units from 2016 to 2020. Since 2020 growth has significantly accelerated. From 2020 to 2021 the number of total units grew by 4,093, the largest single year growth in the last 12 years. According to the early 2022 numbers, growth continued but at a slower rate (726 units). If population and thus total occupied units' growth continues, both owner-occupied and renter-occupied units can grow together, as seen in 2021, rather than the inverse relationship they have had over the previous decade.

Tenure of Occupied Units			
	Total	Owner-Occupied	Renter-Occupied
2010	129,884	88,973	40,911
2011	130,170	86,375	43,795
2012	129,158	83,961	45,197
2013	128,597	88,155	40,442
2014	125,235	86,556	38,679
2015	127,408	85,575	41,833
2016	124,118	84,510	39,608
2017	126,811	85,043	41,768
2018	128,301	88,539	39,762
2019	130,890	88,275	42,615
2020	130,039	88,467	41,572
2021	134,132	91,558	42,574
2022	134,858	89,664	45,194

Whether the 2022 numbers are accurate has a significant impact on the future of housing tenure in the county. If the 2022 numbers are accurate then there is a significant shift towards renter-occupied housing and significantly more units will need to be developed. Otherwise, steady growth in both types of units can be expected. The number of owner-occupied housing units grew only 0.8 percent from 2010 to 2022 compared to 10.5 percent for renter-occupied housing units. However, the 2022 numbers significantly impact both figures. The number of renter-occupied housing units increased 2.4 percent in 2021 and 6.2 percent in 2022 for a combined 8.6 percent. Meanwhile, the number of owner-occupied housing units increased 3.5 percent in 2021 and decreased 2.1 percent in 2022, for a net 1.4 percent increase. Of the 10.5 percent increase in renter-occupied housing from 2010 to 2022, more than half occurred in 2022. The significant contributions of 2022 could either be the result of a natural growth as the population has changed since COVID or a statistical anomaly, again more information will be needed to determine the validity of the 2022 numbers.

Whether the 2022 data is an anomaly or not is significant because from 2010 to 2021 the growth of owner-occupied and renter-occupied housing is similar. If the 2022 numbers are an outlier, then the two types of housing have experienced comparable growth and thus future housing policy should expect comparable growth in both types of housing. If the 2022 numbers are accurate and the trend continued in 2023, then a significant shift needs to be made toward addressing the growing demand for rentals and stagnant demand for ownership.

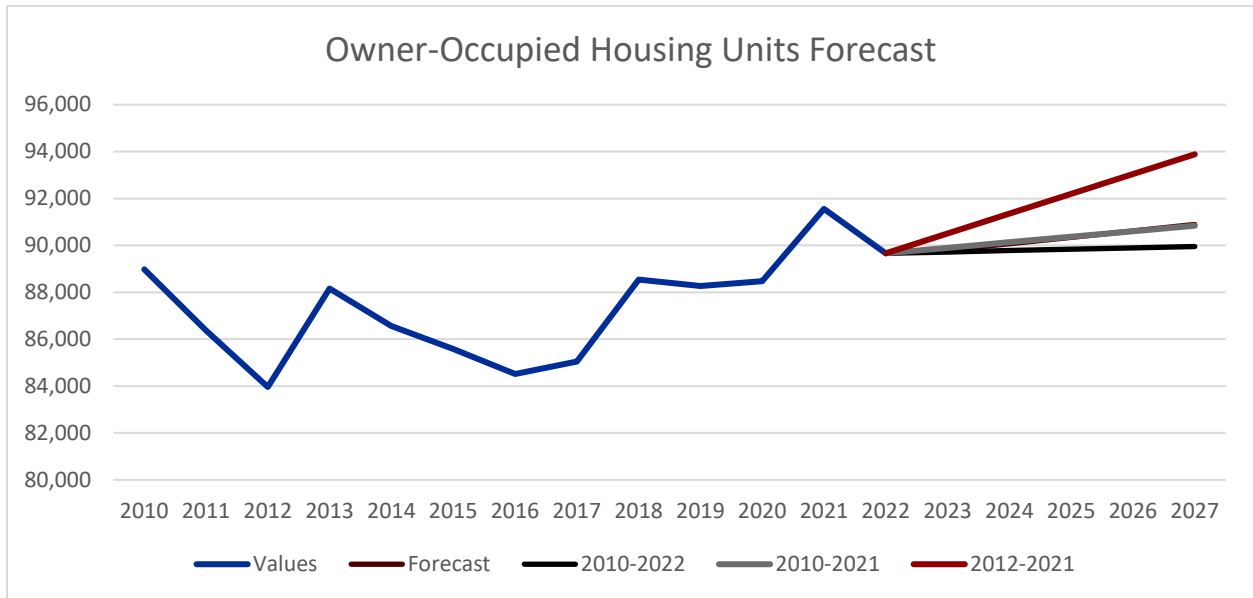
The 2023 numbers should be able to tell which trend is more likely because if the percentage of renter-occupied units decreases and the decline in owner-occupied units reverses, then the 2022 numbers were outliers, like they were in 2018. If the trend continues, then this is a significant shift because of the COVID pandemic. The recent increase in migration and economic changes from the COVID pandemic could mean that there are now simply less residents living in owner-occupied housing. A similar multi-year effect was seen after the financial crisis. After the financial crisis, the owner-occupied unit percentage returned to 2010 levels in 2013 but the number of units did not reach 2010 levels until 2020, due to a significant drop in the number of total units from 2011 to 2016. If the shift in the population and the increased cost of homeownership continues, the share of owner-occupied units may remain stagnant for years to come amid steady growth in renter-occupied units.

The chart below represents projections in the number of owner-occupied housing units under four separate assumptions. The top red line indicates growth in owner-occupied housing in the most optimistic scenario; 2012-2021 was the period of the greatest expansion in owner-occupied housing in the last twelve years, so this line assumes the same rate of growth for the next five years. In this scenario, there would need to be 93,885 owner-occupied housing units in 2027. If the housing market recovers like it did post the financial crisis, then this would be the general trend. This should be treated as an outer bound of possibility, and not a likely scenario because peak growth continuing for five years is unlikely.

The black line is a projection of the growth rate remaining the same as it has been for the past 12 years. This projection relies on the 2022 numbers being accurate. If the 2022 numbers turn out to be outliers, then this number will be inaccurate. In this scenario there would need to be 89,951.90 owner-occupied housing units. If the 2022 numbers are accurate and the trend continues because of changes in the market post the pandemic, stagnation in owner-occupied housing could occur. If the supply increases and decreases year to year like it did early in the 2010s, this line would show the general trend and not

the exact need each year. There will be years where the actual need is above or below the line, but results will follow the general trend.

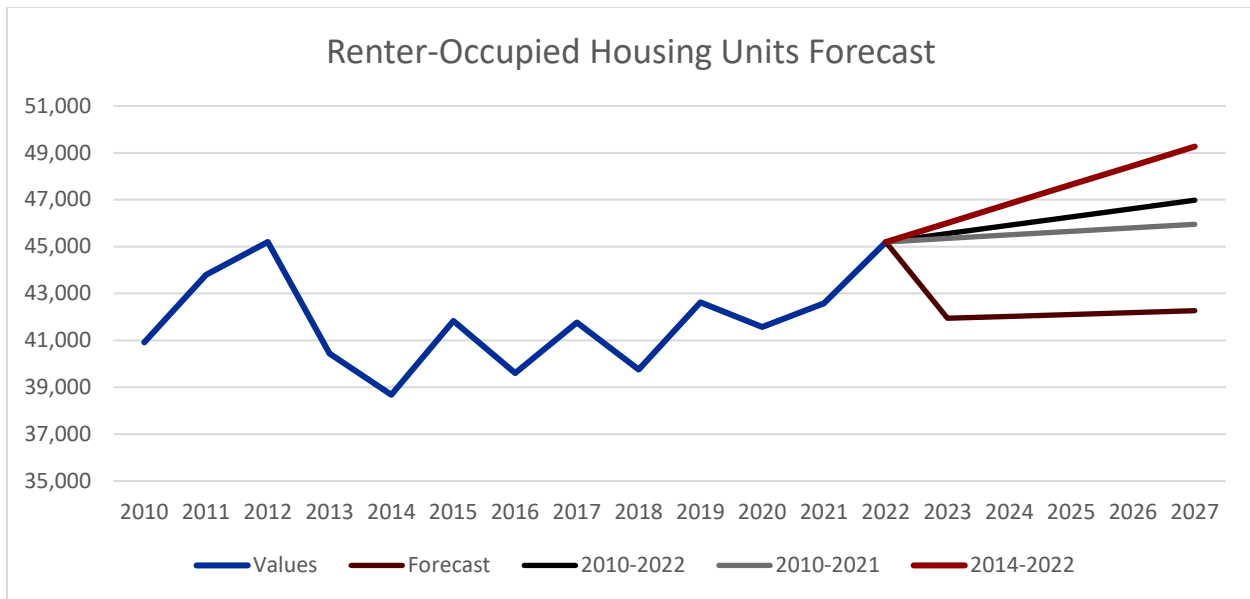
The final two projections show similar results. The forecast line is an exponential smoothing forecast. This model assumes the same general trend as before will continue but with significant outliers removed. The 2010-2021 line assumes linear growth at the same rate as before the 2022 reduction. The results of both these models are similar – 90,893 and 90,839 units, respectively. These two projections will be accurate if the 2022 numbers are inaccurate or simply one-year outliers. There likely will be year-to-year variances with results above and below the projection but results will follow the general trend.



The chart below represents similar projections for renter-occupied housing units. The most optimistic projection with 49,266 units in 2027. This was the period of peak growth after the financial crisis so it especially should be considered as a maximum outlier. There was a similar rate of growth in 2021 and faster growth in 2022, so it is feasible, but such growth continuing for five years is unlikely. This level of growth is again dependent on the 2022 numbers being accurate.

With renter-occupied housing units there is less difference between whether 2022 is included or not. With the 2022 numbers included projections call for 46,979 units in 2027 while excluding 2022 numbers results in a projection of 45,950 units in 2027. The inclusion of 2022 is less significant for renter-occupied housing because there were significant increases in both 2021 and 2022, the increase in 2022 was simply larger. If the general trend of the last 11 to 12 years continues, growth will follow this general trend, though there will be year to year variances as seen in the past years.

The exponential smoothing forecast in this case calls for a noticeable decrease in 2023 then a gradual increase. Like the 2010 to 2021 and 2022, this projection assumes the general trend of the past 12 years continues, but this projection includes a significant decline like the occurrence early in the 2010s. If the housing market rebounds and more people buy houses as they did during the post 2012 financial recovery, then this could be the case. With the significant changes in the population caused by migration and the shift in the housing market, there is no certainty that the same trend will be followed.

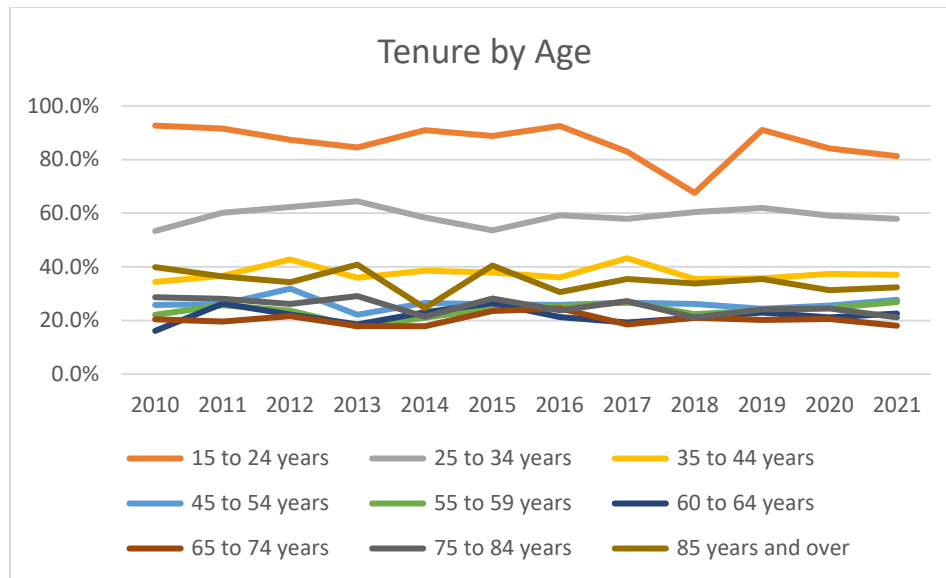


Senior Housing

Shares of renters have grown across age cohorts ranging between 25 years and 64 years. The largest increase pertained to people aged 60 to 64 years (a 39.9 percent increase). Only the 15 to 24, 65 to 74, 75 to 84, and 85 and over cohorts saw declines. Rather than the decline in home ownership being solely a result of young people struggling to buy a home, there was a decline in home ownership among all except senior citizens and the youngest cohort.

The decline among the 15-24 cohort, however, is not necessarily an indicator of more home ownership for young people. Among the 15- to 24-year-old demographic are those in high school and college so some of the switch could be a result of less high school students' parents being renters or more college students living with parents who are homeowners. Also, the sample size of this age cohort was cut in half from 2010 to 2021 and varied significantly throughout the intervening years. The number of 15–24-year-old respondents each year ranged from 2,326 to 4,333 and as a result the percentage who were renters also varied wildly. The significant change in the percentage of young renters could therefore be simply the result of changes in the sample, rather than significant changes in this age demographic in the county.

In addition to the largest change being among the 60 to 64 cohort, the second and third largest shifts were among those 55 to 59 years old (21.0 percent) and those 25-34 (8.6 percent). The two largest increases were among those aged 55 to 64 years and their increases were approximately three to five times larger than changes regarding the younger demographics. A large discrepancy like this indicates that while nearly all non-senior age groups experienced increases in the portions of renters, the largest contributor to the overall shift was the middle-aged cohorts.



These trends provide conflicting indicators on the need for senior housing. All age groups over the age of 65 years saw declines in the percentages of residents who are renters, which would indicate a decline in the need for senior rental housing. However, the 60-to-64-year cohort had the largest increase in renters of any cohort. These numbers together would indicate that while senior rental housing demand may decrease in the short term, it is likely to increase in the long term.

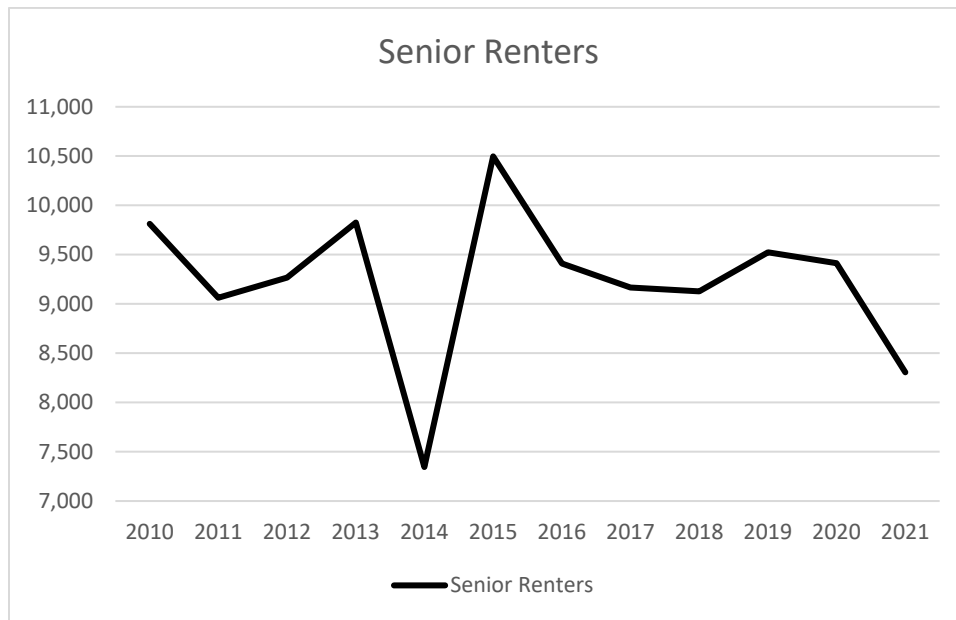
To further complicate projections, the 75 to 84 age group and the 85 and over age group did see increases in the percentages of renters from 2020 to 2022. The 85 and over cohort saw an increase both years, while the number of renters aged 75 to 84 years decreased in 2021 and increased in 2022. Over the last 11 years there have been declines in the percentages of renters among these groups, but those percentages have begun to increase in the last two years. With the significant population change after 2020, these fluctuations may result from new senior residents, so the trend should be monitored.

The senior population has declined in Luzerne County and the percentage of renters has declined with it. From 2010 to 2021 the population declined significantly from 9,814 to 8,307 and the percentage of renters declined from 26.3 percent to 20.6 percent. However, the population varied significantly in the intervening years. The population of senior citizens ranged from 7,345 to 10,497. From 2013 to 2015 the population changed from 9,824, to 7,345 to 10,497 with the percentages of renters changing from 25.3 percent to 20.0 percent to 28.0 percent. That significant degree of variance likely is a result of surveying methods as it is unlikely for the population to increase approximately 50.0 percent in one year. The population of seniors changing only 673 from 2013 to 2015 further indicates that 2014 was likely an aberration. If the 2014 figure is treated as an outlier, then the variance is significantly lessened, with a high of 10,497 and low of 8,307. Even without this one-year variance, recent years have seen significant changes in the senior population. The population declined 1,000 in 2021 only to increase 700 in 2022. When projecting into the future it is important to consider that the senior renter population varies so significantly.

Senior Renters

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Renters	9,814	9,064	9,266	9,824	7,345	10,497	9,409	9,168	9,126	9,525	9,413	8,307
Total	37,324	35,817	37,257	38,763	36,645	37,536	37,298	38,672	39,885	40,334	40,289	40,304
Percent	26.3%	25.3%	24.9%	25.3%	20.0%	28.0%	25.2%	23.7%	22.9%	23.6%	23.4%	20.6%

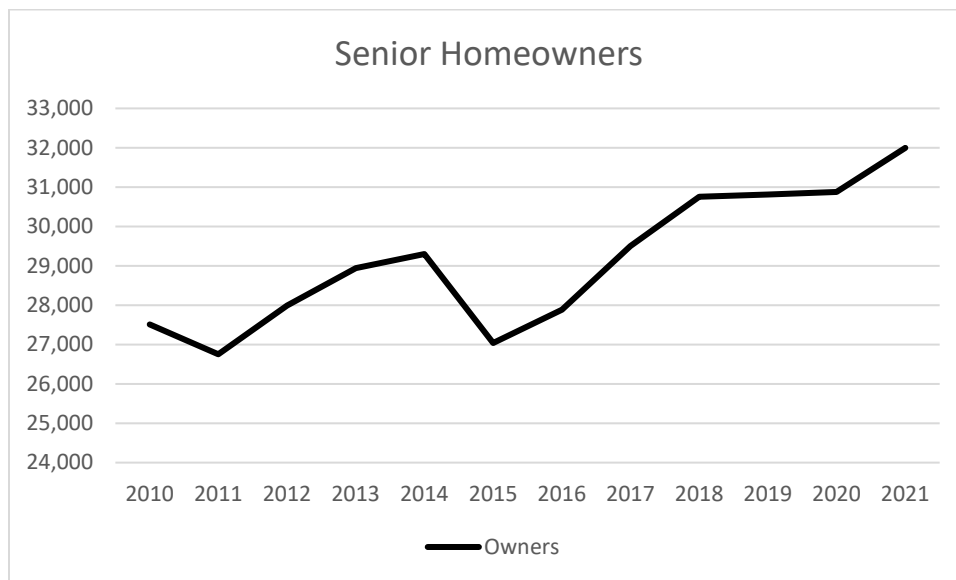
Disregarding the outlier in 2014, there is a general downward trend in the number of senior citizen renters. Aside from peaks in 2013 and 2015, 2010 saw the highest number of senior residents. In 2021 there were 1,507 fewer seniors than there were in 2010. The general trend would indicate that in the future there will be less demand for senior rental housing.



Unlike the senior renters, the senior homeowner population has steadily increased over the last decade. There was a significant decline in 2015 and mild decline in 2011, but otherwise the number of senior homeowners in Luzerne County has increased every year. The change was also far more stable year to year. The annual change ranged from -7.7 percent to 5.8 percent, compared to -25.2 percent to 42.9 percent among the rental population. Part of this is the significantly larger senior homeowner population. With a larger population the same change in raw numbers is significant among the renters but insignificant among the homeowners. For instance, the biggest single year change in either population was 1,615 for homeowners and 3,152 for renters in raw numbers, representing a 5.6 percent and 42.9 percent growth. Despite the growth in renters being twice as large in raw numbers it is eight times larger in terms of percentage. Therefore, the smaller sample size for renters leads to greater variance as it takes less change to cause a significant variance.

Senior Homeowners												
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Owners	27,510	26,753	27,991	28,939	29,300	27,039	27,889	29,504	30,759	30,809	30,876	31,997
Total	37,324	35,817	37,257	38,763	36,645	37,536	37,298	38,672	39,885	40,334	40,289	40,304
Percent	73.7%	74.7%	75.1%	74.7%	80.0%	72.0%	74.8%	76.3%	77.1%	76.4%	76.6%	79.4%

The relatively stable change in the share of senior homeowners makes the range of projections for senior homeowners far narrower. However, the periods associated with the projections are still significant. Using the largest time series, from 2010 to 2021, 408 new senior homeowners should be expected annually. However, in the last five years the county has experienced growth of 822 new senior homeowners annually. The longer time series is likely more accurate due to the decline in 2015. In the years after 2015 there was a rapid growth; therefore, the larger increase of the last five years is more the result of rebounding from a decline than an accurate projection.



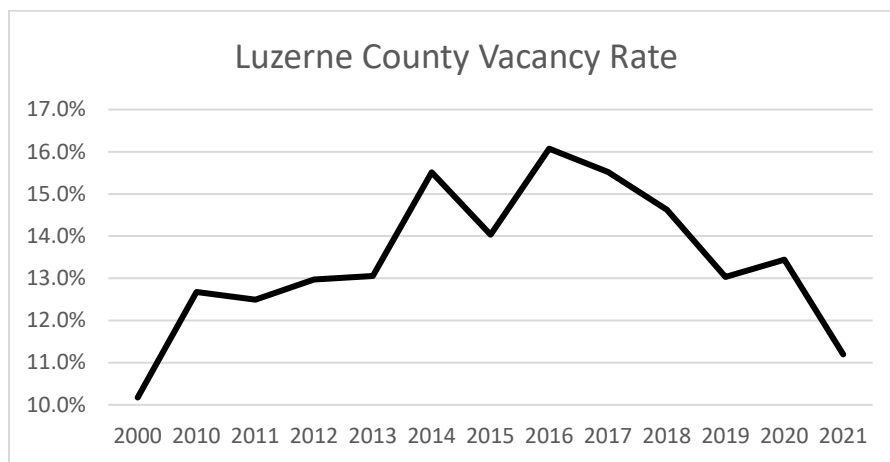
Living in the post COVID world, the trend of the last few years must be considered. Prior to the pandemic and through 2020 the county saw stagnation in the number of senior homeowners. In 2019 and 2020 the number of senior homeowners increased only 0.2 percent. There was significant growth in 2021, approximately 3.6 percent, however this is well within the range of annual growth in the last decade. The 2021 growth is only the fourth greatest annual increase and there are two years with growth within 0.5 percentage points. As a result, in this time period the annual average change was very comparable to the 11-year average (413 compared to 408). Therefore, although there was a growth in senior homeownership following the pandemic, the growth was well within normal growth patterns and the stagnation prior to the pandemic indicates that the last 11 years is reflective of future growth. Developers should therefore expect moderate growth in senior homeowners going forward (about 410 senior homeowners per year).

Home affordability is vital in Luzerne County due to the county's higher percentage of older adult residents. In Luzerne County, 19.9 percent of the population is 65 or older compared to 18.8 percent statewide. With around three-quarters of these older adults being homeowners, it is critical that these

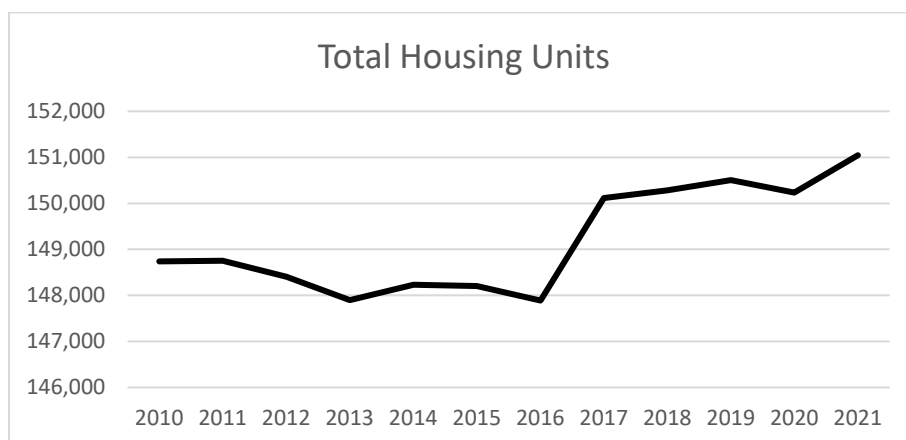
individuals be able to age in place. Rising housing prices can be a challenge for those seeking to age in place because as housing prices increase, their assessments for property taxes may also increase, resulting in growing property tax bills. With many older adults on fixed incomes, any increase in cost can put significant pressure on their budgets, push them to have to move, or end up homeless. Services for older adults are critical to ensure that they can age in place with dignity. Housing affordability will also help seniors keep their homes in good condition and prevent blight.

Vacancy

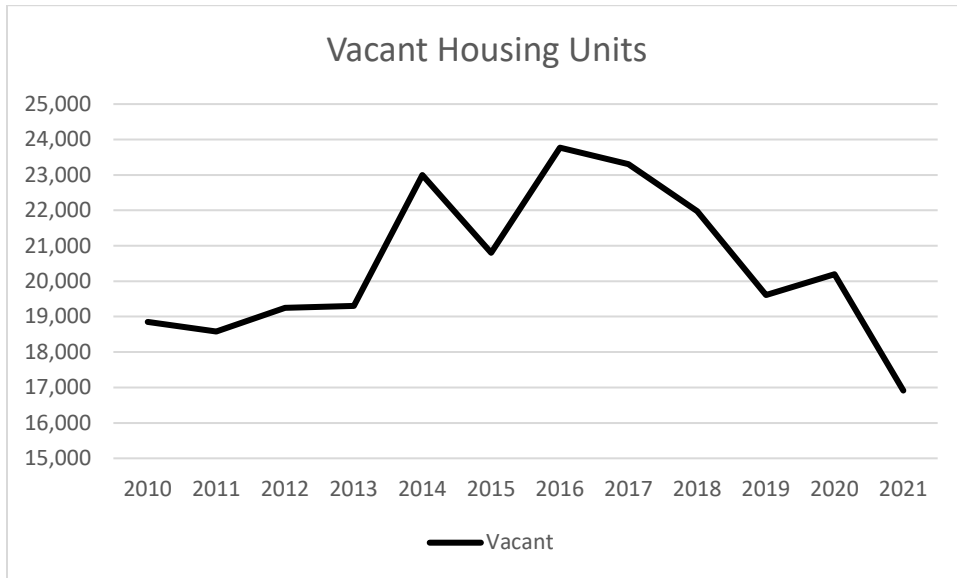
Despite tenure shifts from homeownership to renting, vacancy rates have remained elevated. Vacancy rates increased consistently year over year until they hit a peak in 2016. Since then, the rate declined every year except for a small increase in 2020. Other analysis from The Institute has shown how the region had a slower recovery from the financial crisis, so the steady decline post 2016 could be a result of the county slowly seeing an economic return from the mortgage crisis. Even in the context of steady decline after 2016, the effect of COVID-19 pandemic on the housing market can clearly be seen in vacancy rates. The largest single year decrease occurred in 2021, declining 2.2 percentage points.



To contextualize the vacancy rate, consider the total housing units. From 2010 to 2016 the number of housing units steadily declined, falling just under 1,000 units in six years. In 2017 there was a 2,000 unit increase and units stayed relatively stable through 2020 until there was another 1,000 unit increase in 2021. The two measures appear to be inversely correlated with the vacancy rate increasing during periods of decline in total housing units and decreasing when the total housing units increase.



While the number of total units was increasing in the last five years, the number of vacant housing units declined significantly. From 2020 to 2021 the number of vacant housing units declined 16.0 percent, or approximately 3,200 units. In 2021 there was an 11 year low in vacant units, at 16,913. While fewer vacant units are a sign of more efficient housing usage, it also can help explain the increases in prices seen since the COVID-19 pandemic. With fewer vacant units, those that are available become far more valuable.



Vacant and occupied units are largely single-family homes; 79.5 percent of occupied homes are one-unit homes whether attached or detached, compared to 67.1 percent of vacant homes. A larger portion of vacant housing units are apartments, 18.4 percent of occupied units are two or more-unit structures compared to 24.6 percent of vacant housing. Since multi-unit buildings are more likely to be rentals and residents move in and out of rentals more frequently, the higher vacancy rates for multi-unit buildings are a byproduct of their likely tenure.

House by Type of Structure			
	Number	Total Percent	Percent of Category
Total Housing Units:	151,332		
Occupied Units	134,858	89.1%	
1-unit, detached	91,115	60.2%	67.6%
1-unit, attached	16,052	10.6%	11.9%
2-9 units	17,578	11.6%	13.0%
10 or more units	7,333	4.8%	5.4%
Mobile home, Boat, RV, Van, etc.	2,780	1.8%	2.1%
Vacant Units	16,474	10.9%	
1-unit, detached	7,349	4.9%	44.6%
1-unit, attached	3,701	2.4%	22.5%
2-9 units	3,098	2.0%	18.8%
10 or more units	963	0.6%	5.8%
Mobile home	1,363	0.9%	8.3%

Other issues contribute to high vacancy rates as well. In Luzerne County, the leading cause of vacancies is ‘other vacant.’ There are a couple reasons a property may fall under this category. A property could be blighted or abandoned, the property could be undergoing repairs, or the property owner could be waiting for different market conditions to sell. While not necessarily a measure of blighted or abandoned property it is the closest to a measure of such available. These properties are most likely not immediately ready to be moved into and thus cannot be quickly brought onto the market to ease upward pressure on prices.

Reason for Vacancy												
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
For rent	9.7%	8.3%	6.9%	6.4%	17.6%	12.7%	12.6%	6.6%	16.9%	5.9%	11.1%	11.5%
Rented, vacant	1.9%	2.8%	1.9%	4.2%	1.4%	2.3%	2.4%	3.1%	3.9%	1.2%	3.0%	4.8%
For sale only	8.9%	16.5%	12.9%	11.8%	8.7%	12.1%	11.2%	10.3%	7.4%	9.3%	9.5%	5.1%
Sold, vacant	7.5%	5.4%	4.5%	2.1%	1.3%	2.3%	3.6%	2.8%	2.2%	3.8%	3.3%	2.4%
Seasonal	21.2%	15.2%	17.6%	13.5%	15.7%	17.4%	18.0%	24.6%	20.5%	18.3%	19.3%	23.5%
Migrant	0.0%	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.5%	0.0%	0.0%	0.1%	0.0%
Other vacant	50.7%	51.5%	56.1%	62.0%	55.2%	53.2%	52.2%	52.0%	49.1%	61.5%	53.7%	52.7%

The county’s reasons for vacancies are significantly different from the statewide numbers. The seasonal and for rent numbers are significantly higher statewide, with seasonal numbers nine points higher and for rent four points higher. The largest difference, however, is in the other vacant percentage. Luzerne County’s percentage in this category is around 16 points higher than the state rate, and Luzerne

County's percentage has been more than 10 points higher than the state's percentages in all but two of the last 11 years. This would indicate that blight is a more significant problem in Luzerne County than in the rest of the state.

PA Reason for Vacancy												
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
For rent	16.3%	15.5%	15.9%	15.2%	16.6%	14.9%	14.3%	14.6%	14.0%	13.7%	13.7%	15.4%
Rented, vacant	3.5%	3.4%	4.2%	3.7%	3.6%	3.3%	3.8%	3.6%	2.9%	3.6%	3.6%	4.1%
For sale only	10.1%	10.9%	10.5%	9.1%	8.9%	10.4%	9.1%	7.9%	8.0%	8.5%	8.5%	5.2%
Sold, vacant	4.0%	4.1%	4.5%	4.0%	4.2%	5.0%	5.0%	4.6%	3.7%	4.8%	4.8%	4.7%
Seasonal	28.4%	28.3%	26.8%	27.2%	27.0%	27.1%	27.6%	29.0%	27.8%	27.4%	27.4%	27.0%
Migrant	0.0%	0.1%	0.2%	0.0%	0.1%	0.2%	0.0%	0.1%	0.1%	0.1%	0.1%	0.1%
Other vacant	37.7%	37.6%	37.8%	40.7%	39.7%	39.1%	40.2%	40.3%	43.5%	42.0%	42.0%	43.5%

While the share of other vacant properties has increased as a percentage of vacant units, the number has changed little over the last 11 years. From 2010 to 2021 the number of “other vacant” properties changed from 9,555 to 8,907 – a mere 6.8 percent decrease. There was some variance over the intervening years. From 2010 to 2014 the number gradually grew, hitting a high of 12,696 units. From 2014 to 2019 the number varied, dropping significantly in 2015 and 2018 only to rise in 2016 and 2019. But 2020 and 2021 saw significant back-to-back decreases, declining 1,215 and 1,935 in 2020 and 2021 (respectively), resulting in the single lowest other vacant count of 8,907 units in 2021. The 2021 drop was the largest single year change in the past decade. This significant drop may have resulted from the hot housing market and significant migration during the COVID-19 pandemic. As people moved in and the housing market heated, vacant properties were bought onto the market and quickly sold, leading to the historic low.

The total number of vacancies saw a similar decrease over the last 11 years. From 2010 to 2021, total vacancies declined 10.3 percent. There was an increase of 3,692 units in 2014, compared to the 3,283 decreases in 2021 making the 2021 change the second greatest change. The post-COVID-19 pandemic housing market clearly had a greater impact on ‘other vacant’ housing units than it did on vacant units on a whole.

The significant number of sales in 2021 is clear in the decline of for-sale properties. From 2010 to 2020, the number of for-sale properties ranged from 1,683 to 3,063 and the largest single year change was a 1,380 increase in 2011. In 2021 there was the second largest single year decrease of 1,053 units, leading to the smallest for-sale vacancies stock since 2010. The gradual loss of available housing stock has led to the radically increasing housing prices in the region. While new stock coming onto the market would help relieve this pressure, there is clearly still a large volume of ‘other vacant’ housing that could be brought onto the market and help ease market pressure.

Reason for Vacancy Raw Number												
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Total:	18,852	18,582	19,244	19,304	22,996	20,798	23,770	23,303	21,979	19,613	20,196	16,913
For rent	1,834	1,551	1,336	1,239	4,039	2,648	2,984	1,538	3,720	1,165	2,237	1,940
Rented, vacant	363	529	374	813	332	469	561	714	850	243	602	814
For sale only	1,683	3,063	2,474	2,271	2,002	2,513	2,673	2,411	1,630	1,820	1,919	866
Sold, vacant	1,412	1,004	871	414	306	484	859	657	486	743	676	405
Seasonal	4,005	2827	3,391	2,605	3,621	3,610	4,283	5,741	4,504	3,585	3,899	3,981
Migrant	0	35	0	0	0	0	0	122	0	0	21	0
Other vacant	9,555	9,573	10,798	11,962	12,696	11,074	12,410	12,120	10,789	12,057	10,842	8,907

Current Developments

New housing development is underway. In Wilkes-Barre City, Wilkes University and a private developer are working together to convert a former commercial site into a mixed-use property. Wilkes University acquired the property in 2016 and until the announcement of the redevelopment in 2022 the university used the property as storage. The project is ongoing, but upon completion the building will have 36 apartment units on upper floors and a mix of academic and commercial space on the ground floor.ⁱ The project represents both an example of public private partnerships and adaptive reuse. With for-profit apartments and businesses in the facility, it will remain on city tax rolls. If the project is successful, this could be an interesting model for areas with large amounts of properties owned by colleges.

In the Hazleton area, a developer is looking to build workforce housing for its commercial development. This individual has developed several industrial and warehouse parks in the area and for their most recent development has acknowledged the need for workforce housing. The developer says they are planning residential housing for their preexisting commercial developments but for the new project says they are planning a 100-acre tract of housing development that will be a mix of single-family homes and townhousesⁱⁱ. The plan is still in the early stages and the housing was discussed at a hearing requesting tax breaks so the exact nature and timeline of the project are still not known, but more developers entering housing development would be welcomed.

One interviewee for this study hoped for developers who previously worked in commercial development to enter residential development. One government official said they had seen similar development patterns to Luzerne County in other parts of the state and that as the commercial developments grew, the need for housing grew. Eventually, the businesses and the developers realized they needed to house their workforce and invested in housing themselves. This developer could be part of a trend of commercial developers and/or employers working to address the housing crisis themselves.

Another potential site for housing development long in discussion is the site of the former Sterling hotel in Wilkes-Barre. Past proposals for the site had included a mixed-use facility with apartments on upper floors, however the most recent proposal is for a hotel and convention center. The proposal was

awarded a new round of funding in January 2024 when county council voted to move HUD money to the project.ⁱⁱⁱ There are still other opportunities for redevelopment in the city, but the Sterling site has long been seen as a housing opportunity.

While the Sterling site may not have housing, the Sterling annex has opened with 29 apartment units. In 2022 the site reopened as a luxury apartment complex.^{iv} The apartments will not help address affordability in the city, with a one bedroom costing \$1,400 per month.^v However, more market rate apartments such as this help ensure that there are enough units for those in this housing market. When there is insufficient market rate housing, renters in this income range must look for housing in the middle housing market. Since they have higher incomes, they can afford to pay more than middle income residents, so they get what were formerly affordable apartments at rates closer to the market rates. A lack of market rate housing can put strain on the affordable housing market in the city, so more market rate housing can also help develop an appropriate housing market in the city.

Characteristics of Housing

Over the last 21 years there have been some moderate changes in the physical characteristics of houses in Luzerne County. The types of housing units have seen very little change. Despite the increase in the proportion of renter-occupied housing units, the number of one unit attached and detached houses increased, with detached units growing 2.4 percent and attached units at 0.6 percent. Meanwhile the numbers of buildings with 2 apartments, 3 or 4 apartments, and 5 to 9 apartments have all declined, although 3 or 4 and 5 to 9 apartment structures declined only 0.5 percent and 0.2 percent (respectively). Conversely, the percentage of 10+ apartment structures grew by one percent. The second largest change was in mobile home and other arrangements, which declined 2.4 percent.

Luzerne County Housing Characteristics		
	2000	2021 Estimate
Housing units		
1, detached	60.3%	62.7%
1, attached	5.6%	6.2%
2 apartments	4.3%	3.3%
3 or 4 apartments	4.7%	4.2%
5 to 9 apartments	4.7%	4.5%
10 + apartments	12.6%	13.6%
Mobile home/other	7.8%	5.4%
YEAR BUILT		
2020 or later	-	0.2%
2010 to 2019	-	7.3%
2000 to 2009	-	13.8%
1980 to 1999	32.8%	26.9%
1960 to 1979	32.2%	25.2%
1940 to 1959	20.0%	14.8%
1939 or earlier	15.0%	11.8%

ROOMS		
1 room	2.2%	2.1%
2 or 3 rooms	14.7%	11.2%
4 or 5 rooms	36.9%	33.8%
6 or 7 rooms	30.5%	30.6%
8 + rooms	15.8%	22.3%
BEDROOMS		
No bedroom	1.3%	2.4%
1 bedroom	9.7%	10.4%
2 or 3 bedrooms	73.4%	64.2%
4+ bedrooms	15.7%	23.1%
COMPLETE FACILITIES		
Plumbing facilities	99.4%	99.6%
Kitchen facilities	99.4%	99.2%
HOUSE HEATING FUEL		
Utility gas	46.6%	47.5%
Bottled, tank, or LP gas	5.9%	4.8%
Electricity	27.6%	39.8%
Fuel oil, kerosene, etc.	8.2%	4.4%
Coal or coke	0.1%	0.1%
All other fuels	1.9%	2.3%
No fuel used	0.6%	1.2%

Source: U.S. Census Bureau

The four cities in Luzerne County all have significantly lower percentages of single-family detached homes, however the percentages of single-family homes attached and detached are still comparable. Luzerne County has 62.7 percent detached homes while Hazleton has 41.4 percent, Nanticoke 57.2 percent, Pittston 46.2 percent, and Wilkes-Barre 51.6 percent. When combining both types of single-family homes, Luzerne County's share is 68.9 percent, Hazleton's is 70.3 percent, Nanticoke's is 75.6 percent, Pittston's is 64.3 percent, and Wilkes-Barre's is 65.7 percent. Hazleton and Nanticoke despite having around 11 and 16 percent fewer single-family detached homes than the county have only around 3 and 4 percent fewer single-family homes of any kind. This is due to the larger share of single-family attached homes in these cities. When the two types of single-family homes are combined, the number of attached homes is so much larger in these municipalities that it compensates for the county's larger share of single-family detached homes. Therefore, while looking at detached homes Luzerne County has at least 5 points more than any of the cities, in terms of all single-family housing both Hazleton and Nanticoke have more than the county.

	Hazleton		Nanticoke		Pittston		Wilkes-Barre	
	2000	2021	2000	2021	2000	2021	2000	2021
Housing units								
1, detached	40.4%	41.4%	54.0%	57.2%	50.7%	46.2%	46.3%	51.6%
1, attached	31.3%	28.9%	13.1%	18.4%	12.9%	18.1%	12.7%	14.1%
2 apartments	7.1%	8.2%	12.2%	6.6%	16.8%	11.4%	11.3%	5.5%
3 or 4 apartments	10.2%	10.3%	9.4%	6.9%	10.2%	8.2%	9.9%	9.9%
5 to 9 apartments	3.8%	5.3%	4.1%	1.9%	2.2%	4.8%	5.8%	4.2%
10 + apartments	5.5%	4.8%	7.2%	8.7%	6.2%	10.5%	14.0%	14.5%
Mobile home/other	1.7%	1.2%	0.1%	0.2%	1.0%	0.7%	0.1%	0.3%

The indicators for density therefore are mixed. In terms of detached homes, the county is clearly less dense than the four cities, but in terms of single-family homes as a category the county is denser than Nanticoke or Hazleton. Wilkes-Barre and Pittston, however, are clearly denser than the county or the other cities as their percentages of detached and single-family homes are both lower.

All the cities except for Pittston also saw a trend towards single-family detached homes. Hazleton's percentage of detached homes grew one percent, Nanticoke 3.2 percent, and Wilkes-Barre 1.4 percent, while Pittston decreased 4.5 percent. This indicates a decrease in density in the largest municipalities in the county for the last two decades. If the goal is to increase the amount of available housing through increasing density, this is an indication that the housing stock is moving in the wrong direction.

Looking at the breakdown in terms of larger categories shows the significant move away from density in the last two decades. Hazleton was the only municipality to not see a growth in the percentage of single-family housing. Nanticoke and Wilkes-Barre saw significant growth in the percentage of single-family homes growing 8.5 and 7.6 percent, respectively. Even Pittston, who saw a decrease in the number of detached family homes, saw such a large growth in the number of attached single-family homes that the percentage of single-family homes increased. Hazleton is the outlier; the city experienced a 1.4 percent decrease in single-family units and a 2 percent growth in the percentage of apartments. To make room for the growing population in the region the other municipalities should consider strategies to mirror Hazleton's development.

Pittston's change over the last two decades is unique compared to the other cities. The growth in single-family homes came in the context of a significant decrease in detached single-family homes. Even though the number of single-family homes increased there is still an increase in density as attached are denser than detached. Also, although the percentage of apartments decreased by 0.5 percent this is a slight change and there was major growth in larger apartment buildings. The percentage of buildings with five or more units increased 6.9 percent in Pittston. The percentage of overall apartments decreased because of the significant decline in the percentage of 2-to-4-unit apartments. Thus, among single-family units and multi-family units there was a shift towards the denser of each subsection. Therefore, despite the mild shift of 0.7 percent towards single-family units, there does appear to be more density in Pittston. To further promote density the city may consider the development of more duplexes and triplexes to make up for those lost in the last two decades but otherwise the pro density changes in Pittston appear to be having their desired effect.

	Hazleton		Nanticoke		Pittston		Wilkes-Barre	
	2000	2021	2000	2021	2000	2021	2000	2021
Housing units								
Single	71.7%	70.3%	67.1%	75.6%	63.6%	64.3%	59.0%	65.6%
Apartments	26.6%	28.6%	32.9%	24.1%	35.4%	34.9%	41.0%	34.1%
2 to 4 Units	17.3%	18.5%	21.6%	13.5%	27.0%	19.6%	21.2%	15.4%
5+ Units	9.3%	10.1%	11.3%	10.6%	8.4%	15.3%	19.8%	18.7%

Pittston has also led the way in new development among the larger cities. The city is the only one with a percentage greater than 0 for 2020 or later construction and has the most development since 2010 or 2000. Hazleton, Nanticoke, and Wilkes-Barre have comparable development since 2000 of 2.7, 3.1, and 2.8 percent, respectively. Meanwhile, Pittston’s housing stock is 5.4 percent built since 2000. This would provide some evidence that the reforms in Pittston to promote development have been successful and the pace of development is greater in Pittston than comparable cities.

	Hazleton		Nanticoke		Pittston		Wilkes-Barre	
	2000	2021	2000	2021	2000	2021	2000	2021
YEAR BUILT								
2020 or later	-	0.0%	-	0.0%	-	0.2%	0.0%	0.0%
2010 to 2019	-	0.2%	-	1.1%	-	1.6%	0.0%	0.8%
2000 to 2009	-	2.5%	-	2.0%	-	3.6%	0.0%	2.0%
1980 to 1999	6.4%	7.3%	5.3%	7.1%	9.0%	7.7%	3.7%	8.9%
1960 to 1979	17.2%	26.1%	18.0%	22.3%	11.9%	19.0%	20.5%	23.4%
1940 to 1959	24.4%	28.4%	15.2%	20.8%	14.9%	19.4%	15.4%	19.2%
1939 or earlier	52.0%	35.5%	61.5%	46.7%	64.2%	48.4%	60.3%	45.8%

Looking at the oldest housing in these cities, the numbers are far more comparable. Combining the two oldest categories into a before 1960 construction category the cities are near identical. Nanticoke and Pittston have 67.5 and 67.8 percent respectively while Hazleton has 63.9 percent and Wilkes-Barre 65 percent. This means around two thirds of the housing stock in the four cities in the county is at least 60 years old. Despite recent development in Pittston and moderate development in the other cities the housing stock in the major cities remains dominated by older developments.

	Hazleton		Nanticoke		Pittston		Wilkes-Barre	
	2000	2021	2000	2021	2000	2021	2000	2021
Year Built								
After 2010	0.0%	0.2%	0.0%	1.1%	0.0%	1.8%	0.0%	0.8%
After 2000	0.0%	2.7%	0.0%	3.1%	0.0%	5.4%	0.0%	2.8%
Before 1960	76.4%	63.9%	76.7%	67.5%	79.1%	67.8%	75.7%	65.0%

Across all these time periods, the cities significantly trail the rest of the county in recent development. 7.5 percent of the county’s housing stock was built since 2010 compared to 0.2 to 1.8 percent for the major cities. Houses built since 2000 make up 21.3 percent of the county’s housing stock compared to 2.7 to 5.4 percent of the large cities. The difference is most stark looking at the before 1960 housing, in

the county they make up 26.6 percent of the housing stock compared to from 63.9 to 67.8 percent in the cities. That means around 2.5 times as many houses are built before 1960 than in the county.

	Hazleton		Nanticoke		Pittston		Wilkes-Barre		County	
	2000	2021	2000	2021	2000	2021	2000	2021	2000	2021
Year Built										
After 2010	0.0%	0.2%	0.0%	1.1%	0.0%	1.8%	0.0%	0.8%	0.0%	7.5%
After 2000	0.0%	2.7%	0.0%	3.1%	0.0%	5.4%	0.0%	2.8%	0.0%	21.3%
Before 1960	76.4%	63.9%	76.7%	67.5%	79.1%	67.8%	75.7%	65.0%	35.0%	26.6%

The number of rooms in the homes in the major cities has a mild variance. The number of larger homes with several rooms was similar across the cities. The number of buildings with 6 or 7 rooms ranged from 36.5 to 44.7 and the number of buildings with 8+ rooms ranged from 16.2 to 19.8. The number of buildings with 4 or 5 rooms was similar in all the cities with Hazleton as a slight outlier. Wilkes-Barre and Nanticoke both had 26.3 percent and Pittston had 28.5 percent while Hazleton had 32 percent. Across all the cities around two thirds of homes have four to seven rooms (69.4, 71, 65 and 66.3 percent respectively).

The number of smaller homes had greater variability across the cities with Pittston having far fewer 1 room buildings. Pittston had around half as many one room buildings as Nanticoke and Hazleton and around one sixth as many as Wilkes-Barre. Meanwhile Nanticoke was the outlier in two- or three-room homes with only 7.5 percent compared to the other three cities which ranged from 11.2 to 14.8 percent.

	Hazleton		Nanticoke		Pittston		Wilkes-Barre	
	2000	2021	2000	2021	2000	2021	2000	2021
ROOMS								
1 room	1.3%	1.5%	1.9%	1.7%	0.4%	0.8%	2.9%	4.7%
2 or 3 rooms	8.7%	11.2%	9.6%	7.5%	12.2%	14.8%	15.1%	12.8%
4 or 5 rooms	30.0%	32.0%	27.7%	26.3%	29.0%	28.5%	26.3%	26.3%
6 or 7 rooms	39.4%	37.4%	49.1%	44.7%	40.6%	36.5%	42.7%	40.0%
8 + rooms	20.6%	17.9%	11.7%	19.8%	17.8%	19.4%	13.0%	16.2%
BEDROOMS								
No bedroom	-	2.0%	-	1.9%	-	1.2%	3.9%	5.2%
1 bedroom	-	13.0%	-	9.0%	-	18.4%	16.2%	15.3%
2 or 3 bedrooms	-	67.0%	-	77.9%	-	65.1%	66.5%	63.9%
4+ bedrooms	-	18.1%	-	11.2%	-	15.4%	13.5%	15.8%

The county had comparable percentages of number of rooms to the large municipalities. The county's percentage of 1 room and 2 or 3 room homes falls near the middle of the range of the municipalities, 2.1 percent compared to 0.8 to 4.7 percent for 1 room and 11.2 percent compared to 7.5 to 14.8 percent for 2 or 3 room homes. The county had more four or five room homes than the cities but less six or seven room homes. As a result, the combined percentage of 4 to 7 room homes is comparable to the municipalities, 67.4 compared to a range of 65 to 71 percent for the cities. There was a greater percentage of the largest homes in the county than in the city with 22.3 percent being 8 or more rooms,

this percentage had also significantly grown since 2000. This discrepancy follows the growth of housing in more rural but higher income areas such as Dallas and the back mountain area.

County		
	2000	2021
Year Built		
1 room	2.2%	2.1%
2 or 3 rooms	14.7%	11.2%
4 or 5 rooms	36.9%	33.8%
6 or 7 rooms	30.5%	30.6%
8 + rooms	15.8%	22.3%

The percentage of homes with complete plumbing and kitchen facilities was very consistent across major cities and within the county. Across both measures the county and the cities' percentages ranged from 99.2 to 100 percent.

There was significant variance however in the type of house heating fuel in the cities. Nanticoke and Wilkes-Barre's heating are both around 70 percent utility gas while Hazleton and Pittston are both around 53 percent. Hazleton and Pittston makeup for the less use of utility gas with greater usage of fuel oil, kerosene, etc. in particular. Hazleton and Pittston have comparable usage of 15.8 and 18.6 while Nanticoke has less than half as much usage at 7.2 percent and Wilkes-Barre around one quarter of the usage at 3.9 percent. Pittston and Hazleton also use higher percentages of electricity, coal, or chock, and bottled, tank or LP gas than Nanticoke and Wilkes-Barre though not as significantly.

	Hazleton		Nanticoke		Pittston		Wilkes-Barre	
	2000	2021	2000	2021	2000	2021	2000	2021
COMPLETE FACILITIES								
Plumbing facilities	99.4%	98.8%	99.7%	100.0%	99.5%	99.6%	99.5%	99.6%
Kitchen facilities	99.4%	99.5%	99.6%	99.7%	99.4%	99.2%	99.3%	98.6%
HOUSE HEATING FUEL								
Utility gas	36.1%	53.0%	68.0%	69.5%	47.6%	53.4%	67.5%	71.8%
Bottled, tank, or LP gas	1.1%	1.8%	1.7%	0.8%	1.2%	2.3%	1.0%	1.1%
Electricity	10.3%	24.0%	12.0%	19.7%	9.7%	25.0%	11.4%	22.0%
Fuel oil, kerosene, etc.	46.3%	18.6%	14.8%	7.2%	38.3%	15.8%	7.4%	3.9%
Coal or coke	5.5%	1.9%	3.1%	0.7%	2.8%	1.8%	0.7%	0.2%
All other fuels	0.4%	0.5%	0.1%	1.2%	0.2%	0.6%	0.2%	4.5%
No fuel used	0.3%	0.1%	0.2%	0.9%	0.1%	1.1%	0.2%	0.6%

The county has a different breakdown of sources of heating. The county uses less utility gas than the cities (47.5 compared to a range of 53 to 71.8). The county also uses significantly more electricity for

heating than the municipalities, 39.8 percent compared to a range of 19.7 to 25 percent for the cities. Greater usage of electric heating could be a result of the homes in the county tending to be newer than those in the cities. Pre-1960 all electric heating was less common than in modern construction and with the cities being dominated by pre-1960 construction there is a much greater reliance on fossil fuel sources.

County		
	2000	2021
Year Built		
Utility gas	46.6%	47.5%
Bottled, tank, or LP gas	5.9%	4.8%
Electricity	27.6%	39.8%
Fuel oil, kerosene, etc.	8.2%	4.4%
Coal or coke	0.1%	0.1%
All other fuels	1.9%	2.3%
No fuel used	0.6%	1.2%

Comparing the statistics of each municipality in the county shows significant variance in the county. The number of detached single-family homes was particularly variable. There was a 57 percent difference between the minimum and maximum values. The first and third quartile represent the middle 50, or the range in which half of values fall. Even this range is large, spanning 27 percentage points.

There was a clear rural and urban divide in the number of detached homes. The four cities all had at most 57 percent detached homes, and even the largest is outside of the first and third quartile. There were 17 municipalities with 60 percent or fewer detached homes (22.4 percent) and eight with less than half detached homes (10.5 percent). Those with less than 50 percent tended to be urban areas or immediate suburbs of the larger cities: Ashley, Edwardsville, Freeland, Hazleton, Kingston Borough, Pittston, Plymouth Borough, and West Hazleton. While there were 16 municipalities (21.1 percent) with greater than 90 percent of the housing detached and five municipalities (6.6 percent) with greater than 95 percent detached housing. Both groups were composed of some of the more rural townships in the county particularly those greater than 95 percent: Penn Lake Park (98.1 percent), Dorrance (96.9 percent), Bear Creek Township (96.6 percent), Wright (95.7 percent), and Slocum (95.2 percent).

County Housing Unit Statistics						
	Min	Max	Average	Median	1st Quartile	3rd Quartile
1, detached	41.2%	98.1%	74.6%	78.6%	62.4%	89.7%
1, attached	0.0%	37.9%	9.6%	7.3%	2.3%	13.8%
2	0.0%	19.2%	4.3%	3.3%	1.1%	6.8%
3 or 4	0.0%	15.6%	3.1%	1.4%	0.0%	5.1%
5 to 9	0.0%	7.1%	1.4%	0.5%	0.0%	2.2%
10+	0.0%	17.9%	2.5%	0.0%	0.0%	3.8%
Mobile home+	0.0%	43.5%	4.5%	1.9%	0.3%	6.0%

When the two forms of single-family are combined, the prevalence of single-family is clearer. There are 62 municipalities (81.6 percent) where at least three quarters of the homes are single-family. All municipalities have at least 53.1 percent single-family and only two municipalities have less than 60 percent single-family. The two outliers are Laurel Run and Ashley and both of these municipalities have lower single-family percentages not because of a prevalence of multifamily but rather because of a large percentage of mobile homes, Ashley being 21.3 percent and Laurel Run 43.5 percent. Single-Family and mobile homes make up 98.8 percent of the housing in Laurel Run and 74.3 percent of the housing in Ashley. The county clearly has significant reliance on single-family housing so to achieve housing affordability through density, there is significant progress to be made.

County Single-Family Statistics						
	Min	Max	Average	Median	1st Quartile	3rd Quartile
Single-Family	53.1%	99.3%	84.7%	86.9%	77.5%	93.2%

The year the residence was built also has significant variance. The largest variance was among the oldest homes. The middle half of municipalities fall in a 30-point range for the oldest homes while the other age ranges mostly fall in a 10- or 15-point range. The maximum and minimum values are also extreme, falling in a 75-point range.

The lowest concentration of homes built before 1939 or earlier tended to be in rural communities. The municipalities with the lowest percentage built before 1939 were Penn Lake Park, Lehman, Wright, Rice, Laflin, Bear Creek Township, Conyngham Borough, Dorrance, Dallas Township, and Sugarloaf. Laflin is the closest to a suburb of one of the cities while the rest are rural communities. Conversely there was a slight trend toward urban areas among those with the highest concentration of older housing Three of the four cities in the county fell above the third quartile, Nanticoke (46.7 percent), Pittston (48.4 percent), and Wilkes-Barre (45.8 percent). Hazleton stood out with only 35.5 percent built before 1939, well within the central range. The ten municipalities with the highest percentages of 1939 or earlier housing were more mixed: Jeddo, West Pittston, Newport, Freeland, Pringle, Ashley, Warrior Run, Shickshinny, Franklin, and Forty Fort. Municipalities like Ashley, West Pittston, and Newport immediately border one of the counties cities while Pringle and Forty Fort are part of the more densely populated Kingston area on the west side. But there are also more rural and remote municipalities in the list. There is a clear trend low percentage of old housing and more rural communities but a weaker trend between more old housing and urban communities.

County Year Built Statistics						
	Min	Max	Average	Median	1st Quartile	3rd Quartile
2020 or later	0.0%	1.2%	0.1%	0.0%	0.0%	0.0%
2010 to 2019	0.0%	17.4%	2.8%	1.8%	0.6%	3.9%
2000 to 2009	0.0%	39.3%	7.8%	5.0%	2.1%	12.8%
1980 to 1999	0.0%	51.4%	17.3%	16.4%	9.3%	24.7%
1960 to 1979	6.5%	62.4%	23.9%	24.1%	17.8%	29.5%
1940 to 1959	1.5%	41.6%	18.1%	17.5%	12.0%	23.9%
1939 or earlier	3.7%	78.8%	30.2%	29.2%	17.2%	45.7%

The municipalities with the highest percentage construction in the last decade also tended to be more rural. Aside from Pittston Township none of the municipalities are immediately outside one of the cities. Having the most development in the last decade and a half there is something about these municipalities that is attracting new development. It could be there is unique demand to live in these specific municipalities or that there are policies encouraging new development.

2010 or Later Housing	
	Percentage
Dorrance	17.4%
Rice	16.5%
Bear Creek Village	13.6%
Conyngham Borough	8.4%
Pittston Township	6.9%
Butler	6.9%
Fairview	6.4%
Lake	6.3%
Hollenback	6.2%
Fairmount	5.9%

Conversely, there were 10 municipalities that had 0 percent of their houses built in the last decade and a half. The municipalities have a wide range of types of towns and locations with no clear pattern. Some are in the Hazleton area; some are on the west side around Kingston, and some are in the back mountain. Most of the towns are relatively rural but there are suburban towns like Forty Fort and Forty Fort. In terms of physical characteristics there is no clear trend among these communities, so it is likely a coincidence that there are policies in these municipalities that are discouraging development.

2010 or Later Housing	
	Percentage
Jeddo	0.0%
Franklin	0.0%
Forty Fort	0.0%
West Hazleton	0.0%
Foster	0.0%
Dallas Borough	0.0%
Wyoming	0.0%
Hughestown	0.0%
Exeter Borough	0.0%
Conyngham Township	0.0%

The number of rooms and bedrooms also had significant variance. There was little difference in the percentage of one room homes, all municipalities had few of such buildings with the max being 5.5 percent. Three quarters of municipalities had 1.4 percent or less of one room homes.

The other categories had greater variance. The difference between the two quartiles for the other four categories ranged from 7.1 to 11.7 percent. The 2 or 3 categories at first appears to have significant variance as well with a max of 73.1 percent and minimum of 0 percent. However, 73.1 percent was a significant outlier, 73 out of 76 municipalities (96.2 percent) had less than 15 percent of such housing. The largest two categories had the greatest variances at the extremes with six or seven room buildings minimum and max being 47.5 percentage points and eight plus varying 46.5 percentage points. One to three room buildings are relatively rare within the county, on average around two thirds of the housing in a municipality is made up of six plus or 4 to 7 housing units and around 94 percent is made up of four or more rooms.

The number of bedrooms was far more standard across municipalities. On average almost three quarters of the homes in a municipality had two or three bedrooms and around 92 percent had 2 or more. Most municipalities had between 68.9 and 78.4 percent 2 or 3 bedrooms. There was still significant variance at the extremes. For 2 or 3 bedrooms the minimum and maximum percentage for a municipality ranged from 49.7 to 84.5, a 34.8 percentage point difference. While most municipalities were tightly clustered on the number of bedrooms, there was still major variance outside of the middle fifty percent of municipalities.

Rural communities tended to have a larger number of rooms than more urban communities. The ten municipalities with the fewest eight plus room homes were Jeddo, Plymouth Borough, Laurel Run, Wilkes-Barre Township, Ashley, Wilkes-Barre, Franklin, Shickshinny, Exter Bureau, and Hanover. Half of the municipalities are Wilkes-Barre and immediately adjacent municipalities while the rest are similarly dense municipalities. Hazleton, Pittston, and Nanticoke are just outside the bottom ten with the 12th, 16th, and 18th fewest eight plus room homes, respectively. Conversely the ten municipalities with the highest percentages were Jackson, Sugarloaf, Rice, Wright, Butler, Salem, Bear Creek Village, Laflin, Nescopeck Township, and Yatesville. Some of these municipalities are arguably suburbs of the cities but they are largely very rural in character. With the greater space available in rural communities, naturally homes tend to be larger in rural areas than dense, urban communities.

County Room Statistics						
	Min	Max	Average	Median	1st Quartile	3rd Quartile
ROOMS						
1	0.0%	5.5%	0.7%	0.0%	0.0%	1.4%
2 or 3	0.0%	73.1%	6.2%	5.0%	1.7%	8.8%
4 or 5	11.4%	37.9%	26.9%	28.3%	22.6%	31.2%
6 or 7	20.7%	68.2%	40.9%	40.1%	36.4%	44.6%
8+	10.6%	57.1%	26.1%	24.0%	19.8%	31.5%
BEDROOMS						
None	0.0%	5.5%	0.8%	0.0%	0.0%	1.4%
1	0.0%	20.1%	6.1%	4.7%	2.1%	9.3%
2 or 3	49.7%	84.5%	72.7%	73.7%	68.9%	78.4%
4+	9.4%	47.8%	20.3%	18.1%	14.7%	24.8%

Like with the four cities, there was little variance in the percentage of homes with full plumbing and kitchen facilities. The minimums were lower than in the cities, the lowest any city had for either metric

was 98.6 percent compared to 93 percent countywide. However, there was still little variance for the most part, 75 percent of municipalities had at least 92.2 percent complete plumbing and 99.3 percent complete kitchens.

The means of house heating fuel however had the greatest variance of all the measures. The major difference was in the use of utility gas. The largest and smallest percentages were each at extremes with 94.9 and 0 percent in some municipalities. Even the middle fifty percent of respondents were over a wide 56 percentage point range. The other fuel sources had smaller variance but still were significantly different between municipalities. Fuel oil, Kerosene, etc. had the second largest gap between minimum and max values and between quartiles (81.7 and 26.4 percent respectively). Electricity and bottled, tank, or LP gas had comparable variance in their quartiles (12 and 12.6 percent respectively), but electricity had a far greater difference between max and minimum values (59.8 and 35.5 percent respectively). Coal or coke and all other fuels had the same minimum and comparable maximums (17.1 and 16 percent respectively), but coal had a wider range between the two quartiles (8.4 versus 3.8 percent). No fuel used was negligible throughout the county in 75 percent of municipalities it was 0.6 percent or less.

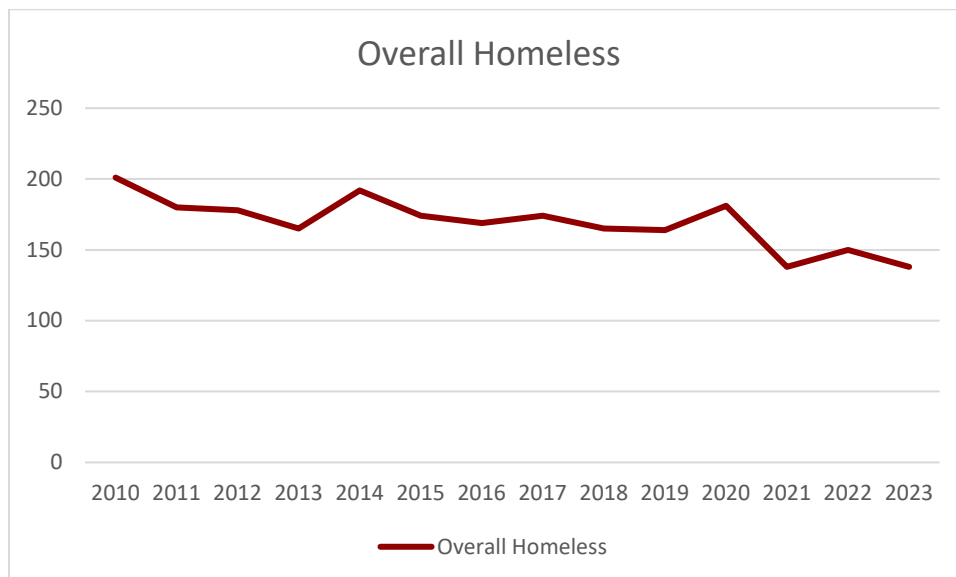
There is no clear overwhelming trend in the municipalities that rely on utility gas. The ten municipalities were of different densities however, it was mostly composed of the northern and central parts of the county. The top ten were Fairview, Foster, Pringle, Fort Fort, West Wyoming, Luzerne, Wyoming, Wilkes-Barre, Kingston Bureau, and Swoyersville. All these municipalities are either Wilkes-Barre, west side, or mountain top area. It is possible that regional provision of different service providers explains the pattern. The municipalities with the lowest reliance on utility gas were New Columbus, Lake, Hunlock Creek, Dorrance, Butler, Penn Lake Park, Nuangola, Nescopeck Township, Bear Creek Village and Dennison. These are some of the more rural communities in the county so while there was not a clear correlation among those that use it the most with density, those that use it the least tend to be more rural.

Fuel oil, kerosene, etc. usage is clearly correlated with rural and more remote communities. The ten municipalities that have the highest usage of this fuel are Franklin, Jeddo, Freeland, White Haven, Huntington, Black Creek, Dupont, New Columbus, Courtdale, and Dennison. These are all rural communities although White Haven and Freeland do have downtown areas, they are both removed from the cities in the area. Reliance on fuel oil, kerosene, etc. therefore appears to be correlated with the rural character of a town and location relative to the larger municipalities.

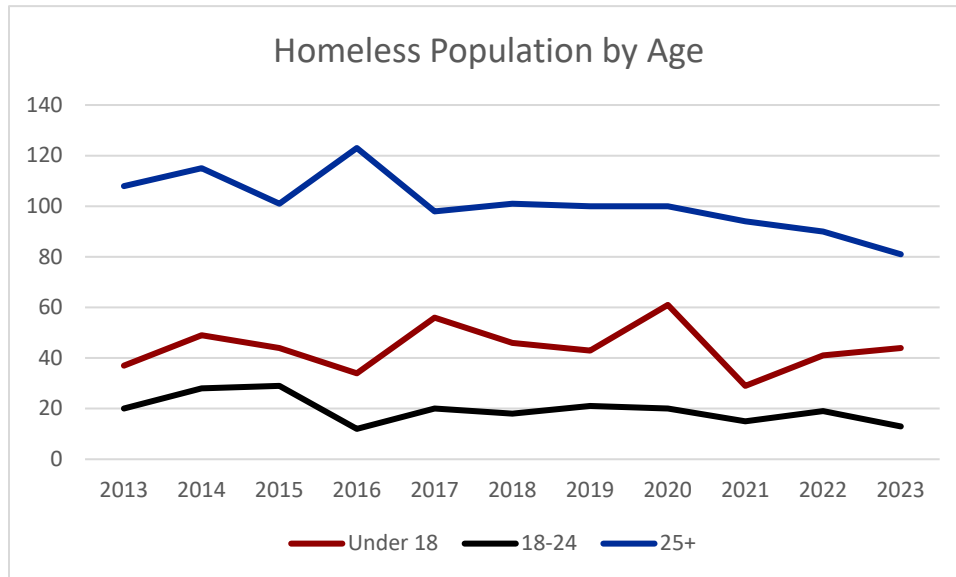
County Utilities Statistics						
	Min	Max	Average	Median	1st Quartile	3rd Quartile
COMPLETE FACILITIES						
Plumbing facilities	94.4%	100.0%	99.5%	100.0%	99.2%	100.0%
Kitchen facilities	93.0%	100.0%	99.4%	100.0%	99.3%	100.0%
HOUSE HEATING FUEL						
Utility gas	0.0%	94.9%	34.9%	34.0%	4.1%	60.9%
Bottled, tank, or LP gas	0.0%	35.5%	8.4%	5.1%	1.8%	14.4%
Electricity	1.6%	61.4%	23.6%	23.0%	17.0%	29.0%
Fuel oil, kerosene, etc.	0.0%	81.7%	23.9%	22.9%	8.9%	35.3%
Coal or coke	0.0%	17.1%	5.4%	3.5%	0.9%	9.3%
All other fuels	0.0%	16.0%	3.3%	1.7%	0.5%	4.3%
No fuel used	0.0%	3.2%	0.4%	0.0%	0.0%	0.6%

Homelessness

While home-ownership rates have dropped and home prices have risen, homelessness has declined in Luzerne County. The Department of Housing and Urban Development (HUD) conducts a count of the number of people experiencing homelessness on a night in January every year to estimate the homeless population. According to the HUD data, the homeless population has steadily declined over the last 13 years, declining to 63 individuals or 31.3 percent. There has been a significant decrease since the COVID-19 pandemic. Since the count is conducted in January, the 2020 count is the last one conducted before the pandemic. From 2020 to 2023 the count has declined 23.8 percent alone, approximately two thirds of the total decline since 2010. Prior to the pandemic, there was a steady decline in the homeless population in Luzerne County, but since there has been a precipitous drop off, leaving the County with a historic low homeless population.

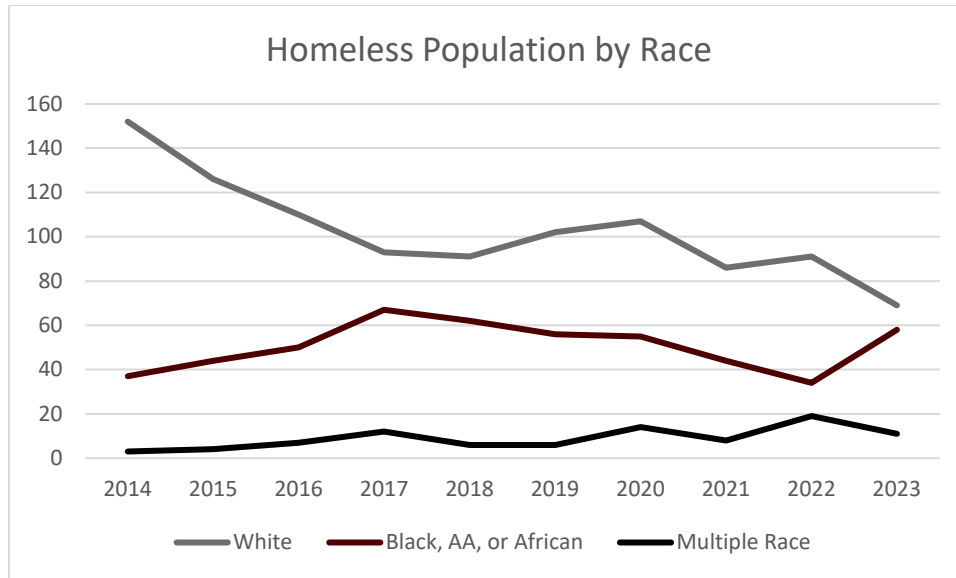


While the total population of homeless people declined, the trend was not consistent across age groups. Due to a formatting change in the surveys, data on age group is only available from 2013 to 2023, rather than 2010 to 2023 in the total population. During this period, the overall population declined 20 percent, however, the under-18 homeless population grew by 7 children or 16 percent. This was offset in the overall numbers by significant decreases in the 18-24 and 25+ populations of 35 and 25 percent, respectively. Since the 25+ population of homeless residents is so much larger than the under-18 population, the total number of homeless can decline while the number of homeless children increases. As a result, in 2023 a larger percentage of homeless residents were children, 31.9 percent compared to 22.4 percent in 2013.



Similarly, to age the decline in the homeless population was not equally experienced across races. Race data is only available from 2014 to 2023 so only these years can be considered. In this period, the overall homeless population declined 28 percent. By comparison, the white homeless population decreased 55 percent, while the Black homeless population increased 57 percent and the multiple race homeless population increased 267 percent. Such a disparate impact upon racial lines is a cause for concern.

Some of the different impacts could be a result of changing demographics in the area. From 2010 to 2021 the white population declined from 92.5 to 83.2 percent of the total population, the Black population increased from 2.9 to 5.3 percent, and the multiple race population grew from 0.9 to 5.0 percent. With the Black and multiple race population growing so significantly, it is possible some of the difference is a result of the growth in those populations throughout the county. However, both groups' share of the homeless population outpaced their growth in the total population. The Black population grew 82.3 percent as a share of the total population, but 118 percent as a share of the homeless population. While the multiple race population grew 267 percent in the total population but 410 percent in the homeless population. While some of the growth in the non-white homeless population can be explained by the growth of those populations, the fact that the growth in the homeless population outpaced the growth in the broader population indicates greater susceptibility to homelessness for Black and multiple race participants.



Market Analysis

Countywide

Over the last six years housing prices have increased every year in Luzerne County. The rate of increase peaked in 2021, at a 15.7 percent increase in average price and 16.1 percent increase in median price. Despite the growing prices, the physical characteristics of the houses sold did not significantly change. The number of bedrooms and bathrooms stayed relatively constant, while the total number of rooms only ranged from 7.3 to 8.4. Square footage varied, peaking in 2020 in 1927 then declining in the following years. Square footage and the numbers or types of rooms clearly did not correlate with the prices of homes each year in the county.

Change in Characteristics Countywide								
	Sales	Avg Price	Median	Sq ft	Rooms	Beds	Baths	\$/sq ft
2019	-0.1%	6.0%	7.9%	-0.4%	-0.1%	-0.6%	0.3%	-6.2%
2020	3.6%	13.3%	10.2%	3.0%	7.7%	1.2%	2.0%	10.1%
2021	11.2%	15.7%	16.1%	-0.6%	-1.4%	-1.0%	-1.3%	18.2%
2022	-11.2%	11.3%	9.4%	-2.1%	8.5%	0.4%	-1.1%	13.5%
2023	-34.4%	4.3%	5.7%	-0.8%	-11.5%	0.1%	0.3%	5.7%
Overall	-33.0%	61.3%	59.6%	-1.0%	1.9%	0.1%	0.2%	46.4%

The disconnect between the increasing prices and the characteristics of the houses sold is demonstrated in the price per square foot. Aside from 2019, the price per square foot increased every year, even though the square footage declined in the last three years. From 2018 to 2023 the price per square foot increased 46.4 percent, despite the average square footage only increasing one percent at the same time. There are factors outside of the physical characteristics of the houses that are leading to an increase in prices.

The change in sales per year had a mixed effect with the price increase per year. The two figures peaked at the same time with sales increasing 11.2 percent in 2021 and price increasing 15.7 percent. However, when sales had their largest drop in 2023 (34.4 percent), prices still increased 4.3 percent. The drop in

sales did influence prices as this was the lowest annual increase in prices, but prices still increased. In 2021, despite an only modest increase in sales of 3.6 percent, the prices in the county had a comparable increase to 2021, when sales increased 11.2 percent. Sales per year have some impact on prices, such as when sales per year significantly increase along with prices, and when sales drop as price increases are restrained – but it clearly is not a one-to-one correlation.

Ten Municipalities with the Most Home Sales

The multiple listing service (MLS) is a subscription service that provides a list of every for-sale property in an area. The listing provides details on the location, physical characteristics of the house, lot size, price, listing and sales date, and other relevant information. Using the MLS, we can analyze the sales per year, average price, house size, and other characteristics. Wilkes-Barre City stood out as having the most sales by a significant margin. With 1,870 total sales, the city made up 11.3 percent of all sales in the



county in the last six years. Sales dropped for the first three years before seeing a substantial increase in 2021 (31.5 percent). In the last two years sales dropped again, declining 14.8 percent in 2022 and 38.6 percent in 2023. The surge of sales in 2021 was an anomaly, and due to every other year having significant decline, the number of sales has dropped 37.9 percent from 2018 to 2023.

The average and median prices increased every year, but the increases from 2020 to 2022 were larger than the increases in the other years, and the 2021 increase was a significant outlier. In 2021 the rate of increase doubled, going from a 17.7 percent change in average price in 2020 to 35.7 percent in 2021. The rate of increase dropped over the next two years, growing 19.9 percent and 9.9 percent in 2022 and 2023, respectively. Due to these three years of significant growth, Wilkes-Barre had the largest increase in prices of the municipalities with the most sales, growing 122.6 percent.

Changes in price and the number of sales were less correlated in Wilkes-Barre than in the county. As in the county, both peaked in 2021, but in Wilkes-Barre the effects of decreases in sales were less significant. Despite 14.8 percent and 38.6 percent decreases in sales in 2022 and 2023, prices still increased 19.9 percent and 9.9 percent in each year, respectively. In both years, the decreases in sales were greater than decreases in the county, yet prices in Wilkes-Barre still increased at a greater rate than they did throughout the county. Rapid increases in sales still increased prices and the decrease in sales still slowed the rate of increase for prices, but not as significantly as countywide.

Square footage, number of beds, and number of baths changed very little. The numbers of beds and baths ranged only 0.1 rooms year to year while square footage ranged from 1,616 to 1,718. The number of total rooms stayed similar except for 2020, which had a significant outlier.

Wilkes-Barre City										
	Sales	Change	Avg Price	Change	Median	Change	Sq ft	Rooms	Beds	Baths
2018	330		\$62,676.27		\$53,000.00		1,668	6.9	3.2	1.5
2019	311	-5.8%	\$66,236.16	5.7%	\$55,700.00	5.1%	1,631	6.9	3.3	1.5
2020	298	-4.2%	\$77,960.18	17.7%	\$65,000.00	16.7%	1,616	11.0	3.2	1.4
2021	392	31.5%	\$105,824.97	35.7%	\$94,750.00	45.8%	1,691	7.0	3.2	1.5
2022	334	-14.8%	\$126,891.02	19.9%	\$122,800.00	29.6%	1,718	7.1	3.2	1.5
2023	205	-38.6%	\$139,495.66	9.9%	\$130,000.00	5.9%	1,679	7.1	3.3	1.5
Total	1870	-37.9%	\$94,639.76	122.6%	\$80,000.00	145.3%	1,669	7.6	3.3	1.5

Hazleton City had slightly more than half the number of sales of Wilkes-Barre, but they still comprised 6.2 percent of county-wide sales. Sales in Hazleton were far more consistent year after year than they were in Wilkes-Barre or countywide. There was only double-digit change in sales in 2023, whereas in Wilkes-Barre and countywide 2021-2023 all saw double digit changes. There was no significant boost in sales volume in any year in Hazleton; instead, the highest growth was 7.7 percent in 2020 and even this increase only meant two more sales than had occurred in 2018. Overall, sales were more consistent in Hazleton, but the significant decline in 2023 meant that sales volume decreased slightly more in Hazleton than Wilkes-Barre between 2018 and 2023 (38.3 percent in Hazleton compared to 37.9 percent in Wilkes-Barre).

Like Wilkes-Barre, Hazleton saw the largest increase in prices in 2021, but like with sales, the increase was less pronounced. Hazleton’s prices grew only 22.3 percent in 2021 compared to 35.7 percent for Wilkes-Barre. Hazleton’s increase before 2021 was also far more consistent. In 2020 price increases were only one percent less than they were in 2021 and in 2019 price increases were around half what they were in 2021. By comparison, in Wilkes-Barre the rate of price increase in 2020 was half that of 2021 and 2019 was around a third of 2021. The two cities did see a similar slowdown in price increases after 2021. In both municipalities price increases roughly cut in half in 2022 and 2023. Overall, price increases were more consistent in Hazleton than Wilkes-Barre, but because of this Wilkes-Barre prices increased more, at 122.6 percent compared to 88.5 percent.

In terms of physical characteristics, bedroom and bathroom totals were nearly identical between the two cities while square footage and total number of rooms were comparable. Like in Wilkes-Barre the square footage, rooms, beds, and baths of the average home stayed consistent year to year, with the number of bedrooms and bathrooms varying by only 0.1 and the number of rooms only 0.3. Hazleton for the most part saw very consistent square footage. In seven of eight years, the square footage ranged from 1,709 to 1,763, a difference of only 54 square feet. The 1,828 square footage in 2018 was significantly different from the other years, but with it included their contributed to the total range of 119 square footage, comparable to the 102 in Wilkes-Barre.

Hazleton City										
	Sales	Change	Avg Price	Change	Median	Change	Sq ft	Rooms	Beds	Baths
2018	180		\$92,186.97		\$87,500.00		1,828	7.6	3.4	1.6
2019	169	-6.1%	\$102,378.66	11.1%	\$107,500.00	22.9%	1,729	7.4	3.3	1.6
2020	182	7.7%	\$124,230.24	21.3%	\$127,000.00	18.1%	1,763	7.5	3.3	1.6
2021	183	0.5%	\$151,983.61	22.3%	\$160,000.00	26.0%	1,709	7.3	3.3	1.5
2022	193	5.5%	\$166,205.56	9.4%	\$163,000.00	1.9%	1,709	7.6	3.4	1.5
2023	111	-42.5%	\$173,764.86	4.5%	\$165,000.00	1.2%	1,723	7.6	3.3	1.5
Total	1,018	-38.3%	\$133,284.99	88.5 %	\$130,000.00	88.6%	1,744	7.5	3.3	1.6

Butler had comparable sales to Hazleton despite a significant difference in population. Hazleton has more than three times the population of Butler (29,339 versus 9,519), yet only 2.9 percent more home sales. Butler’s 2021 peak of 203 sales was more than Hazleton had in any year, Hazleton peaked in 2022 with 193 sales. However, Butler had a more substantial drop in sales in the last two years, falling 25.1 percent and then 32.2 percent. Even with that decrease, Butler Township contributed six percent of all home sales in the county over the last six years. Significantly higher prices may have contributed to the larger drop for Butler Township. In 2023 a home in Butler Township cost 2.5 times the price of a home in Wilkes-Barre and 1.8 times more than a home in Hazleton.

Despite a significant decline in sales in 2022, prices that year grew at the fastest rate of the six years (17.3 percent). Sales again decreased in 2023 and the decrease finally impacted prices, with increases slowing to 2.3 percent. It is possible that the market was beginning to cool in Butler, but future years of data will be needed to validate this claim as price increases had slowed in 2021 only to accelerate in 2022. Overall, Butler had far less price variance than Wilkes-Barre or Hazleton. Prices grew 51.9 percent in Butler Township compared to 122.6 percent in Wilkes-Barre City and 88.5 percent in Hazleton. The number of total rooms, bedrooms, and bathrooms was again consistent year to year, with the average number of bedrooms falling in a 0.1 range, bathrooms 0.2, and total rooms 0.6. Butler Township had a similar number of bedrooms to Hazleton and Wilkes-Barres but around 0.5 more bathrooms and total rooms.

Square footage was larger in Butler Township. Butler’s average home over the period was 1.4 times larger than average homes in Wilkes-Barre and 1.2 times larger than average homes in Hazleton. Butler had a slightly larger variance in square footage as well, ranging from 1,975 to 2,134 square feet, a difference of 159 compared to 119 and 102.

Butler Township										
	Sales	Change	Avg Price	Change	Median	Change	Sq ft	Rooms	Beds	Baths
2018	181		\$195,313.54		\$180,000.00		2,083	7.8	3.3	2.2
2019	167	-7.7%	\$196,513.24	0.6%	\$187,900.00	4.4%	2,106	8.0	3.3	2.3
2020	182	9.0%	\$226,222.96	15.1%	\$210,500.00	12.0%	2,134	8.1	3.4	2.2
2021	203	11.5%	\$247,172.92	9.3%	\$227,500.00	8.1%	2,055	8.0	3.3	2.2
2022	152	-25.1%	\$289,976.97	17.3%	\$258,700.00	13.7%	1,997	8.4	3.3	2.2
2023	103	-32.2%	\$296,668.88	2.3%	\$270,000.00	4.4%	1,975	8.1	3.3	2.1
Total	988	-43.1%	\$236,995.48	51.9%	\$222,500.00	50%	2,066	8.1	3.3	2.2

Kingston Borough has the fourth most sales but has noticeably fewer sales than the top three. At 696 in the last six years, Kingston Borough had around 300 fewer sales than Butler Township and Hazleton City and around half as many sales as Wilkes-Barre City. Kingston Borough made up 4.2 percent of county sales compared to 6.0 percent and 6.2 percent for Butler Township and Hazleton, respectively.

The number of sales in Kingston Borough also took a different trajectory than the other municipalities. In terms of raw numbers, the number of sales also peaked in 2021, but the rate of increase in the number of sales peaked in 2019. In 2020 and 2021, the number of sales increased, but at a much slower rate than the previous years. The decline continued and Kingston saw a significant decrease in the number of purchases in 2022 and 2023 (like Butler and Hazleton).

Price changes, however, were far more consistent than the other municipalities. Excluding the spike year in 2022, price increases in Kingston were very consistent, ranging from 7.1 percent to 12 percent - whereas the top three municipalities in sales (excluding peak years) ranged from 0.6 percent to 15.1 percent, 4.5 percent to 21.3 percent, and 5.7 percent to 19.9 percent. Sale volume may have been as variable in Kingston as other municipalities, but price increases were consistent, aside from one spike year.

Kingston Borough’s annual price increases were also different because the borough’s peak occurred later than the peaks for the top three municipalities. While Hazleton and Wilkes-Barre had the highest rates of price increase in 2021, Kingston Borough had the highest rate of increase in 2022.

In terms of physical characteristics, homes sold in Kingston Borough shared some characteristics of rural and urban municipalities. The numbers of total rooms, bedrooms, and bathrooms were nearly identical to Hazleton and Wilkes-Barre, although the square footage was slightly lower than square footage in Butler Township. Kingston Borough, with its mixture of dense more urban style houses and more suburban developments shares characteristics of the two large cities, and of the more suburban Butler Township.

Kingston Borough										
	Sales	Change	Avg Price	Change	Median	Change	Sq ft	Rooms	Beds	Baths
2018	107		\$126,861.22		\$120,000.00		1,969	7.6	3.3	1.8
2019	120	12.1%	\$138,457.83	9.1%	\$129,900.00	8.3%	1,972	7.7	3.4	1.8
2020	133	10.8%	\$148,345.50	7.1%	\$129,000.00	-0.7%	2,001	7.7	3.5	1.8
2021	144	8.3%	\$165,221.67	11.4%	\$158,500.00	22.9%	1,831	7.3	3.3	1.7
2022	118	-18.1%	\$203,738.00	23.3%	\$182,500.00	15.1%	1,949	7.8	3.4	1.8
2023	74	-37.3%	\$228,237.46	12.0%	\$192,500.00	5.5%	2,005	7.9	3.4	1.8
Total	696	-30.8%	\$164,714.97	79.9%	\$150,000.00	60.4%	1,948	7.6	3.4	1.8

With only 35 fewer total sales, Hanover Township had comparable sales activity to Kingston Borough. The populations of the two municipalities are also comparable, with 13,304 people living in Kingston Borough in 2023 and 11,360 in Hanover Township. The timing of the sales was quite different between the two municipalities, however. In Hanover Township, sales declined in all but two of the years analyzed (in one of which sales increased only 0.9 percent). Hanover was able to have comparable sales to Kingston Borough despite fewer years of growth because Hanover had the largest spike in sales of the ten municipalities in 2021 (36.0 percent). The next largest growth occurred in Wilkes-Barre (31.5 percent).

Price changes in Hanover did not match the trends for sales volume. The two largest years of price growth occurred during a year of stable sales and a year with a significant decline in sales, but the pattern was like that of Butler Township. Rather than a spike in 2021 like the two cities, or consistent growth aside from 2022 like Kingston Borough, Hanover Township saw two spike years in 2020 and 2022. The non-spike years were consistent, ranging from 4.9 percent to 6.9 percent. The total growth over six years was comparable to that of Hazleton and Kingston Borough, growing 86 percent over the period.

Square footage in Hanover Township was highly variable, ranging from 1,546 to 1,772. The total numbers of rooms, bedrooms and bathrooms were again consistent, with each having a range of 0.5, 0.3, and 0.1, respectively. Regarding these characteristics, homes sold in Hanover Township were like those sold in Wilkes-Barre City. Hanover Township borders Wilkes-Barre City and much of it is similarly dense, hence the similarities in housing characteristics.

Hanover Township										
	Sales	Change	Avg Price	Change	Median	Change	Sq ft	Rooms	Beds	Baths
2018	113		\$91,432.60		\$85,000.00		1,681	7.0	3.0	1.6
2019	110	-2.7%	\$97,036.42	6.1%	\$90,997.00	7.1%	1,546	6.7	2.8	1.5
2020	111	0.9%	\$119,570.93	23.2%	\$110,000.00	20.9%	1,772	7.2	3.0	1.6
2021	151	36.0%	\$127,856.42	6.9%	\$120,000.00	9.1%	1,644	6.9	3.0	1.5
2022	108	-28.5%	\$162,194.69	26.9%	\$149,225.00	24.4%	1,629	6.7	3.0	1.6
2023	71	-34.3%	\$170,099.86	4.9%	\$164,900.00	10.5%	1,627	6.8	3.1	1.6
Total	664	-37.2%	\$125,269.12	86.0%	\$117,000.00	94%	1,651	6.9	3.0	1.6

Hazle Township’s sales per year followed a different pattern than all the other municipalities with the most sales. Rather than experiencing peak growth during or after the COVID-19 pandemic (2020, 2021, 2022), 2019 was Hazle Township’s spike year. Growth did continue in 2020 and 2021, which led to 2021 having the most sales like the other municipalities, but the percentage growth was very mild compared to other municipalities. Hazle Township did have a decline in sales in 2022 and 2023 like the other municipalities, and as with the other municipalities the greatest decline occurred in 2023.

Hazle Township also saw a unique pattern in its average sale price. Despite its large growth in sales in 2019, Hazle Township was one of only three municipalities in the top 10 to experience a price drop in 2019. The township was also the only municipality in the top 10 to experience a decline in prices in 2022. Hazle Township was the one of two municipalities in the top 10 to experience price declines in two years. Prices did grow enough in 2023 to offset the price drop in 2022 but it still shows an instability in the housing market which could reemerge in the municipality.

Otherwise, Hazle Township did have a comparable price trajectory in the height of the pandemic. Hazle Township saw its largest price increase in 2021 and its second largest in 2020. Also, like the other municipalities, price growth was mild in 2023. As a result of the multiple years of decline, Hanover township had the second smallest change in sale price over the six years – 48.3 percent compared to 38.3 percent in Dallas Township.

There was more variability in the number of total rooms and square footage in Hazle Township than other municipalities. Hazle Township is the only municipality in the top 10 with a variance in the total number of rooms (7.5 vs 8.6). The square footage also saw a wide range with a low of 1,777 in 2019 and high of 2,052 in 2021.

Hazle Township is one of the few municipalities with a correlation between square footage and sale price. The year with the largest decline in sale price was the year with the smallest square footage and the year with the largest square footage saw the greatest increase in price. As a result, it is possible that changes in the homes purchased in each year caused the uniquely large decline in price in 2019 and the large price increase in 2021 rather than broader changes in the market.

Hazle Township										
	Sales	Change	Avg Price	Change	Median	Change	Sq ft	Rooms	Beds	Baths
2018	95		\$168,110.79		\$140,000.00		2,043	7.8	3.2	1.9
2019	114	20.0%	\$145,226.80	-13.6%	\$140,000.00	0.0%	1,777	7.5	3.1	1.8
2020	117	2.6%	\$172,584.92	18.8%	\$162,300.00	15.9%	1,873	7.6	3.1	2.0
2021	125	6.8%	\$238,967.92	38.5%	\$230,000.00	41.7%	2,052	8.6	3.2	2.0
2022	120	-4.0%	\$233,353.75	-2.3%	\$225,000.00	-2.2%	1,963	7.8	3.2	1.9
2023	75	-37.5%	\$249,334.63	6.8%	\$220,000.00	-2.2%	1,900	8.0	3.3	1.9
Total	646	-21.1%	\$200,142.96	48.3%	\$178,500.00	57.1%	1,936	7.9	3.2	1.9

Dallas Township had a vastly different real estate market than the other most active markets. Aside from significant growth in 2021, the number of sales declined every year studied. Peak growth in 2021 follows the trend of many other local municipalities but the decline in every other year was only experienced in Dallas Township and Wilkes-Barre City.

Part of the reason for less growth in sales in Dallas Township could be the higher price of homes in the municipality. Dallas Township had the highest average price over the six years of the top 10 municipalities for sales and the fourth highest of any municipality in Luzerne County. With prices in the municipality already high, it would be difficult for more consumers to enter the market. There was a surge in purchases in 2021 as people relocated to the during the COVID-19 pandemic, but it resulted in a sharp increase in already expensive home prices that saw sales drop the next two years.

With prices already high there was less elasticity in the market to allow for changes in home prices. As a result, the overall price growth in Dallas Township was the lowest of the top 10 municipalities for sales and the peak price growth was the second smallest in the top 10. Prices were generally more stable; in 2019 and 2022 prices barely changed (only -0.1 percent and 0.2 percent, respectively). The second largest growth year was 2020, with 8.2 percent – much smaller than other municipalities’ growth years.

Like in other municipalities, the numbers of total rooms, bedrooms, and bathrooms were consistent year to year, never changing more than 0.4. The square footage showed wide variability, ranging from 2,362 to 2,911. Dallas Township had significantly larger homes than other municipalities. Even the smallest average square footage per year was larger than the average square footage for any year in any of the top 10 municipalities, aside for two years in Kingston Township.

Dallas Township										
	Sales	Change	Avg Price	Change	Median	Change	Sq ft	Rooms	Beds	Baths
2018	95		\$246,845.13		\$195,000.00		2,473	8.3	3.5	2.3
2019	94	-1.1%	\$246,681.79	-0.1%	\$228,750.00	17.3%	2,450	8.1	3.4	2.2
2020	80	-14.9%	\$266,886.75	8.2%	\$245,375.00	7.3%	2,911	8.4	3.6	2.3
2021	99	23.8%	\$324,605.37	21.6%	\$310,000.00	26.3%	2,753	8.5	3.5	2.4
2022	94	-5.1%	\$325,372.87	0.2%	\$279,500.00	-9.8%	2,402	8.3	3.4	2.2
2023	60	-36.2%	\$341,460.82	4.9%	\$304,500.00	8.9%	2,362	8.3	3.3	2.2
Total	522	-36.8%	\$289,651.24	38.3%	\$265,000.00	56.2%	2,563	8.3	3.4	2.3

Plains Township also had a unique sales trend. Plains was one of only three municipalities of the top 10 to experience sales growth in 2019 and one of only three to have a decline in 2020. Plains did follow the trend of having peak growth and sales in 2021 and then noticeable decline in the following years, but its pre and early pandemic sales were quite different from other municipalities.

Despite the significant variability in sales, average sale prices grew consistently throughout the six years. Excluding 2023, annual increase in prices ranged from 11.7 percent to 21.9 percent. Clearly the number of sales per year did not have a significant impact on prices in Plains Township as there was no clear correlation between sales per year and average price per year.

The number of rooms was very similar year to year and comparable to the city of Wilkes-Barre. Plains did have more variability in square footage than Wilkes-Barre, ranging from 1,633 to 1,814, whereas Wilkes-Barre's square footage ranged from 1,616 to 1,718. As an immediate suburb of Wilkes-Barre, it would make sense that Plains would have comparable house sizes but with some more variability for the larger suburban homes further out from the city.

Plains Township										
	Sales	Change	Avg Price	Change	Median	Change	Sq ft	Rooms	Beds	Baths
2018	79		\$100,099.09		\$97,500.00		1,661	6.8	3.0	1.5
2019	88	11.4%	\$117,694.70	17.6%	\$112,500.00	15.4%	1,633	6.7	2.9	1.6
2020	80	-9.1%	\$133,293.73	13.3%	\$124,250.00	10.4%	1,691	6.8	2.9	1.6
2021	102	27.5%	\$162,474.66	21.9%	\$158,850.00	27.8%	1,814	7.0	3.0	1.7
2022	83	-18.6%	\$181,434.34	11.7%	\$165,000.00	3.9%	1,762	6.9	3.0	1.7
2023	72	-13.3%	\$186,702.29	2.9%	\$183,500.00	11.2%	1,703	6.9	2.9	1.6
Total	504	-8.9%	\$146,830.34	86.5%	\$139,550.00	88.2%	1,715	6.8	3.0	1.6

Like several other municipalities, Nanticoke City saw the greatest growth in sales and the highest sales volume in 2021. Nanticoke also had a small decrease in 2022 and a large decrease in 2023 like other municipalities. Conversely, the 28.3 percent drop in 2019 was the largest drop of any municipality in the top 10 in that year.

Year to year price changes in Nanticoke were largely consistent. From 2018 to 2022, prices increased within a narrow range of 15.6 percent to 22.1 percent. The average price decreased in 2023, however. The drop was small, but it was the only municipality to have a decrease in the final year. It is possible that the decrease in 2023 was an outlier but the back-to-back years of significant decreases in sale

volume likely affected this price drop, and unless sale volume increases, prices will likely not rebound significantly.

The physical characteristics of the houses in Nanticoke City were like those in the other dense municipalities. The numbers of bedrooms, bathrooms, and total rooms were comparable to Plains, Wilkes-Barre City, and Hazleton City. The square footage ranged from 1,559 to 1,774, like the numbers for Plains and Wilkes-Barre City.

Nanticoke City										
	Sales	Change	Avg Price	Change	Median	Change	Sq ft	Rooms	Beds	Baths
2018	92		\$65,589.73		\$58,537.50		1,602	6.8	3.0	1.4
2019	66	-28.3%	\$75,832.71	15.6%	\$63,750.00	8.9%	1,576	6.7	3.0	1.4
2020	81	22.7%	\$88,499.44	16.7%	\$84,900.00	33.2%	1,774	7.3	3.2	1.6
2021	98	21.0%	\$108,059.94	22.1%	\$105,500.00	24.3%	1,656	6.8	3.0	1.5
2022	91	-7.1%	\$128,872.10	19.3%	\$120,000.00	13.7%	1,650	6.9	3.0	1.5
2023	60	-34.1%	\$124,187.65	-3.6%	\$123,750.00	3.1%	1,559	6.8	3.2	1.4
Total	488	-34.8%	\$98,311.81	89.3%	\$89,600.00	111.4%	1,641	6.9	3.1	1.5

Kingston Township's sales volume was like those of other municipalities. The largest increases in sales occurred in 2020 and 2021 and the peak sales volume occurred in 2021 and 2022. At 18.9 percent, Kingston Township's maximum increase per year in sales was one of the smaller peaks. Conversely, the 49.5 percent decrease in 2023 was the largest single year decrease in a municipality in the top 10. A small increase and a large decrease help explain why Kingston Township had the fewest sales of the top 10.

The trend of sale prices in Kingston Township was like the trend in Hazle Township. Prices decreased in 2019 and 2021 but otherwise increased. Like in Hazle Township, growth years were always significant – the three years when prices increased all had double digit percentage increases. The largest price increase being in 2023 was a significant outlier from the other municipalities. Most had their largest increase in 2021 or 2022 and the next largest 2023 increase was only 12.0 percent compared to 28.6 percent for Kingston Township.

Kingston Township had some of the largest houses in the county. With square footage ranging from 2,125 to 2,499, the township was the only municipality to have square footage comparable to Dallas Township. The numbers of rooms, bedrooms, and bathrooms were also consistent with Dallas Township's numbers. There was more variability in the number of total rooms in Kingston, being only one of two municipalities with a range of one or more (7.6 to 8.9).

Kingston Township										
	Sales	Change	Avg Price	Change	Median	Change	Sq ft	Rooms	Beds	Baths
2018	76		\$216,484.64		\$165,500.00		2,309	7.8	3.4	2.1
2019	74	-2.6%	\$195,990.77	-9.5%	\$161,800.00	-2.2%	2,143	7.6	3.3	1.9
2020	88	18.9%	\$245,908.85	25.5%	\$178,250.00	10.2%	2,380	7.9	3.3	2.1
2021	93	5.7%	\$231,187.86	-6.0%	\$205,000.00	15.0%	2,192	8.0	3.3	2.0
2022	93	0.0%	\$257,717.51	11.5%	\$225,000.00	9.8%	2,125	7.8	3.3	1.9
2023	47	-49.5%	\$331,448.94	28.6%	\$270,000.00	20.0%	2,499	8.9	3.6	2.3
Total	471	-38.2%	\$241,279.04	53.1%	\$197,000.00	63.1%	2,256	7.9	3.3	2.0

There was a general correlation between population and sales. Hazleton and Wilkes-Barre are the two largest municipalities by a significant margin in terms of population and had the most sales. The top 10 for sales is almost an identical match for the top 10 for population, the only exception being Pittston City with a larger population than Kingston Township. Pittston still had the 12th most sales so the city did not fall significantly from its ranking in terms of population and Kingston Township was 10th in terms of sales and 11th in terms of population.

Broadening to the top 20 municipalities for sales volume, there were more municipalities with smaller populations. There were four municipalities with sales in the top 20 that did not have top 20 populations. Rice Township, Fairview Township, Forty Fort Borough, and Dallas Borough were 29th, 21st, 25th, and 39th in terms of population but 13th, 15th, 18th, and 19th in terms of sales (respectively). Fairview and Forty Fort did not significantly outperform their population. Fairview township was six spots higher in terms of sales than it was in population (15th vs 21st) and Forty Fort was seven spots higher in sales than population (18th vs 25th). But Dallas Borough and Rice Township's overperformance was more substantial. Rice Township's sales spot was 16 ranks higher than its population rank and Dallas Borough was 20 ranks higher. Fairview and Forty Fort's six or seven spot difference falls within normal variation.

But Rice Township and Dallas Borough's indicate that there is increased demand in these municipalities beyond their current populations. A variety of factors could be influential; residents who moved to the area during COVID could be growing the population, for instance, or families could be moving to the towns for their schools or other assets. Regardless, the sales volume was larger than the population. Despite these exceptions, for the most part the top 10 and 20 municipalities for sales largely followed their population rankings.

Although municipalities in the top 10 and 20 for sales largely followed their population numbers, the order in which they fell and the difference in number of sales showed some variance. For instance, Butler Township had significantly more sales than Kingston Borough, Hanover Township, Hazle Township, and Nanticoke City despite having a smaller population. Also, despite Hazleton City's population being around three times larger than Butler's population, Hazleton had only three percent more sales than Butler. Like the two municipalities that significantly outperformed their population to make it into the top 20, there were municipalities that overperformed their populations to achieve higher rankings.

There was no clear correlation between cost and number of sales. Houses of low, moderate, and high prices were intermixed throughout the rankings of most sales. There were clear clusters of prices, however. Nanticoke, Wilkes-Barre, and Plymouth Borough were the most affordable municipalities with average prices just under \$100,000. Hazleton City, Kingston Borough, Hanover Township, Plains Township, Pittston City, Swoyersville Borough, Exeter Borough, and Forty Fort Borough represented a more moderate cost profile, ranging from \$115,434.94 to \$164,714.97. Butler Township, Hazle Township, Kingston Township, Wright Township, and Dallas Borough represented a higher cost category, ranging from \$200,142.96 to \$253,896.26. Finally, Fairview, Dallas, and Rice, Townships all stood out being the most expensive, with average prices of \$271,997.62, \$289,651.24, and \$320,587.34.

Physical characteristics also varied significantly across the municipalities. The smallest average square footage was Swoyersville with 1,519 square feet and the largest was Dallas Township with 2,563 square feet. There was no clear correlation between square footage and sales volume but there was a general correlation between square footage and price. Among the top 20, the five towns with the highest prices were the five municipalities with the largest square footage, and the smallest square footage municipalities were in the bottom half of prices.

Municipalities Ranked by Total Sale Volume								
Municipality	Sales	Avg Price	Med Price	Sq ft	Rooms	Bed	Bath	Population
Luzerne County	1,6489	\$173,302.84	\$146,400.00	1,891	7.7	3.2	1.8	324,825
Wilkes-Barre City	1,870	\$94,639.76	\$80,000.00	1,669	7.6	3.3	1.5	44,086
Hazleton City	1,018	\$133,284.99	\$130,000.00	1,744	7.5	3.3	1.6	29,339
Butler Township	988	\$236,995.48	\$222,500.00	2,066	8.1	3.3	2.2	9,519
Kingston Borough	696	\$164,714.97	\$150,000.00	1,948	7.6	3.4	1.8	13,304
Hanover Township	664	\$125,269.12	\$117,000.00	1,651	6.9	3.0	1.6	11,360
Hazle Township	646	\$200,142.96	\$178,500.00	1,936	7.9	3.2	1.9	10,069
Dallas Township	522	\$289,651.24	\$265,000.00	2,563	8.3	3.4	2.3	9,140
Plains Township	504	\$146,830.34	\$139,550.00	1,715	6.8	3.0	1.6	9,826
Nanticoke City	488	\$98,311.81	\$89,600.00	1,641	6.9	3.1	1.5	10,588
Kingston Township	471	\$241,279.04	\$197,000.00	2,256	7.9	3.3	2.0	7,076
Wright Township	453	\$253,896.26	\$231,000.00	2,242	8.1	3.5	2.1	5,715
Pittston City	391	\$115,434.94	\$110,000.00	1,593	6.7	3.0	1.5	7,589
Rice Township	337	\$320,587.34	\$288,000.00	2,513	8.5	3.7	2.5	3,594
Swoyersville Borough	314	\$136,409.02	\$134,000.00	1,519	6.6	2.9	1.4	5,020
Fairview Township	308	\$271,997.62	\$254,450.00	2,419	8.3	3.6	2.2	4,663
Exeter Borough	294	\$143,284.45	\$132,150.00	1,596	6.4	2.9	1.5	5,516
West Pittston Borough	283	\$163,431.77	\$144,000.00	2,028	7.8	3.3	1.7	4,670
Forty Fort Borough	277	\$158,763.21	\$150,000.00	1,777	7.3	3.3	1.6	4,212
Dallas Borough	262	\$230,454.29	\$200,000.00	2,152	7.6	3.2	2.0	2,696
Plymouth Borough	256	\$77,142.44	\$70,000.00	1,647	6.8	3.1	1.4	5,765

Municipalities with the Fewest Home Sales

The municipalities with the ten fewest sales all had less than 25 total sales. There were even three municipalities with less than 10 sales. Low sales volume challenges analysis of year-over-year trends for these municipalities because there are years when there were no sales. This is particularly problematic for Jeddo and New Columbus Boroughs because there are more years with no sales than with sales.

For Jeddo, New Columbus, and Nescopeck Borough which had no sales in one year, only the overall numbers can be considered. All three had some similarities in physical characteristics. They had similar square footage, while New Columbus had significantly more total rooms than Nescopeck or Jeddo. The numbers of bedrooms and bathrooms were relatively comparable, ranging from 3.2 to 4 and 1.4 to 2.1, respectively. However, the prices were significantly different. New Columbus Borough was well above the county average and median, while Jeddo was well below both measurements, and Nescopeck Borough was very similar to the county average.

With so many similarities in physical characteristics it is difficult to determine a cause for the price difference. Similar square footage but notably different prices means that the price per square foot was significantly different for the municipalities. New Columbus had a price per square foot of \$91.67, Jeddo a price of \$66.11, and Nescopeck \$73.33. Clearly there were factors outside of physical characteristics affecting the prices in these municipalities.

New Columbus Borough										
	Sales	Change	Avg Price	Change	Median	Change	Sq ft	Rooms	Beds	Baths
2018	0		N/A		N/A		N/A	N/A	N/A	N/A
2019	1	N/A	\$220,000.00	N/A	\$220,000.00	N/A	2228	10.0	4.0	1.8
2020	1	0.0%	\$220,000.00	0.0%	\$220,000.00	0.0%	2571	13.0	4.0	2.5
2021	0	-100.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2022	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2023	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total	2	N/A	\$220,000.00	N/A	\$220,000.00	N/A	2400	11.5	4.0	2.1

Jeddo Borough										
	Sales	Change	Avg Price	Change	Median	Change	Sq ft	Rooms	Beds	Baths
2018	0		N/A		N/A		N/A	N/A	N/A	N/A
2019	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2020	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2021	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2022	1	N/A	\$100,000.00	N/A	\$100,000.00	N/A	1218	6.0	3.0	1.0
2023	2	100.0%	\$175,000.00	75.0%	\$175,000.00	75.0%	2795	9.5	4.5	1.6
Total	3	N/A	\$150,000.00	N/A	\$100,000.00	N/A	2269	8.3	4.0	1.4

Nescopeck Borough										
	Sales	Change	Avg Price	Change	Median	Change	Sq ft	Rooms	Beds	Baths
2018	3		\$77,800.00		\$85,000.00		1625	6.0	3.0	1.0
2019	1	-66.7%	\$60,000.00	-22.9%	\$60,000.00	-29.4%	954	3.0	1.0	0.8
2020	2	100.0%	\$242,000.00	303.3%	\$242,000.00	303.3%	3433	11.0	4.5	2.3
2021	0	-100.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2022	2	N/A	\$181,750.00	N/A	\$181,750.00	N/A	2116	8.0	3.0	1.8
2023	1	-50.0%	\$387,000.00	112.9%	\$387,000.00	112.9%	3905	9.0	4.0	2.8
Total	9	-66.7%	\$169,766.67	397.4%	\$129,900.00	355.3%	2315	7.6	3.2	1.6

Even for the remaining municipalities, which have at least one sale every year, the number of sales in a year was never more than six. This is a problem for sampling because average and median prices could be distorted by so few sales. A few outliers, whether high or low, could distort the average prices and give the impression that the properties were generally less or more expensive than they truly were. With that in mind, year-to-year conclusions will need to be made with reasonable doubt.

The sampling problem can be seen with the average prices in Nescopeck Township. Price fluctuation was not likely due to changes in housing prices but rather due to the small number of sales each year. With sales ranging from one to three sales per year, the differences are likely results of sampling.

Physical characteristics also varied significantly. Square footage ranged from 1,680 to 2,890, the number of rooms ranged from seven to 10, bedrooms ranged from 2.5 to 3.5, and bathrooms ranged from 1.3 to 2.3. The year with the highest average price also reflects the largest square footage, so it is likely that some of the variation was a result of this variation in house characteristics.

Nescopeck Township										
	Sales	Change	Avg Price	Change	Median	Change	Sq ft	Rooms	Beds	Baths
2018	3		\$223,266.67		\$249,900.00		2,026	7.0	3.0	1.5
2019	2	-33.3%	\$300,000.00	34.4%	\$300,000.00	20.0%	1,768	8.0	2.5	1.3
2020	2	0.0%	\$175,500.00	-41.5%	\$175,500.00	-41.5%	1,698	8.5	3.5	2.0
2021	1	-50.0%	\$375,000.00	113.7%	\$375,000.00	113.7%	2,890	10.0	3.0	2.3
2022	2	100.0%	\$233,000.00	-37.9%	\$233,000.00	-37.9%	1,970	7.0	3.0	1.9
2023	1	-50.0%	\$250,000.00	7.3%	\$250,000.00	7.3%	1,680	7.0	3.0	1.8
Total	11	-66.7%	\$246,527.27	12.0%	\$249,900.00	0.0%	1,956	7.7	3.0	1.7

Like other municipalities, the number of sales in Buck Township spiked in 2022, increasing 500.0 percent and hitting a high of six sales. That year aside, the number of sales per year was mostly consistent, ranging from one to three per year. Meanwhile, prices varied wildly. They nearly halved in 2020 only to approximately double in the following two years. Significant increases in 2021 and 2022 follow the trend of other municipalities seeing significant price increases following the COVID-19 pandemic, and a slight decrease in 2023 does as well. However, the decrease in 2023 could simply be the result of there being only one sale in 2023 instead of six in 2022. There also was only one sale in 2021 so the significant increase could just be the result of one exceptionally expensive house being purchased.

The physical characteristics of the homes purchased varied considerably. The average number of square feet for homes sold in a year varied from 1,500 to 2,505 – a larger variance than those in any of the top 10 municipalities. Similarly, the number of rooms varied from five to 8.7, the number of bedrooms ranged from two to 4.7, and the number of bathrooms ranged from 0.8 to two. The large variance is likely a result of the small sampling size. With the large sample size of the top selling towns, the effect of outliers is minimized and more accurate representations of the sizes of the homes can be found. When there are years with only one sale, an outlier could be the only house sold in that year which would portray an inaccurate representation of the homes in the community.

Buck Township										
	Sales	Change	Avg Price	Change	Median	Change	Sq ft	Rooms	Beds	Baths
2018	1		\$65,000.00		\$65,000.00		1,600	7.0	3.0	2.0
2019	3	200.0%	\$148,633.33	128.7%	\$125,000.00	92.3%	2,505	8.7	4.7	1.8
2020	3	0.0%	\$91,633.33	-38.3%	\$75,000.00	-40.0%	1,713	6.7	3.0	1.5
2021	1	-66.7%	\$156,500.00	70.8%	\$156,500.00	108.7%	1,500	5.0	2.0	0.8
2022	6	500.0%	\$305,166.67	95.0%	\$248,000.00	58.5%	2,140	8.0	3.0	1.9
2023	1	-83.3%	\$225,000.00	-26.3%	\$225,000.00	-9.3%	1,802	7.0	3.0	1.0
Total	15	0.0%	\$199,886.67	246.2%	\$159,900.00	246.2%	2,027	7.5	3.3	1.7

Hollenback was far more consistent in terms of sales per year. All but two years had three total sales per year and the other years had two and four. Prices were more variable. The years roughly fell into three groups of pricing with one outlier. The pre-Covid years of 2018 and 2019 had significantly lower prices. Then prices significantly increased with the onset of the pandemic, resulting in two years of comparable prices in 2020 and 2021. Prices then again significantly increased in 2022, although this appears to be an outlier year as the next year prices again dropped to a level comparable to those in 2020 and 2021. Even with the larger sample size than other municipalities, three or four sales per year is still a limited sample

size. Combining 2018 and 2019 and combining 2020 onward, the sample size is large enough to clearly show that prices have significantly increased following the pandemic.

In terms of square footage, 2018 was a clear outlier. In all other years, the square footage ranged from 2,067 to 2,490, but in 2018 it was only 1,601. There were only two homes sold in 2018, so it is likely the two houses just happened to be smaller that year. Other characteristics were more varied from year to year. The numbers of total rooms ranged from 5.5 to 10.7. Excluding the 2018 number, the rooms still ranged 7.7 to 10.7. The number of bedrooms ranged from 2.5 to 3.8 (three to 3.8 excluding the 2018 number). The number of bathrooms ranged 1.5 to 2.7 (1.7 to 2.7 excluding the 2018 number). These ranges are much larger than those for the larger municipalities, which again could result from the small sample size.

Hollenback Township										
	Sales	Change	Avg Price	Change	Median	Change	Sq ft	Rooms	Beds	Baths
2018	2		\$175,000.00		\$175,000.00		1,601	5.5	2.5	1.5
2019	3	50.0%	\$133,666.67	-23.6%	\$168,000.00	-4.0%	2,371	7.7	3.0	1.8
2020	3	0.0%	\$276,633.33	107.0%	\$265,000.00	57.7%	2,490	10.7	3.7	2.7
2021	3	0.0%	\$262,833.33	-5.0%	\$262,500.00	-0.9%	2,067	10.3	3.3	2.1
2022	4	33.3%	\$451,000.00	71.6%	\$332,500.00	26.7%	2,505	9.0	3.8	2.4
2023	3	-25.0%	\$234,666.67	-48.0%	\$229,000.00	-31.1%	2,229	9.0	3.0	1.7
Total	18	50.0%	\$270,966.67	34.1%	\$242,000.00	30.9%	2,260	8.9	3.3	2.1

Penn Lake Park Borough also had significant variation. The number of sales ranged from one to six. The number of sales gradually increased through 2021 and then gradually decreased in the following years. This follows the trends of other municipalities but is difficult to determine whether this is the result of trends or sample size.

Prices in Penn Lake Park had some similarities to the other municipalities. The average price increased in 2021 and 2022 but decreased in every other year. The largest increases in prices occurring in 2021 and 2022 follow the trend of the larger municipalities, but the decreases in every other year differ from other trends.

Physical characteristics also varied significantly. There was a clear outlier in square footage in 2023. In 2023, the average square footage was 949, but in the other years square footage ranged from 1,318 to 2,006. The number of total rooms had a significant outlier in 2018 (with 10 rooms) compared to all other years (ranging from five to 6.6). These are far greater ranges than the ranges in municipalities, where square footage usually ranges a few hundred feet and approximately one room. This is again a result of the small sample size. The largest and smallest square footage were reported from years with one and two sales, respectively, so they likely result from outlier-sized houses being sold. When considering only the years with four or more houses sold, the square footage ranged from 1,318 to 1,834 and the rooms from 5.7 to 6.6 – far more comparable to other municipalities.

Penn Lake Park Borough										
	Sales	Change	Avg Price	Change	Median	Change	Sq ft	Rooms	Beds	Baths
2018	1		\$210,000.00		\$210,000.00		2,006	10.0	3.0	2.3
2019	2	100.0%	\$161,000.00	-23.3%	\$161,000.00	-23.3%	1,903	6.0	2.0	1.8
2020	5	150.0%	\$143,840.00	-10.7%	\$145,000.00	-9.9%	1,834	6.6	3.0	1.7
2021	6	20.0%	\$217,416.67	51.2%	\$210,000.00	44.8%	1,318	5.7	2.5	1.5
2022	4	-33.3%	\$266,100.00	22.4%	\$269,950.00	28.5%	1,510	6.5	2.3	1.4
2023	2	-50.0%	\$164,500.00	-38.2%	\$164,500.00	-39.1%	949	5.0	2.5	0.9
Total	20	100.0%	\$197,455.00	-21.7%	\$181,275.00	-21.7%	1,542	6.3	2.6	1.5

Warrior Run Borough had a relatively consistent sales volume across the years, ranging from two to five per year. The average prices were generally lower than the other municipalities. The average for Luzerne County throughout the six years was \$173,302.84, but every year except 2023, the average price for Warrior Run Borough was less than \$100,000. Despite the significant increase in 2023, the price of \$195,875 is below the countywide average for that year, \$217,282.65. Warrior Run Borough's prices varied significantly, cutting nearly in half in 2020 after dropping in 2019, only to significantly increase the next two years. Such variation is likely the result of the small sample size and not actual changes in the market.

Part of the reason for the price increase in 2023 could be a significant increase in square footage. Excluding 2023, the average square footage of homes per year sold in Warrior Run ranged from 1,300 to 1,693, an approximate margin of 400, which is comparable to other municipalities. In 2023, that average increased nearly 1,000 square feet to 2,373. That spike further exemplifies how the change in price was the result of variability in a small sample size.

Warrior Run Borough										
	Sales	Change	Avg Price	Change	Median	Change	Sq ft	Rooms	Beds	Baths
2018	3		\$71,322.67		\$74,200.00		1,605	8.0	3.3	1.1
2019	4	33.3%	\$75,600.00	6.0%	\$71,250.00	-4.0%	1,491	6.3	3.0	1.5
2020	2	-50.0%	\$47,500.00	-37.2%	\$47,500.00	-33.3%	1,300	6.0	3.0	1.4
2021	3	50.0%	\$52,015.83	9.5%	\$60,000.00	26.3%	1,693	7.7	3.7	1.2
2022	5	66.7%	\$90,215.00	73.4%	\$85,575.00	42.6%	1,472	7.4	3.6	1.4
2023	4	-20.0%	\$195,875.00	117.1%	\$191,250.00	123.5%	2,373	7.3	2.8	1.9
Total	21	33.3%	\$95,332.88	174.6%	\$74,200.00	157.7%	1,681	7.1	3.2	1.4

Laurel Run had consistent sales during the first few years analyzed, and then saw noticeable increases in 2022 and 2023. The first four years had two or three sales, which doubled to six in the final two years. Average prices varied, however. In 2020, for instance, the average price increased 350.5 percent only for prices to decline 63.3 percent the following year. With multiple years showing increases of more than 100.0 percent, the fluctuation likely results from the small sample size and not market changes. Over the full six years, the average of \$145,309.09 puts Laurel Run's average price just below the county average of \$173,302.84.

Laurel Run had a significant variation in square footage as well. Four of the years had comparable square footage, ranging from 1,118 to 1,567. In 2018 and 2020 the square footage was significantly larger, (2,350 and 1,871, respectively). The number of total rooms also had a clear outlier in 2018, at 9.5, and

an outlier of 7.3 2020. The numbers in other years ranged from 5.0 to 6.5 – far more similar to other municipalities. Furthermore, 2020 was the significant outlier with four bedrooms; the other years all ranged from 2.3 to 3.5. For bathrooms, the most significant outlier was in 2021 with a low number of bathrooms at 0.9, and 2018 was also an outlier at the high end (2.4). The other years were all comparable, ranging from 1.5 to 1.9.

Laurel Run Borough										
	Sales	Change	Avg Price	Change	Median	Change	Sq ft	Rooms	Beds	Baths
2018	2		\$159,500.00		\$159,500.00		2,350	9.5	3.5	2.4
2019	2	0.0%	\$33,000.00	-79.3%	\$33,000.00	-79.3%	1,425	5.5	3.0	1.8
2020	3	50.0%	\$148,666.67	350.5%	\$150,000.00	354.5%	1,871	7.3	4.0	1.7
2021	3	0.0%	\$76,633.33	-48.5%	\$55,000.00	-63.3%	1,118	5.0	2.3	0.9
2022	6	100.0%	\$221,916.67	189.6%	\$66,250.00	20.5%	1,246	6.3	2.8	1.9
2023	6	0.0%	\$134,066.67	-39.6%	\$129,450.00	95.4%	1,567	6.5	3.3	1.5
Total	22	200.0%	\$145,309.09	-15.9%	\$96,000.00	-18.8%	1,518	6.5	3.1	1.7

Courtdale Borough had consistent sales each year. The closest to an outlier was 2022 with six total sales, but it was not significantly larger than the other years which had either three or four sales. Average prices had a different trajectory than other municipalities. Prices decreased for the first three years, then increased in back-to-back years. Prices only rebounded from the initial declines and surpassed the 2018 price in 2023. There were only three sales in 2018, so the higher price in 2018 could be the result of sampling, and the other years are far more consistent.

Again, the square footage likely contributes to the higher prices. Excluding 2018, the square footage ranged from 1,380 to 1,551. In 2018 the square footage was 2,422. The fact that in 2018 people bought significantly larger houses than every other year is likely connected to higher prices that year. The total numbers of rooms were also significantly larger, so the variation is almost certainly due to the small sample size and not market changes.

Courtdale Borough										
	Sales	Change	Avg Price	Change	Median	Change	Sq ft	Rooms	Beds	Baths
2018	3		\$154,529.33		\$155,000.00		2,422	8.7	3.0	2.0
2019	4	33.3%	\$111,450.00	-27.9%	\$104,900.00	-32.3%	1,551	7.0	3.0	1.2
2020	4	0.0%	\$91,750.00	-17.7%	\$96,000.00	-8.5%	1,380	6.3	3.5	1.3
2021	3	-25.0%	\$117,266.67	27.8%	\$105,300.00	9.7%	1,460	6.3	3.0	1.2
2022	6	100.0%	\$153,446.67	30.9%	\$145,000.00	37.7%	1,486	6.5	3.2	1.5
2023	4	-33.3%	\$175,750.00	14.5%	\$209,000.00	44.1%	1,502	7.8	3.0	1.3
Total	24	33.3%	\$135,494.50	13.7%	\$137,450.00	34.8%	1,595	7.0	3.1	1.4

The municipalities with the fewest sales followed the general correlation between population and sales volume seen in the higher sales municipalities. There were only two municipalities that fell in the bottom 20 for sales that were not also in the bottom 20 for population, those being Nescopeck Borough and Sugar Notch Township. Nescopeck Borough was the 23rd smallest municipality so its inclusion in the 20 fewest sales is not a significant outlier. Sugar Notch Township was the 50th smallest municipality, yet had the 15th fewest sales, however. This means there were approximately 35 municipalities with smaller populations yet more home sales than Sugar Notch. A closer look at Sugar Notch’s housing market will

be needed to determine whether there is a shortage of existing housing, low interest in moving to the municipality, or other dynamics at play.

Due to the smaller sample size, there was a wide variation in physical characteristics among the municipalities with the fewest sales. Pringle Borough had the smallest square footage, at 1,490. Bear Creek Village had the largest square footage, at 3,276. The two municipalities had 46 and 25 sales, respectively, so there could be variation resulting in the significantly different square footage. Pringle is a suburban area while Bear Creek Village is very rural, so the larger square footage in Bear Creek Village is a result of the greater amount of space and reduced density. Even the number of rooms varies significantly across the municipalities, ranging from 6.5 to 11.5 in total rooms, 2.9 to 4 bedrooms, and 1.4 to 2.1 in bathrooms.

As with the top 20 municipalities for sales, there was not any clear correlation between sales and prices in the lowest sale volume municipalities. The municipalities with the fewest sales were roughly split between those with average prices below and above the Luzerne County average. There were nine municipalities with prices lower than the county average and 11 with prices higher than the county average. Prices in a municipality clearly do not have a strong impact on the number of sales.

Municipalities Ranked by Total Sale Volume								
Municipality	Sales	Avg Price	Med Price	Sq ft	Rooms	Bed	Bath	Population
Luzerne County	16,489	\$173,302.84	\$146,400.00	1,891	7.7	3.2	1.8	324,825
New Columbus Borough	2	\$220,000.00	\$220,000.00	2,400	11.5	4.0	2.1	237
Jeddo Borough	3	\$150,000.00	\$100,000.00	2,269	8.3	4.0	1.4	167
Nescopeck Borough	9	\$169,766.67	\$129,900.00	2,315	7.6	3.2	1.6	1,472
Nescopeck Township	11	\$246,527.27	\$249,900.00	1,956	7.7	3.0	1.7	997
Buck Township	15	\$199,886.67	\$159,900.00	2,027	7.5	3.3	1.7	323
Hollenback Township	18	\$270,966.67	\$242,000.00	2,260	8.9	3.3	2.1	1,128
Penn Lake Park Borough	20	\$197,455.00	\$181,275.00	1,542	6.3	2.6	1.5	373
Warrior Run Borough	21	\$95,332.88	\$74,200.00	1,681	7.1	3.2	1.4	526
Laurel Run Borough	22	\$145,309.09	\$96,000.00	1,518	6.5	3.1	1.7	492
Courtdale Borough	24	\$135,494.50	\$137,450.00	1,595	7.0	3.1	1.4	577
Bear Creek TV	25	\$411,624.00	\$295,000.00	3,276	9.6	3.9	3.0	386
Yatesville Borough	26	\$203,614.27	\$192,500.00	1,861	6.7	3.0	2.0	765
Fairmount Township	29	\$210,120.48	\$180,000.00	1,915	7.6	3.0	2.0	1,255
Slocum Township	34	\$192,888.65	\$164,950.00	1,817	6.6	3.0	1.8	1,136
Sugar Notch Borough	35	\$105,161.11	\$84,500.00	1,741	7.0	3.0	1.5	3,916
Shickshinny Borough	41	\$158,226.37	\$68,900.00	1,758	7.6	3.4	1.6	595
Dennison Township	45	\$289,636.83	\$190,000.00	2,234	8.1	3.3	2.1	873
Conyngham Township	46	\$122,053.11	\$129,500.00	1,637	7.1	2.9	1.4	1,365
Pringle Borough	46	\$113,333.02	\$112,500.00	1,490	6.8	2.9	1.4	823
Nuangola Borough	50	\$206,389.00	\$167,500.00	1,655	6.9	3.1	1.6	677

Affordability

Rising prices from the pandemic significantly risk making housing unaffordable for county residents. According to the recent census data, 41.9 percent of Luzerne County residents make less than \$50,000 per year which is higher than Lackawanna County (39.8 percent) and statewide (34.7 percent). The poverty rate is higher as well at 15.2 percent compared to 13.1 percent in Lackawanna and 11.8 percent statewide. With limited income and high poverty rates very few can afford the higher prices.

Poverty Rate - Percent of All People Below the Federal Poverty Line					
	2000	2010	2020	2021	2022
Lackawanna	9.8%	13.6%	12.2%	13.7%	13.1%
Luzerne	9.4%	15.9%	15.1%	12.8%	15.2%
Wayne	10.8%	12.4%	10.5%	12.6%	12.8%
Pennsylvania	9.5%	13.4%	10.9%	12.0%	11.8%

Source: U.S. Census Bureau Small Area Income & Poverty Estimates

Household Income Distribution: 2022				
Income Amount	Lackawanna	Luzerne	Wayne	Pennsylvania
Less than \$10,000	4.7%	5.8%	3.8%	4.8%
\$10,000 to \$14,999	5.1%	5.3%	4.1%	3.9%
\$15,000 to \$24,999	9.3%	8.4%	9.7%	7.4%
\$25,000 to \$34,999	8.5%	10.0%	11.6%	7.6%
\$35,000 to \$49,999	12.2%	12.4%	13.6%	11.0%
\$50,000 to \$74,999	17.6%	17.0%	21.8%	16.3%
\$75,000 to \$99,999	12.9%	14.0%	12.7%	13.0%
\$100,000 to \$149,999	16.2%	15.5%	14.5%	17.2%
\$150,000 to \$199,999	7.2%	6.4%	4.3%	8.5%
\$200,000 or more	6.3%	5.3%	3.8%	10.2%

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

The chart below shows the 10 most common occupations in Luzerne County, the number employed in the occupation, their mean wage, and what housing price they can afford. Combined these 10 occupations makes up around a third of the workforce in the county. The affordable housing threshold was calculated using Zillow's home affordability calculator. Down payments were calculated to be around 6 to 7 percent of the total cost, which is the average downpayment for a first-time homebuyer in 2023.^{vi} For the calculations, the Zillow suggested monthly debt payment of \$250 was used. However, the average in the US currently is \$1,583. If this figure were used the affordability threshold would significantly drop such that the average resident could only afford an \$11,000 home. Therefore, the \$250 figure was used, although this likely portrays a more optimistic view of affordability.

House Affordability					
Occupation	Employed	Percent	Mean Wages	Affordable	Down Payment
Laborers and Material Movers	14,320	9.5%	\$40,400	\$112,211.00	\$7,000.00
Driver/Sales Workers and Truck Drivers	5,439	3.6%	\$53,000	\$160,237.00	\$10,000.00
Home Health and Personal Care Aides	4,631	3.1%	\$29,600	\$71,184.00	\$4,600.00
Cashiers	3,443	2.3%	\$26,400	\$59,117.00	\$4,000.00
Retail Salespersons	3,307	2.2%	\$35,200	\$92,582.00	\$6,000.00
Fast Food and Counter Workers	3,305	2.2%	\$26,700	\$60,203.00	\$4,000.00
Registered Nurses	3,220	2.1%	\$78,900	\$259,626.00	\$17,000.00
Industrial Truck and Tractor Operators	3,016	2.0%	\$46,200	\$134,815.00	\$9,000.00
General and Operations Managers	2,893	1.9%	\$112,300	\$387,372.00	\$25,500.00
Secretaries and Administrative Assistants	2,849	1.9%	\$43,000	\$43,000.00	\$8,000.00
Total	151,207		\$55,400	\$169,729.00	\$11,000.00

Below is the average home price in the county and the 10 municipalities with the most sales in the county. Only two occupations could afford the county average price (\$217,282.65), Registered Nurses and General and Operations Managers. Six of the top 10 occupations cannot afford the average home in any of the municipalities with affordable prices ranging from \$43,000 to \$112,211.00. Combined these occupations make up 21.1 percent of employees in Luzerne County. Another two occupations, Drivers and Industrial Truck and Tractor Operators, can only afford the average home in Nanticoke. Combined eight of the 10 most common occupations can afford the average home in one or no municipalities in the county. To house these workers more workforce housing is needed, whether that is more rental housing or more starter homes.

Housing Prices by Location	
	Avg Price
Luzerne County	\$217,282.65
Wilkes-Barre	\$139,495.66
Butler Township	\$296,668.88
Hazleton City	\$173,764.86
Kingston Borough	\$228,237.46
Hanover Township	\$170,099.86
Hazle Township	\$249,334.63
Dallas Township	\$341,460.82
Plains Township	\$186,702.29
Nanticoke City	\$124,187.65
Kingston Township	\$331,448.94

Summary

In municipalities throughout the county, there is a clear delineation in the pre and post COVID housing market. The effect is clearer in terms of prices. In most of the county the largest annual increase in prices occurred in 2021 or 2022. With the advent of the pandemic, several people from nearby cities

moved into the area and housing construction was stalled due to shutdowns and logistical delays. These factors put significant upward pressure on housing, resulting in large price increases in the years after 2020.

There are significant barriers to analyzing housing dynamics in the smaller municipalities because small sales volume complicates the ability to isolate year-over-year trends. There were three municipalities which had multiple years without a single house sold and several municipalities with only one or two houses sold per year. When this happens, it is not clear whether price increases or changes in sales volume indicate trends or whether they simply reflect characteristics of the homes



purchased. For instance, Buck Township had 15 total sales with a high of six sales in 2022 and a low of one sale in 2021. Since most municipalities saw growth in sales in 2021 it is likely that this low sales volume in 2021 was a coincidence and not a result of broader market trends. Price trends were more complicated. In 2022 average price was double the price of the house sold in 2021. This may be partially due to price growth in 2022, but the significant variation is likely a result of sampling. There is evidence that part of the variance reflects the homes purchased because those purchased in 2022 were 2,140 square feet on average while the house purchased in 2021 was only 1,500. It is likely that rising prices affected the change, but the characteristics of the houses sold were also factors. These conflicting indicators make it difficult to analyze small municipalities.

The market most likely will cool down in the coming years. With high interest rates and high prices, sales decreased in all the top 10 municipalities for sales - nine of ten decreased by over 30 percent. Even with significant variability in the smaller municipalities, all the municipalities with at least one sale per year saw decreases in sales in 2023. Interest rate hikes from the Federal Reserve were designed to cool a hot housing market and the effect is clearly seen in Luzerne County.

Despite the slowing market, prices continue to increase. Countywide, prices increased 4.3 percent in 2023 and prices only decreased in one of the top 10 municipalities for sales. The rate of price increase has declined so the decline in sales has had an effect, but with affordability becoming more challenging, declining sales alone will not solve the problem. Increasing housing supply could help tackle growing home prices and ensure affordability. Municipalities with larger growth rates in 2023 may especially benefit from increased supply.

For the most part, sales volume followed the population trends of the municipalities. Larger municipalities (in terms of population) had larger sales volumes and smaller ones had fewer sales. However, there were some outliers. Rice Township's sales volume ranked 16 places higher than its population rank and Dallas Borough ranked 20 places higher. Conversely, Nescopeck Borough was 20 places lower in sales than in population and Sugar Notch Borough was 35 ranks lower. Rice Township and Dallas Borough were two of the municipalities with the highest prices in the county, so clearly price did not dissuade sales in these areas. Leaders in municipalities that significantly underperform should

consider what they can do to attract more home purchasers, while those in overperforming areas should assess whether their housing supplies will continue to meet the growing demand. There was no clear correlation between prices and number of sales. High, medium, and low-price municipalities were equally represented in the top 20 and bottom 20 municipalities for sales. Purchasers in Luzerne County are clearly not deterred by high prices nor attracted to low prices. Clearly decisions about where to buy a home are made despite price.

State of Zoning and planning codes

History

Zoning has a long history in the United States. The first comprehensive ordinance was passed in New York City in 1916.ⁱ In 1922 the national Standard State Zoning Enabling Act was proposed by the Commerce Department. The act was model legislation proposed for each of the states that would enable local governments to pass their own zoning acts defining different zoning districts, drawing zoning maps, and establishing land use rules.

Zoning's constitutionality was established in 1926 in the Village of Euclid v Ambler Realty Co case. In that case, the village of Euclid was located outside of Cleveland and residents were concerned about industrialization spreading into the town. They established strict rules for the type of activity, building height, and building size in different districts in the city. The piece of land owned by Ambler Realty was in multiple zones, including ones that did not allow industry. Ambler Realty sued because the land was most valuable if it was developed for industrial purposes, and leadership felt it was a violation of their property rights for the municipality to stop them from developing the lot as they saw fit. The Supreme Court sided 6 to 3 with the municipality, overruling a lower court and saying that the ability to regulate land use falls under the police power.ⁱⁱⁱ Police power refers to the ability of states to regulate to protect and promote public health, safety, morals, and general welfare.^{iv}

All zoning ordinances must be based on some aspect of the police power. Ordinances can only ban or promote activities and uses based on a desire to protect health, safety, morals, and general welfare. Ordinances cannot ban or discourage something simply because the local government dislikes it nor promotes something because they like it. In practice this means following a rational nexus test, whereas a local government must be able to show a direct connection between the regulation and a benefit to the police power.^v Ordinances must zone for all types of zoning. For instance, if a zoning ordinance does not allow for industrial or commercial sections of the city, it would not allow for a type of zoning and there would be a challenge to the ordinance.

In Pennsylvania, zoning rules are regulated by Act 247, the Pennsylvania Municipalities Planning Code of 1968 (MPC). The MPC enables municipalities and counties to pass rules regulating the use of land in their areas. Under the MPC, however, municipalities have the ultimate authority to zone and plan, so municipal codes supersede those of counties. Typically, a county passes an ordinance and then municipalities pass their own ordinances, removing themselves from the county's ordinance. Of the 76 municipalities in Luzerne County, 56 have passed zoning ordinances, therefore there are 20 municipalities that fall under the county's zoning ordinance. The municipalities that have passed their own ordinances and those that still fall under the county ordinance are listed below. The county first passed a zoning ordinance and developed maps in the 1960s and the ordinance was recently updated in 2021.

Municipalities with Zoning Ordinances	
Own Zoning Ordinance	Under County Zoning Ordinance
Ashley Borough	Avoca Borough
Bear Creek Township	Conyngam Township
Bear Creek Village Borough	Courtdale Borough
Black Creek Township	Dupont Borough
Buck Township	Duryea Borough
Butler Township	Fairmount Township
Conyngam Borough	Hughestown Borough
Dallas Borough	Hunlock Township
Dallas Township	Huntington Township
Dennison Township	Jeddo Borough
Dorrance Township	Lafin Borough
Edwardsville Borough	Lake Township
Exeter Borough	New Columbus Borough
Exeter Township	Newport Township
Fairview Township	Pringle Borough
Forty Fort Borough	Ross Township
Foster Township	Union Township
Franklin Township	Warrior Run Borough
Freeland Borough	West Wyoming Borough
Hanover Township	Yatesville Borough
Harveys Lake Borough	
Hazle Township	
Hazleton City	
Hollenback Township	
Jackson Township	
Jenkins Township	
Kingston Borough	
Kingston Township	
Larksville Borough	
Laurel Run Borough	
Lehman Township	
Luzerne Borough	
Nanticoke City	
Nescopeck Borough	
Nescopeck Township	
Nuangola Borough	
Penn Lake Park Borough	
Pittston City	
Pittston Township	

Plains Township	
Plymouth Borough	
Plymouth Township	
Rice Township	
Salem Township	
Shickshinny Borough	
Slocum Township	
Sugar Notch Borough	
Sugarloaf Township	
Swoyersville Borough	
West Hazleton Borough	
West Pittston Borough	
White Haven Borough	
Wilkes Barre City	
Wilkes Barre Township	
Wright Township	
Wyoming Borough	

Some of the municipalities in the county passed their ordinances more recently than others. Considering the municipalities with the largest population in the county, for instance, updates to ordinances in Wilkes-Barre and Nanticoke were made in 2012 and updates to Pittston’s updates were made in 2019. Hazleton has the newest ordinance, which was updated in 2021.

Characteristics of Different Codes

According to the MPC every code must include and have a zone for each type of use, though it is up to the municipalities and counties writing the codes to define them. This latitude given to those writing the codes led to some similarities and inconsistencies. All the cities have the same residential districts. All have R-1, R-2, and R-3 (low density/single family, medium density/two family, and high density/multi-family). The county has the only code that breaks from this paradigm. In the county, there are R-1 and R-2 districts but instead of R-3 there is RA (apartment residence district), and the county introduced two new districts – SR (suburban residence district) and MRB (mixed residential business district). The suburban residence district is unique to the county because it is similar to R-1 but for areas in which water and sewage may not be available. The other four cities are denser than the county, so they do not necessarily have to deal with these situations and thus do not have such districts.

Although the county has the only code with different residential districts, the commercial districts are more varied. For instance, Nanticoke and Wilkes-Barre both have C-1, C-2, and C-3 districts but Wilkes-Barre also has C-4 and C-N districts. Hazleton and Pittston have only two commercial districts. Even when the labels of the districts are the same, the meanings can be very different. In Wilkes-Barre, the commercial districts are office, community, central, heavy, and neighborhood (C-1, C-2, C-3, C-4, and C-N respectively). In Nanticoke they are neighborhood, central, and heavy (C-1, C-2, and C-3 respectively). Therefore, a Nanticoke C-1 is a Wilkes-Barre C-N, a Nanticoke C-2 is a Wilkes-Barre C-3, and a Nanticoke C-3 is a Wilkes-Barre C-4. Hazleton and Pittston have far more simplified commercial districts with just central and highway in Hazleton versus neighborhood and central in Pittston. Although the cities are

different in size and economy, the inconsistencies in zoning can create complications for developers and businesses attempting to expand in different municipalities. The commercial districts are relevant for housing because all commercial districts allow at least one type of housing, although often by special exception.

Districts in City and County	
City	District
Hazleton	R-1, R-2, R-3, CC, CH, OS, PI, LI, GI, DOD, EOD, HOD
Nanticoke	R-1, R-2, R-3, C-1, C-2, C-3, I-1, S-1, C-OP
Pittston	R-1, R-2, R-3, NC, CB, I, ROD, MSOD, OS
Wilkes-Barre	R-1, R-2, R-3, C-1, C-2, C-3, C-4, C-N, M-1, M-2, S-1, OSP
County	SR, R-1, R-2, RA, NB, CB, HB, GB, AG, MI, LI, HI, MRB, CO

Although the largest inconsistencies occur with commercial districts, there are problems with other districts as well. Every city has some kind of outdoor or conservation district. In Pittston and Hazleton, it is OS (open space), in Nanticoke it is C-OP (conservation-open space), in Wilkes-Barre it is OSP (open space and park zone), and in the county code it is a CO (conservation district). Nanticoke’s conservation or outdoor district is unique because it allows single family housing, while the other large cities do not allow any housing in outdoor or conservation district. The special districts more commonly allow housing. In Nanticoke it is the S-1, which is mostly for Luzerne County Community College Campus, in Wilkes-Barre there is the S-1, which is primarily for Wilkes University and Kings College, and in Hazleton it is PI which is mostly used for the public schools in the city. In Wilkes-Barre, the S-1 allows for upper floor residences and in Nanticoke it allows for student housing. With the college centered focus of these districts, the additional allowances form well to purpose.

Hazleton has a few overlay districts as well, including DOD (downtown), EOD (energy), and HOD (historic). Pittston also has overlay districts, including the ROD (retail) and MSOD (main street). Overall, Hazleton and Wilkes-Barre have the most complicated zoning systems with the most districts and with Hazleton having three separate overlay districts. Pittston has the fewest districts and would be the simplest although the two overlay districts add a level of complexity that Nanticoke does not have, despite having two more regular districts.

Luzerne County’s ordinance has more districts than any of the city ordinances. Part of this is necessary, because there are districts like AG (agriculture) and MI (mining) which the cities do not have because there is no major mining or agriculture in the cities. Luzerne County’s ordinance is also the only ordinance to have an explicit mixed residential business district. Conversely, Luzerne County does not have any kind of special district, unlike Hazleton, Nanticoke, and Wilkes-Barre (respectively S-1, PI, and S-1).

The delineation of business districts is the largest difference within the codes. Hazleton and Luzerne County are the only two geographies with highway commercial districts (CH and HB, respectively) while all the cities’ codes have some form of neighborhood business districts – excluding Hazleton’s code (C-1, NC, C-N, and NB). Conversely, all codes (excluding the county code) have central commercial or business districts (CC, C-2, CB, and C-3). Luzerne County and Wilkes-Barre are the only geographies with community districts (CB and C-2, respectively) and the county is the only geography with a general business district (GB). There is some overlap in the differently named districts, but the wide variety of labeling adds a level of complexity to tracking zoning in Luzerne County.

Luzerne County

Despite the county's unique naming convention for the zones (RA instead of R-3), the principles are largely the same as the cities' codes. R-1 is single family, R-2 is two family, and R-3/RA is multi-family. There are also some unique allowances in the county code. While most municipalities prohibit hospitals, bed and breakfasts, manufactured homes, and professional offices in R-1, the county allows them with a special exception. A special exception in the county code requires approval by the zoning hearing board, so there must be review of the proposal, but most codes do not allow such approvals. By comparison, Pittston only allows hospitals and professional offices in the neighborhood commercial district and Wilkes-Barre only allows mobile homes (manufactured homes) in C-4.

Luzerne County R-1 Uses	
Permitted	Special Exception
No-Impact Home Occupations	Bed and Breakfast
Place of Worship	Cemetery
Public Uses	Home Occupations
Residential Single-Family	Hospital or Sanitaria
Semi-Public Use	Manufactured Homes
Utilities	Outdoor Wood-Fired Boilers
	Planned Residential Development
	Professional Offices
	Recreational Facilities Private
	Recreational Facilities Public
	Short Term Residential Rental Units

The SR (suburban residence) district is like the R-1 district. The main differences are in terms of property regulations and service provision because the point of the district is to allow for more rural housing where there are not necessarily water or sewage lines. There were only a few differences in terms of uses between the SR and R-1. The only additional permitted purpose is a continuing care facility and the only difference among special exceptions is that the SR does not allow private recreational facilities. With the uses so similar the primary difference between the two districts are the characteristics of each area.

Luzerne County SR Uses	
Permitted	Special Exception
Continuing Care Facility	Bed and Breakfast
No-Impact Home Occupations	Cemetery
Place of Worship	Home Occupations
Public Uses	Hospital or Sanitaria
Residential Single-Family	Manufactured Homes
Semi-Public Use	Outdoor Wood-Fired Boilers
Utilities	Planned Residential Development
	Professional Offices
	Recreational Facilities Public
	Short Term Residential Rental Units

The R-2 zones allow more uses. As in most municipal codes, the R-2 district is for moderately dense residential areas, with a mix of one- and two-family homes. There are limited differences between R-1 and R-2 zones. In R-1 hospitals are only permissible with special exceptions while allowed in R-2 and in R-2 residential two-family homes are permitted. Boarding or rooming houses are a special exception in R-2 where they are not permitted in R-1. There are also a few special exceptions in R-1 that are not allowed in R-2, including bed and breakfasts, outdoor wood-fired boilers, and short-term residential rental units. Otherwise, the two districts are largely similar.

Luzerne County R-2 Uses	
Permitted	Special Exception
Hospital or Sanitaria	Boarding/Rooming House
No-Impact Home Occupations	Cemetery
Place of Worship	Home Occupations
Public Uses	Manufactured Homes
Residential Single-Family	Planned Residential Developments
Residential Two Family	Professional Offices
Semi-Public Uses	Recreational Facilities Private
Utilities	Recreational Facilities Public

Despite its different name, the RA district is like R-3s in most Luzerne County cities. The R-3 district allows for apartments and residential multiple-family housing in addition to single and two-family housing. There are also new special exception uses like mortuaries, dormitories, clubs and lodges, and continuing care facilities. RA is for the most densely populated parts of municipalities that the county manages and thus has the broadest allowances.

Luzerne County RA Uses	
Permitted	Special Exception
Apartments	Cemetery
Boarding/Rooming House	Clubs and Lodges
Home Occupations	Continuing Care Facility
Hospital or Sanitaria	Day Care Facilities
No-Impact Home Occupations	Dormitories, Frats, and Sororities
Place of Worship	Manufactured Home
Professional Offices	Mortuaries
Public Uses	Nursery School
Residential Single-Family	Planned Residential Developments
Residential Two Family	Recreational Facilities, Private
Residential Multiple	
Semi-Public Uses	
Utilities	

Luzerne County has Neighborhood and Community Business Districts, both of which have the same rules for residential uses. Neither district allows any residential uses by right and only allow apartments and multiple dwelling residences with special exception. Despite the designation of a “neighborhood”

business district, apartments and multi-family dwellings are only allowed by special exception. It may be beneficial to allow more residential uses or at least allow multi-unit dwellings by right to foster more housing units.

Wilkes-Barre

Like most of the municipal codes, Wilkes-Barre’s code includes a chart detailing which residential uses are permitted in each district. Those denoted with an X below are allowed by right, while those with SA or SB require special exceptions. Those denoted with an SA require approval from the zoning hearing board, while those with SB require approval from the zoning hearing board with prior comment and recommendation by the planning committee. This is a noticeable difference from Luzerne County’s ordinance, where there is only one type of special exception, only requiring zoning hearing board approval. The added review could be a barrier to additional housing but the only residential uses that require the SB approval are group residences in all residential districts and garden apartments in R-3, so it is not a common problem for most housing.

TABLE OF RESIDENTIAL USE BY ZONING DISTRICT

	R-1	R-2	R-3	C-N	C-1	C-2	C-3	C-4	M-1	M-2	S-1	OSP
Single Family Detached Dwelling	X	X	X	X								
Two Family Dwellings, including detached or semi-detached dwellings containing not more than two-dwelling units		X	X									
Multi-Family Dwellings			X		X		X					
Boarding House Rooming House			SA	SA								
Communal Dwelling Unit			SA								SA	
Home Occupation	SA	SA	SA	X	X	X	X	X			X	
Home Office	X	X	X	X	X	X	X	X			X	
Accessory Residential Uses	X	X	X	X	X	X		X			X	
Mobile Home (permanent foundation)								X				
Dormitory							SA				SA	
Dwelling Units on Upper Floors				X	X	X	X	X			X	
Garden Apartments			SB									
Townhouses		X	X									
Group Residences	SB	SB	SB	SB								

The Wilkes-Barre and county codes also have different defined residential uses. The county code considers housing uses as parts of broad categories – single family, two family, and multi-family homes. Wilkes-Barre has different requirements for garden apartments and townhouses. The different definitions present potential points of confusion; whether an apartment is a simple multi-family dwelling or a garden apartment only makes a difference in regulations in Wilkes-Barre. Wilkes-Barre could consider eliminating garden apartments as a separate category or allowing garden apartments in similar districts in which multi-family dwellings are allowed.

In addition to covering a wider range of residential uses, the Wilkes-Barre code considers a wider range of commercial and industrial uses than the county. Due to the larger number of uses the listing is far

more complicated. The county code contains short lists detailing which uses are allowed in each district, as displayed above, but covering nine pages in total. The Wilkes-Barre code has a one page table of residential uses, a two page chart of commercial retail uses, a two page chart of commercial services uses, a one page of table of communication and utilities uses, a one page of table of culture and entertainment uses, a one page table of institutional uses, and a six page table of manufacturing and industrial uses – totaling 14 pages. The level of detail does clarify the permitted uses in each district, but the sheer number of categories may mean that the definitions are too specific, leading to difficulty classifying activities. Uses having different categories and regulations in each code creates confusion for developers and creates difficulty for those developers who work in multiple municipalities as well as those entering from other areas.

Concerning residential districts in Wilkes-Barre, R-1 is the most restrictive, allowing only single family detached properties by right. R-2's only difference is that two family dwellings and townhouses are allowed by right. R-3 allows multi-family dwellings by right and boarding/rooming houses, communal dwelling units, and garden apartments by special exception. Boarding/rooming houses and communal dwellings require only approval from the zoning hearing board, while garden apartments require the approval from zoning after the planning committee provides comment and recommendation. Communal dwelling units have a relatively unique specified use in the Wilkes-Barre code. The unit is shared by more than four people who are not related in any way, under one lease if rented. No such unit exists in the county code; however, they are only allowed in R-3 and S-1 with the more intensive approval process. These would essentially be apartment units with four or more people living in them, their permissibility in R-3 and S-1 zones makes sense for this use because the S-1 is located near the colleges in Wilkes-Barre. These are likely predominantly student housing apartments and other arrangements hence their allowance in the S-1.

The Wilkes-Barre code is friendlier to housing in a few ways. It does not distinguish between types of two-family dwellings. Some other codes have separate rules for attached and detached two family dwellings, but Wilkes-Barre treats them all uniformly, allowing attached two-family dwellings in places other cities might not. Wilkes-Barre also allows for dwelling units on upper floors in all commercial districts and multi-family dwellings in C-1 and C-3 districts. This provides an opportunity for mixed use development, which can be beneficial to housing development.

Hazleton

Like the Wilkes-Barre code, the Hazleton code contains a chart of permitted uses categorized by type. In the chart below, a *P* indicates that a use is permitted in that district, an *N* indicates it is not allowed, and an *S* means it is a special exception use. Special exception uses require a zoning hearing board approval. There are only a few special exceptions uses, including multi-family in CC, conversion to multi-family in R-3, manufactured home community in R-3 and CH, short-term home rental in R-2, short-term transient home rental in R-2, student housing in R-2, community center in R-2 and R-3, family child care home in R-2, group child care home in R-3, halfway house in R-3, and nursing home in R-3. There are also conditional uses (C), which require governing body approval, but no residential use is a conditional use.

Residential Uses	R-1	R-2	R-3	CC	CH	OS	PI	LI	GI	Supplemental Regulations
Single-Family Dwelling Unit	P	P	P	P	N	N	N	N	N	
Two-Family Dwelling Unit	N	P	P	P	N	N	N	N	N	
Multi-Family Dwelling Unit	P	P	P	S	N	N	N	N	N	§610(f)
Conversion to Multi-Family	N	N	S	N	N	N	N	N	N	§610(a)

Dwelling Above Business	N	N	N	P	P	N	N	N	N	
Home Occupation	P	P	P	N	N	N	N	N	N	§610(b)
No Impact Home Based Business	P	P	P	N	N	N	N	N	N	§610(c)
Manufactured Home	N	N	P	N	N	N	N	N	N	§610(d)
Manufactured Home Community	N	N	S	N	S	N	N	N	N	§610(e)
Short Term Home Rental	N	S	P	P	N	N	N	N	N	§610(i)
Short Term Transient Home Rental	N	N	S	P	P	N	N	N	N	§610(i)
Student Housing	N	N	S	N	N	N	N	N	N	§610(j)
Accessory Residential Uses (see also Chapter 4)	P	P	P	P	P	P	P	P	P	§603(f) Pets, §610(l) Tree Houses, and §610(m) Garage Sales.
Private Garage	P	P	P	P	N	N	N	N	N	
Satellite Dishes	P	P	P	P	P	P	P	P	P	§610(g)
Storage and Parking	P	P	P	P	N	N	N	N	N	§610(h)(1)-(4)
Pools and Ponds	P	P	P	P	N	N	N	N	N	§610(k)

Commercial Residential Related Uses	R-1	R-2	R-3	CC	CH	OS	PI	LI	GI	Supplemental Regulations
Community Center	N	S	S	N	P	N	N	N	N	
Group Home	N	N	P	N	N	N	N	N	N	§604(d)(5)
Family Child Care Home	N	S	P	N	N	N	N	N	N	
Group Child Care Home	N	N	S	N	N	N	N	N	N	
Half-Way House	N	N	S	N	N	N	N	N	N	

Commercial Residential Related Uses	R-1	R-2	R-3	CC	CH	OS	PI	LI	GI	Supplemental Regulations
Nursing Home	N	N	S	N	P	N	P	N	N	
Personal Care Home	N	N	P	N	P	N	P	N	N	§604(d)(1)
Playground/Park	P	P	P	P	P	P	P	P	P	

A unique aspect of the Hazleton zoning ordinance is conversion to multi-family being its own separate use. In the Wilkes-Barre and Luzerne County ordinances, this is simply treated as multi-family housing with no separate rules for conversions. In Hazleton, conversions are only allowed in R-3 where they require a special exception, whereas multi-family dwelling units are permitted in all residential districts and in central commercial districts with special exception. Allowing multi-family dwellings in all residential districts is another distinct feature of the Hazleton code; in other codes they are only allowed in R-3 and some commercial districts. This makes Hazleton particularly friendly to the development of multi-family housing.

The Hazleton code defines a wide range of housing types, yet they are different than the Wilkes-Barre and Luzerne County codes. The Hazleton code distinguishes between home occupations and no impact home businesses, manufactured homes and manufactured home communities, short-term home rental, and short-term transient home rental as separate uses. The number of housing types defined in Hazleton results in Hazleton having some of the most defined uses. Despite Wilkes-Barre breaking up multi-family housing into multiple categories the two have comparable numbers of uses, Hazleton with 12 and Wilkes-Barre with 14. Both cities have more uses than the simplified county code, with nine uses. Uses being subdivided in some codes and bound together in others is yet another opportunity for standardization.

Further complicating the differences in code between municipalities, the commercial districts in each code treat housing differently. In Hazleton apartments are special exception uses in the central commercial (CC) district whereas in Wilkes-Barre multi-family housing is allowed by right. However, Wilkes-Barre does not allow single-family, two-family, garden apartments, or townhouses in its central commercial district while Hazleton allows single- and two-family properties by right. Hazleton also allows both types of short-term rentals. There is a clear difference in perception of what a central commercial district implies for housing between the two codes. Hazleton’s code acknowledges businesses mixed with single- and two-family housing and a small number of apartments while Wilkes-Barre’s code acknowledges businesses mixed exclusively with multi-family housing.

The CH-Commercial Highway District is designed for commercial uses needed by those traveling on the highway. The district is largely located around existing services for the highway and underdeveloped land near the highway that could be turned to such uses. The only housing allowed in these districts are mobile home parks so there are limited housing opportunities. The county code is the only other code with this type of district, though multi-family and apartments are allowed by special exception and mobile home parks are prohibited. Therefore, the county code accepts more multi-family housing while being more restrictive of mobile homes. This typifies the mixed approach to the same types of districts in the various codes in the county.

Pittston

Below is the chart of allowed uses in each district, sorted by type of uses for Pittston. In this chart, *P* indicates that a use is permitted, *A* indicates an accessory use, *SE* indicates a special exception, and a

blank space indicates no permission. Accessory use occurs on the same lot as the primary use to which it is related (for instance, a home occupation is an accessory use to housing). Accessory uses are permitted when connected to permitted uses. For instance, a home occupation is allowed if the housing at which it takes place is allowed in that district. In Pittston, a special exception is granted by the zoning hearing board, in accordance with the process outlined in the zoning ordinance.

**Table 480.26
Zoning District Use Chart**

	OS	R1	R2	R3	NC	CB	I	ROD
Public Conservation Area	P							
Park and Recreation Area	P	P	P	P	P	P		
Forestry	P							
Community Garden	P	P	P	P				
Residential Uses								
Single Family Detached		P	P	P	SE			
Single Family Attached or Semi-Detached			P	P	SE			
Two Family Attached or Semi-Detached			P	P				
Multifamily Dwelling				P	SE	SE		
Nursing Homes and Housing for the Elderly				SE	SE			
Group Homes					SE			
Rooming House				SE	SE			
Mixed Use Buildings						P		
Home Occupations		A	A	A				
Conversions, Single Family to Two Family or Multifamily				SE				
Institutional and Cultural Uses								
Educational Uses				SE	SE	SE		
Cemetery			SE					
Religious Uses		SE	SE	SE	SE	SE		
Municipal Uses			P		P	P		
Public Safety Services					P	P		
Cultural Institutions						P		
Postal Services						P		
Commercial Uses								
Funeral Homes			SE	SE	SE			
Family Day Care Homes			SE	C				

Amusement Center						P		
	OS	R1	R2	R3	NC	CB	I	ROD
Bed and Breakfast Facilities			SE					
Club/Lodge						P		
Neighborhood Commercial Establishment				C				
Retail Stores and Shops					P	P	P	P
Pawn Shop					SE	C		
Billiard Hall/Pool Hall					SE	C		
Restaurants					P	P		P
Fast Food Restaurants					P			
Currency Exchange					SE			
Personal Service Shops					P	P		P
Professional Offices					P	P	P	
Banks and Financial Institutions					P	P		P
Fitness Facilities					P	P		P
Bowling Alley					C			
Automotive Sales					SE		P	
Automotive Repair Facilities							P	
Automotive Service Stations					SE		P	
Car Wash Facilities					P		P	
Mini Self Storage					SE		P	
Commercial Parking Lots					C			
Dog Kennels					C			
Veterinarian Offices					C			
Social Services					C	P		
Hotel					SE	C		C
Motel					SE	C		C
Shopping Center					SE		P	
Hospital					SE			
Automotive Self-Service Motor Fuel Dispensing					SE		P	

	OS	R1	R2	R3	NC	CB	I	ROD
Automotive Service Motor Fueling Dispensing Facility					SE		P	
Movie and live theaters						C		C
Event Facilities						C		C
Medical Marijuana Dispensaries							SE	
Adult Uses							SE	
Industrial Uses								
Artisan Manufacturing					SE	C	P	C
Light Manufacturing							P	
Heavy Manufacturing							P	
Wholesale Warehousing and Distribution							P	
Rail and Freight Yards							P	
Brewing and Distilling Facilities							SE	
Medical Marijuana Grower and Processor Facilities							SE	

- A- Accessory Use**
- C- Conditional Use**
- P- Permitted Use**
- SE- Special Exception**

Pittston’s chart of zoning uses is more simplified than the others. There are fewer residential uses – 10 compared to 12 for Hazleton and 14 for Wilkes-Barre. Additionally, Pittston only defines eight types of industrial uses; by comparison, Wilkes-Barre has 14 types, each with up to eight subcategories. The commercial uses in the Pittston chart cover about one page, they cover five in the Hazleton code and four in the Wilkes-Barre code. In developing a zoning code, municipality leaders must decide between simplicity and level of detail. Wilkes-Barre’s code opts for far more detail which provides more specificity but at the cost of making the code far more complicated. While Pittston’s code elects for brevity and simplicity aimed to ease development.

Part of the reason for the fewer residential uses listed in the chart is that Pittston’s code does not distinguish between different types of multi-family dwellings. It does not have separate allowances for garden apartments and townhouses like Wilkes-Barre, and it does not have different rules for mobile homes like Hazleton. Most municipalities treat mobile or manufactured homes as a separate type of use, often restricting them to R-3 or commercial areas even if they function as single-family homes. There has been a push in some pro development reforms to allow for more mobile home use as they are relatively inexpensive options for homeownership or rental for residents struggling to find housing. Pittston treating them in this way offers new opportunities for affordable housing development. The treatment of single-family attached or semi-detached housing like two-family housing may potentially restrict development in Pittston. However, Pittston distinguishes between detached housing and attached or semi-detached; the former is the only housing allowed in R-1 and the latter has similar allowances to two-family housing. Wilkes-Barre handles housing the same way, while Hazleton’s chart

does not distinguish between detached, semi-detached, and attached. Therefore, Hazleton allows more types of housing in R-1 districts, allowing for attached or semi-attached homes like duplexes.

As far as housing in commercial districts is concerned, comparison across municipalities is complicated by the different commercial districts. Pittston only has a neighborhood and central business districts for commerce. In the neighborhood district, all housing except two-family options is allowed, although all require special exceptions. This is more housing friendly than the Wilkes-Barre code, which only allows single-family detached in neighborhood commercial districts, although single-family units do not require approval. The county has the most permissive rules for housing in neighborhood commercial areas, as single, two-family, and multiple dwellings are all allowed by right. Hazleton does not have a neighborhood commercial district so a comparison cannot be made.

As far as the central business district, Pittston allows multi-family housing with special exception and mixed-use buildings by right. Mixed-use building is comparable to what the other codes define as dwelling units on upper floors or dwellings above businesses. Hazleton has a far friendlier central commercial district as single-family, two-family, and dwellings above businesses are allowed by right while multi-family units require special exceptions. In Wilkes-Barre, dwelling units on upper floors and multi-family dwellings are allowed by right, making it slightly more housing accessible because multi-family housing does not require special exception. The county does not have a central business district in its code so no comparison can be made.

Pittston's commercial districts are mixed in terms of allowing housing. The neighborhood commercial district is friendlier than Wilkes-Barre's district but less so than the county's district. Pittston's central business district is less friendly than Hazleton's and Wilkes-Barre's districts because it does not allow single- or two-family housing and requires special exceptions for multi-family housing. Updates to requirements in commercial districts may spur housing development. Even if special exceptions are generally granted for housing in these districts, requiring it is a potential barrier for smaller developers and developers not as familiar with Pittston's approval process.

Nanticoke

Unlike the other codes, there is not an accessible chart of uses in the Nanticoke code. Instead, Nanticoke lists the uses permitted and subject to special exceptions in each district. As with most codes, there is only one type of special exception, and the exception only requires approval of the zoning hearing board.

Like Wilkes-Barre, Nanticoke's code defines a wide range of housing types. Regulations pertaining to townhouses, garden apartments, and communal dwelling units are different from other housing regulations. The separation of these uses with different rules and regulations for each can confound developers and deter investment. If more multi-family housing is to be developed in Nanticoke, removal of these additional terms and standardized treatment across types of multi-family housing would be beneficial.

Wilkes-Barre is the only other municipality with separate rules for townhouses and garden apartments, so it is the only one that can be compared to Nanticoke's rules. In Wilkes-Barre, garden apartments are only allowed in R-3 by special exception, while townhouses are allowed by right in R-2 and R-3 areas. In Nanticoke, garden apartments are only allowed in R-3 zones by special exception. Townhouses are allowed in R-2 zones by special exception and R-3 zones by right. Overall, Nanticoke is slightly more restrictive than Wilkes-Barre for these types of housing. The two cities have the same regulations on garden apartments, but Nanticoke requires a special exception for townhouses in R-2.

Most importantly for the development of multi-family housing, multi-family housing requires special exception – even in the R-3 district. Among the cities’ and county’s codes, Nanticoke is the only municipality with this practice. By requiring special exceptions for multi-family housing, Nanticoke’s code makes the process of development longer and more complex, which could deter investment. A developer is more likely to install a new multi-family housing unit in a municipality where they do not have to go before a zoning board review, due to the added time and concerns about the experience of the members of the board^{vi}. Board members are not paid and are not necessarily experts in housing development, as they are appointed and approved by the municipalities’ elected officials. Some developers worry that members of these boards may therefore not have the appropriate knowledge to adequately evaluate their proposals. When possible, developers will avoid this added barrier, limiting the potential for development in Nanticoke.

Nanticoke Allowance R-1	
Permitted Uses	Special Exception
Single-Family Detached	Emergency Service Facility
Communication Antennas on existing utility	Day-Care Facility
Day-Care Home	Home Occupation
Essential Public Utility Facilities	Place of Worship
Forestry	Public Recreation Facility
Home Office	Outdoor Wood-Fired Boiler
No-Impact Home-Based Business	Small Wind Energy Conversion System
Accessory Uses to Above	Accessory Uses to the Above

Nanticoke Allowance R-2	
Permitted Uses	Special Exception
Single-Family Detached	Emergency Service Facility
Two-Family Dwellings	Day-Care Facility
Communication Antennas on existing utility	Group Residence
Day-Care Home	Home Occupation
Essential Public Utility Facilities	Place of Worship
Forestry	Public Recreation Facility
Home Office	Public Uses
No-Impact Home-Based Business	Outdoor Wood-Fired Boiler
Accessory Uses to Above	Small Wind Energy Conversion System
	Townhouses
	Conversion of Nonresidential Building
	Accessory Uses to above

Nanticoke Allowance R-3	
Permitted Uses	Special Exception
Single-Family Detached	Emergency Service Facility
Two-Family Dwellings	Day-Care Facility
Townhouses	Convenience Store
Communal Dwelling Unit	Gift Shop
Communication Antennas on existing utility	Personal Services
Day-Care Home	Group Residence
Essential Public Utility Facilities	Dormitory
Forestry	Home Occupation
Home Office	Public Recreation Facility
No-Impact Home-Based Business	Public Uses
Accessory Uses to Above	Quasi-Public Uses
	Conversion of Nonresidential Building
	Multi-Family
	Garden Apartments
	Outdoor Wood-Fired Boiler
	Small Wind Energy Conversion System
	Accessory Uses to the Above

In C-1, Nanticoke’s neighborhood commercial district, single- and two-family housing options are allowed by right. This is less restrictive than Pittston’s code, where all housing requires special exceptions. Nanticoke does not allow multi-family dwellings in C-1 zones, however, and Pittston allows it with special exception. Therefore, Nanticoke’s neighborhood commercial district is more permissive for allowing single- and two-family housing units by right, but more restrictive by disallowing multi-family housing overall. Wilkes-Barre by comparison only allows single-family housing in this district, which is far more restrictive than Nanticoke. The county’s neighborhood business district does not allow single- or two-family housing but it does allow multi-family housing with special exception. Hazleton does not have a neighborhood commercial district so it cannot be compared.

Nanticoke Allowance C-1	
Permitted Uses	Special Exception
Retail Businesses Area	Car Wash
Service Oriented	Commercial Recreational Facilities
Recreation and Entertainment Related Business	Club or Lodge (Private)
Single-Family	Medical Clinics
Two-Family	Private Recreational Facilities
Dwelling Over and/or Attached to Business	Rooming House
Group Residence	Small Wind Energy Conversion System
Miscellaneous	Outdoor Wood-Fired Boiler
	Accessory Uses to the Above

In C-2, Nanticoke’s central business district, allowances for development are again mixed. Codes in Pittston and Nanticoke are similar, both allowing upper floor apartments or mixed-use buildings by right and multi-family dwelling by special exception. Nanticoke’s breakdown of housing types does add some complexity, as townhouses and garden apartments are specifically excluded in the district, whereas they are not excluded in Pittston. Wilkes-Barre is more accommodating, with multi-family dwellings and dwelling units on upper floors allowed by right. Hazleton is unique in its allowance of single- and two-family housing by right in this type of district but a special exception is required for multi-family dwellings. The county does not have a clear analogue to a central commercial district so it cannot be compared.

Nanticoke Allowance C-2	
Permitted Uses	Special Exception
Retail Businesses Area	Flea Market
Service Oriented	Hotels/Motels
Recreation and Entertainment Related Business	Medical Clinics
Dwelling Over and/or Attached to Business	Multi-Family Dwellings (excluding Townhouses and Garden Apartments)
Group Residence	Pawnshop
Miscellaneous	Rooming House
	Accessory Uses to the Above

C-3 is the heavy commercial district in Nanticoke. Wilkes-Barre is the only other city with a heavy commercial district. Hazleton and Pittston have nothing similar, and the county’s most similar zone is the general business district, but this is not a clear comparison. The only housing options allowed in the heavy commercial district in Wilkes-Barre are mobile homes and upper floor dwellings, which are both allowed by right. Nanticoke allows dwellings above businesses and group residences by right, and multi-family dwellings and rooming houses with special exception. For the most part, Nanticoke’s code is more permissive for housing in this district, but it does not explicitly allow mobile homes in this district, which is a potential point of confusion. Mobile homes had their own section of the 2004 zoning code, but this section was omitted from the 2012 code. All in all, Nanticoke’s code is more permissive for housing in this district, but clarification is needed.

Nanticoke Allowance C-3	
Permitted Uses	Special Exception
Retail Businesses Area	Hotels/Motels
Service Oriented	Institutional use
Recreation and Entertainment Related Business	Shopping Center
Dwelling Over and/or Attached to Business	Multi-Family Dwellings
Group Residence	Pet Day-Care
Miscellaneous	Rooming House
	Small Wind Energy Conversion System
	Outdoor Wood-Fired Boiler
	Accessory Uses to the Above

Nanticoke allows special purpose districts, designated S-1. The largest of such districts is the area around Luzerne County Community College but there are other districts surrounding local schools and other uses. The only prohibited uses are the utilization and storage of any hazardous substances. The only potential housing uses in this district involve dormitories, which require special exception approval.

Nanticoke S-1	
Permitted Uses	Special Exception
Public Uses	Colleges
Intuitionial Uses	Dormitories
Library	Public and Private Schools
Medical Clinics	Hospitals
Professional Offices	Cemeteries
Community Center	Crematory
Continuing Care Facility	Private Vocational/Technical School
Day-Care Facility	
Personal-Care Home	
Place of Worship	
Quasi-Public Use	
Public Recreational Facilities	
Research Laboratory	
Intermediate-Care Facility	
Skilled Nursing Facility	
Accessory Uses to the Above	

The four cities and the county all have some form of open space or conservation district; however, Nanticoke’s is unique for its housing allowance. All other codes prohibit any kind of housing in conservation districts, but Nanticoke allows single-family detached homes. This is a distinct opportunity for housing development, though it does risk the goal of the conservation/open space district by allowing development in the area. Therefore, other cities can consider following Nanticoke’s example, but they may not be willing to risk the environmental impact.

Nanticoke C-OP	
Permitted Uses	Special Exception
Single-Family Detached	Cemeteries
Farming	Commercial Communications Facility
Commercial Greenhouses, Nurseries, and Garden Shops	Emergency Services Facility
Communication Antennas on existing utility	Excavation of Topsoil
Essential Public Utility Facilities	Home Occupations
Forestry	Outdoor Wood-Fired Boiler
Public Recreational Facilities	Flea Market
Nature Trails	Private Outdoor Recreational Facilities
No Impact Home-Based Business	Small Wind Energy Conversion System
Tree Farms, Including Retail Sales	Accessory Uses to the Above
Accessory Uses to Above	

Smaller Municipalities

In total, there are 76 municipalities in Luzerne County. Twenty fall under the county code, along with the four cities covered in the previous section. Among the 52 remaining municipalities, 40 make their ordinances available online. The chart below shows the districts that exist in each municipality's code. As with the four large cities and the county's codes, the numbers of districts, types of districts, and naming conventions vary considerably.

Small Municipalities Zoning	
Own Code	Districts
Bear Creek Township	C-1, A-1, R-1, R-2, B-1, B-2, I-1
Bear Creek Village Borough	CN, R-1, R-2, C-1, C-2
Black Creek Township	R-1, R-2, C-1, A-1, B-1, I-1, PRD, WTO, SEO
Buck Township	B-1, C-1, C-2, I-1, R-1, R-1A, R-2
Butler Township	SR, UR, RC, RA, RAR, MRB, NC, GC, I, MI, BP
Conyngham Borough	I-1, C-1, R-1, R-2, R-3, MBI, B-1, B-2
Dallas Borough	R-1, R-2, R-2A, R-3, C, I, URS, MUNS, DCS, B-2, PRD
Dallas Township	C-1, A-1, A-2, R-1, R-2, R-MHP, S-1, B-1, B-2, IN-1, I-1, PRD
Dennison Township	R-A, R-R, R-1, R-2, B-1, MU, C-1, I-1
Dorrance Township	R-1, R-2, B-1, B-2, A-1, C-1, I-1, PRD
Edwardsville Borough	R-1, R-2, R-3, C-2, C-3, C, I-1
Exeter Borough	R-1, R-2, R-3, B-2, B-3, C-1, I-1
Exeter Township	RC, AP, R, SR0, SR1, SR2, SR3, UR, RVO, RVO, NC, NVO, HC, TC, LI, GI, ROC
Fairview Township	CR, R, LDR, MDR, MHDR, NC, HC, LI, GI
Forty Fort Borough	R1, R-2, C-1, I-1, C-OP
Foster Township	R-1, R-1A, R-2, A-1, C-1, S-1, B2, B-3 I-1, I-2, AEO, PRD
Franklin Township	A-1, C1, R1, R-2, R-MHP, B-1, I-1
Hanover Township	R-1, R-2, R-3, R-MHP, C-1, C-2, MU, I-1, I-2, COP

Harveys Lake Borough	R-1, R-1A, R-2, R-3, S-1R, C-1, C-2, C-3, S-I, M-1, PRD
Hazle Township	C-1, R-1, R-2, B-1, B-2, BP, I-1, I-2, M-1, PRD, HOD
Jenkins Township	R-1, R-2, B-1, B-2, C-1, I-1, I-2
Kingston Borough	R-1, R-2, R-3, C-1, C-2, C-3, M-1, C-OP
Kingston Township	R-1, R-2, R-3, R-4, B-1, B-2, I-1, M-1, PRD, C
Lehman Township	C-1, A-1, R-1, R-2, B-1, B-2, I-1, S-1
Luzerne Borough	R-1, R-2, R-3, C-OP, B-1, B-2, I-1
Nescopeck Township	R, C, I, A, OS
Penn Lake Park Borough	R-1, R-2, B-1, L-1, Special, C-1
Pittston Township	R-1, R-2, C-1, B-1, B-2, I-1, I-2, I-3
Plains Township	R-1, R-2, R-3, B-1, B-2, B-3, C-1, I-1, B-4, B-5, MU
Plymouth Borough	C-1, A-1, S-1, R-1, R-2, R-3, B-1, B-2, B-3, B-4, M-1, M-2, M-3
Plymouth Township	S-1R, R-1A, R-1B, R-2, C-1, C-2, M-1, FWD, FFD, AFD
Rice Township	R-1, R-2, R-M, B-1, B-2, C-1, A-1, I-1, PRD
Shickshinny Borough	C-1, R-1, R-2, B-1, B-2, B-3, M-1, M-2
Sugarloaf Township	S-1, A-1, R-1, C-1, C-2, I-1
Swoyersville Borough	C-1, C-2, R-1, R-2, R-3, R-4, B-1, B-2, M-1
West Pittston Borough	R-1, R-2, R-3, B-1, B-2, M-1, C-1, S-1
White Haven Borough	C-1, C-2, C-3, I-1, I-2, O-1, R-1, R-2, R-3
Wilkes Barre Township	R-1, R-2, R-3, B-1, B-2, B-3, C-1, M-1, M-2, M-3
Wright Township	I-1, C-1, R-1, R-1A, R-1B, R-2, B-1, B-2
Wyoming Borough	C-1, A-1, S-1, R-1, R-2, R-3, B-1, B-2, B-3, B-4, M-1, M-2, M-3

The presence of agricultural districts represents a major difference between the smaller municipalities and the cities. One-quarter of the municipalities have agricultural districts, and a few even have two agricultural districts. These districts are relevant to housing because almost all allow single-family homes exclusively. Similarly, nearly every municipality has a conservation district and most allow single-family homes exclusively. This is a divergence from the four cities and the county, where only Nanticoke allows single family homes in a conservation district

The greatest variance and potential for confusion pertain to residential districts. Unlike the four cities, only 12 of the smaller municipalities (30.0 percent of municipalities whose ordinances are available online) follow the R-1, R-2, and R-3 convention for residential districts. There are several different types of residential districts among the remaining 28 municipalities. Seven follow the example of the county code and have suburban districts. Eleven municipalities only have R-1 and R-2 districts, with R-1 being for single-family dwellings and R-2 being the multi-family or the two- and multi-family housing districts. In most of these municipalities, multi-family housing requires special exception, adding complexity to the development of such housing. The remaining municipalities have a wide range of models, including one with a single residential district, five with two or more types of R-1 districts, and some that distinguish residential districts by density. Not only is there a different code in each of these ordinances, the multiple means of defining districts could present barriers to developers entering the area.

There is also a difference in the labeling of commercial and conservation districts. Few municipalities follow the county's and Hazleton's example of labeling commercial districts with abbreviations (CH for

commercial highway, for example). Instead, they tend to follow the numbering system of the other cities (C-1, C-2, and C-3). However, there is inconsistency in references to the districts as commercial (C-1) and business (B-1). This is the result of the common usage of conservation districts in the smaller municipalities and a tendency to label them as C-1; these municipalities refer to business districts as B-1, B-2, etc. This is relevant to housing because the business/commercial and conservation districts tend to allow different types of housing. Dwellings above businesses are commonly allowed in business and commercial districts but most conservation districts normally only allow single-family units. Standardizing labeling and vocabulary could offer significant clarity for developers.

The statements of purpose and objectives are similar across the codes of the municipalities. Almost all the codes use standard language derived from the MPC. The Euclid Supreme Court and following case law established clear standards that provide the legal authority for municipalities to zone. Therefore, municipalities use this standardized language to ensure that their codes are set on a firm legal framework. Doing so follows legal logic, but it does raise the question of why each municipality needs its own code. There are some variations in their goals, with some emphasizing preservation of the corresponding municipality’s existing character, some emphasizing conservation, and others focusing on housing development, but the similarities in each stated purpose makes it difficult to distinguish what development is desired where. Clearer statements of purpose could help developers identify which municipalities desire more multi-family housing and which want more detached single-family housing. Unlike the cities, very few of the smaller municipalities present their zones and uses in charts. Less than one-quarter of the municipalities have such tables in their codes. Greater adoption could again help simplify the process and encourage future development. Below are some examples of municipalities’ tables of uses.

Forty Fort

USES ¹	Zoning Districts				
	R-1	R-2	C-1	I-1	C-OP
Single-family dwelling units	P	P	P	N	N
Two-family dwelling units	N	P	P	N	N
Multifamily dwelling units	N	SE	P	N	N
Townhouses	N	SE	P	N	N
Short-term home rental	N	SE	N	N	N
Manufactured home on permanent foundation	P	P	P	N	N
Accessory residential structures	P	P	P	P	P
Boardinghouse/rooming house	N	N	SE	N	N
Bed-and-breakfast	N	N	SE	N	N
Personal-care home	N	N	SE	N	N
No-impact home-based business	P	P	P	P	P
Home office	P	P	P	P	P
Home occupation	SE	SE	SE	SE	SE
Group home	N	SE	SE	N	N
Half-way house	N	N	SE	N	N
Dwellings on upper floors of commercial uses	N	N	P	N	N

Foster Township

RESIDENTIAL USES ¹	R-1	R-1A	R-2	A-1	C-1	S-1	AEO
Single-Family Dwelling Units	P	P	P	P	P	P	N
Two-Family Dwelling Units	N	N	P	N	N	P	N
Multi Family Dwelling Units	N	N	SE	N	N	P	N
Townhouses	SE	N	SE	N	N	N	N

RESIDENTIAL USES ¹	R-1	R-1A	R-2	A-1	C-1	S-1	AEO
Condominium (form of ownership of dwelling unit)	N	N	SE	N	N	N	N
Manufactured Home	N	N	N	P	P	N	N
Manufactured Home (anchored to permanent foundation)	P	P	P	P	N	N	N
Manufactured Home Park	N	N	N	C	N	N	N
Boarding House/Rooming House	N	N	SE	N	N	N	N
Bed and Breakfast	N	N	N	SE	SE	N	N
Personal-Care Home	N	N	SE	N	N	N	N
No Impact Home Based Business	P	P	P	P	P	P	N
Home Office	P	P	P	P	P	P	N
Home Occupation	SE	SE	SE	SE	SE	SE	N
Group Homes	N	N	SE	N	N	N	N
Half-Way House	N	N	N	N	N	C	N
Dwellings Permitted on Upper Floors of Commercial Uses	N	N	SE	N	N	N	N
Forestry	P	P	P	P	P	P	N
Accessory Residential Structures ¹	P	P	P	P	P	P	N

Luzerne Borough

USES ¹	R-1	R-2	R-3	C-OP	B-1	B-2	I-1
Single-Family Dwelling Units	P	P	P	P	N	N	N
Two-Family Dwelling Units	N	P	P	P	N	N	N
Multi Family Dwelling Units	N	N	SE	N	N	N	N
Townhouses	N	SE	SE	N	N	N	N
Short-Term Home Rental	N	N	C	C	N	N	N
Manufactured Home on Permanent Foundation	P	P	P	P	N	N	N
Manufactured Home Park	N	N	N	C	N	N	N
Rooming House	N	N	C	N	N	N	N

USES ¹	R-1	R-2	R-3	C-OP	B-1	B-2	I-1
Bed and Breakfast	N	N	SE	SE	N	N	N
Personal-Care Home	N	N	SE	N	N	N	N
Recreational Facilities, Public	P	P	P	P	P	P	P
No Impact Home Based Business	P	P	P	P	N	N	N
Home Office	P	P	P	P	P	P	P
Home Occupation	N	SE	SE	SE	N	N	N
Group Residence	N	N	P	P	N	N	N
Half-Way House	N	N	N	C	N	N	N
Dwellings Permitted on Upper Floors of Commercial Uses	N	N	N	N	SE	SE	N
Forestry	P	P	P	P	P	P	P
Accessory Residential Structures	P	P	P	P	N	N	N

Redlining and Discrimination

Throughout the United States there is a long history of zoning being utilized as a tool of redlining and discrimination. One of the fundamental works on the use of zoning and other local real estate laws is *The Color of Law* by Richard Rothstein. In the book Rothstein covers the history of how suburbs and white city neighborhoods were kept segregated through the law. Tools of segregation ranged from single-family housing areas restricting supply and keeping prices high to exclude economically disadvantaged groups, restrictive covenants preventing properties being sold to non-white residents, federal housing programs redlining and only providing mortgage assistance to white neighborhoods, and other such tools. The book explains how housing segregation was not the result of individual purchasing decisions of private actors, but rather deliberate policy choices made by government and the banking sector.

In 2020 The Institute published an analysis of the impact of redlining and racial discrimination on housing in Northeast Pennsylvania. The report looked at where the redlined neighborhoods were in the region and compared the maps to the current demographics of the region. There was not a clear correlation between current demographics and the former redlining maps. However, there was correlation between poverty and local demographics. The census tracts with the largest percentages of non-white residents had the highest poverty rates in the region.

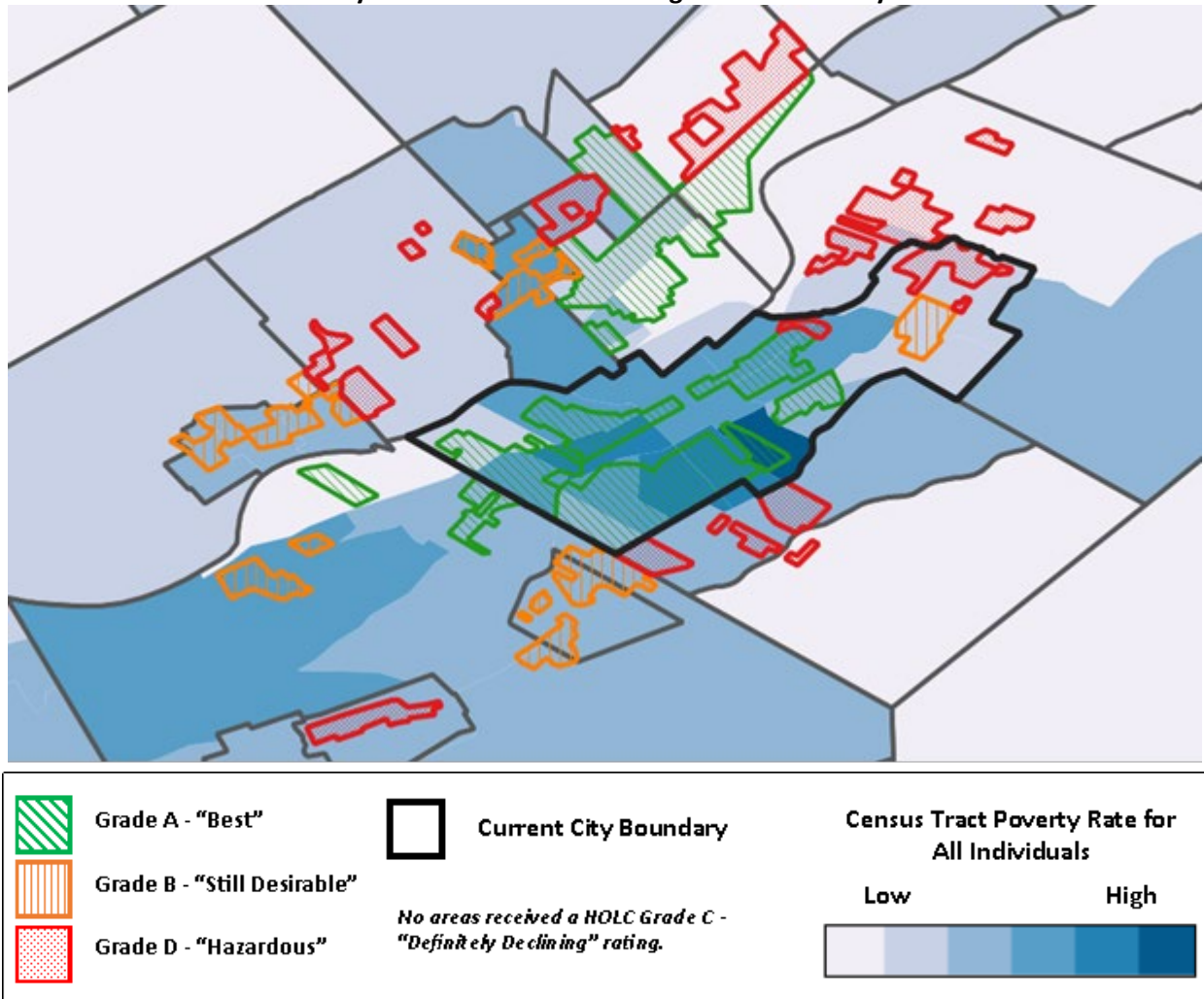
The following chart shows the correlation of four measures and the percentage of Black residents or not White and non-Hispanic residents. The values are R-squared calculations. R-squared values grade correlation on a 0 to 1 scale, with a 0 denoting no correlation and 1 equating perfect correlation. Poverty rate has the strongest correlation with .3869 for Black residents and .3934 for not White and non-Hispanic residents. Around 39 percent correlation for these measures indicate moderate correlation and that a large portion of the variation in poverty rate can be explained by the percentage of black and not White and non-Hispanic residents.

Luzerne County Correlation Table		
R-square value for all Census Tracts (0 = no correlation, 1 = perfect correlation)	% Black (Alone or in Combination with Other Races)	% Not White and Non-Hispanic
Percent with Median Household Income Under \$25,000	0.2391	0.2163
Median Household Income	0.1660	0.2055
Poverty Rate - Overall	0.3869	0.3934
Poverty Rate - Children	0.2600	0.2519

The term “redlining” comes from the Home Owner’s Loan Corporation (HOLC) rating of areas and their suitability for mortgages. The HOLC was a New Deal era government sponsored corporation who provided mortgages to generate more homeownership. The HOLC labeled areas as grade A “best,” grade B “still desirable,” and grade D “hazardous.” The grade D areas were lined in red, hence the term “redlining.” Homes in these areas were unable to receive loans. Research over the years has shown how the ratings were largely correlated with racial characteristics, making mortgages available in White neighborhoods, and banning them from non-White neighborhoods.

Below is a map overlaying the poverty level in census tracts around the city of Wilkes-Barre and the HOLC districts. There is little correlation between the rating of a district and its current poverty rate. Several of the Grade A districts are in Wilkes-Barre which has the highest poverty rate while some of the redlined districts are in Swoyersville (upper-center part of the map) which has some of the lowest poverty rates. While the HOLC designations advantaged and disadvantaged the residents of the time, shifts in the population have made it so that the poverty rates are no longer correlated with the former districts.

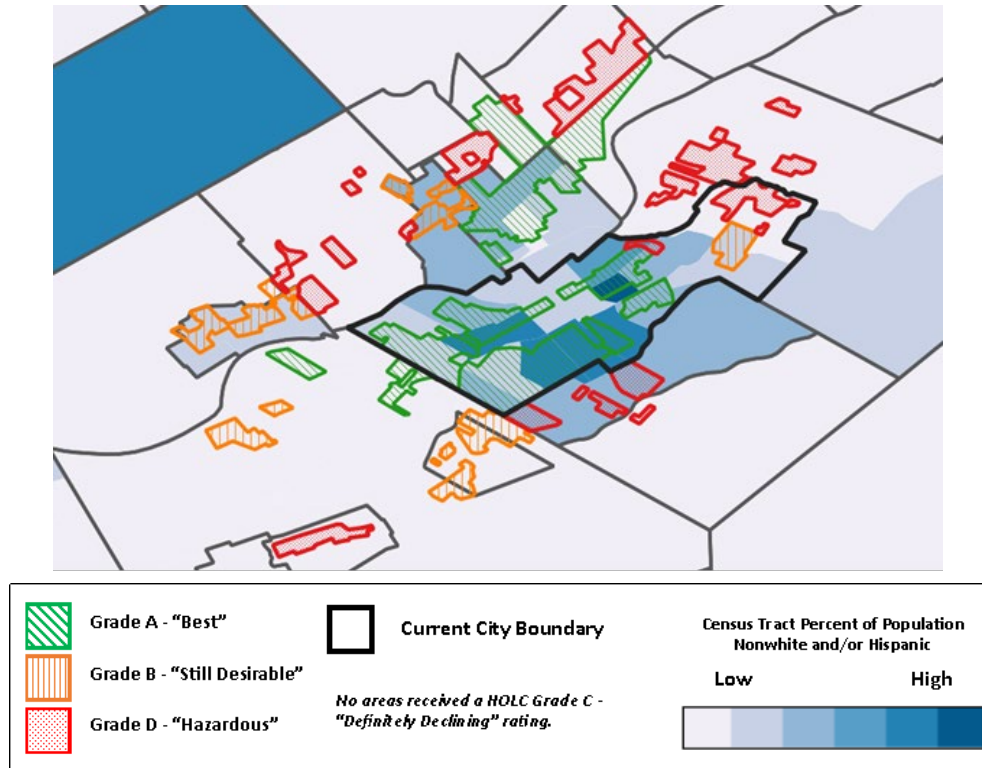
City of Wilkes-Barre: Redlining Status & Poverty



The following map shows districts overlaid on the relative racial diversity of census tracts in the

Wilkes-Barre area. Like with poverty there is no clear correlation between the old districts and racial diversity in the area. Like with poverty, some of the greatest diversity is in Wilkes-Barre and some of the most diverse areas were labeled grade A. The redlined districts are even less correlated with current race than poverty as Swoyersville, Plains, and other municipalities have redlined areas while having the lowest diversity statistics. The only redlined districts that are not in the lowest diversity zip codes are one in North Wilkes-Barre and four in Wilkes-Barre Township. Again, it appears that changes in the demographics of the area have resulted in the redlined districts of the past no longer reflecting the demographics of the area.

City of Wilkes-Barre: Redlining Status & Race



Throughout the country zoning, redlining, and other racist policies were used to maintain segregation. Restrictive covenants prevented owners from selling or renting their homes to non-White purchasers and redlining made getting a loan for non-White purchasers impossible in certain areas. The long-term effects of this have been mixed. The formerly redlined districts show no sign of greater diversity or poverty but there is still a moderate correlation between racial diversity and poverty. While it may not still be in the same locations as it was in the 1930s, 1940s, and 1950s non-white populations are still feeling the effects of discriminatory policies of the past with greater rates of poverty.

Summary

The county's zoning system is complex. Under state law, the ultimate authority lies with municipalities. A county can pass a zoning ordinance, but as soon as a local municipality passes an ordinance, that law supersedes the county ordinance. At the time of this report, 20 municipalities remain under the county

ordinance, meaning there are 56 municipalities with their own ordinances. Therefore, there are 57 zoning ordinances in Luzerne County.

The zoning rules of the cities and Luzerne County vary significantly. There are 12 zoning districts in Hazleton, nine in Nanticoke, 12 in Wilkes-Barre, 14 in the county, and eight in Pittston (with two overlay districts). Residential districts are similar in the municipalities, with each having R-1, R-2, and R-3 areas. But the county calls R-3 RA even though they serve the same purpose. The county has an additional district, SR which has the same uses as R-1 but is designed for areas that do not necessarily have water or sewer hookups. The number of commercial districts is one of the greatest points of discrepancy between municipalities and the county. Hazleton has only two, Nanticoke has three, Pittston has two, Wilkes-Barre has five, and the county has five.

There is even more variance across the smaller municipalities. The number of zoning districts in these municipalities range from five to 17, and the range in the number of residential districts is another point of variation. There are 12 municipalities with three residential districts, five with multiple R1 districts, 11 with only two residential districts, and 12 with other arrangements. Naming conventions differ as well, some municipalities refer to districts dedicated to commerce as commercial and some as business. There is potential for confusion with conservation districts as well, as a C-1 in one municipality is a conservation district and a commercial district in another.

Across municipal codes and the county code, definitions of residential uses also vary significantly. Some codes define garden apartments, townhouses, and other arrangements as their own types of uses while others combine the uses into broad categories of single, double, and multi-family. Even in municipalities that share the same definitions, a use may be allowed in one district but not in others. For instance, some municipalities allow multi-family housing in some commercial zones, while others do not. The significant variation leads to a great deal of uncertainty surrounding the types of buildings that are allowed in a municipality.

State of Housing Programs and Services

The county offers a range of services related to housing. Through a demolition and clearance program, the county pays to demolish blighted properties at the request of municipalities. The county also has an emergency homeowner rehabilitation program for unexpected threats to the health and safety of residents.^{vii} These programs are important in a housing market like Luzerne County's, with so many abandoned and older properties. The old age of the housing stock likely increases the need for emergency repairs, and there are several properties that have been vacant so long they are no longer salvageable. Together the two programs help to remove blight and keep some worn properties in the housing market.

To stimulate homeownership and more market activity, the county has a "Growing Homeowners Initiative." This program offers matches up to \$7,500 to help cover closing costs for county residents who attend a training class and meet income guidelines. The program has successfully facilitated over 400 purchases from 2005 to 2022.^{viii} Without the program, many individuals with low incomes may not have otherwise been able to purchase their homes. Eligibility guidelines dictate that participants live in the county for at least one year, so the program is for current residents and not those moving into the area. With rising costs for home purchases, the \$7,500 match is less valuable than it was in the past so program managers may consider adjusting the cap as funding allows.

Using American Recovery Plan funding, some municipalities started similar home buying programs. Wilkes-Barre City established a homebuyer program with guidelines like the county's. Residents who meet income guidelines may receive up to \$7,500 but they must have lived in the city since March 13, 2020.^{ix} The program is no longer listed on the city's website, so the ARPA funds may have depleted.^x The Commonwealth's Whole Home Repairs program was launched in 2023. It may be particularly helpful for the county's aging housing stock. The program offers grants to income-eligible homeowners and landlords to make improvements to their properties. The improvements can be addressing existing problems, enhancing energy efficiency, or improving accessibility for those with disabilities. State law allows for grants up to \$50,000, though the original allocation for the program was \$125 million and demand quickly exceeded funding.^{xi} Advocates are pushing for more funding in future bills, and if they are successful, the program could support updates to the county's aging housing stock.

Stakeholder Interview

Introduction

Research for this study included nine stakeholder interviews. Stakeholders consisted of government officials, private sector professionals, and nonprofit representatives. All representatives were asked whether the housing stock meets the needs of residents, which types of housing are lacking, and what they consider the biggest barrier to more housing in Luzerne County. In addition, interviewees were asked questions specific to their own area of expertise. Of the nine individuals interviewed, two were government officials, three were from the private sector, and four represented nonprofit organizations.

Overall Findings

Those interviewed universally stated that the current housing supply does not meet the needs of the residents of Luzerne County. One of the eight interviewees suggested that there are enough homes to house the population but added that too many were abandoned or vacant. This participant added that with more action, "we could put everyone in houses easily then drive the prices down so people can buy and live here permanently." When individuals were asked what type of housing was missing the representatives indicated lower/middle-income or achievable housing. One respondent stated that there is not enough housing of any kind, but they agreed that lower middle income was the greatest need.

There was also universal agreement that county residents struggle with the rising cost of housing. Service providers working with individuals with housing vouchers discussed the inability to find rentals under the "fair market rent" set by HUD for the vouchers. When the rent is above the fair market rent, the recipients must cover the difference and may be unable to do so. Other interviewees expressed concern about rising home prices making homeownership impossible for young and middle-income people.

Several representatives expressed that the housing stock and available units are greatly stratified. They acknowledged that there are sufficient options at the highest and lowest end of the housing spectrum, but there are limited options for those at the lower end through the middle. Those who provide services to the most economically disadvantaged people in the community disagree with the assessment that there is enough housing for them. However, the assertion that there is sufficient luxury housing was nearly universal.

When asked about the most significant barrier to more housing, interviewee responses varied. Four expressed concerns about the level of funding for housing development. Two representatives expressed

concern about the number of local governments, each with their own zoning rules and boards to approve a project. Two representatives said there is limited land in urban environments for affordable housing projects. One participant primarily expressed concern for the education of investors and purchasers, and another was concerned with landlords' willingness to work with assistance programs such as Section 8. Section 8 is a federal rental assistance program. Participants receive a monthly voucher that can be paid to a private landlord. The amount is based on what the federal government considers fair market rent in the area.

Responses from representatives regarding the largest barrier to housing primarily correlated with the backgrounds of the interviewees. The interviewees concerned with the availability of grant funding either represented nonprofits or are private individuals interested in entering the nonprofit space. A developer and a planning official were concerned about difficulties with zoning and approval. The participant concerned with education is a real estate agent, and the individual concerned with landlords' willingness to work with assistance programs represents a nonprofit that works with assistance programs. What each representative viewed as the largest barrier to more housing correlated with the sector they represented and thus is informed by their experience working in the housing market. All representatives were asked about their experience in blight remediation and adaptive reuse. Only the two government officials interviewed had experience in blight remediation. One of the service providers had redeveloped an old industrial and an old institutional building into housing, but there were no ongoing programs. Two of the private sector professionals and one from a service organization said that they were interested in doing blight remediation in the future but had struggled to acquire funding and/or identify the correct property. From these interviews, it is evident that there is interest in blight remediation as community members recognize the number of unused properties that could be turned into housing, but there is difficulty with funding and property identification. As a result, only the government sector has done it consistently.

Government Officials

Two of the interviews were conducted with representatives of local governments. In addition to the questions that all representatives were asked, these interviewees were asked about recent changes to their zoning ordinances, any planned developments, the program offerings of their governments, how developers can better work with municipalities, which (if any) programs they would like to introduce to their communities, and their thoughts on best practices for municipalities.

Both government officials believe that new developments will come to their areas. One official said that in their municipality, there are always new lofts and higher-end apartments available, but they are looking at townhouses, modulars on small lots, and industrial conversions to remediate blight and provide more middle-income housing. The other official knows of people from out of the area looking to move to the region, but they were still in the information-gathering phase. This participant believes that Luzerne County's development pattern could mimic the Allentown/Bethlehem area, stating "lots of growth and new jobs, then the housing came shortly after when people saw need." The interviewee said that the growing demand will help attract developer investment, and if not, large employers will consider investing in housing the workforce.

Each of the representatives represented governments that had recently updated their zoning ordinances and were asked if they had seen any change in development since the codes were updated. One respondent said it was too soon for them to have seen any clear development but noted that the zoning ordinance update was aimed toward changes in technology. The original code was severely outdated, so there needed to be an allowance for cell towers, charging stations, green energy, and other technologies. The other official's government had updated the codes a few years earlier and the

individual said they had seen a noticeable increase in development. Their municipality's update was aimed at "clearing the runway for development," and the council wanted to remove restrictions on development. The official cited nearby cities like Pottsville, with beautiful old buildings, but restrictions on upstairs development and other rules prevent conversion into modern uses. By removing restrictions in the code and simplifying the approval process, the official believes they have significantly boosted investment.

The officials were also asked about programs their governments offer to expand housing and address the rising cost of housing. One official said the county has a program to help people reporting up to 100.0 percent of the median income cover closing and rehab costs for those purchasing new homes. The program reportedly had hundreds of participants and was very successful, and the interviewee added that due to the income eligibility, it was helping working and middle-class families. Representatives also said there are several programs for developers to build affordable housing – and with some success – but those initiatives always face NIMBYism. In the experience of one participant, low-income housing for seniors gets far less resistance than other types of low-income housing because seniors are "acceptable poor people." The participant also identified a critical education issue, as young first-time homeowners need to be educated on the potential pitfalls of homeowners like saving for unexpected repairs, understanding loan conditions, and other unexpected costs.

The other official municipality has a new pilot program in development, which may include a rent-to-own arrangement. The participant said, "we are creating a portable version of that that says when you rent in this structure each year you stay there, you build up this level of equity and you can take it out." The city will work with the land bank and other authorities to take control of blighted properties, renovate them, and rent them to qualified individuals. Residents would own the property after a set period and the rent collected would help fund future acquisitions. For the first five years, earned income and property taxes would also be invested into a separate fund to advance the project. With the difficulties that the county is having with attracting investors to do affordable rather than luxury housing, government invention in programs like this could be what is needed.

When asked what developers could do to better work with municipalities, both officials agreed that communication is important. They pointed out that if the developers have relationships with zoning officials or the local manager they can ask if their plans are likely to get approved. One of the officials said, "if they function the right way (zoning), they are there to help the developer, protect the developer and protect the municipality." A common concern for developers is spending money on a project and then being unable to complete it due to code issues. According to this official, developers can avoid these problems by approaching the code enforcement officer early in the process and discussing viability before significant investments are made. With such relationships, developers can make investments knowing their projects will be approved and avoid unforeseen denials. Such relationships may also protect municipalities by minimizing chances of developers giving up on projects they have started and leaving buildings vacant. Furthermore, they protect consumers by fostering opportunities for developments that are safe and responsibly built.

Both officials identified Local Share Account (LSA) grants as a priority for municipalities and the county to fund housing projects. LSA grants are funded by tax revenue from gambling operations and can be used for any project that is in the public interest. Grant amounts vary based on the needs of the specific program.^{xiii} Both officials said that there are always grants available, but the difficulties are identifying and matching the grants with what planners want to do. One official said that they are careful to follow the plan rather than to try and chase grants. They felt that sometimes municipalities launch projects just

because there are grants to support them; instead, this person's municipality sticks to their plan and identifies grants that fit their plans. For instance, if there is a new grant available from the federal government calling for a new experimental type of housing development, they will not create a program to get the grant, rather they will consider their plan and apply for the grant only if it fits their plans. The same official also said that willingness to be flexible in government is important. This could take the form of waving fees for certain permits to encourage development, or considering new grant opportunities, if they fit the development plan. Both officials also noted that land banks are very important, and all municipalities should take advantage of them.

The officials were also asked about any best practices they would recommend to others. Both talked about the importance of being detail-oriented and knowing the legal standing of potential programs to avoid costly legal battles. One official focused on the zoning code, highlighting how there is technical support from the state and other organizations to help officials update their codes as needed. The official said leaders need to decide how much growth potential they have, plan accordingly, and ensure their codes allow for that growth. The other official talked about the importance of being detailed and prepared when engaging with potentially abandoned property. Discussing experiences with the blighted property demolition program, the official shared the dangers of not having absolute certainty that they have the legal right to destroy the property. In this experience, they required the property to be signed over by the owner before they would even consider demolition because if they destroy a property without full legal authority there could be a costly lawsuit. Both officials highlighted the complexity of housing issues and how leaders need to ensure that they have the legal and technical knowledge available to them to make sure that their actions are as legally sound as possible.

When asked about programs that they had seen elsewhere that they would like to bring to their areas both said that it is important to borrow ideas from other municipalities is important. One official said they have been sure to learn everything they can from other municipalities, and it is why they are active in the municipal league. The other official agreed and cited a specific program they had seen in Berks County. The county has a list of blighted properties, which serves a dual purpose. It puts pressure on the owners to fix the issues, and it helps developers who might be interested in remediation to identify properties that could potentially be purchased. Such a list could help clear the backlog of blighted properties in several municipalities in Luzerne County.

Private Sector

Three representatives of the private sector were interviewed for this study. One is a real estate agent and manager for rental units, another is a developer who has transitioned to a real estate agent, and the other is a landlord who also works on proposals for affordable housing with nonprofits. Each representative has different experiences in the housing market and offered diverse perspectives. All representatives had done developments in Luzerne County, and one had done work outside the county as well.

The private sector representatives were asked about programs that function to expand the housing supply or reduce the cost of housing. Both real estate agents discussed affordable loan programs available through lenders such as Veterans Affairs (VA), Federal Housing Administration (FHA), and United States Department of Agriculture (USDA) loans. But both said there is a need for greater education on these programs. Neither first time buyers nor real estate agents always know about these programs, and that lack of knowledge can lead to higher down payments, interest rates, or other conditions that could have been avoided. One of the agents also indicated that Wilkes-Barre has a first-time homebuyer program and that other municipalities have them as well. The landlord was not familiar

with any active programs and expressed frustration that they have tried to work with municipal and county officials to get programs started but have been unable to get anything started.

The representatives expressed interest in blight remediation and adaptive reuse but had limited or no experience with it. One interviewee had overseen part of a project that included a mineshaft refill but otherwise had no experience. This respondent said that while he had not done blight remediation or adaptive reuse, he believes it is important to future development, citing other success stories like the new Wilkes-Barre Area High School. The other two did not have experience but had an interest in doing such work in the future. These representatives were both interested in building affordable housing and felt that with a limited amount of land and the number of blighted or abandoned properties, remediation was the best option. Both have approached city inspectors, funders, and investors to try and identify new projects but so far have been unsuccessful.

All three representatives felt that interest rates were playing a major role in the housing market. They agreed that it is still a sellers' market due to limited inventory but that some people had left the market due to the interest rates. Two of the representatives said that they encourage people to still consider buying due to options to refinance later, but many are still hesitant to purchase.

When asked how municipalities can better work with the private sector, the representatives thought communication and transparency were key. One respondent was primarily concerned with transparency in permitting and approval processes, while the others talked about the need for better information sharing about what properties are available and what blighted properties exist. All expressed interest in the municipalities and the county developing lists of blighted properties and updating the list of properties that the county owns with more accurate information. Once these lists are created, the municipalities or the county could develop plans for the properties in conjunction with private actors.

One of the representatives said to get more participation there needs to be more associations or forums where developers and officials can gather and talk about the housing issues in the county.

The representatives were also asked what they thought private actors could do to better work with municipalities. Two of the representatives talked about the need to be prepared and detail oriented. Both said that projects often fail because developers come forward without all the requirements satisfied and developers need to correct this issue before submitting for approval. Both also acknowledged issues with municipalities not being open about what is required and wished for better communication. The other respondent discussed how developers, real estate agents, and other private actors need not fear the unknown. Those interested in entering the market should do their research and learn what they can, but they need to recognize that at a certain point, they need to jump in and cannot let fear hold them back.

Following up on the types of housing that were needed one participant clarified that more of all types of housing are needed. The participant cited a recent property listed at \$675,000 that sold for \$100,000 over asking price. However, they also said that lower-priced single-family homes have sold quickly on the market, indicating price sensitivity. With achievable housing and luxury housing not staying on the market long and being sold for more than asking price, it is clear that there is more demand than supply for each type of housing.

Nonprofits

Four of the interviews were conducted with representatives from nonprofit organizations. The organizations have different focuses. Two address community development, one serves people with low incomes and addresses community development, and the other serves people with disabilities. Three of

the four organizations develop and/or manage housing facilities. They provide a variety of other services as well, such as home ownership education, support for aging in place, rental subsidies, and other programs. All the organizations' work spans the region – not just in Luzerne County. Two are headquartered in Luzerne County and two are headquartered in Lackawanna County.

Blight remediation is a priority for one organization. It offers a variety of programs that focus on issues like home repair, community organization to tackle abandoned lots, and redevelopment of blighted and abandoned properties into new housing units. The representative from the organization said that blight remediation needs a comprehensive plan. Through collaboration with municipalities, the local land bank, and residents they can identify blighted lots ready for redevelopment and the best uses for the properties that serve the community without significantly changing the character of a neighborhood.

For the other organizations, blight remediation is less of a priority. One of the organizations had done adaptive reuse projects before, adapting two former industrial and commercial buildings into housing they now manage. The other two had no such experience. One representative said that they had considered developing accessible affordable housing, but it was put aside for other priorities. They talked about models in California and other states where municipalities or nonprofits have taken over closed hotels and turned them into efficient housing for homeless or low-income individuals. In their views, with a large homeless population and several unused former hotels and motels, the area could benefit from such a program.

When asked if there were any programs they would like to introduce into the area, responses varied. Two of the organization representatives said they would primarily like to expand aspects of their existing programs. One runs a first-time home buyer program, but it only assists with closing costs. With rising costs for housing, people have struggled to produce the money for down payments, so the interviewee would like to see an expanded version of the program to help with down payments. The other interviewee hoped that with more funding they could do more housing development. They believe their programs are strong and sufficient, but that it could be beneficial to expand them and provide more housing.

The person who serves individuals with disabilities said that criminal records and histories of evictions are significant challenges for people. Legal advice and advocacy in these processes could help individuals with disabilities avoid these problems in the first place. The interviewee also expressed support for alternative housing arrangements. They felt tiny homes would be beneficial, as well as workaway programs (arrangements through which participants can live on farms or other facilities and pay for their housing through work). Alternative arrangements like this could help individuals struggling with a variety of barriers.

The interviewee focused on redevelopment and blight remediation said they would like to see more programs dedicated to infill development. They have found that a lot of communities divest from older neighborhoods and instead of fixing problems in the neighborhoods expect residents to move to new neighborhoods built as sprawl. The participant suggested that it would be more beneficial to identify neighborhoods that need updates and infill by rehabbing blighted properties and establishing new developments on abandoned lots.

When asked whether they struggle to acquire funding for housing programs, the interviewees had mixed responses. One participant said they typically do not struggle, but they occasionally do so for larger projects. Another said that since they rely on government programs the funding is consistently there, though there are not always increases. With inflation and rising housing costs, lack of increase is essentially a cut. The other two interviewees said that they do have difficulties acquiring funding for

new programs. One challenge is that there are several funders who only want to participate as the last contributor. If applicants for assistance obtain a certain level of funding, the funders will then contribute, but otherwise they will contribute nothing. Therefore, it is “a house of cards” needing careful consideration. The final interviewee said that the volume of required documentation is a large problem with some government grants. Some landlords and others who would like to participate struggle to access programs because they may not have all the documentation needed. Therefore, some programs are unable to use all their funding because not everyone eligible can provide full documentation. Simplification of application processes would help potential grant recipients and ensure that all allotted funding is distributed and available to serve the community.

Participants were also asked if they were aware of grants or programs that organizations and municipalities did not pursue. Two of the representatives cited specific programs. One of the organizations based in Lackawanna County takes part in the Continuum of Care program through HUD and that it is helpful. Through the program, the county receives several millions of dollars every year to ensure there is assistance for homeless and low-income individuals. Another interviewee said that lead abatement funds from HUD are not commonly used. It is another program worth millions of dollars that, if managed properly, could be paired with rehab programs. They also said that they are tracking new Department of Energy funding coming from recent legislation. Finally, they said that there is a lack of local low-income housing developers. As a result, new low-income housing is dependent on non-profits and corporations from outside the area coming in to do the building.

The other interview participants had fewer suggestions. They did acknowledge that funding is available, but that it is difficult to secure funding increases to accommodate rising costs. According to one person, “I would say increased funding, right we get, we have different funding sources and there are all these different programs that we run, something new comes out every year...Whenever the city or county needs a partner we try to team up and they are good about getting out to us.” The other individual expressed frustration that funding seems to always go to a select few organizations every time there is an opportunity, indicating “I do feel like that there are a lot of housing programs and a lot of homeless programs and just various things that like that money could have been divided up and given out a little bit better.” They believe that other groups’ unique expertise is not being taken advantage of and if funding was distributed more widely, there could be better outcomes.

The nonprofit representatives were also asked about any best practices they would suggest for municipalities, the county, or other organizations. One individual said that municipalities need to look at their zoning codes and plans to ensure that their zoning ordinances enable the type of development they need. Another said municipalities, school boards, and other government organizations should consider donating the abandoned properties they own. They understand governments prefer to sell properties to for-profit organizations to secure tax revenue, but donating to a nonprofit that puts a property to productive use could help address housing issues while tackling blight. Another interviewee stated that municipalities should consistently research for new grants and as part of that process should reach out to sister cities and other municipalities to see what funds they use.

Summary

There was strong agreement on the nature of the problems with the housing market in Luzerne County. Almost all interviewees agreed that current housing does not meet the needs of the residents, that middle- and low-income housing is the most pressing need but that there are shortages in all parts of the market. They all indicated that there is a significant problem with rising costs. Whether or not interviewees had experience in blight remediation, they all recognized blight as a considerable challenge in the housing stock.

Representatives had a variety of solutions to the problems. Several representatives recognized that zoning ordinances and approval policies can present barriers and should be addressed. Others focused on the need for more information to be shared between governments and the private sector. They believe the public and private sectors would both be more effective with clearer communication. Most representatives' interviewees were also familiar with specific government programs that they felt should be pursued to bring much needed funding to the county.

With the diverse backgrounds of the interviewees, representatives of all aspects of the housing market were represented. More frequent conversations between these groups could help address housing challenges because it would facilitate better coordination between public, private, and non-profit sectors. When all players in the housing market communicate with each other, every stakeholder is ideally positioned to determine what they need to contribute, and duplication of efforts can be avoided.

One of the interviewees was able to provide a list of 23 accessible housing options in Luzerne County. Though not complete, the list comprises the accessible housing facilities that they utilize for their participants in the county. There is a large concentration of the facilities in Wilkes-Barre with eight of the 23 (34.8 percent) located in the city. Kingston and Pittston have the next most facilities with two. Around half are in the Wilkes-Barre Area with 11 facilities between Wilkes-Barre, Kingston, and Edwardsville. Southern Luzerne County has very few facilities with only one each in Hazleton City, Hanover Township and Freeland. According to the interviewee there is a shortage countywide with most facilities having a waitlist ranging from 6 months to 1 to 3 years.

Facility		
Facility	City	Requirements
The Meadows Manor	Dallas	62+
Temple Apartments	Edwardsville	62+
Exeter Senior Citizen Apartments	Exeter	62+
Freeland Senior Apartments	Freeland	62+
Ken Pollock Apartments	Glen Lyon	62+ or disabled
Sullivan Place	Hanover Twp	62+ or mobility impaired
Center City Apartments	Hazleton	62+
Daniel J Flood Tower	Kingston	62+ or disabled
Green Acres Apartments	Kingston	62+
Oakridge Estates	Mountain Top	62+
Anthracite Apartments	Pittston	62+ or disabled
Lincoln Heights Apartments	Pittston	62+
Trucksville Manor Apartments	Trucksville	62+
Garden Village Apartments	W. Pittston	62+
B'nai B'rith Apartments	Wilkes-Barre	62+ or disabled
City Heights Apartments	Wilkes-Barre	62+ or disabled
Lee Park Towers	Wilkes-Barre	62+ or disabled
Park Ave Towers	Wilkes-Barre	62+ or disabled
Plainsview Apartments	Wilkes-Barre	Diagnosed with chronic mental disorder
South View Manor	Wilkes-Barre	62+
St. John Apartments	Wilkes-Barre	62+
Washington Square Apartments	Wilkes-Barre	62+
Midtowne Apartments	Wyoming	62+

The eligibility requirements vary at the facilities as well. Most require a participant be 62 or older, 14 out of 23 or 60.9 percent. Seven facilities will also allow residents with disabilities, and one will allow residents with a mobility impairment. This means that there are only eight facilities in the county for those under the age of 62. All but one facility is located in central or northern Luzerne County with four in Wilkes-Barre, one in Pittston, one in Kingston, and one in Glen Lyon. The one southern Luzerne County facility is in Hanover Township. For disabled residents under the age of 62 this could be a significant barrier and the few facilities could help to make the long waitlists even longer.

The shortage of accessible housing is particularly important in Luzerne County because there is a large disabled population in the county. Luzerne County had 50,172 residents with disabilities or 15.7 percent of the overall population. This is a greater share of the population than statewide where disabled individuals constitute 14.1 percent of the population. The higher rate of disability could partially be a result of the larger senior population in the county. Seniors make up 19.9 percent of the population in Luzerne County and 18.8 percent of the population statewide. With larger shares of disabled and senior populations there is a significantly larger demand for assessable housing in Luzerne County than the rest of Pennsylvania.

Waitlists are a significant barrier for residents needing accessible housing. According to the interviewee there are several factors that influence how long a participant will have to wait for housing. The primary factors are related to the participants themselves. Most slots are determined based on a formula through which priority is given to factors such as homelessness, domestic violence survivors, fire victims, and other attributes. But location and the quality of the facility also impact the waitlist. Certain facilities are newer constructions or in more desirable neighborhoods, so they have longer waiting lists, the interviewee sighted the Swoyersville complex.

A complicating factor is that different housing authorities have their own waiting lists and their own formulas for determining priority. In addition to the Luzerne County Housing Authority, Wilkes-Barre, Hazleton, and Pittston each have their own housing authority. According to the interviewee, Hazleton has the longest waiting list, they believe due to the growing population and high rents creating significant demand for housing. Wilkes-Barre, meanwhile, has a shorter waitlist, likely due to the large number of facilities in the city.

In addition to the large accessible housing facilities, private landlords accepting Section 8 house a significant number of residents with disabilities. However, there are several barriers for section 8. First is neither federal nor Pennsylvania law prohibit landlords from rejecting Section 8 payments. Municipalities and counties can pass “source of income” laws that prevent landlords from discriminating against those receiving government benefits but so far only State College, Pittsburgh, and Philadelphia have passed these laws.ⁱⁱ It is common in Luzerne County for landlords to list properties saying they do not accept Section 8 and even among those who don’t publicly say no Section 8, some will refuse section 8. The interviewee said they frequently have participants’ vouchers expire because of how long it took them to find housing that would accept their vouchers.

Case Studies

Zoning Reform

Zoning reform has shown the ability to spur development in other municipalities. Starting in 2009, Minneapolis has passed a series of zoning reforms. The policies include creating zones to promote apartment development in commercial corridors, creating height minimums in high density zones to promote infill, allowing duplex and triplex on all residential lots, and abolishing minimum parking requirements. The reform resulted in 21,000 new units from 2017-2022. Most of the new development was multi-family housing with 87 percent of the units in buildings with 20+ units. Only one percent of the units built were in buildings with 2 to 4 units.^{xvi} This indicates that the reforms to promote apartment buildings were very effective. However, reforms to promote duplex and triplex buildings were not effective. If more apartments are allowed and promoted through zoning reforms then more apartments will be built, however further policy is needed to promote smaller multi-family buildings.

By reducing the number of units constructed, restrictive zoning regulations also help to increase housing prices and homelessness. A Pew analysis compared rents and homeless rates in eight Arizona cities and four cities that reformed their zoning ordinance to allow more construction. In Arizona cities rents increased from 42.0 percent to 67.0 percent from August 2017 to August 2023. Meanwhile the cities that reformed their ordinances saw maximum growth of 12.0 percent. Two of the cities saw decreases of one percent and two percent. All the cities experienced population growth so the Arizona cities’ rising rents cannot be explained away by increased demand for housing. Similar results were seen with homelessness. Tucson and Phoenix maintained strict zoning rules and saw 54.0 percent and 38.0 percent increases in homelessness from 2017 to 2022, respectively, while Houston and Minneapolis have permissive codes and saw decreases of 17.0 percent and 13.0 percent decreases.^{xvii} Homelessness

has been decreasing in Luzerne County, but rents have been steadily increasing. To continue the progress in tackling homelessness and combat rising housing costs, Luzerne County's municipalities should consider reforming their zoning ordinances.

The sizes of some Luzerne County municipalities limit benefits like those identified in the larger cities. There is no city the size of Minneapolis or Tucson in Luzerne County; the largest is Wilkes-Barre and it is about one-tenth the size of either Minneapolis or Tucson. However, with the population and rising rents, Wilkes-Barre could support more 10 plus unit apartment buildings and thus could see comparable percentage growth to these cities. Smaller municipalities, especially rural ones, will not require large developments of multi-unit apartment buildings. Careful consideration of density and population needs to be made when fostering multi-family development. In the smaller municipalities a greater focus could be put on duplex, triplex, and small multi-family development. While all municipalities should have some multi-family units, not all need the same proportion or scale of multi-family housing so a carefully constructed multi-year plan should be part of any zoning reform.

Houston implemented a new land use policy to reduce the lot size for single-family homes. Minimum lot sizes inflate the price of homes and create exclusivity. By decreasing minimum lot sizes from 5,000 to 1,400 square feet, over 80,000 new homes have been built in the city since 1998. The change created growth across the city and the increased supply did not inflate housing prices.^{xxiii}

Bringing Vacant Properties to Market

In 2019, Philadelphia updated the process by which vacant properties are identified to do so more efficiently. Instead of relying on the properties going on tax sales to consider them vacancies, the city of Philadelphia now compiles data from several departments to assign vacant property indicators score. The model pulls data from the Department of Licenses and Inspections, the Philadelphia Land Bank, the City of Philadelphia Planning Commission, the Office of Property Assessment, Department of Revenue, Water Department, and Gas Works. The model weighs data such as recent gas shutoffs that would indicate vacancy against factors like an active rental license to access the likelihood that a building is vacant.^{xxiv} Through this model the city can work with nonprofits, developers, and other actors to address properties before they reach the tax sale.

Luzerne County already has some of this infrastructure. When a sheriff sale is announced, the property is highlighted on a GIS map of the county. Users can click on the for-sale properties to get details about ownership, tax status, location, and other factors. The difference is that this is only for properties that have reached the sheriff's sale. These properties are also only available on the site between the announcing of the sale and the sale itself. This is not a constantly available database actively tracking all properties (as with the Philadelphia example). Therefore, it does not serve the preventative function that the Philadelphia system does.

There is a clear scaling issue for the county. Philadelphia is a city and thus simply needs to have the different departments of the city government report to each other, whereas the county oversees 67 municipalities with their own departments – complicating avenues for data-sharing. The county could get around this as some of this data they would have themselves but not at the same level of detail the city of Philadelphia might have. Therefore, the simplest solution would be for the municipalities to assemble the data themselves. The larger municipalities like Wilkes-Barre, Hazleton, Nanticoke, and Pittston could consider developing their own measures. A hybrid model could be pursued where the cities themselves assemble the data then provide the data to the county to generate the mapping. As the county already has the GIS map for the sheriff's sale properties, there already is the capability to utilize the technology. Regardless of the method, the county and municipalities should consider different ways of utilizing the data they already have to better track blighted and abandoned properties.

Better data on these properties would enable the private and nonprofit sector to develop these properties and expand the housing stock.

Other Pennsylvania cities have already used ARPA funds to support their land banks. In 2023 Pittsburgh allocated \$7 million to its land bank. The \$7 million is split evenly between the land bank and the Urban Redevelopment Authority (URA). The \$3.5 million the land bank receives will be used to acquire properties and clear back taxes, while the \$3.5 million for URA will be used to renovate and update properties. URA was made part of the landbank in 2021 to develop the properties.^{xxv}

The struggles of the Pittsburgh land bank show the need for funds and support for local land banks. Without consistent funding and a clear system to redevelop properties, the banks struggle. With limited funding the land banks face difficulty acquiring the properties and clearing the taxes. Without a clear mechanism to redevelop the property, the land banks can merely sell them to a developer and are reliant on the developer to make updates. Funding and redevelopment vehicles can help bolster the work of land banks and make them more effective.

Community Development Corporations and Financial Institutions

Community First Fund works throughout central and southeastern Pennsylvania (with Lancaster, Philadelphia, Reading, Harrisburg, Allentown, and York). The organization serves a variety of functions. There is a credit union, loans are available for startups, COVID relief is provided to businesses, and housing development is funded. Since 1992 the organization has financed the construction of 2,437 housing units.^{xxvi} It recently joined the Federal Reserve Bank of Philadelphia and several local organizations in a “Reinventing Our Communities Initiative.” The project aims to build a plan to address the rising cost of housing that has left Lancaster County residents paying 28.0 percent of their incomes to rent (31.0 percent in Lancaster City).^{xxvii}

Community First has a record of success that Luzerne County could certainly benefit from. With a CDFI in Luzerne County there would be a new funding opportunity for housing development in the county. Smaller developers interested in entering the attainable housing market and nonprofits interested in adaptive reuse could find loan opportunities that private banks would not be interested in funding. The organization could also provide credit union, business loans, and other services to the county.

Adaptive Reuse

Strip malls and malls offer opportunities for reuse. As shoppers convert to online and delivery options, shopping centers throughout the country have struggled and closed. In California’s “La Placita Cinco,” a former strip mall was turned into a mixed-use development. The shopping center had declined to mostly closed stores but still had ample parking and was located where a streetcar line was expected to go. The private developer acquired gap funding from the city to support the project while waiting for tax credits to be approved, and the project was primarily funded by private lending.^{xxviii} By identifying sites whose former purposes are no longer relevant but fit within future development plans, abandoned properties can be turned into productive facilities.



In Luzerne County there are several strip malls and small shopping centers that could fit this model. However, the Wyoming Valley Mall is the primary site to consider. With closures of cornerstone businesses such as Bon-Ton and David’s Bridal, the mall is seeing less and less usage of space. However, the mall still is conveniently located near the highway and Wilkes-Barre City which is seeing some of the highest price increases for housing. The mall also still has ample parking for potential residents. Putting housing in the mall would not only provide new housing but would also provide more business for the stores still in the mall. While online shopping is prominent, dense walkable communities still see success supporting small businesses. With residents living within the mall, they would be more likely to shop there than if they lived elsewhere. Converting a portion of the vacant space in the mall into housing would therefore help tackle the housing price crisis, turn vacant area into revenue and tax generating space, and help support the remaining businesses in the mall.

Converting shopping malls to new purposes has seen local success already. The Steamtown Mall in Scranton has converted abandoned shopping space into a gym, doctors’ offices, an aquarium, and community resources. As a result, the mall has seen stabilization of businesses and more foot traffic. The Wyoming Valley Mall ownership could consider a mixed approach through which some space is converted into housing while doctors’ offices and other community resources are put into other spaces. A mixed approach could turn the mall into a self-contained and self-sufficient community.

Non-Market Housing

Nonprofit housing’s added value beyond the other forms of housing is that it can be targeted to specific groups with unique housing challenges. A Maine nonprofit working with individuals with disabilities, 3iHME, recently developed plans for two large housing developments for individuals with disabilities affecting mobility. The first project is a 51-unit affordable housing complex in Scarborough, Maine, just south of Portland. All the units in the development “will be designed according to principles of Universal Design for easy mobility with or without a wheelchair. Bathrooms, kitchens, and all living areas will be

barrier free, and the entire building will be wired for adaptable environmental controls and smart home functionality.” The project is in a downtown area to ensure accessibility to services and daily needs, while the complex will contain a common social area, an adaptive technology center, and provide additional supports to residents. The project received federal funding in December 2022 and got zoning approval in June 2023 with construction expected to begin in Spring 2024.^{xxix}

The nonprofit is also developing a planned neighborhood. Called “Caring Communities,” the development will be “15-20 smart, green-engineered homes.” Each of the cottage homes will have an associated accessory dwelling unit (ADU) for the caregivers of residents. The homes will all be owned by residents, unlike the Downs project. This project will promote home ownership.^{xxx} The small size of the homes and the ADU with a live-in caregiver is designed to enable senior residents to age in place.

Nonprofit housing can serve different purposes. The Downs project provides rental opportunities for those with limited incomes while the Caring Communities project helps seniors maintain home ownership and avoid living in care facilities. Both projects can help with affordability issues because both are middle housing options, and their unique focuses show the special benefits of non-profit housing development. The mission-focused nature of the organizations enables them to bring unique expertise to projects that can meet needs that otherwise may be overlooked by the private sector.

These projects would be applicable in Luzerne County as well. One of the interviewees works with individuals with disabilities and expressed interest in developing housing. Lack of funding is the only barrier they face. The county and municipalities should consider using federal and state funding to collaborate with nonprofit organizations such as those interviewed. The Downs was funded by a federal appropriation so collaboration with Luzerne County’s congressional delegation may be needed, but investments in nonprofit housing could help reduce housing costs while serving vulnerable communities.

Vancouver, Canada has multiple co-op housing options. Rental rates for these co-op apartments initially match the local market rates but stabilize in the long term, making them far more affordable than neighboring units. In one example, a two-bedroom co-op apartment in Olympic Village Vancouver cost \$1,900 compared to rates of \$4,500 at an apartment complex across the street. When the co-op apartment first opened both it and the private complex rented in the \$1,500-\$2,000 range but as the market rate housing price increased and the co-op housing remained the same, the gap gradually widened.^{xxxi}

Co-op housing would have limited impact on the housing market in the short term. When the complexes first open, they charge market rates and thus do little to impact average rental prices. However, in the long term, having more units that do not consistently increase rent will put downward pressure on private rents that have to compete with the co-ops. Also, with a new method of housing development available, co-op housing could help increase the supply of housing. Increases in supply tend to correlate with decreases in cost.^{xxxi} Simply by developing new units, co-op housing would help control prices in Luzerne County.

The most famous example of social housing is Vienna, Austria. In Vienna around 60.0 percent of residents live in some form of social housing. Unlike the United States where only the lowest income residents can live in social housing, around 80.0 percent of Vienna residents qualify.^{xxxi} As a result, there are apartments available in Vienna for 251 euros per month. Through mixed housing and subsidies, Vienna can maintain affordable non-market housing options that put downward pressure on private housing.

Funding Alternatives

In recent years, several municipal governments have started to consider public banks to help with the housing crisis. Los Angeles, Philadelphia, New York City, and San Francisco all have had proposals in the last few years and a coalition of Oakland, Berkely, and Richmond has endorsed a plan for a jointly owned wholesale bank. The LA proposal partnered with two think tanks to project how the bank would function after creation. The Municipal Bank of Los Angeles would have three sections: housing, small business, and renewable energy. The bank would have a total profile of \$952 million in the first year and in the first ten years would "finance an average of 1,700 affordable housing units, 140 new worker-owners, and 2.9 million green megawatt hours of energy production per year." ^{xxxiv} A Luzerne County housing bank would not need the same degree of financing as a Los Angeles bank due to a narrower focus and lower costs, but significant capital would still be needed to launch a bank. The report clearly shows that the investment in the bank could pay off in the short and medium terms.

Education

There are already examples of education programs underway locally. Neighborworks in Scranton run regular homebuyer workshops designed to educate potential homebuyers on best practices and programs available to help make housing more affordable. Neighborworks can help identify individuals who are eligible for the city of Scranton's homebuyer assistance program. Therefore, the program both helps educate consumers and serves as a recruitment tool for other local programs.

Other municipalities have offered developer training programs for years. In 2016 a Detroit nonprofit launched "Project Destined." The program was started by Cedric Bobo and Fred Greene. Bobo had 20 years of experience as an investor and Greene worked with his father as a real estate developer. The program aims to bring more POC and marginalized groups into the real estate sector. When they first launched the program, they did "a walking tour with 30 to 40 students" and when the African American developer pointed out the buildings he owned and his plans for them some of the students said, "he had no idea that people (African Americans) owned buildings." ^{xxxv} Now the program is a six-month training effort with approximately 50 high school students in each class. The program covers all aspects of development including "architecture, design, construction, property operations, legal regulations and financing." The program has since expanded to Detroit, Memphis, and the Bronx.

While the cities where the program has expanded are all larger cities, there are similarities that could make such a program work in Luzerne County. Like Luzerne County, Detroit has many vacant properties and opportunities for adaptive reuse. Having lost an industrial base and having seen significant population decline, Detroit has many vacant homes and former industrial buildings to convert into mixed use development. Luzerne County similarly has vacant properties that need to be brought to the market. These projects can be ripe for small developers to do repairs and remodels without requiring the significant capital needed for large scale renovations. There is a multiplying factor of this type of program as ideally each participant does more than one property, resulting in far more units than participants in the program. Turning several small properties from vacant into residential properties can help provide more workforce housing than the county needs.

As with training for potential homebuyers, funding is one of the biggest requirements for new developer training. Project Destined was run by a nonprofit so to duplicate that experience a local nonprofit would need to be willing to take on such a program. One of the interviewed individuals had expressed willingness to run such a program and said they had experts willing to serve as teachers; they just needed the funding to get started. Funding could take a variety of forms – local foundations could help, a business chamber could offer support as part of their small business development, or the county could fund the program. Regardless of the source, multiple years of funding would be required as multiple

classes would need to enter the market and have success to make a significant impact on the local economy.

To further support new developers entering the market, some organizations have set up funds to finance new projects. Wells Fargo announced a program in 2023 to provide \$40 million to local community development financial institutions (CDFIs) to loan to minority developers. The housing development business is 95.0 percent White, so bringing people of color into the industry was identified as a priority by the partner organizations.^{xxxvi} The funding will predominantly be used to develop middle income and affordable housing in areas with the greatest need. Local education programs do not have to duplicate the scale of investment made by Wells Fargo but identifying funding opportunities like this could be crucial to helping new developers enter the market.

Barcelona

Barcelona enacted a Right to Housing Plan that focused on addressing the housing shortage and high costs. The plan includes resources to keep people from losing their homes (through grants to help maintain homes, engaging in mediation eviction services, addressing senior housing, and strengthening public housing agencies).

A major component is ensuring affordability and quality of public housing through not privatizing and maintaining public housing. Further, the city takes properties that have been vacant for a period and uses them for social housing. They are further expanding housing through housing co-ops.^{xxxvii}

Accessible Housing

Commonspace in Syracuse, New York is a “co-housing community on the fourth and fifth floors of a restored 19th-century office building. The community is made up of 25 mini-apartments, fully equipped with their own kitchenettes and baths, with access to a larger, shared chef’s kitchen, library nook, game room, coffee lounge and media room.”^{iv} This type of co-housing arrangement allows for individuals to have private spaces but encourages interaction in the shared communal spaces.

Alternative arrangements are small single-family home developments. In Tucson, Arizona there is an intentional community called Milagro. Milagro is made up of 28 single-family homes built around a central community space with green space, a community center, and other services. Despite the development being made up of single-family homes, the homes are on 43 acres, making the community far denser than a typical single-family neighborhood. In an intentional community for those with disabilities the community services can include healthcare, social services, and other specialized services.

Both arrangements are applicable to Luzerne County. More dense municipalities like Wilkes-Barre, Hazleton, and Pittston have the multiple floor apartment complexes that could designate one or two floors to a planned community. While more rural communities have the space and land to develop a Milagro style single-family housing community.

Conclusion and Key Findings

Assets and Opportunities

The recent growth in population has been beneficial. From 1980 to 2000 the population in Luzerne County declined by around 22,000 residents. From 2000 to 2010 the population had a mild rebound, growing around 1,700 residents, but the biggest population growth happened from 2010 to 2020 when the population grew around 5,000 residents. Annual estimates show that the population continued to grow from 2020 to 2022, growing just under another 1,000 residents. The population is still around 15,000, lower than it was in the high of 1980, but the accelerated growth recently has the potential to see the region recover a significant portion of the population loss.



The county's significant amount of vacant property creates an opportunity for development. These vacant homes can be repaired and brought to the market or converted to multi-family housing. Several interviewees expressed interest in doing such projects; they simply need more access to funding and more detailed information on the homes.

Several former industrial and commercial sites are ripe for adaptive reuse. In recent years there has been movement toward such projects. The long vacant Sterling annex has been converted into 29 apartment units and one of the interviewed government officials discussed a former industrial site that they are converting into apartments. Government officials and developers are noticing the possibility of large-scale conversions like this, and continued investment could see a significant number of units brought to the market.

The expansion of land banking in the county can help address abandoned homes. The Northeast Pennsylvania Landbank Authority has served as a model in the Pittston area since 2014. Recently the Lower South Valley Land Bank was formed to serve the Wilkes-Barre area and Hazleton formed its own land bank. The growth of landbanks in the county shows a commitment to returning these abandoned properties to the market, which should help address the county's supply issues.

It is also beneficial that homelessness has declined in the county. Overall homelessness dropped by approximately one-quarter, from 200 homeless residents in 2010 to 150 in 2023. However, the decrease was not equal across race and age. The number of homeless children increased while the numbers in all other age groups decreased. Similarly, the number of homeless African American and multiple race residents increased while the number of homeless White residents significantly decreased. This is a mixed positive result. A 25 percent drop in the homeless population is significant, particularly during a period of population growth, but growing racial differences in homelessness and growing child homelessness show that there is still work to be done.

Barriers and Challenges

As a result of the sudden population growth, a major challenge, the significant demand for housing strained the housing supply. Total vacancies from 2010 to 2020 ranged from 18,500 to 24,000; in 2022 there were around 17,000 vacancies. The effect was particularly clear among home buyers. The for-sale vacancy rate was at a historic low of 5.1 percent, it had ranged from 7.4 percent to 12.9 percent in the last decade. With large numbers of people moving to the area after the COVID-19 pandemic, several houses were purchased at once, significantly restricting supply. At the same time several factors restrained housing development. Supply problems, cost increases, and shutdowns all led to slowed home construction.

With increased demand and reduced supply, the county saw significant price increases. Annual price increases rose from only six percent in 2019 to 13.3 percent in 2020 and peaked at 15.7 percent in 2021. The rate of increases fell the following two years, 11.3 and 4.3 percent, but the significant spike has left prices significantly higher than they were pre-pandemic. The effect was seen in municipalities of all types. Regardless of population, density, or location municipalities saw significant increases in prices. The only outliers were municipalities with only a few sales each year, for which no clear pattern could be drawn due to the different physical characteristics of individual homes.

In addition to the strains on the housing supply, much of the supply is old. One-quarter of homes in Luzerne County were built before 1960 and half were built before 1980. Approximately 12.0 percent were built before 1940. Due to the years of population decline, there was not significant demand for housing for decades and thus the housing stock was allowed to age. To make up for the years of disinvestment there needs to be significant investment in new construction and repairs to build new housing and bring the old housing to modern standards.

More housing is needed across a range of prices, but the most significant demand is in middle housing. Income is lower in Luzerne County than in the state and surrounding counties, and the typical buyer cannot afford the rapidly growing prices. Building more middle-income housing will create housing for the average consumer to buy and by increasing the overall supply will help constrain price growth. More subsidized housing would be beneficial as well as low-income residents struggle to find achievable housing to purchase or rent. While high-income residents need housing as well, according to one private sector representative, higher end homes continue to sell quickly and for over asking price. Housing is needed in Luzerne County at all spectrums, but the greatest need that could have the most considerable impact on the market is more middle housing.

The complexity of zoning and code enforcement in the county is challenging as well. Of the 76 municipalities in the county, 56 have their own zoning ordinances. These different codes have different definitions of districts, different outlined uses, and allow uses in different districts than the others. The need to understand 56 unique zoning ordinances presents challenges for developers who may work in multiple municipalities in the county. Whether through standardization of zoning codes or through rescinding ordinances and falling back under the county ordinance, simplification could significantly ease development.

Many of the zoning ordinances are restrictive of multi-family housing. Several municipalities require a special exception for any type of multi-family housing in all situations. Special exceptions require the developer to go before either a zoning board or some other body to get their proposal approved. Interviews participants expressed frustration in the lack of professionalism of some of these bodies and that sometimes projects get rejected due to ideological views about multi-family structures even when the projects meet code. Some municipalities do not even have residential districts for multi-family

housing. Greater allowance for multi-family housing would enable faster development of multiple housing units to relieve the pressure on the county's limited housing supply.

Recommendations

New Development

Adaptive and Infill -Opportunities exist in Hazleton, Nanticoke, and City of Wilkes-Barre. Wilkes-Barre City's zoning largely consists of single-family districts so there are significant opportunities for upzoning to provide infill. The city recently upzoned the area south of Wilkes University into R-3 to accommodate for more student housing and multi-family. This has created new opportunities for conversions and new development



to build more multi-family housing in the area. The city can nurture more adaptive reuse and infill through upzoning other districts in the city.

Hazleton always has the opportunity for infill because multi-family housing is permitted in all districts. The only barrier is that conversions are only allowed with special exception in R-3 districts. Any multi-family development therefore requires available land and space for new development outside of R-3 districts.

With large vacant properties in all cities there is also an opportunity for adaptive reuse. Old factories, warehouses, commercial spaces, and institutional buildings could all be converted into multi-family housing. One interviewed government official discussed a recently converted facility and potential plans for other sites in their municipality. Bans on conversions to multi-family housing though remain a significant barrier. If a former industrial building is in an industrial zone its likely such conversion will not be allowed by ordinance. Municipalities should review their zones and their ordinance to ensure that developers can take advantage of such empty facilities.

Zoning Reform

According to state law it is the right of every municipality to manage land as they see fit, but significant differences between municipalities create complications that can hinder housing development. The county and the different municipalities should consider updating and standardizing the districts and the permitted uses to simplify the codes. There will still be differences where use varies from community to community, but broader standardization could offer significant benefits.

To benefit housing, residential district standardization is a priority. In the larger municipalities and the county code, the residential districts are largely standardized but the smaller communities have more complicated residential districts. Some do not have R-3 districts or options for multi-family housing, while some have more than three residential districts. Standardization to the R-1, R-2, and R-3 model

would streamline the process for developers, allowing them to clearly determine which districts allow what types of developments.

The standardization of the R-1, R-2, and R-3 model would simplify development activities, but larger benefits could be achieved by moving to allow duplexes and triplexes in all districts. Single-family zoning has a sordid history; early moves to adopt single-family zoning were led by individuals seeking to prevent integration. Today it serves to limit housing construction and inflate housing prices. In 2019 Minneapolis became the first city to abolish single-family zoning and Oregon and California have since abolished single-family zoning statewide.^{xiii} Municipalities should consider allowing two- and three-family buildings on all lots at a minimum. In some of the more sweeping reforms municipalities and states have gone as far as allowing up to six units on any lot. The allowance will vary from community to community, but single-family exclusive zoning is not beneficial.

Despite being dedicated to businesses, commercial districts also provide housing, and the particularly complex nature of commercial districts presents a need for standardization. Among the larger municipalities Wilkes-Barre and Nanticoke carry over the numbered naming convention from residential districts. Pittston, Hazleton, and the county use abbreviations. The smaller communities complicate it further with some referring to commercial districts and some to business districts. Also, some have separate mixed-use districts while some have commercial districts that function as mixed-use districts. The county and the municipalities should consider how they can change their codes to better align around commercial districts. Municipalities do not need the exact same number of commercial districts, but consistency in naming would ease development.

Even among the codes that use the same naming conventions, the names do not match. Despite Nanticoke and Wilkes-Barre having C-1, C-2, and C-3 districts these labels do not have the same meaning in each city. A C-3 in Nanticoke is C-4 in Wilkes-Barre, and a C-1 in Nanticoke is C-N in Wilkes-Barre. Similarly, Hazleton and the county each have highway districts, but in the county code this is an HB (highway business) and in Hazleton's it is CH (commercial highway). Consistent naming and purposes for districts would make entering a new city as a developer far simpler and help spur progress.

Permissiveness for non-single-family housing varies significantly between the codes and could benefit from standardization. Among the larger municipalities, Hazleton is the most permissive, allowing multi-family dwellings in all residential districts and in one of its two commercial districts with special exception. Nanticoke is the least permissive, always requiring a special exception for multi-family housing and only allowing it in R-3 and two of the commercial districts. Special exceptions can serve as a barrier to new housing because of varying standards and professionalism of zoning boards in different municipalities. Boards can have different requirements for a special exception and according to the interviewed developers sometimes boards can reject a project despite the project meeting standards, due to board members being opposed to certain types of housing for non-regulatory reasons. Allowing multi-family housing by right in more locations thus avoids costly regulatory processes and delays that can deter investment.

Standardization in definition of uses would also be beneficial. Wilkes-Barre and Nanticoke consider garden apartments as a separate form of housing from multi-family dwellings, while the other large municipalities' codes do not differentiate. Smaller municipalities sometimes treat all multi-family units the same and sometimes have specific subtypes of multi-family housing with separate requirements. Wilkes-Barre and Hazleton include manufactured (mobile) homes in their charts of residential uses while the other large city codes do not. Wilkes-Barre allows manufactured homes only in C-4, while Hazleton allows them only in R-3 and manufactured home communities in CH and R-3 with special exception. In the county, manufactured homes are permitted in AG and CO. With different types of multi-family

housing being considered for different uses depending on the municipality there could be significant confusion regarding permissions. Even when the uses are the same, the uses being allowed in significantly different districts in each municipality can create confusion. Standardization would significantly help developers understand what is and is not permitted.

The decentralized nature of zoning codes is a significant challenge to the implementation of zoning reform. The county can reform their zoning ordinance, but that code only covers 20 municipalities. The other 56 municipalities would have to voluntarily agree to reform their zoning ordinances. The county can try and lead a coordinated effort to reform ordinances and offer legal guidance and other assistance to help incentivize municipalities to join the reform proposals. It is unlikely that all municipalities will agree to coordinate, however, so there may be some municipalities that do not follow the county. Regardless, whatever municipalities did adopt reforms would see the benefits of increased development and these examples could be used to persuade more municipalities in future years.

The greatest simplification would be if municipalities would repeal their ordinances and revert to zoning being managed by the county or a coordinated regional planning agency. This could be the hardest proposal to convince municipalities. All the municipalities passed their ordinance for a reason, some because the county approved a project in their municipality that they disagreed with. One of the interviewees explained that the most recent municipality passed their own zoning ordinance because the county approved a low-income housing development in the municipality. The council disagreed so they passed their own ordinance so they could control what projects get approved. Repealing ordinances could risk backlash from residents concerned about future projects that may be approved. However, some of the projects the municipalities disagreed with are approved because the developer had a right to do the development and the county had no right to stop them. The PA MPC requires that any local ordinance allow for all types of uses, so a municipality cannot create an ordinance that does not allow for low income or multi-family housing. Another interviewee said that municipalities pass these ordinances to prevent these developments only to find out that they must allow for them anyway. By reverting zoning to the county, small municipalities would no longer be subject to these potential lawsuits, ending in less legal and insurance costs in the future.

Bringing Vacant Properties to Market

The percentage of vacant units in Luzerne County has been higher than the statewide percentage for the last decade. In particular, the 'other vacant' category of vacancy has been significantly higher than the statewide share. This category includes blighted properties, properties under repair, and any other vacant properties. The category representing being so large shows the scale of the blight problem in the county. As the for-sale inventory continues to decline in Luzerne County, blighted and vacant homes remain available to bring to market.

In the interviews conducted for this report, multiple representatives discussed difficulties acquiring information about vacant properties in Luzerne County. These representatives expressed interest in purchasing and renovating abandoned and vacant properties but said the county's data was frequently out of date, making it difficult to pursue this option. One participant mentioned there had been a proposal in the past for the blight committee to maintain a regularly updated list of all vacant and blighted properties in Luzerne County. Such a list would include addresses, ownership information, and all other relevant information on the properties. Developers and those interested in entering the market have limited resources to research the ownership status of an abandoned property so by making this information publicly available, the county would incentivize further investment in abandoned and blighted properties.

According to an interviewee, the lack of information about the properties leads to the concentration of ownership in a few landlords. At the county's tax auction last September, one person bought one-third of the properties for sale at the auction.^{xiv} The prior year, the same bidder bought 48 of 176 parcels. The purchases made up one-third of the money raised at the auction.^{xv} Regardless of the purchasers intentions, one buyer owning such a large portion of the available properties shows the imbalance in the market. Landlords with more assets have staff to research the properties, the investor who bought so many properties say they have employees physically visit every property they purchase. Smaller developers cannot afford this type of investment, hence why one person owns so many properties. To assist smaller purchasers the county must provide the information to allow them to compete. With more developers involved in the market there is more competition in the supply of housing. More competition can lead to stabilization or a decline in rental rates, improving affordability in the county.

The county can also help develop alternative purchasers to Instill greater competitiveness in the market.

Over the last decade there has been expansion of land banking in the county. The Northeast Pennsylvania Land Bank Authority serves nine municipalities (Pittston, Avoca, Duryea, West Pittston, Jenkins Township, Exeter Borough, Dupont Borough, Plains Township, and Pittston Township). Founded in 2014 the bank has quickly become a presence in the housing market. Subsequently, Hazleton formed its own land bank, and the Lower South Valley Land Bank was established in 2022 covers Ashley Borough, Hanover Township, Newport Township, Nanticoke, Wilkes-Barre, Kingston, and the Hanover Area School District. The spread of land banks is a positive indicator, though only 16 of the county's 76 municipalities are part of these land banks.

To further expand land banks around the county and to bolster the activities of the existing land banks, the county could consider providing funds, including ARPA funds. One of the uses for ARPA funds is to promote affordable housing and as per the final rule from the Treasury department, land banks are permitted uses of ARPA funds.^{xvi} More funds for land banks would help the existing land banks expand their property holdings and to invest in the properties they already own. The money could also be used to help start new land banks to cover the 60 municipalities currently not covered. The county could consider starting its own land bank that manages these municipalities or continuing the practice of regional land banks. A countywide bank would simplify the acquisition process and make it easier for individuals looking to purchase properties, but such a large land bank would require more funding and staffing. The county needs to decide on how to balance the better performance of a land bank with funding and staffing requirements.

Community Development Corporations and Financial Institutions

Complimenting the work of land banks, several communities have community development corporations and community development financial institutions (CDCs and CDFIs). Both are designed to promote economic growth in low wealth communities, but while CDCs can offer programs and assistance, CDFIs as financial institutions can provide financial products and services such as loans. CDFIs can encompass anything from a nonprofit investment fund to a credit union. They are different from other financial institutions because rather than being run for private profit, investments are made to pursue a specific mission statement. The organizations' missions may reference affordable housing, business development, and other community goals.

These organizations can serve a vital role because the key to more housing development is funding. Throughout the interviews for this study, access to capital emerged as a predominant theme – particularly for larger developments. With access to private investment, grants, and donations, nonprofit investment vehicles like CDFI can raise the funds that typical nonprofits cannot and provide funding for large scale housing programs. Partnering with other nonprofits or government institutions,

CDFI can fund projects that might otherwise be unable to secure funding. In the case studies, the example of Community First from Lancaster is discussed. Community First offers funding for multi-family housing, economic development loans, runs a credit union, and provides a wide range of services. Such an organization could greatly benefit Luzerne County.

Adaptive Reuse

Along with blighted private residences the county has several abandoned properties for nonresidential uses. The region's industrial history can be seen with the number of blighted and abandoned factories around the county. There are also commercial sites that are no longer supported following the decline in population of the 1980s, 1990s, and 2000s. With the sudden increase in population and the aging housing stock, there is an opportunity to generate new housing through redeveloping these abandoned properties.

Individuals interviewed for this study expressed interest in adaptive reuse. Two nonprofit representatives had already done adaptive reuse and others were interested in doing some in the future. Additionally, the private actors interested in workforce housing said reuse was a target. Both government officials discussed adaptive reuse as an opportunity and one of the officials cited multiple examples of recent developments in their municipality, including turning a former industrial site into apartments. In recent years there have been several projects in Luzerne County and the interviewees indicate there is continued interest in adaptive reuse. The county and the municipalities should prioritize adaptive reuse to turn blighted or declining properties into assets.

Land banks can play a role in bringing these properties onto the market. A well-funded land bank could receive these properties and do basic renovations or cleanup to make the property ready for full conversion. Unfortunately, currently large parts of the county do not have a landbank. Hazleton City has a landbank, while the NEPA Land Bank covers the Pittston Area and some of the west side and the South Valley Land Bank covers the Wilkes-Barre, Hanover, and Nanticoke area but the rest of the county remains uncovered. In addition, the Lower South Valley Land Bank (LSV) is new and only has a few properties. Also, while the Hanover Area School District is a member of the LSV, Wilkes-Barre Area School District is not. This is partially due to potential conflicts, Plains Township is part of the NEPA Land Bank and Wilkes-Barre the LSV, but both are in the Wilkes-Barre Area School District. These inconsistencies could create issues between the banks but can be negotiated through cooperation.

The remaining municipalities could either join existing landbanks, create their own, or the county could create a landbank and invite them. While the three landbanks cover the largest municipalities there are still large regions of the county without a landbank. These municipalities may not have the same number of properties, but there are still vacant properties in these municipalities that could be brought onto the market.

The existing landbanks need assistance as well. The NEPA Land Bank was founded several years ago and has had lots of success, but the LSV and Hazleton City land banks were founded more recently and don't have the same track record. Investment in the land banks would enable them to take over and maintain more properties to promote their sale and development. While other government bodies covering their territories, such as school districts, joining or collaborating with the land banks would give access to a wider range of properties and the ability to eliminate more tax debt from the properties.

Non-Market Housing

To supplement the private actors and boost housing development, the county could consider investments in and support for non-market housing. Non-market housing can take a variety of forms. It functions like market housing but can charge lower rents while maintaining properties. Private housing

needs to bring in enough in rent or sales to cover costs and provide profits to the developers, but the nonprofit just needs enough revenue to cover costs. The private actors' profits function as an additional cost in the housing, pushing up prices for renters and purchasers. Co-op housing is owned and managed by the residents in the housing and decisions are made either by an elected board, or direct votes among residents. Like nonprofit housing, they can charge lower rents because all the revenue is kept within the building. The final form is government housing. Like nonprofit housing, government housing can charge lower rents because it does not have to turn a profit, but unlike nonprofit or co-op housing it relies on government funds rather than private fundraising. All these strategies can help provide new means of developing housing, boosting the supply, and inevitably decreasing costs.

There are several examples of non-profit housing locally. Of the four nonprofits representatives interviewed for the study, three manage housing developments. Two had sister organizations that serve as a community development organization. These organizations buy and develop buildings and turn them over to the primary organization for management. These housing arrangements not only can help reduce rents because they do not seek profits but can serve specific communities who are more susceptible to housing insecurity. Nonprofits are often mission focused so they can target veterans, seniors, those with disabilities, and other groups to help ensure there is adequate affordable housing for these residents.

Analysis of the interviews indicated that funding is one of the main barriers to further nonprofit housing. An interviewee from a nonprofit that does not have existing housing said they wanted to do it but have had to prioritize other programs due to funding and staffing needs. The organizations that did have existing housing acknowledged varying degrees of difficulty acquiring funding. One group said that the main problem with funding is that all their funders want to be the last to enter. If they must raise \$1.5 million, most funders want to hear from them once they have raised at least \$1 million, even though this is a challenging sum to raise. Another nonprofit professional said the problem they had was getting additional funding. Funding for housing has been consistent for them but most of the public sources have not risen with inflation, and with the significant increases in building product prices, stable funding is equivalent to a cut. The other nonprofit professional said that the funding problem they have is with larger products. They can get funding for rehabs and beautification programs, but if they want to do a large-scale development of several lots or a large building in a more expensive city like Wilkes-Barre, they struggle to get the funding.

Co-op housing would be a new introduction to Luzerne County. In co-op housing the building is owned by the residents and decisions about maintenance and improvements are made by the residents. The decisions are made by tenants who pay the rent, so there is downward pressure on rents that do not exist in private housing. Like with nonprofit housing, financing is a major barrier challenge. If there are no developers with significant funds available to pay for the development, co-op housing requires substantial loans. Therefore, the co-op needs to charge market rent at first to make interest payments, but as the loans are paid off there is no longer pressure on the co-op to increase rents, so rents remain relatively stable. More co-op housing would not immediately tackle high rental rates in a city; however, they can help create stable renting markets and constrain future market increases.

Government housing is the final non-market alternative. Government housing in the U.S. is largely stigmatized because it is for low-income individuals exclusively, and due to the history of redlining and segregation tends to be in impoverished neighborhoods. Years of disinvestment have led to an \$81 billion backlog in repairs in U.S. public housing, according to a study from Harvard University.^{xvii} It is now largely viewed as inferior, poor quality housing. Luzerne County cannot make up for the backlog on its own. However, the county can create new forms of housing that avoid this backlog.

A large cause of the backlog is that public housing in the US is purely for low-income individuals. Since the housing is for low-income individuals there are strict limits on the amount of rent public housing can charge. These capped rents are often insufficient to keep up with maintenance and renovations, so the buildings become dependent on government subsidies and cash transfers. Without these government investments the repairs are postponed. This dependency can be avoided with mixed income government housing, commonly known as “social housing.” In the social housing model, a certain number of units in government housing are reserved for low-income residents while the rest are middle or even upper middle-income units. By charging subsidized rates to some residents and market rates to others, the entire building can bring in more revenue and thus be able to afford maintenance costs.

Social housing also helps tackle economic and racial segregation in housing. By integrating individuals paying different rents in the same complex, the housing allows people of different incomes to live together. Due to the history of redlining and segregation, economic segregation in U.S. housing has often resulted in racial segregation as well. Allowing people of different incomes to live in proximity therefore tackles both economic and racial injustices in housing.

Funding Alternatives

Funding is the biggest barrier to non-market housing is funding. Co-ops struggle with costly loans, nonprofits need investors, and social housing requires government funding. Rather than relying on typical subsidies from the government, an affordable housing investment fund offers a sustainable alternative. A housing investment fund would be a revolving, low-interest loan program. If a fund is consistently loaning money and collecting interest payments, it will perpetuate itself. The fund would just need startup money, which could be provided by taxes on private developers, federal grants (such as ARPA Funds), and one-time public investments. The model has already been implemented around the country to great success. Arlington County, Virginia created an affordable housing investment fund in 1988.^{xviii} It supports projects ranging from townhouses to 100+ unit apartment complexes.^{xix} The county’s ability to run such a fund for nearly 40 years shows that this is a viable alternative for Luzerne County.

A public bank is a more ambitious funding alternative. The United States has a long history with public banking – the Bank of North Dakota was established in 1919. The bank was originally created through a coalition of farmers pushing for public lending alternatives to compete with banks and milling companies that took advantage of small farmers. Over the years the purpose of the bank has changed. In 1967 the bank started issuing student loans, in the 1980s it funded community development programs to support local economies, and in 1997 it provided disaster relief funds following significant floods.^{xx} One of the strengths of a public bank is its versatility. The North Dakota bank did everything from farm aid to redevelopment to student loans. In Luzerne County, a bank could be founded to work on housing, but may in the future expand to work on infrastructure, business development, or disaster relief. The long history of the Bank of North Dakota shows the viability of such a project and how it can be managed to last.

Accessible Housing

With limited private and public rental housing, some groups are pursuing intentional communities. Intentional communities are communal living arrangements where groups of varying size live together to share costs and promote social interactions. Intentional communities can take the form of communes, ecovillages, cohousing, co-living, or student coops. They can be in city apartment buildings, rural farm communities, or any size of community.^{xi} Fundamentally intentional communities are groups of people living together to share resources.

An intentional community could also take advantage of some of the adaptive reuse opportunities. An adaptive reuse would be ideal for an intentional community because as the building is already being developed the community can be better planned. An existing apartment building does not have the designed communal spaces and other amenities of an intentional community so would need to be redeveloped to prepare these spaces. While a vacant property being redeveloped can be redesigned to include these spaces.

To bring a planned community to Luzerne County would likely require planning and funds either from the county or a local nonprofit. Properties could be identified from the county's data on vacant properties while potential participants could be identified from the clients of local nonprofits. Nonprofits could also be provided space in the community to provide needed services. An intentional Community could increase the amount of accessible housing while increasing access to services, greatly helping the county's disabled population.

Education

Several of those interviewed discussed lack of education and knowledge being major barriers in the housing sector. Developers and realtors felt that those interested in buying homes are not sufficiently aware of the various programs designed to make housing more affordable. They believed that if more renters were aware of loan programs, local government assistance, and other programs there would be more residents who were capable of homeownership.

Currently the county has a home buyer education program. Those who take part in the home buyer assistance program must attend classes to learn about the different types of loans, expenses, and barriers they might fight. Similarly, Neighborworks in Scranton has a homebuyer education center which aims to teach prospective homebuyers about funding and services available to first time homebuyers. Through expanding existing education programs and creating new ones the county can ensure prospective buyers make use of all services available.

Wilkes-Barre, Hazleton, and other larger municipalities in Luzerne County could sustain their own education programs. The programs could be run by the county, the municipalities, or local nonprofits. Again, federal funding opportunities like ARPA could be used but for a program like this to be successful there would need to be consistent funding year over year. A one-time education course only benefits those who take that one class, but an ongoing education program can generate far more benefits for a community. Education programs simply need a place to teach the class, someone to teach them, and any learning materials.

Education for purchasers can help home buyers make better financial decisions, but in an already hot housing market, new purchasers could help to drive prices even higher. To increase the supply and help tackle rising costs, education should be provided to individuals interested in development as a career path. More developers increase the competition to provide housing and by giving those looking for housing more alternatives can put downward pressure on housing.

There are significant barriers to becoming a developer. Knowledge about local building codes, fundraising, zoning ordinances, and other institutional factors is needed to be successful. Training courses for those interested in becoming developers can provide this knowledge while offering networking opportunities. If banks, potential funders, and other developers take part in the courses, giving presentations on their services, then those in the program can begin to make the connections they will need when they become developers.

Historically, the industry has been dominated by white and male developers. One analysis found that “Out of roughly 112,000 real estate development companies in the United States, about 111,000 of them are white owned...Of 383 top-tier developers that generate more than \$50 million in revenue annually, one is Latino; none is Black.”^{vii} To tackle this, education programs should be free and accessible, with recruitment targeted at historically disenfranchised groups. Through accessible education, those from historically disadvantaged groups can enter the industry. The case studies outlined a Detroit based program led by black developers which sought to educate disadvantaged youth about opportunities in real estate. The program has made new people interested in development and hopefully can create new developers to increase competition and diversity in the industry.



Endnotes

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The Institute

Turning Information into Insight

APPENDIX

Luzerne County Housing Needs Assessment

Community Profiles

April 2024

Ashley Borough

Ashley Borough's population has declined since 2000, though majority shares of the population have remained between 35 and 54 years old and under 20 years old. It is predominately White but has grown more diverse since the turn of the century. The shares of people who are Black or African American and some other race have more than doubled between 2010 and 2020. The Hispanic/Latino population has more than tripled in that time, and the share of people identifying with two or more races has more than quadrupled.



Ashley Borough Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	2,866	2,790	2,596	2,605
Under 20	23.6%	21.1%	20.4%	29.6%
20 to 34	18.0%	18.3%	18.2%	20.5%
35 to 54	29.7%	29.5%	26.1%	21.0%
55 to 64	9.3%	14.1%	16.5%	16.3%
65 and older	19.4%	17.0%	18.8%	12.5%
White	98.2%	95.2%	86.2%	82.0%
Black/African American	0.4%	2.1%	4.6%	3.0%
Asian/Asian American	0.2%	0.0%	0.7%	0.0%
Native Hawaiian/Pacific Islander	0.0%	0.3%	0.0%	0.0%
American Indian/Alaska Native	0.0%	0.0%	0.2%	0.0%
Some other race	0.0%	1.1%	2.9%	4.2%
Two or more races	0.7%	1.2%	5.5%	10.9%
Hispanic/Latino	0.4%	2.4%	8.2%	15.9%
Male	46.7%	49.9%	49.0%	52.7%
Female	53.3%	50.1%	51.0%	47.7%

Source: U.S. Census Bureau

Although the number of housing units in the borough remained relatively steady between 2000 and 2020, the vacancy rate increased. The share of renter-occupied units also increased, while the proportion of owner-occupied units shrunk (though the majority of the units continue to be occupied by homeowners).

Furthermore, a plurality of Ashley Borough's housing consists of single-family units. Nearly all units were built prior to 2000, and a majority share of the units were built prior to 1939. Most continue to be heated with gas.

Ashley Borough Housing Stock				
	2000	2010	2020	2021 Estimate
Total Housing Units	1,386	1,383	1,383	1,201
% Owner Occupied	66.1%	62.2%	57.6%	55.2%
% Renter Occupied	23.7%	26.6%	28.9%	34.3%
Vacancy Rate	10.2%	11.2%	13.6%	10.5%

Source: U.S. Census Bureau

Among homeowners in Ashley Borough, household incomes are broadly distributed across all income brackets. In fact, majority shares of homeowners are categorized at opposite ends of the income range; nearly one-quarter report incomes below \$20,000 per year and nearly one-third report incomes above \$75,000 per year. The most housing-insecure homeowners report income below \$20,000 annually, along with related costs that exceed 30 percent of the income each month.

The household incomes for most renters are less than \$35,000 per year, and their housing costs exceed 30 percent of their incomes each month. Renters typically face greater housing insecurity than homeowners.

Ashley Borough Housing Characteristics		
	2000	2021 Estimate
Housing units		
1, detached	50.6%	45.8%
1, attached	14.4%	7.3%
2 apartments	9.9%	19.2%
3 or 4 apartments	8.4%	5.3%
5 to 9 apartments	0.9%	1.2%
10 + apartments	1.2%	0.0%
Mobile home/other	14.6%	21.3%
YEAR BUILT		
2020 or later	-	0.0%
2010 to 2019	-	4.2%
2000 to 2009	-	0.0%
1980 to 1999	12.7%	16.7%
1960 to 1979	10.4%	8.3%
1940 to 1959	18.8%	18.3%
1939 or earlier	56.6%	52.6%
ROOMS		
1 room	0.8%	0.0%
2 or 3 rooms	4.8%	11.9%
4 or 5 rooms	39.2%	33.6%
6 or 7 rooms	40.1%	38.8%
8 + rooms	15.1%	15.7%
BEDROOMS		
No bedroom	0.8%	0.0%
1 bedroom	7.1%	7.6%
2 or 3 bedrooms	80.3%	79.9%
4+ bedrooms	11.8%	12.5%
COMPLETE FACILITIES		
Plumbing facilities	100.0%	100.0%
Kitchen facilities	99.5%	100.0%
HOUSE HEATING FUEL		
Utility gas	66.9%	54.0%
Bottled, tank, or LP gas	10.5%	16.5%
Electricity	8.6%	16.0%
Fuel oil, kerosene, etc.	12.6%	8.9%
Coal or coke	1.0%	1.8%
All other fuels	0.4%	1.9%
No fuel used	0.0%	1.0%

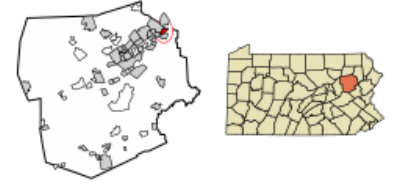
Source: U.S. Census Bureau

Housing Affordability (Homeowners)		
Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	26.3%	24.0%
Less than 20 percent	36.3%	12.1%
20 to 29 percent	23.4%	36.9%
30 percent or more	40.4%	51.0%
\$20,000 to \$34,999		
Less than 20 percent	73.0%	15.7%
20 to 29 percent	12.2%	31.5%
30 percent or more	14.9%	52.8%
\$35,000 to \$49,999		
Less than 20 percent	57.3%	38.6%
20 to 29 percent	29.4%	24.3%
30 percent or more	13.3%	37.1%
\$50,000 to \$74,999		
Less than 20 percent	75.4%	87.8%
20 to 29 percent	18.4%	12.2%
30 percent or more	6.1%	0.0%
\$75,000 or more		
Less than 20 percent	100.0%	94.3%
20 to 29 percent	0.0%	5.7%
30 percent or more	0.0%	0.0%
Housing Affordability (Renters)		
Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	42.5%	28.3%
Less than 20 percent	4.6%	0.0%
20 to 29 percent	28.5%	0.0%
30 percent or more	66.9%	100.0%
\$20,000 to \$34,999		
Less than 20 percent	55.8%	0.0%
20 to 29 percent	44.2%	0.0%
30 percent or more	0.0%	100.0%
\$35,000 to \$49,999		
Less than 20 percent	100.0%	66.0%
20 to 29 percent	0.0%	34.0%
30 percent or more	0.0%	0.0%
\$50,000 to \$74,999		
Less than 20 percent	100.0%	60.9%
20 to 29 percent	0.0%	39.1%
30 percent or more	0.0%	0.0%
\$75,000 or more		
Less than 20 percent	100.0%	100.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%

Source: U.S. Census Bureau

Avoca Borough

Avoca Borough's population has declined since 2000, though majority shares of the population have remained between 35 and 54 years old. It is predominately White and the numbers have remained consistent since the turn of the century. There are minor shares of people who classify as Black or African American, Asian or Asian American, Some other race, and Hispanic/Latino.



Avoca Borough Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	2,851	2,661	2,507	2,518
Under 20	18.0%	21.2%	17.2%	16.6%
20 to 34	18.4%	16.9%	18.7%	19.0%
35 to 54	29.7%	30.1%	27.0%	29.1%
55 to 64	9.3%	13.8%	15.2%	12.0%
65 and older	19.4%	17.9%	22.0%	23.4%
White	99.3%	97.8%	93.0%	98.1%
Black/African American	0.1%	0.7%	1.2%	0.0%
Asian/Asian American	0.1%	0.0%	0.6%	0.0%
Native Hawaiian/Pacific Islander	0.2%	0.3%	0.0%	0.0%
American Indian/Alaska Native	0.0%	0.0%	0.0%	0.0%
Some other race	0.0%	1.1%	1.2%	0.0%
Two or more races	0.1%	1.2%	3.9%	1.9%
Hispanic/Latino	0.1%	1.8%	3.8%	0.6%
Male	48.2%	50.1%	49.4%	48.8%
Female	51.8%	49.9%	50.6%	51.2%

Source: U.S. Census Bureau

Although the number of housing units in the borough remained steady between 2000 and 2020, the vacancy rate increased. The share of owner-occupied units decreased, and the proportion of renter-occupied units increased.

Additionally, nearly half houses in Avoca Borough were built in 1939 or earlier, and a significant share were built between 1960 and 1979.

Avoca Borough Housing Stock				
	2000	2010	2020	2021 Estimate
Total Housing Units	1,267	1,235	1,240	1,201
% Owner Occupied	72.8%	67.4%	65.4%	55.2%
% Renter Occupied	20.0%	23.8%	24.9%	34.3%
Vacancy Rate	7.1%	8.8%	9.7%	10.5%

Source: U.S. Census Bureau

Nearly half the homeowners in Avoca Borough report household incomes over \$75,000. Incomes are more broadly distributed among renters. Most renter incomes are under \$35,000 per year, and the vast majority of these individuals report housing costs exceeding 30 percent of their incomes; these shares have increased since the turn of the century.

Avoca Borough Housing Characteristics		
	2000	2021 Estimate
Housing units		
1, detached	50.6%	82.1%
1, attached	14.4%	4.6%
2 apartments	9.9%	6.5%
3 or 4 apartments	8.4%	3.2%
5 to 9 apartments	0.9%	0.5%
10 + apartments	1.2%	0.0%
Mobile home/other	14.6%	3.2%
YEAR BUILT		
2020 or later	-	0.0%
2010 to 2019	-	3.4%
2000 to 2009	-	4.7%
1980 to 1999	8.5%	7.8%
1960 to 1979	15.9%	20.1%
1940 to 1959	14.4%	15.4%
1939 or earlier	61.2%	48.7%
ROOMS		
1 room	1.7%	0.0%
2 or 3 rooms	2.6%	4.0%
4 or 5 rooms	31.4%	28.9%
6 or 7 rooms	41.6%	46.5%
8 + rooms	22.6%	20.5%
BEDROOMS		
No bedroom	2.1%	0.0%
1 bedroom	4.5%	5.1%
2 or 3 bedrooms	76.8%	77.4%
4+ bedrooms	16.7%	17.4%
COMPLETE FACILITIES		
Plumbing facilities	99.7%	100.0%
Kitchen facilities	99.7%	100.0%
HOUSE HEATING FUEL		
Utility gas	50.8%	53.9%
Bottled, tank, or LP gas	1.7%	2.7%
Electricity	12.4%	18.3%
Fuel oil, kerosene, etc.	30.5%	23.3%
Coal or coke	4.1%	1.3%
All other fuels	0.5%	0.5%
No fuel used	0.0%	0.0%

Source: U.S. Census Bureau

Housing Affordability (Homeowners)		
Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	25.1%	10.1%
Less than 20 percent	11.5%	0.0%
20 to 29 percent	29.5%	19.5%
30 percent or more	59.0%	80.5%
\$20,000 to \$34,999		
Less than 20 percent	56.1%	43.2%
20 to 29 percent	15.2%	29.7%
30 percent or more	28.7%	27.0%
\$35,000 to \$49,999		
Less than 20 percent	42.9%	60.0%
20 to 29 percent	50.0%	34.1%
30 percent or more	7.1%	5.9%
\$50,000 to \$74,999		
Less than 20 percent	66.3%	99.0%
20 to 29 percent	31.9%	1.0%
30 percent or more	1.8%	0.0%
\$75,000 or more		
Less than 20 percent	97.1%	84.0%
20 to 29 percent	2.9%	16.0%
30 percent or more	0.0%	0.0%
Housing Affordability (Renters)		
Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	35.0%	27.5%
Less than 20 percent	10.3%	0.0%
20 to 29 percent	26.9%	0.0%
30 percent or more	62.8%	100.0%
\$20,000 to \$34,999		
Less than 20 percent	34.4%	0.0%
20 to 29 percent	42.2%	12.2%
30 percent or more	23.4%	87.8%
\$35,000 to \$49,999		
Less than 20 percent	92.0%	17.9%
20 to 29 percent	8.0%	82.1%
30 percent or more	0.0%	0.0%
\$50,000 to \$74,999		
Less than 20 percent	100.0%	50.0%
20 to 29 percent	0.0%	50.0%
30 percent or more	0.0%	0.0%
\$75,000 or more		
Less than 20 percent	100.0%	100.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%

Source: U.S. Census Bureau

Bear Creek Township

Bear Creek Township's population has increased between 2000 and 2010, and has remained fairly stable since 2000. It is predominantly White.



Bear Creek Township Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	2,580	2,774	2,754	2,744
Under 20	23.9%	21.6%	19.2%	19.8%
20 to 34	14.2%	13.3%	12.5%	14.5%
35 to 54	31.8%	27.5%	27.7%	25.9%
55 to 64	12.8%	12.9%	17.4%	19.4%
65 and older	17.4%	15.2%	23.3%	20.3%
White	98.3%	98.1%	92.8%	96.6%
Black/African American	0.3%	0.5%	0.9%	0.9%
Asian/Asian American	0.3%	0.5%	1.1%	0.1%
Native Hawaiian/Pacific Islander	0.0%	0.0%	0.0%	0.0%
American Indian/Alaska Native	0.0%	0.1%	0.1%	0.2%
Some other race	0.0%	0.3%	0.9%	0.0%
Two or more races	0.2%	0.5%	4.2%	2.2%
Hispanic/Latino	0.8%	0.8%	3.4%	1.8%
Male	51.1%	51.7%	51.8%	55.8%
Female	48.9%	47.3%	48.2%	44.2%

Source: U.S. Census Bureau

Bear Creek Township's housing stock has grown since 2000 and vacancy rates have decreased. Most units are owner-occupied.

A large majority of units in Bear Creek Township are single family detached homes, built between 1940 and 1980.

Bear Creek Township Housing Stock				
	2000	2010	2020	2021 Estimate
Total Housing Units	1,216	1,360	1,345	1,328
% Owner Occupied	76.5%	75.6%	78.2%	80.3%
% Renter Occupied	5.5%	7.2%	6.1%	5.2%
Vacancy Rate	18.0%	17.2%	15.7%	14.5%

Source: U.S. Census Bureau

More than half of Bear Creek Township's homeowner population report's household income of \$75,000 or more, and a large majority report housing costs less than 20 percent of their incomes. The shares of higher-income homeowner households have grown since 2000. Household incomes of renters are largely divided, with more than half reporting incomes less than \$20,000 and the remainder reporting household incomes over \$75,000. The majority of low-income renters are housing insecure (with housing costs exceeding 30 percent of their incomes) and all with high incomes are housing secure (with housing costs below 20 percent of their incomes).

Bear Creek Township Housing Characteristics

	2000	2021 Estimate
Housing units		
1, detached	93.8%	96.6%
1, attached	0.9%	0.9%
2 apartments	1.3%	1.1%
3 or 4 apartments	0.0%	0.6%
5 to 9 apartments	0.0%	0.0%
10 + apartments	0.0%	0.0%
Mobile home/other	3.9%	0.9%
YEAR BUILT		
2020 or later	-	0.0%
2010 to 2019	-	0.4%
2000 to 2009	-	13.5%
1980 to 1999	23.0%	20.6%
1960 to 1979	43.9%	39.1%
1940 to 1959	23.8%	18.0%
1939 or earlier	9.3%	8.4%
ROOMS		
1 room	0.0%	0.0%
2 or 3 rooms	4.9%	2.8%
4 or 5 rooms	32.9%	17.9%
6 or 7 rooms	39.4%	49.1%
8 + rooms	22.8%	30.2%
BEDROOMS		
No bedroom	0.0%	0.0%
1 bedroom	5.0%	1.6%
2 or 3 bedrooms	79.0%	71.7%
4+ bedrooms	16.0%	26.8%
COMPLETE FACILITIES		
Plumbing facilities	99.1%	99.7%
Kitchen facilities	99.1%	99.7%
HOUSE HEATING FUEL		
Utility gas	0.3%	1.7%
Bottled, tank, or LP gas	9.7%	20.2%
Electricity	28.4%	35.9%
Fuel oil, kerosene, etc.	51.4%	32.4%
Coal or coke	8.1%	5.4%
All other fuels	2.1%	4.1%
No fuel used	0.0%	0.3%

Source: U.S. Census Bureau

Housing Affordability (Homeowners)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	12.4%	5.2%
Less than 20 percent	7.6%	5.4%
20 to 29 percent	30.5%	0.0%
30 percent or more	61.9%	94.6%
\$20,000 to \$34,999		
Less than 20 percent	25.1%	12.8%
20 to 29 percent	35.8%	3.6%
30 percent or more	14.2%	26.3%
\$35,000 to \$49,999		
Less than 20 percent	50.0%	70.1%
20 to 29 percent	18.1%	12.7%
30 percent or more	60.8%	40.0%
\$50,000 to \$74,999		
Less than 20 percent	21.6%	25.2%
20 to 29 percent	17.6%	34.8%
30 percent or more	27.5%	16.6%
\$75,000 or more		
Less than 20 percent	70.3%	53.1%
20 to 29 percent	22.4%	35.0%
30 percent or more	7.3%	11.9%
\$75,000 or more		
Less than 20 percent	16.9%	52.7%
20 to 29 percent	81.1%	90.4%
30 percent or more	15.4%	6.8%
30 percent or more	3.5%	2.8%

Housing Affordability (Renters)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	10.6%	52.3%
Less than 20 percent	0.0%	17.4%
20 to 29 percent	0.0%	0.0%
30 percent or more	100.0%	82.6%
\$20,000 to \$34,999		
Less than 20 percent	55.3%	0.0%
20 to 29 percent	61.5%	0.0%
30 percent or more	38.5%	0.0%
\$35,000 to \$49,999		
Less than 20 percent	0.0%	0.0%
20 to 29 percent	100.0%	0.0%
30 percent or more	0.0%	0.0%
\$50,000 to \$74,999		
Less than 20 percent	23.4%	0.0%
20 to 29 percent	100.0%	0.0%
30 percent or more	0.0%	0.0%
\$75,000 or more		
Less than 20 percent	0.0%	47.7%
20 to 29 percent	0.0%	100.0%
30 percent or more	0.0%	0.0%
30 percent or more	0.0%	0.0%

Source: U.S. Census Bureau

Bear Creek Village Borough

The population of Bear Creek Village Borough has increased over the past 20 years. Bear Creek Village Borough is largely White, though it has become significantly more diverse in recent years.



Bear Creek Village Borough Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	284	257	291	386
Under 20	21.1%	19.8%	21.0%	30.0%
20 to 34	7.4%	3.9%	10.7%	18.4%
35 to 54	36.3%	26.5%	22.0%	14.4%
55 to 64	14.8%	20.2%	16.8%	10.9%
65 and older	20.4%	29.6%	29.7%	18.6%
White	98.9%	98.4%	91.1%	79.3%
Black/African American	0.0%	0.0%	0.0%	0.0%
Asian/Asian American	0.4%	0.1%	0.7%	0.5%
Native Hawaiian/Pacific Islander	0.0%	0.0%	0.0%	0.0%
American Indian/Alaska Native	0.0%	0.9%	0.0%	0.0%
Some other race	0.0%	0.0%	2.1%	20.2%
Two or more races	0.0%	0.0%	6.2%	0.0%
Hispanic/Latino	0.7%	0.0%	7.2%	20.5%
Male	49.3%	49.0%	47.1%	52.7%
Female	50.7%	51.0%	46.6%	53.4%

Source: U.S. Census Bureau

The housing units in the borough, as well as the vacancy rate, have increased in the past two decades. Owner occupancy has hovered around 71 percent while renter occupancy has decreased.

Most of Bear Creek Village Borough's housing consists of single-family detached homes. Most were built prior to 1979. Most use electricity or oil for heating, while about 17 percent use coal.

Bear Creek Village Borough Housing Stock				
	2000	2010	2020	2021 Estimate
Total Housing Units	135	155	153	191
% Owner Occupied	77.0%	69.7%	70.6%	70.2%
% Renter Occupied	14.1%	7.1%	9.8%	3.1%
Vacancy Rate	8.9%	23.2%	19.6%	26.7%

Source: U.S. Census Bureau

Most Bear Creek Village Borough homeowners report incomes over \$75,000, and most are housing secure (with housing costs less than 20 percent of their incomes). All Bear Creek Village Borough renters report incomes over \$75,000 and all are housing secure. Income and housing security largely improved for homeowners and renters alike since 2000.

Bear Creek Village Borough Housing Characteristics

	2000	2021 Estimate
Housing units		
1, detached	97.8%	91.4%
1, attached	0.0%	0.0%
2 apartments	2.2%	7.9%
3 or 4 apartments	0.0%	0.7%
5 to 9 apartments	0.0%	0.0%
10 + apartments	0.0%	0.0%
Mobile home/other	0.0%	0.0%
YEAR BUILT		
2020 or later	-	0.0%
2010 to 2019	-	13.6%
2000 to 2009	-	5.0%
1980 to 1999	22.1%	14.3%
1960 to 1979	31.8%	40.7%
1940 to 1959	21.5%	5.7%
1939 or earlier	24.4%	20.7%
ROOMS		
1 room	0.0%	0.0%
2 or 3 rooms	1.5%	12.1%
4 or 5 rooms	10.3%	27.1%
6 or 7 rooms	39.2%	24.3%
8 + rooms	48.9%	36.4%
BEDROOMS		
No bedroom	1.5%	0.0%
1 bedroom	0.0%	0.0%
2 or 3 bedrooms	57.8%	65.7%
4+ bedrooms	40.7%	34.3%
COMPLETE FACILITIES		
Plumbing facilities	97.6%	100.0%
Kitchen facilities	100.0%	100.0%
HOUSE HEATING FUEL		
Utility gas	0.0%	0.7%
Bottled, tank, or LP gas	17.9%	14.3%
Electricity	19.5%	40.0%
Fuel oil, kerosene, etc.	55.3%	25.0%
Coal or coke	4.1%	17.1%
All other fuels	3.3%	1.4%
No fuel used	0.0%	1.4%

Source: U.S. Census Bureau

Housing Affordability (Homeowners)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	8.3%	6.0%
Less than 20 percent	0.0%	0.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	100.0%	100.0%
\$20,000 to \$34,999	14.6%	13.4%
Less than 20 percent	0.0%	0.0%
20 to 29 percent	57.1%	0.0%
30 percent or more	42.9%	100.0%
\$35,000 to \$49,999	8.3%	2.2%
Less than 20 percent	75.0%	0.0%
20 to 29 percent	0.0%	33.3%
30 percent or more	25.0%	66.7%
\$50,000 to \$74,999	28.1%	6.0%
Less than 20 percent	63.0%	25.0%
20 to 29 percent	0.0%	75.0%
30 percent or more	37.0%	0.0%
\$75,000 or more	40.6%	72.4%
Less than 20 percent	69.2%	86.6%
20 to 29 percent	28.2%	8.2%
30 percent or more	2.6%	5.2%

Housing Affordability (Renters)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	0.0%	0.0%
Less than 20 percent	0.0%	0.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%
\$20,000 to \$34,999	15.4%	0.0%
Less than 20 percent	0.0%	0.0%
20 to 29 percent	100.0%	0.0%
30 percent or more	0.0%	0.0%
\$35,000 to \$49,999	15.4%	0.0%
Less than 20 percent	0.0%	0.0%
20 to 29 percent	100.0%	0.0%
30 percent or more	0.0%	0.0%
\$50,000 to \$74,999	30.8%	0.0%
Less than 20 percent	50.0%	0.0%
20 to 29 percent	50.0%	0.0%
30 percent or more	0.0%	0.0%
\$75,000 or more	38.5%	100.0%
Less than 20 percent	100.0%	100.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%

Source: U.S. Census Bureau

Black Creek Township

The population of Black Creek Township has declined since 2000, and a plurality of residents are now aged 65 and older. Residents are predominantly White.



Black Creek Township Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	2,132	2,016	1,909	1,787
Under 20	24.5%	19.1%	16.7%	19.6%
20 to 34	14.7%	15.1%	13.6%	17.9%
35 to 54	31.9%	25.2%	24.0%	18.8%
55 to 64	11.7%	17.3%	19.0%	16.6%
65 and older	17.4%	19.1%	26.7%	29.9%
White	98.8%	98.3%	94.8%	96.8%
Black/African American	0.5%	0.3%	0.6%	0.0%
Asian/Asian American	0.0%	0.2%	0.8%	0.3%
Native Hawaiian/Pacific Islander	0.0%	0.1%	0.1%	0.0%
American Indian/Alaska Native	0.1%	0.0%	0.0%	0.0%
Some other race	0.0%	0.1%	0.2%	2.6%
Two or more races	0.1%	0.9%	2.9%	0.2%
Hispanic/Latino	0.5%	0.6%	2.7%	0.2%
Male	51.6%	51.0%	50.7%	50.6%
Female	48.4%	49.0%	49.3%	49.4%

Source: U.S. Census Bureau

Available housing units have increased in number between 2000 and 2020. The vacancy rate has increased as well, to 30.5 percent. The shares of renter-occupied and owner-occupied units have slightly decreased.

A majority of housing units in Black Creek Township are single-family detached units. Approximately one-quarter of housing units were built prior to 1939, with another quarter built between 1960 and 1979. A majority share of residents use fuel oil or kerosene for heating, though this share has shrunk since 2000. Use of electric heating has remained steady and use of other fuel types have increased.

Black Creek Township Housing Stock				
	2000	2010	2020	2021 Estimate
Total Housing Units	965	1,079	1,087	1,153
% Owner Occupied	71.7%	66.7%	66.3%	59.1%
% Renter Occupied	14.5%	14.4%	12.8%	10.4%
Vacancy Rate	13.8%	18.9%	20.9%	30.5%

Source: U.S. Census Bureau

Since 2000, income has risen considerably for Black Creek Township residents. In 2000, approximately 62 percent of homeowners reported income less than \$50,000 per year. Approximately 72 percent reported income over \$50,000 per year as of 2021. Renters' incomes are more dispersed across income brackets, though none reported 2021 incomes less than \$20,000 (27 percent did so in 2000). At nearly 46 percent, a majority share of renters reported 2021 incomes between \$35,000 and \$49,999; although 54 percent are housing secure, the remaining 46 percent are not. Their housing costs exceed 30 percent of their incomes.

Black Creek Township Housing Characteristics

	2000	2021 Estimate
Housing units		
1, detached	79.2%	87.3%
1, attached	9.1%	6.6%
2 apartments	1.8%	2.4%
3 or 4 apartments	2.3%	0.0%
5 to 9 apartments	0.0%	0.0%
10 + apartments	0.0%	0.0%
Mobile home/other	7.7%	3.7%
YEAR BUILT		
2020 or later	-	0.0%
2010 to 2019	-	3.7%
2000 to 2009	-	16.4%
1980 to 1999	24.8%	18.2%
1960 to 1979	28.4%	25.8%
1940 to 1959	15.4%	11.6%
1939 or earlier	31.4%	24.2%
ROOMS		
1 room	0.4%	0.9%
2 or 3 rooms	4.3%	1.6%
4 or 5 rooms	26.9%	28.0%
6 or 7 rooms	49.6%	36.8%
8 + rooms	18.7%	32.7%
BEDROOMS		
No bedroom	0.4%	0.9%
1 bedroom	4.9%	5.6%
2 or 3 bedrooms	75.2%	73.8%
4+ bedrooms	19.5%	19.7%
COMPLETE FACILITIES		
Plumbing facilities	99.2%	100.0%
Kitchen facilities	99.4%	100.0%
HOUSE HEATING FUEL		
Utility gas	0.5%	1.2%
Bottled, tank, or LP gas	3.7%	5.7%
Electricity	23.9%	23.2%
Fuel oil, kerosene, etc.	61.5%	48.4%
Coal or coke	8.5%	13.4%
All other fuels	1.8%	6.2%
No fuel used	0.0%	1.7%

Source: U.S. Census Bureau

Housing Affordability (Homeowners)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	21.0%	4.8%
Less than 20 percent	29.2%	0.0%
20 to 29 percent	17.5%	37.9%
30 percent or more	53.3%	62.1%
\$20,000 to \$34,999		
Less than 20 percent	43.3%	6.3%
20 to 29 percent	28.4%	67.7%
30 percent or more	28.4%	26.0%
\$35,000 to \$49,999		
Less than 20 percent	61.1%	41.9%
20 to 29 percent	23.3%	22.6%
30 percent or more	15.6%	35.5%
\$50,000 to \$74,999		
Less than 20 percent	65.1%	63.9%
20 to 29 percent	22.5%	23.6%
30 percent or more	12.4%	12.5%
\$75,000 or more		
Less than 20 percent	91.2%	89.0%
20 to 29 percent	4.4%	11.0%
30 percent or more	4.4%	0.0%

Housing Affordability (Renters)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	26.7%	0.0%
Less than 20 percent	12.5%	0.0%
20 to 29 percent	25.0%	0.0%
30 percent or more	62.5%	0.0%
\$20,000 to \$34,999		
Less than 20 percent	54.5%	0.0%
20 to 29 percent	36.4%	66.7%
30 percent or more	9.1%	33.3%
\$35,000 to \$49,999		
Less than 20 percent	87.0%	54.3%
20 to 29 percent	13.0%	0.0%
30 percent or more	0.0%	45.7%
\$50,000 to \$74,999		
Less than 20 percent	83.3%	0.0%
20 to 29 percent	16.7%	100.0%
30 percent or more	0.0%	0.0%
\$75,000 or more		
Less than 20 percent	100.0%	83.3%
20 to 29 percent	0.0%	16.7%
30 percent or more	0.0%	0.0%

Source: U.S. Census Bureau

Buck Township

Buck Township's population has fluctuated since 2000, with an eventual decrease. It is predominantly White.



Buck Township Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	397	435	379	323
Under 20	26.5%	18.9%	16.8%	23.5%
20 to 34	16.7%	19.1%	15.6%	25.4%
35 to 54	33.3%	32.2%	25.4%	14.2%
55 to 64	12.9%	14.9%	20.1%	18.6%
65 and older	10.6%	14.9%	22.1%	18.2%
White	99.7%	97.0%	91.8%	94.4%
Black/African American	0.0%	1.6%	1.6%	0.0%
Asian/Asian American	0.3%	0.7%	1.1%	0.6%
Native Hawaiian/Pacific Islander	0.0%	0.0%	0.0%	0.0%
American Indian/Alaska Native	0.0%	0.2%	0.8%	0.0%
Some other race	0.0%	0.0%	0.8%	0.0%
Two or more races	0.0%	0.5%	4.0%	5.0%
Hispanic/Latino	0.0%	2.3%	2.9%	0.6%
Male	50.1%	52.6%	50.7%	52.9%
Female	49.9%	47.4%	49.3%	47.1%

Source: U.S. Census Bureau

Buck Township's housing stock has decreased since 2000. Most homes are either owner-occupied or vacant.

A large majority of housing units in Buck Township are single-family homes, and about 10 percent of the housing stock consists of mobile homes or other. A considerable share of the homes in this community were built between 1980 and 1999. Fewer than half the share of residents using fuel oil or kerosene in 2000 used fuel oil or kerosene as a heating source in 2021. They have primarily shifted to electricity or bottled, tank, or LP gas.

Buck Township Housing Stock				
	2000	2010	2020	2021 Estimate
Total Housing Units	252	259	263	232
% Owner Occupied	52.8%	60.6%	55.5%	41.8%
% Renter Occupied	7.5%	8.1%	11.4%	8.2%
Vacancy Rate	39.7%	31.3%	33.1%	50.0%

Source: U.S. Census Bureau

Most homeowners in Buck Township reported 2021 incomes over \$50,000 per year, and most are housing secure. Conversely, nearly 90 percent of renters reported 2021 incomes less than \$50,000 per year. All Buck Township renters with household incomes below \$35,000 are housing insecure, with rental costs exceeding 30 percent of their incomes. This is also the case for 42 percent of renters with incomes between \$35,000 and \$49,000 annually.

Buck Township Housing Characteristics

	2000	2021 Estimate
Housing units		
1, detached	84.9%	89.7%
1, attached	0.0%	0.0%
2 apartments	0.8%	0.0%
3 or 4 apartments	1.2%	0.9%
5 to 9 apartments	0.0%	0.0%
10 + apartments	0.0%	0.0%
Mobile home/other	13.1%	9.5%
YEAR BUILT		
2020 or later	-	0.0%
2010 to 2019	-	6.9%
2000 to 2009	-	17.2%
1980 to 1999	15.5%	28.4%
1960 to 1979	24.7%	15.5%
1940 to 1959	34.9%	14.7%
1939 or earlier	25.0%	17.2%
ROOMS		
1 room	1.2%	0.0%
2 or 3 rooms	3.6%	1.7%
4 or 5 rooms	40.5%	36.2%
6 or 7 rooms	42.5%	20.7%
8 + rooms	12.3%	41.4%
BEDROOMS		
No bedroom	1.2%	0.0%
1 bedroom	9.1%	3.4%
2 or 3 bedrooms	73.4%	73.3%
4+ bedrooms	16.3%	23.3%
COMPLETE FACILITIES		
Plumbing facilities	100.0%	99.1%
Kitchen facilities	100.0%	100.0%
HOUSE HEATING FUEL		
Utility gas	3.3%	0.0%
Bottled, tank, or LP gas	13.8%	26.7%
Electricity	13.2%	36.2%
Fuel oil, kerosene, etc.	54.6%	26.7%
Coal or coke	9.9%	10.3%
All other fuels	5.2%	0.0%
No fuel used	0.0%	0.0%

Source: U.S. Census Bureau

Housing Affordability (Homeowners)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	21.5%	6.2%
Less than 20 percent	0.0%	0.0%
20 to 29 percent	45.0%	50.0%
30 percent or more	55.0%	50.0%
\$20,000 to \$34,999		
Less than 20 percent	27.3%	37.5%
20 to 29 percent	27.3%	43.8%
30 percent or more	45.5%	18.8%
\$35,000 to \$49,999		
Less than 20 percent	57.1%	20.0%
20 to 29 percent	21.4%	10.0%
30 percent or more	21.4%	70.0%
\$50,000 to \$74,999		
Less than 20 percent	42.9%	88.9%
20 to 29 percent	57.1%	11.1%
30 percent or more	0.0%	0.0%
\$75,000 or more		
Less than 20 percent	100.0%	78.7%
20 to 29 percent	0.0%	19.1%
30 percent or more	0.0%	2.1%

Housing Affordability (Renters)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	14.3%	5.9%
Less than 20 percent	0.0%	0.0%
20 to 29 percent	100.0%	0.0%
30 percent or more	0.0%	100.0%
\$20,000 to \$34,999		
Less than 20 percent	33.3%	0.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	66.7%	100.0%
\$35,000 to \$49,999		
Less than 20 percent	66.7%	58.3%
20 to 29 percent	33.3%	0.0%
30 percent or more	0.0%	41.7%
\$50,000 to \$74,999		
Less than 20 percent	0.0%	0.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%
\$75,000 or more		
Less than 20 percent	100.0%	100.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%

Source: U.S. Census Bureau

Butler Township

Butler Township's population has increased since 2000. It has remained predominately White.



Butler Township Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	7,166	9,221	9,485	9,519
Under 20	27.8%	24.0%	19.6%	23.7%
20 to 34	15.7%	15.3%	15.0%	12.4%
35 to 54	32.6%	29.4%	25.9%	28.5%
55 to 64	9.2%	14.8%	16.1%	14.4%
65 and older	14.6%	19.3%	23.3%	21.1%
White	91.9%	92.1%	89.8%	90.3%
Black/African American	5.3%	4.5%	1.6%	3.5%
Asian/Asian American	0.5%	1.1%	1.4%	1.2%
Native Hawaiian/Pacific Islander	0.0%	0.0%	0.0%	0.0%
American Indian/Alaska Native	0.1%	0.2%	0.2%	0.0%
Some other race	0.0%	1.1%	2.2%	0.6%
Two or more races	0.4%	1.0%	4.9%	4.4%
Hispanic/Latino	1.8%	2.9%	6.5%	5.5%
Male	50.0%	50.0%	48.9%	51.4%
Female	50.0%	50.0%	51.1%	48.6%

Source: U.S. Census Bureau

The vacancy rate in Butler Township has hovered between eight percent and nine percent since 2000. A majority of homes are single-family detached units.

Over half the homes in Butler Township were built between 1980 and 2009. The use of utility gas as a home heating fuel has increased substantially since 2000, and the use of fuel oil, kerosene, etc. has declined during that period.

Butler Township Housing Stock				
	2000	2010	2020	2021 Estimate
Total Housing Units	2,747	3,864	4,342	3,844
% Owner Occupied	81.9%	76.4%	77.3%	83.5%
% Renter Occupied	9.9%	14.1%	13.3%	8.2%
Vacancy Rate	8.2%	9.5%	9.3%	8.2%

Source: U.S. Census Bureau

Most Butler Township homeowners reported incomes over \$75,000 in 2021. Most are also housing secure, contributing less than 20 percent of their incomes on housing costs. In 2000, household incomes of renters were widely distributed across income brackets. By 2021, significant shares of renters reported incomes between \$20,000 and \$34,999, and more than \$75,000. Most renters with incomes between \$20,000 and \$34,000 are housing insecure, with housing costs exceeding 30 percent of their incomes. All renters with incomes over \$75,000 are housing secure, with less than 20 percent of their incomes required for housing costs.

Butler Township Housing Characteristics

	2000	2021 Estimate
Housing units		
1, detached	89.0%	85.2%
1, attached	2.5%	7.9%
2 apartments	1.6%	0.7%
3 or 4 apartments	0.7%	1.1%
5 to 9 apartments	0.3%	0.0%
10 + apartments	0.6%	2.6%
Mobile home/other	5.3%	2.5%
YEAR BUILT		
2020 or later	-	0.0%
2010 to 2019	-	8.4%
2000 to 2009	-	23.5%
1980 to 1999	49.7%	27.9%
1960 to 1979	21.8%	18.0%
1940 to 1959	14.3%	13.6%
1939 or earlier	14.3%	8.6%
ROOMS		
1 room	0.0%	2.2%
2 or 3 rooms	3.0%	1.9%
4 or 5 rooms	29.6%	22.3%
6 or 7 rooms	45.3%	40.4%
8 + rooms	22.2%	33.2%
BEDROOMS		
No bedroom	0.0%	2.2%
1 bedroom	5.0%	3.0%
2 or 3 bedrooms	73.7%	69.2%
4+ bedrooms	21.4%	25.5%
COMPLETE FACILITIES		
Plumbing facilities	99.7%	100.0%
Kitchen facilities	100.0%	97.4%
HOUSE HEATING FUEL		
Utility gas	1.1%	18.6%
Bottled, tank, or LP gas	7.5%	6.2%
Electricity	38.4%	41.3%
Fuel oil, kerosene, etc.	43.3%	28.3%
Coal or coke	8.1%	3.0%
All other fuels	1.5%	2.6%
No fuel used	0.0%	0.0%

Source: U.S. Census Bureau

Housing Affordability (Homeowners)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	12.4%	8.4%
Less than 20 percent	13.7%	5.0%
20 to 29 percent	26.1%	17.1%
30 percent or more	60.2%	77.9%
\$20,000 to \$34,999		
Less than 20 percent	17.2%	9.9%
20 to 29 percent	42.9%	9.1%
30 percent or more	14.5%	48.6%
\$35,000 to \$49,999		
Less than 20 percent	42.6%	42.3%
20 to 29 percent	19.7%	2.9%
30 percent or more	35.2%	34.4%
\$50,000 to \$74,999		
Less than 20 percent	43.8%	17.2%
20 to 29 percent	21.0%	48.4%
30 percent or more	23.1%	19.6%
\$75,000 or more		
Less than 20 percent	69.8%	63.3%
20 to 29 percent	24.0%	19.2%
30 percent or more	6.3%	17.5%
\$75,000 or more		
Less than 20 percent	27.5%	59.2%
20 to 29 percent	81.1%	87.7%
30 percent or more	18.9%	8.8%
\$75,000 or more		
Less than 20 percent	0.0%	3.5%
20 to 29 percent		
30 percent or more		

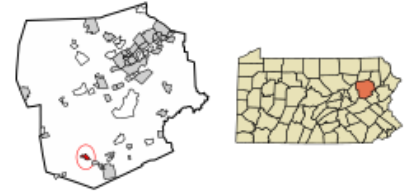
Housing Affordability (Renters)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	22.0%	4.2%
Less than 20 percent	17.4%	0.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	82.6%	100.0%
\$20,000 to \$34,999		
Less than 20 percent	17.2%	38.0%
20 to 29 percent	55.6%	0.0%
30 percent or more	22.2%	12.0%
\$35,000 to \$49,999		
Less than 20 percent	22.2%	88.0%
20 to 29 percent	28.2%	3.6%
30 percent or more	100.0%	0.0%
\$50,000 to \$74,999		
Less than 20 percent	0.0%	0.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	100.0%
\$75,000 or more		
Less than 20 percent	19.6%	18.2%
20 to 29 percent	100.0%	100.0%
30 percent or more	0.0%	0.0%
\$75,000 or more		
Less than 20 percent	12.9%	36.0%
20 to 29 percent	100.0%	100.0%
30 percent or more	0.0%	0.0%
\$75,000 or more		
Less than 20 percent	0.0%	0.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%

Source: U.S. Census Bureau

Conyngham Borough

Conyngham Borough's population has declined since 2000. Most notably, the share aged under 20 years has decreased while the share aged 65 years and older has expanded. It is predominantly White, though it has become more diverse during the previous two decades.



Conyngham Borough Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	1,958	1,914	1,825	1,654
Under 20	26.0%	19.5%	19.4%	14.7%
20 to 34	12.7%	13.7%	16.5%	13.2%
35 to 54	31.3%	27.8%	21.9%	24.3%
55 to 64	11.3%	17.4%	15.3%	18.7%
65 and older	18.7%	21.7%	27.0%	29.1%
White	96.8%	97.4%	90.7%	88.8%
Black/African American	0.0%	0.5%	0.9%	2.7%
Asian/Asian American	2.3%	0.9%	1.4%	6.3%
Native Hawaiian/Pacific Islander	0.0%	0.0%	0.0%	0.0%
American Indian/Alaska Native	0.0%	0.1%	0.0%	0.0%
Some other race	0.0%	0.2%	2.2%	2.0%
Two or more races	0.2%	0.9%	4.9%	0.2%
Hispanic/Latino	0.7%	2.0%	5.1%	2.4%
Male	47.3%	48.6%	47.3%	55.9%
Female	52.7%	51.4%	52.7%	44.1%

Source: U.S. Census Bureau

Conyngham Borough's vacancy rate has increased since 2000. Despite some fluctuation over the years, approximately three-quarters of the borough's housing units have remained owner-occupied. The share of renters has decreased.

Most homes in Conyngham Borough are single-family homes. Three-quarters are detached units and over 10 percent are attached units. A majority share was built between 1960 and 1979. Over 37 percent of households use electricity as heating fuel and balanced shares of 27 percent use utility gas and fuel oil, kerosene, etc. – though usage of utility gas has increased since 2000 and usage of fuel oil, kerosene, etc. has declined.

Conyngham Borough Housing Stock				
	2000	2010	2020	2021 Estimate
Total Housing Units	817	864	849	807
% Owner Occupied	77.8%	76.3%	72.8%	73.0%
% Renter Occupied	19.2%	20.2%	12.0%	11.5%
Vacancy Rate	2.9%	3.5%	3.9%	5.5%

Source: U.S. Census Bureau

Most homeownership Conyngham Borough residents reported 2021 incomes above \$50,000 annually. A majority of them spend less than 20 percent of their incomes on housing. In 2000, a majority of households made less than \$50,000 dollars a year. None of the borough's renters reported 2021 income below \$20,000 (an improvement from the 33 percent who reported such income in 2000), and their incomes are broadly dispersed across the remaining income brackets; the smallest share of 11 percent reported 2021 income over \$75,000. The share of renters reporting 2021 incomes between \$20,000 and \$34,999 faces the most housing insecurity, with 72 percent using over 30 percent of their incomes for housing costs.

Conyngham Borough Housing Characteristics

	2000	2021 Estimate
Housing units		
1, detached	83.0%	75.1%
1, attached	3.2%	10.2%
2 apartments	2.8%	1.3%
3 or 4 apartments	3.7%	3.9%
5 to 9 apartments	5.1%	7.1%
10 + apartments	2.2%	1.4%
Mobile home/other	0.0%	0.9%
YEAR BUILT		
2020 or later	-	0.0%
2010 to 2019	-	0.0%
2000 to 2009	-	2.2%
1980 to 1999	8.5%	15.2%
1960 to 1979	50.8%	42.5%
1940 to 1959	20.9%	20.2%
1939 or earlier	19.8%	19.8%
ROOMS		
1 room	0.0%	0.0%
2 or 3 rooms	2.3%	3.0%
4 or 5 rooms	15.3%	23.5%
6 or 7 rooms	44.0%	38.9%
8 + rooms	38.4%	34.6%
BEDROOMS		
No bedroom	0.0%	0.0%
1 bedroom	2.7%	4.6%
2 or 3 bedrooms	63.2%	66.1%
4+ bedrooms	34.1%	29.4%
COMPLETE FACILITIES		
Plumbing facilities	99.5%	100.0%
Kitchen facilities	100.0%	100.0%
HOUSE HEATING FUEL		
Utility gas	17.7%	26.6%
Bottled, tank, or LP gas	1.6%	0.0%
Electricity	36.4%	37.2%
Fuel oil, kerosene, etc.	40.5%	26.7%
Coal or coke	3.8%	5.8%
All other fuels	0.0%	3.7%
No fuel used	0.0%	0.0%

Source: U.S. Census Bureau

Housing Affordability (Homeowners)

Monthly Housing Costs as a		
Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	9.8%	4.1%
Less than 20 percent	0.0%	0.0%
20 to 29 percent	15.8%	45.8%
30 percent or more	84.2%	54.2%
\$20,000 to \$34,999	17.3%	4.8%
Less than 20 percent	32.7%	21.4%
20 to 29 percent	34.7%	35.7%
30 percent or more	32.7%	42.9%
\$35,000 to \$49,999	14.2%	6.1%
Less than 20 percent	55.4%	30.6%
20 to 29 percent	27.7%	11.1%
30 percent or more	16.9%	58.3%
\$50,000 to \$74,999	26.9%	26.5%
Less than 20 percent	53.5%	66.7%
20 to 29 percent	35.7%	17.3%
30 percent or more	10.8%	16.0%
\$75,000 or more	31.7%	58.6%
Less than 20 percent	93.5%	90.1%
20 to 29 percent	6.5%	9.9%
30 percent or more	0.0%	0.0%

Housing Affordability (Renters)

Monthly Housing Costs as a		
Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	33.1%	0.0%
Less than 20 percent	0.0%	0.0%
20 to 29 percent	15.2%	0.0%
30 percent or more	84.8%	0.0%
\$20,000 to \$34,999	39.6%	26.4%
Less than 20 percent	25.5%	0.0%
20 to 29 percent	40.0%	28.3%
30 percent or more	34.5%	71.7%
\$35,000 to \$49,999	5.8%	23.0%
Less than 20 percent	0.0%	0.0%
20 to 29 percent	100.0%	100.0%
30 percent or more	0.0%	0.0%
\$50,000 to \$74,999	5.8%	39.7%
Less than 20 percent	62.5%	21.7%
20 to 29 percent	37.5%	78.3%
30 percent or more	0.0%	0.0%
\$75,000 or more	15.8%	10.9%
Less than 20 percent	100.0%	100.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%

Source: U.S. Census Bureau

Conyngham Township

Conyngham Township's population has remained stable since 2000, though the proportions aged under 20 years and 20 years to 34 years have shrunk during that period. A vast majority of residents are White.



Conyngham Township Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	1,385	1,453	1,312	1,365
Under 20	22.3%	21.3%	20.5%	19.6%
20 to 34	19.1%	19.0%	16.6%	17.9%
35 to 54	26.5%	28.9%	28.2%	28.1%
55 to 64	10.1%	12.5%	15.4%	18.0%
65 and older	21.9%	18.2%	19.3%	16.4%
White	97.7%	95.8%	92.5%	97.1%
Black/African American	0.7%	0.5%	0.8%	0.1%
Asian/Asian American	0.5%	0.8%	0.2%	0.0%
Native Hawaiian/Pacific Islander	0.0%	0.2%	0.3%	0.0%
American Indian/Alaska Native	0.0%	0.3%	0.2%	0.3%
Some other race	0.0%	1.0%	2.1%	1.0%
Two or more races	0.3%	1.4%	4.0%	1.6%
Hispanic/Latino	0.8%	1.9%	3.6%	0.9%
Male	49.5%	49.2%	50.4%	53.3%
Female	50.1%	50.8%	49.6%	46.7%

Source: U.S. Census Bureau

Housing tenure has changed minimally in Conyngham Township since 2000. Most homes are single-family detached, and this share has expanded throughout the last two decades. There is also a significant proportion of single-family attached homes. More than half the homes were built prior to 1940. Fuel oil, kerosene, etc. is the most common heating method but its usage has declined over the years.

Conyngham Township Housing Stock				
	2000	2010	2020	2021 Estimate
Total Housing Units	691	765	677	653
% Owner Occupied	65.4%	61.8%	61.3%	65.1%
% Renter Occupied	21.4%	20.4%	22.6%	19.3%
Vacancy Rate	13.2%	17.8%	16.1%	15.6%

Source: U.S. Census Bureau

Most Conyngham Township homeowners and renters reported 2021 household incomes over \$50,000. Nearly all are housing secure, spending less than 30 percent of their incomes on housing costs.

Conyngham Township Housing Characteristics

	2000	2021 Estimate
Housing units		
1, detached	67.6%	79.5%
1, attached	8.7%	8.3%
2 apartments	11.4%	3.4%
3 or 4 apartments	3.8%	2.4%
5 to 9 apartments	0.3%	0.5%
10 + apartments	0.0%	0.0%
Mobile home/other	8.2%	5.8%
YEAR BUILT		
2020 or later	-	0.0%
2010 to 2019	-	1.5%
2000 to 2009	-	2.0%
1980 to 1999	8.7%	17.6%
1960 to 1979	19.7%	22.9%
1940 to 1959	17.4%	17.1%
1939 or earlier	54.3%	39.0%
ROOMS		
1 room	0.6%	0.0%
2 or 3 rooms	3.0%	1.5%
4 or 5 rooms	43.4%	29.8%
6 or 7 rooms	37.5%	41.0%
8 + rooms	15.5%	27.8%
BEDROOMS		
No bedroom	1.0%	0.0%
1 bedroom	4.9%	0.5%
2 or 3 bedrooms	76.4%	78.4%
4+ bedrooms	17.7%	21.1%
COMPLETE FACILITIES		
Plumbing facilities	99.7%	100.0%
Kitchen facilities	100.0%	100.0%
HOUSE HEATING FUEL		
Utility gas	2.5%	3.8%
Bottled, tank, or LP gas	4.0%	11.8%
Electricity	14.5%	15.8%
Fuel oil, kerosene, etc.	67.0%	45.6%
Coal or coke	8.7%	11.6%
All other fuels	3.3%	11.4%
No fuel used	0.0%	0.0%

Source: U.S. Census Bureau

Housing Affordability (Homeowners)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	23.7%	7.3%
Less than 20 percent	14.1%	10.3%
20 to 29 percent	30.6%	10.3%
30 percent or more	55.3%	79.3%
\$20,000 to \$34,999	16.8%	13.2%
Less than 20 percent	55.0%	37.5%
20 to 29 percent	28.3%	32.1%
30 percent or more	16.7%	30.4%
\$35,000 to \$49,999	31.3%	12.7%
Less than 20 percent	66.1%	79.6%
20 to 29 percent	25.0%	11.1%
30 percent or more	8.9%	9.3%
\$50,000 to \$74,999	19.6%	28.2%
Less than 20 percent	71.4%	69.2%
20 to 29 percent	27.1%	28.3%
30 percent or more	1.4%	2.5%
\$75,000 or more	8.7%	38.6%
Less than 20 percent	90.3%	90.2%
20 to 29 percent	9.7%	9.8%
30 percent or more	0.0%	0.0%

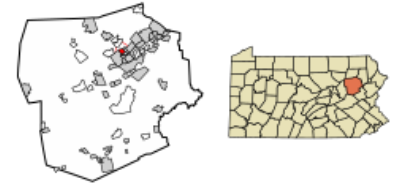
Housing Affordability (Renters)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	50.8%	33.9%
Less than 20 percent	0.0%	0.0%
20 to 29 percent	27.4%	0.0%
30 percent or more	72.6%	100.0%
\$20,000 to \$34,999	23.8%	2.8%
Less than 20 percent	62.1%	0.0%
20 to 29 percent	20.7%	100.0%
30 percent or more	17.2%	0.0%
\$35,000 to \$49,999	11.5%	11.9%
Less than 20 percent	78.6%	0.0%
20 to 29 percent	21.4%	100.0%
30 percent or more	0.0%	0.0%
\$50,000 to \$74,999	10.7%	17.4%
Less than 20 percent	100.0%	47.4%
20 to 29 percent	0.0%	52.6%
30 percent or more	0.0%	0.0%
\$75,000 or more	3.3%	33.9%
Less than 20 percent	100.0%	100.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%

Source: U.S. Census Bureau

Courtdale Borough

Courtdale Borough's population has decreased since 2,000. It is predominantly White, though it has become more diverse during the previous two decades.



Courtdale Borough Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	791	732	689	577
Under 20	22.3%	19.3%	17.1%	23.0%
20 to 34	15.9%	16.4%	15.2%	17.5%
35 to 54	21.8%	28.4%	26.4%	28.4%
55 to 64	11.0%	15.6%	15.7%	8.4%
65 and older	19.1%	20.3%	25.5%	22.7%
White	99.7%	99.0%	95.6%	94.8%
Black/African American	0.0%	0.3%	0.6%	0.0%
Asian/Asian American	0.3%	0.0%	1.3%	2.1%
Native Hawaiian/Pacific Islander	0.0%	0.0%	0.3%	0.0%
American Indian/Alaska Native	0.0%	0.0%	0.0%	0.0%
Some other race	0.0%	0.0%	0.3%	0.0%
Two or more races	0.0%	0.7%	2.3%	3.1%
Hispanic/Latino	0.0%	1.2%	2.5%	0.0%
Male	48.2%	48.2%	49.6%	55.6%
Female	51.8%	51.8%	50.4%	44.4%

Source: U.S. Census Bureau

Courtdale Borough's housing stock has decreased since 2000. The owner-occupancy rate has remained fairly steady during that period. The renter-occupancy rate has fluctuated and the vacancy rate has grown considerably.

Most units in Courtdale Borough are single-family detached homes. Over one-third were built prior to 1940 and over three-quarters were built prior to 1960. Utility gas has remained the most prominent heating source in the borough. Use of electricity has increased, however, and use of fuel oil, kerosene, etc. has declined.

Courtdale Borough Housing Stock				
	2000	2010	2020	2021 Estimate
Total Housing Units	329	324	327	272
% Owner Occupied	77.8%	78.4%	75.8%	76.5%
% Renter Occupied	17.6%	7.6%	19.0%	7.7%
Vacancy Rate	4.6%	4.0%	5.2%	15.8%

Source: U.S. Census Bureau

Among Courtdale Borough homeowners, there is considerable distribution of 2021 income across all income brackets, with a majority share of 43 percent reporting more than \$75,000 per year. There is considerable distribution across all income brackets for renters as well, with equal shares of 31 percent reporting incomes below \$20,000 and between \$50,000 and \$75,000. All renters with incomes below \$20,000 are housing insecure, and all in the higher income bracket are secure.

Courtdale Borough Housing Characteristics

	2000	2021 Estimate
Housing units		
1, detached	84.2%	92.1%
1, attached	1.8%	5.2%
2 apartments	7.6%	0.9%
3 or 4 apartments	0.6%	0.0%
5 to 9 apartments	1.5%	0.0%
10 + apartments	0.0%	0.0%
Mobile home/other	4.3%	1.7%
YEAR BUILT		
2020 or later	-	0.0%
2010 to 2019	-	0.0%
2000 to 2009	-	10.9%
1980 to 1999	12.7%	12.7%
1960 to 1979	28.9%	20.1%
1940 to 1959	19.5%	20.5%
1939 or earlier	38.9%	35.8%
ROOMS		
1 room	0.0%	0.0%
2 or 3 rooms	3.3%	6.1%
4 or 5 rooms	30.7%	28.8%
6 or 7 rooms	45.9%	36.7%
8 + rooms	20.1%	28.4%
BEDROOMS		
No bedroom	0.0%	0.0%
1 bedroom	3.6%	9.2%
2 or 3 bedrooms	79.3%	73.4%
4+ bedrooms	17.0%	17.5%
COMPLETE FACILITIES		
Plumbing facilities	99.4%	98.3%
Kitchen facilities	100.0%	98.3%
HOUSE HEATING FUEL		
Utility gas	60.5%	69.4%
Bottled, tank, or LP gas	1.3%	0.0%
Electricity	13.4%	19.7%
Fuel oil, kerosene, etc.	22.9%	10.9%
Coal or coke	1.9%	0.0%
All other fuels	0.0%	0.0%
No fuel used	0.0%	0.0%

Source: U.S. Census Bureau

Housing Affordability (Homeowners)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	16.9%	8.2%
Less than 20 percent	10.5%	0.0%
20 to 29 percent	21.1%	0.0%
30 percent or more	68.4%	100.0%
\$20,000 to \$34,999		
Less than 20 percent	46.2%	24.0%
20 to 29 percent	32.7%	60.0%
30 percent or more	21.2%	16.0%
\$35,000 to \$49,999		
Less than 20 percent	19.6%	9.6%
20 to 29 percent	56.8%	55.0%
30 percent or more	18.2%	35.0%
\$50,000 to \$74,999		
Less than 20 percent	25.0%	10.0%
20 to 29 percent	25.8%	26.9%
30 percent or more	84.5%	80.4%
\$75,000 or more		
Less than 20 percent	6.9%	12.5%
20 to 29 percent	8.6%	7.1%
30 percent or more	14.7%	43.3%
Less than 20 percent		
20 to 29 percent	87.9%	83.3%
30 percent or more	12.1%	11.1%
20 to 29 percent		
30 percent or more	0.0%	5.6%

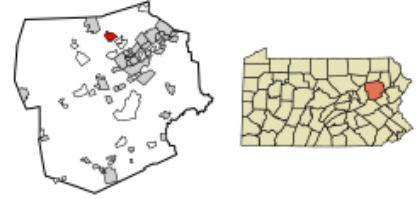
Housing Affordability (Renters)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	35.0%	31.3%
Less than 20 percent	0.0%	0.0%
20 to 29 percent	14.3%	0.0%
30 percent or more	85.7%	100.0%
\$20,000 to \$34,999		
Less than 20 percent	10.0%	0.0%
20 to 29 percent	50.0%	0.0%
30 percent or more	50.0%	0.0%
\$35,000 to \$49,999		
Less than 20 percent	0.0%	0.0%
20 to 29 percent	27.5%	12.5%
30 percent or more	63.6%	0.0%
\$50,000 to \$74,999		
Less than 20 percent	0.0%	0.0%
20 to 29 percent	36.4%	0.0%
30 percent or more	0.0%	100.0%
\$75,000 or more		
Less than 20 percent	27.5%	31.3%
20 to 29 percent	100.0%	20.0%
30 percent or more	0.0%	80.0%
Less than 20 percent		
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%
20 to 29 percent		
30 percent or more	0.0%	0.0%
30 percent or more		
Less than 20 percent	0.0%	25.0%
20 to 29 percent	0.0%	100.0%
30 percent or more	0.0%	0.0%

Source: U.S. Census Bureau

Dallas Borough

Dallas Borough's population has fluctuated somewhat since 2000. It is predominantly White, but has become more diverse throughout the past two decades.



Dallas Borough Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	2,557	2,804	2,694	2,696
Under 20	23.9%	25.2%	22.3%	27.4%
20 to 34	14.9%	15.5%	16.6%	13.4%
35 to 54	32.0%	29.4%	24.8%	27.3%
55 to 64	11.3%	13.1%	15.6%	14.4%
65 and older	17.8%	16.9%	20.8%	17.5%
White	97.5%	97.0%	92.9%	93.2%
Black/African American	0.5%	0.7%	0.8%	2.6%
Asian/Asian American	0.8%	1.4%	1.9%	0.9%
Native Hawaiian/Pacific Islander	0.0%	0.0%	0.0%	0.0%
American Indian/Alaska Native	0.1%	0.0%	0.1%	0.0%
Some other race	0.0%	0.1%	0.6%	0.0%
Two or more races	0.5%	0.8%	3.8%	3.3%
Hispanic/Latino	0.7%	0.9%	2.2%	2.3%
Male	47.4%	47.2%	48.2%	47.7%
Female	52.6%	52.8%	51.8%	52.3%

Source: U.S. Census Bureau

Most units in Dallas Borough are occupied by homeowners. Tenure and vacancy has remained relatively stable throughout the past two decades.

The borough's housing primarily consists of single detached homes, with a significant proportion built before 1980. The number of apartments, particularly those with three or four units, has increased over the years, reflecting potential shifts in housing preferences or local development. Utility gas has remained the predominant home heating fuel. The use of electricity has increased and the use of fuel oil, kerosene, etc. has declined.

Dallas Borough Housing Stock				
	2000	2010	2020	2021 Estimate
Total Housing Units	1,094	1,209	1,238	1,197
% Owner Occupied	76.8%	75.8%	73.7%	75.1%
% Renter Occupied	17.5%	18.3%	18.1%	18.5%
Vacancy Rate	5.8%	6.0%	8.2%	6.4%

Source: U.S. Census Bureau

Approximately 57 percent of Dallas Borough homeowners report incomes over \$75,000. Most of them contribute less than 20 percent of their incomes to housing costs.

The share of homeowners reporting incomes below \$20,000 has remained steady since 2000. At that time, 54 percent of these individuals were housing insecure, because at least 30 percent of their incomes were required to satisfy housing costs. As of 2021, all Dallas Borough homeowners with incomes below \$20,000 were housing insecure.

The share of renters reporting incomes below \$20,000 has also remained stable. The share of Dallas Borough renters with incomes over \$75,000 has more than doubled, however. All are housing secure.

Dallas Borough Housing Characteristics

	2000	2021 Estimate
Housing units		
1, detached	77.6%	69.1%
1, attached	7.3%	5.5%
2 apartments	6.0%	6.4%
3 or 4 apartments	6.1%	15.6%
5 to 9 apartments	1.8%	3.3%
10 + apartments	1.1%	0.0%
Mobile home/other	0.0%	0.0%
YEAR BUILT		
2020 or later	-	0.6%
2010 to 2019	-	2.1%
2000 to 2009	-	3.5%
1980 to 1999	16.2%	18.7%
1960 to 1979	27.7%	39.2%
1940 to 1959	29.3%	26.0%
1939 or earlier	26.9%	10.0%
ROOMS		
1 room	1.1%	0.4%
2 or 3 rooms	5.1%	6.5%
4 or 5 rooms	23.8%	29.3%
6 or 7 rooms	39.9%	31.0%
8 + rooms	30.1%	32.8%
BEDROOMS		
No bedroom	1.1%	1.1%
1 bedroom	5.1%	5.0%
2 or 3 bedrooms	69.7%	68.6%
4+ bedrooms	24.0%	25.4%
COMPLETE FACILITIES		
Plumbing facilities	100.0%	100.0%
Kitchen facilities	98.8%	100.0%
HOUSE HEATING FUEL		
Utility gas	67.7%	65.5%
Bottled, tank, or LP gas	0.8%	0.8%
Electricity	16.0%	31.7%
Fuel oil, kerosene, etc.	14.3%	2.0%
Coal or coke	1.3%	0.0%
All other fuels	0.0%	0.0%
No fuel used	0.0%	0.0%

Source: U.S. Census Bureau

Housing Affordability (Homeowners)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	14.0%	14.8%
Less than 20 percent	16.5%	0.0%
20 to 29 percent	29.4%	0.0%
30 percent or more	54.1%	100.0%
\$20,000 to \$34,999		
Less than 20 percent	56.6%	30.4%
20 to 29 percent	7.8%	8.7%
30 percent or more	35.7%	60.9%
\$35,000 to \$49,999		
Less than 20 percent	60.3%	27.4%
20 to 29 percent	24.0%	36.3%
30 percent or more	15.7%	36.3%
\$50,000 to \$74,999		
Less than 20 percent	50.5%	55.1%
20 to 29 percent	43.6%	22.4%
30 percent or more	6.0%	22.4%
\$75,000 or more		
Less than 20 percent	82.6%	84.3%
20 to 29 percent	13.9%	13.8%
30 percent or more	3.5%	2.0%

Housing Affordability (Renters)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	28.7%	30.8%
Less than 20 percent	0.0%	0.0%
20 to 29 percent	7.8%	0.0%
30 percent or more	92.2%	100.0%
\$20,000 to \$34,999		
Less than 20 percent	43.2%	0.0%
20 to 29 percent	29.7%	0.0%
30 percent or more	27.0%	100.0%
\$35,000 to \$49,999		
Less than 20 percent	68.3%	86.7%
20 to 29 percent	31.7%	0.0%
30 percent or more	0.0%	13.3%
\$50,000 to \$74,999		
Less than 20 percent	11.8%	10.9%
20 to 29 percent	100.0%	100.0%
30 percent or more	0.0%	0.0%
\$75,000 or more		
Less than 20 percent	15.7%	33.2%
20 to 29 percent	100.0%	90.0%
30 percent or more	0.0%	10.0%
30 percent or more	0.0%	0.0%

Source: U.S. Census Bureau

Dallas Township

Dallas Township's population has expanded steadily since 2000. The community is predominately White.



Dallas Township Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	8,179	8,994	9,099	9,140
Under 20	25.9%	24.0%	21.4%	24.0%
20 to 34	16.5%	15.7%	18.5%	15.2%
35 to 54	28.2%	25.5%	22.0%	23.1%
55 to 64	9.4%	12.5%	13.3%	13.2%
65 and older	20.2%	22.4%	24.9%	24.6%
White	98.0%	97.9%	91.7%	96.5%
Black/African American	0.2%	0.3%	1.3%	1.2%
Asian/Asian American	0.7%	0.9%	2.2%	0.7%
Native Hawaiian/Pacific Islander	0.0%	0.0%	0.0%	0.0%
American Indian/Alaska Native	0.1%	0.1%	0.1%	0.4%
Some other race	0.0%	0.1%	1.5%	0.3%
Two or more races	0.4%	0.7%	3.1%	1.0%
Hispanic/Latino	0.6%	1.0%	3.2%	0.7%
Male	45.1%	44.7%	45.6%	47.1%
Female	54.9%	55.3%	54.4%	52.9%

Source: U.S. Census Bureau

Housing units have increased in number since 2000. The share of renter-occupied units also increased, while the proportion of owner-occupied units shrunk (though the majority of the units continue to be occupied by homeowners). The vacancy rate in Dallas Township has risen as well.

Housing largely consists of single-family detached units. Approximately half was built between 1960 and 1999. Approximately one-quarter of the community uses electricity as a home heating fuel. The use of fuel oil, kerosene, etc. has declined, while the use of utility has increased to 56 percent of the township's population.

Dallas Township Housing Stock				
	2000	2010	2020	2021 Estimate
Total Housing Units	3,125	3,606	3,791	3,756
% Owner Occupied	74.6%	68.8%	67.8%	67.0%
% Renter Occupied	18.8%	23.6%	23.7%	24.4%
Vacancy Rate	6.7%	7.6%	8.5%	8.6%

Source: U.S. Census Bureau

Most Dallas Township homeowners reported 2021 incomes exceeding \$75,000, but renters reported incomes broadly distributed across income ranges. One-quarter of renters reported 2021 incomes over \$75,000 and a larger share of 28 percent reported incomes less than \$20,000.

Dallas Township Housing Characteristics		
	2000	2021 Estimate
Housing units		
1, detached	72.9%	70.4%
1, attached	3.5%	5.9%
2 apartments	1.9%	1.3%
3 or 4 apartments	1.8%	0.3%
5 to 9 apartments	0.6%	4.0%
10 + apartments	9.6%	15.3%
Mobile home/other	9.3%	2.9%
YEAR BUILT		
2020 or later	-	0.8%
2010 to 2019	-	5.1%
2000 to 2009	-	15.2%
1980 to 1999	33.0%	25.4%
1960 to 1979	29.6%	25.7%
1940 to 1959	20.5%	18.5%
1939 or earlier	16.9%	9.3%
ROOMS		
1 room	0.3%	6.3%
2 or 3 rooms	8.2%	7.3%
4 or 5 rooms	21.6%	18.7%
6 or 7 rooms	40.8%	34.8%
8 + rooms	29.2%	32.8%
BEDROOMS		
No bedroom	0.5%	6.4%
1 bedroom	9.9%	7.7%
2 or 3 bedrooms	67.5%	63.1%
4+ bedrooms	22.1%	22.9%
COMPLETE FACILITIES		
Plumbing facilities	99.8%	98.8%
Kitchen facilities	100.0%	93.2%
HOUSE HEATING FUEL		
Utility gas	36.3%	56.3%
Bottled, tank, or LP gas	4.9%	6.5%
Electricity	26.7%	25.5%
Fuel oil, kerosene, etc.	28.7%	10.5%
Coal or coke	2.5%	1.2%
All other fuels	0.5%	0.0%
No fuel used	0.3%	0.0%

Source: U.S. Census Bureau

Housing Affordability (Homeowners)		
Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	10.4%	4.8%
Less than 20 percent	7.4%	0.0%
20 to 29 percent	27.0%	9.8%
30 percent or more	65.7%	90.2%
\$20,000 to \$34,999		
Less than 20 percent	42.0%	18.1%
20 to 29 percent	19.2%	22.1%
30 percent or more	38.8%	59.7%
\$35,000 to \$49,999		
Less than 20 percent	52.9%	17.2%
20 to 29 percent	34.0%	9.4%
30 percent or more	13.1%	73.4%
\$50,000 to \$74,999		
Less than 20 percent	54.6%	40.1%
20 to 29 percent	36.0%	48.0%
30 percent or more	9.4%	12.0%
\$75,000 or more		
Less than 20 percent	81.9%	75.3%
20 to 29 percent	16.0%	21.3%
30 percent or more	2.1%	3.4%
Housing Affordability (Renters)		
Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	47.0%	27.6%
Less than 20 percent	18.0%	3.9%
20 to 29 percent	34.7%	29.7%
30 percent or more	47.3%	66.4%
\$20,000 to \$34,999		
Less than 20 percent	34.0%	21.5%
20 to 29 percent	27.7%	20.0%
30 percent or more	38.3%	58.5%
\$35,000 to \$49,999		
Less than 20 percent	57.9%	5.3%
20 to 29 percent	42.1%	43.4%
30 percent or more	0.0%	51.3%
\$50,000 to \$74,999		
Less than 20 percent	100.0%	37.3%
20 to 29 percent	0.0%	38.7%
30 percent or more	0.0%	24.0%
\$75,000 or more		
Less than 20 percent	100.0%	78.9%
20 to 29 percent	0.0%	13.4%
30 percent or more	0.0%	7.7%

Source: U.S. Census Bureau

Dennison Township

Dennison Township's population has fluctuated since 2000. The share of the population aged 35 years to 54 years has declined during that period, and the share aged 55 years to 64 years has grown. The township is predominantly White, but it has become more diverse during the past two decades.



Dennison Township Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	902	1,125	963	873
Under 20	23.1%	24.3%	17.5%	18.8%
20 to 34	15.3%	13.7%	13.9%	13.0%
35 to 54	34.1%	32.8%	26.9%	23.9%
55 to 64	11.5%	15.5%	21.3%	24.1%
65 and older	16.1%	13.8%	20.4%	19.2%
White	98.2%	98.0%	94.2%	93.1%
Black/African American	0.2%	0.4%	0.3%	0.0%
Asian/Asian American	0.0%	0.1%	0.1%	0.0%
Native Hawaiian/Pacific Islander	0.0%	0.0%	0.0%	0.0%
American Indian/Alaska Native	0.2%	0.0%	0.0%	0.0%
Some other race	0.0%	0.4%	0.2%	0.0%
Two or more races	0.3%	1.1%	5.2%	6.9%
Hispanic/Latino	1.0%	2.0%	1.5%	2.7%
Male	51.2%	51.7%	52.0%	50.2%
Female	48.8%	48.3%	48.0%	49.8%

Source: U.S. Census Bureau

Dennison Township's housing stock fluctuated slightly in size since 2000. The share of owner-occupied units shrunk during that period, and the vacancy rate increased.

Eighty-seven percent of housing in Dennison Township consists of single-family detached homes.

Fuel oil, kerosene, etc. has remained the most commonly used home heating source since 2000, though that usage has declined. The use of bottled, tank, or LP gas and other fuels has increased considerably.

Dennison Township Housing Stock				
	2000	2010	2020	2021 Estimate
Total Housing Units	489	542	520	503
% Owner Occupied	70.6%	72.1%	72.3%	64.6%
% Renter Occupied	6.1%	8.7%	7.7%	5.8%
Vacancy Rate	23.3%	19.2%	20.0%	29.6%

Source: U.S. Census Bureau

Homeowner and renter incomes in Dennison Township span income brackets. This socioeconomic diversity has remained consistent since 2000.

Dennison Township Housing Characteristics		
	2000	2021 Estimate
Housing units		
1, detached	82.8%	87.0%
1, attached	1.6%	0.0%
2 apartments	1.0%	0.8%
3 or 4 apartments	0.4%	0.8%
5 to 9 apartments	0.0%	0.0%
10 + apartments	0.0%	0.0%
Mobile home/other	12.1%	11.3%
YEAR BUILT		
2020 or later	-	0.0%
2010 to 2019	-	3.7%
2000 to 2009	-	17.2%
1980 to 1999	31.0%	28.8%
1960 to 1979	31.5%	22.3%
1940 to 1959	13.7%	11.9%
1939 or earlier	23.7%	16.1%
ROOMS		
1 room	0.0%	0.0%
2 or 3 rooms	7.2%	5.4%
4 or 5 rooms	32.3%	25.1%
6 or 7 rooms	41.9%	37.9%
8 + rooms	18.6%	31.6%
BEDROOMS		
No bedroom	0.0%	1.4%
1 bedroom	8.0%	1.7%
2 or 3 bedrooms	75.9%	78.5%
4+ bedrooms	16.2%	18.4%
COMPLETE FACILITIES		
Plumbing facilities	99.5%	99.2%
Kitchen facilities	99.5%	98.9%
HOUSE HEATING FUEL		
Utility gas	4.8%	0.8%
Bottled, tank, or LP gas	9.9%	22.0%
Electricity	10.7%	11.6%
Fuel oil, kerosene, etc.	62.7%	44.9%
Coal or coke	9.1%	9.3%
All other fuels	2.9%	11.3%
No fuel used	0.0%	0.0%

Source: U.S. Census Bureau

Housing Affordability (Homeowners)		
Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	20.4%	12.9%
Less than 20 percent	34.0%	0.0%
20 to 29 percent	28.0%	0.0%
30 percent or more	38.0%	100.0%
\$20,000 to \$34,999		
Less than 20 percent	43.2%	30.0%
20 to 29 percent	13.6%	36.7%
30 percent or more	43.2%	33.3%
\$35,000 to \$49,999		
Less than 20 percent	45.5%	66.7%
20 to 29 percent	20.5%	23.3%
30 percent or more	34.1%	10.0%
\$50,000 to \$74,999		
Less than 20 percent	18.8%	23.7%
20 to 29 percent	71.7%	50.6%
30 percent or more	23.9%	19.5%
\$75,000 or more		
Less than 20 percent	4.3%	29.9%
20 to 29 percent	24.9%	44.9%
30 percent or more	88.5%	94.5%
20 to 29 percent	11.5%	4.8%
30 percent or more	0.0%	0.7%
Housing Affordability (Renters)		
Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	11.8%	21.4%
Less than 20 percent	0.0%	0.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	100.0%	100.0%
\$20,000 to \$34,999		
Less than 20 percent	52.9%	21.4%
20 to 29 percent	88.9%	0.0%
30 percent or more	11.1%	0.0%
\$35,000 to \$49,999		
Less than 20 percent	0.0%	100.0%
20 to 29 percent	0.0%	100.0%
30 percent or more	0.0%	0.0%
\$50,000 to \$74,999		
Less than 20 percent	23.5%	21.4%
20 to 29 percent	100.0%	100.0%
30 percent or more	0.0%	0.0%
\$75,000 or more		
Less than 20 percent	0.0%	0.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%
\$75,000 or more		
Less than 20 percent	11.8%	35.7%
20 to 29 percent	100.0%	100.0%
30 percent or more	0.0%	0.0%

Source: U.S. Census Bureau

Dorrance Township

Dorrance Township's population has remained fairly stable since 2000, though the shares aged under 20 years and 35 years to 54 years old have shrunk during that period. The share aged 55 years to 64 years has grown considerably. The community is predominantly White.



Dorrance Township Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	2,109	2,188	2,076	2,152
Under 20	28.2%	23.3%	20.9%	20.8%
20 to 34	15.4%	14.5%	13.8%	18.9%
35 to 54	33.8%	32.3%	26.3%	21.6%
55 to 64	10.6%	14.9%	17.5%	23.3%
65 and older	12.0%	15.0%	21.5%	15.5%
White	99.1%	98.4%	96.1%	97.5%
Black/African American	0.0%	0.4%	0.1%	0.0%
Asian/Asian American	0.1%	0.2%	0.3%	0.2%
Native Hawaiian/Pacific Islander	0.0%	0.0%	0.0%	0.0%
American Indian/Alaska Native	0.0%	0.1%	0.1%	0.0%
Some other race	0.0%	0.1%	0.5%	0.1%
Two or more races	0.5%	0.8%	2.8%	2.1%
Hispanic/Latino	0.3%	0.4%	1.3%	0.1%
Male	50.3%	51.2%	50.1%	48.5%
Female	49.7%	48.8%	49.9%	51.5%

Source: U.S. Census Bureau

Dorrance Township's housing stock has grown slightly since 2000. The vacancy rate and the share of owner-occupied units have also grown slightly, and the share of renter occupied units has shrunk.

Most of Dorrance Township's housing stock consists of single-family detached housing. Nearly 36 percent of homes are heated by bottled, tank, or LP gas. At 32 percent, nearly as many are heated by fuel oil, kerosene, etc. The use of bottled, tank, or LP gas has increased since 2000, and the use of fuel oil, kerosene, etc. has decreased during that period.

Dorrance Township Housing Stock				
	2000	2010	2020	2021 Estimate
Total Housing Units	813	882	914	938
% Owner Occupied	85.9%	84.1%	82.4%	87.5%
% Renter Occupied	9.5%	8.8%	9.8%	6.0%
Vacancy Rate	4.7%	7.0%	7.8%	6.5%

Source: U.S. Census Bureau

A majority of Dorrance Township homeowners reported 2021 incomes exceeding \$75,000. None of the township's renters reported income at that level, however. Forty-eight percent of renters reported 2021 incomes between \$35,000 and \$49,999, and one-quarter of them are housing insecure (their housing costs exceed 30 percent of their incomes). Another 42 percent of renters reported 2021 incomes less than \$20,000, and all are housing insecure.

Dorrance Township Housing Characteristics		
	2000	2021 Estimate
Housing units		
1, detached	86.8%	96.9%
1, attached	0.4%	1.1%
2 apartments	0.7%	0.0%
3 or 4 apartments	0.0%	0.0%
5 to 9 apartments	0.0%	0.0%
10 + apartments	0.0%	0.0%
Mobile home/other	12.1%	1.9%
YEAR BUILT		
2020 or later	-	0.0%
2010 to 2019	-	17.4%
2000 to 2009	-	15.4%
1980 to 1999	40.0%	25.5%
1960 to 1979	33.0%	19.5%
1940 to 1959	9.8%	12.4%
1939 or earlier	17.1%	9.7%
ROOMS		
1 room	0.0%	0.0%
2 or 3 rooms	1.6%	1.6%
4 or 5 rooms	33.9%	19.2%
6 or 7 rooms	44.4%	40.4%
8 + rooms	20.1%	38.9%
BEDROOMS		
No bedroom	0.0%	0.0%
1 bedroom	3.7%	2.2%
2 or 3 bedrooms	76.8%	73.1%
4+ bedrooms	19.6%	24.7%
COMPLETE FACILITIES		
Plumbing facilities	99.7%	100.0%
Kitchen facilities	99.7%	100.0%
HOUSE HEATING FUEL		
Utility gas	0.0%	0.0%
Bottled, tank, or LP gas	13.7%	35.5%
Electricity	21.0%	19.2%
Fuel oil, kerosene, etc.	46.7%	32.0%
Coal or coke	14.1%	9.0%
All other fuels	4.5%	4.3%
No fuel used	0.0%	0.0%

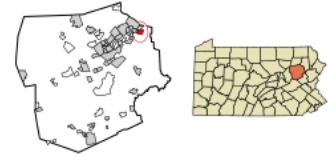
Source: U.S. Census Bureau

Housing Affordability (Homeowners)		
Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	12.8%	6.5%
Less than 20 percent	30.6%	11.3%
20 to 29 percent	29.0%	0.0%
30 percent or more	40.3%	88.7%
\$20,000 to \$34,999		
Less than 20 percent	57.1%	8.5%
20 to 29 percent	13.0%	36.2%
30 percent or more	29.9%	55.3%
\$35,000 to \$49,999		
Less than 20 percent	40.6%	30.2%
20 to 29 percent	41.5%	44.2%
30 percent or more	17.9%	25.6%
\$50,000 to \$74,999		
Less than 20 percent	64.2%	63.4%
20 to 29 percent	30.7%	19.6%
30 percent or more	5.1%	17.0%
\$75,000 or more		
Less than 20 percent	90.2%	67.0%
20 to 29 percent	7.8%	13.1%
30 percent or more	2.0%	20.0%
Housing Affordability (Renters)		
Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	27.5%	42.0%
Less than 20 percent	0.0%	22.2%
20 to 29 percent	63.6%	0.0%
30 percent or more	36.4%	77.8%
\$20,000 to \$34,999		
Less than 20 percent	41.7%	0.0%
20 to 29 percent	58.3%	0.0%
30 percent or more	0.0%	0.0%
\$35,000 to \$49,999		
Less than 20 percent	12.5%	48.0%
20 to 29 percent	100.0%	0.0%
30 percent or more	0.0%	75.0%
\$50,000 to \$74,999		
Less than 20 percent	0.0%	25.0%
20 to 29 percent	20.0%	10.0%
30 percent or more	100.0%	0.0%
\$75,000 or more		
Less than 20 percent	0.0%	100.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%
\$75,000 or more		
Less than 20 percent	10.0%	0.0%
20 to 29 percent	100.0%	0.0%
30 percent or more	0.0%	0.0%

Source: U.S. Census Bureau

Dupont Borough

Dupont Borough's population has declined slightly since 2000, and the majority of the population has remained between 35 years and 54 years, and 65 years and older. The population is predominately White, though it has become more diverse during the past two decades.



Dupont Borough Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	2,719	2,711	2,539	2,559
Under 20	17.8%	19.8%	16.6%	17.1%
20 to 34	17.3%	15.7%	15.5%	16.5%
35 to 54	27.6%	29.2%	27.5%	27.2%
55 to 64	10.8%	13.7%	15.6%	14.5%
65 and older	26.4%	21.6%	24.8%	25.0%
White	99.1%	97.9%	93.5%	89.2%
Black/African American	0.4%	0.5%	1.3%	0.1%
Asian/Asian American	0.1%	0.6%	0.4%	2.1%
Native Hawaiian/Pacific Islander	0.0%	0.0%	0.0%	0.0%
American Indian/Alaska Native	0.0%	0.2%	0.1%	0.7%
Some other race	0.0%	0.0%	1.4%	1.0%
Two or more races	0.3%	0.8%	3.3%	7.0%
Hispanic/Latino	0.1%	1.1%	2.5%	2.7%
Male	47.0%	48.1%	49.9%	47.7%
Female	53.0%	51.9%	50.1%	52.3%

Source: U.S. Census Bureau

The number of housing units in the borough has risen slightly since 2000, and the vacancy rate has increased as well. The share of owner-occupied units has shrunk, and the share of renter-occupied units has grown.

Additionally, the majority of houses in Dupont Borough were built in 1939 or earlier, and a significant number of houses were built in 1959 or earlier. A majority share of housing units are heated by fuel oil, kerosene, etc., though this share has shrunk since 2000. Utility gas became more popular during that period.

Dupont Borough Housing Stock				
	2000	2010	2020	2021 Estimate
Total Housing Units	1,354	1,372	1,346	1,475
% Owner Occupied	68.7%	65.1%	66.5%	54.1%
% Renter Occupied	22.0%	23.8%	23.3%	30.6%
Vacancy Rate	9.3%	11.1%	10.3%	15.3%

Source: U.S. Census Bureau

Nearly 47 percent of Dupont Borough homeowners reported 2021 income exceeding \$75,000. Homeowner income had previously been more broadly dispersed across income brackets. Similarly, renter income had previously been broadly dispersed across income brackets below \$75,000. As of 2021, it was more broadly dispersed across all income brackets.

Dupont Borough Housing Characteristics		
	2000	2021 Estimate
Housing units		
1, detached	72.5%	71.3%
1, attached	3.5%	5.2%
2 apartments	10.9%	4.2%
3 or 4 apartments	6.6%	7.0%
5 to 9 apartments	2.9%	4.7%
10 + apartments	0.9%	3.6%
Mobile home/other	2.8%	3.8%
YEAR BUILT		
2020 or later	-	0.0%
2010 to 2019	-	1.8%
2000 to 2009	-	2.8%
1980 to 1999	8.1%	11.5%
1960 to 1979	20.2%	9.7%
1940 to 1959	19.9%	28.7%
1939 or earlier	51.8%	45.6%
ROOMS		
1 room	0.0%	1.4%
2 or 3 rooms	9.8%	7.1%
4 or 5 rooms	37.8%	37.2%
6 or 7 rooms	40.9%	34.7%
8 + rooms	11.5%	19.5%
BEDROOMS		
No bedroom	0.0%	1.4%
1 bedroom	10.3%	8.9%
2 or 3 bedrooms	78.5%	75.3%
4+ bedrooms	11.2%	14.4%
COMPLETE FACILITIES		
Plumbing facilities	100.0%	100.0%
Kitchen facilities	96.4%	99.4%
HOUSE HEATING FUEL		
Utility gas	8.8%	23.2%
Bottled, tank, or LP gas	2.3%	7.8%
Electricity	18.7%	16.3%
Fuel oil, kerosene, etc.	60.6%	47.2%
Coal or coke	8.7%	5.3%
All other fuels	0.0%	0.2%
No fuel used	0.0%	0.0%

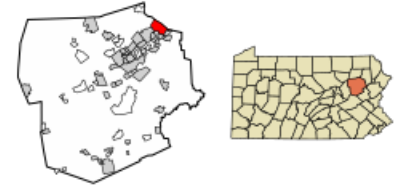
Source: U.S. Census Bureau

Housing Affordability (Homeowners)		
Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	20.2%	7.0%
Less than 20 percent	6.5%	0.0%
20 to 29 percent	30.4%	19.6%
30 percent or more	63.1%	80.4%
\$20,000 to \$34,999		
Less than 20 percent	62.7%	35.3%
20 to 29 percent	27.4%	50.0%
30 percent or more	10.0%	14.7%
\$35,000 to \$49,999		
Less than 20 percent	69.3%	35.7%
20 to 29 percent	19.0%	32.1%
30 percent or more	11.7%	32.1%
\$50,000 to \$74,999		
Less than 20 percent	85.4%	57.1%
20 to 29 percent	9.4%	35.0%
30 percent or more	5.3%	7.9%
\$75,000 or more		
Less than 20 percent	94.7%	90.6%
20 to 29 percent	5.3%	9.4%
30 percent or more	0.0%	0.0%
Housing Affordability (Renters)		
Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	32.1%	19.8%
Less than 20 percent	8.2%	0.0%
20 to 29 percent	30.6%	5.7%
30 percent or more	61.2%	94.3%
\$20,000 to \$34,999		
Less than 20 percent	26.5%	25.0%
20 to 29 percent	66.3%	16.9%
30 percent or more	7.1%	58.1%
\$35,000 to \$49,999		
Less than 20 percent	100.0%	28.2%
20 to 29 percent	0.0%	71.8%
30 percent or more	0.0%	0.0%
\$50,000 to \$74,999		
Less than 20 percent	100.0%	81.0%
20 to 29 percent	0.0%	19.0%
30 percent or more	0.0%	0.0%
\$75,000 or more		
Less than 20 percent	0.0%	100.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%

Source: U.S. Census Bureau

Duryea Borough

Duryea Borough's population has increased since 2000, and the majority of the population has remained between 35 and 54 years old. The share aged 35 years to 54 years has declined. The community is predominately White, though it has become more diverse throughout the last two decades.



Duryea Borough Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	4,634	4,917	5,036	5,022
Under 20	21.1%	21.5%	20.6%	23.1%
20 to 34	16.7%	16.4%	16.0%	17.5%
35 to 54	29.9%	29.7%	28.1%	25.1%
55 to 64	11.6%	13.7%	15.5%	13.0%
65 and older	20.6%	18.6%	19.8%	21.3%
White	98.7%	97.8%	92.3%	87.9%
Black/African American	0.3%	0.4%	1.6%	7.4%
Asian/Asian American	0.3%	0.7%	1.3%	0.0%
Native Hawaiian/Pacific Islander	0.0%	0.0%	0.0%	0.0%
American Indian/Alaska Native	0.1%	0.1%	0.1%	0.0%
Some other race	0.0%	0.4%	1.4%	0.0%
Two or more races	0.3%	0.6%	3.3%	4.7%
Hispanic/Latino	0.3%	1.9%	3.6%	1.2%
Male	46.9%	48.0%	49.1%	47.1%
Female	53.1%	52.0%	50.9%	52.9%

Source: U.S. Census Bureau

The number of housing units in the borough since 2000, and the vacancy rate has also increased. The share of owner-occupied houses has declined during that period, and the share of renter-occupied units has remained fairly stable.

Most homes in Duryea Borough were built prior to 1979. The use of utility gas as a heating fuel increased to 67 percent as of 2021, and the use of bottled, tank, or LP gas decreased notably.

Duryea Borough Housing Stock				
	2000	2010	2020	2021 Estimate
Total Housing Units	2,151	2,298	2,374	2,379
% Owner Occupied	68.1%	67.2%	65.6%	63.3%
% Renter Occupied	24.1%	25.1%	25.9%	24.6%
Vacancy Rate	7.8%	7.7%	8.5%	12.1%

Source: U.S. Census Bureau

More than half of Duryea Borough's homeowners reported 2021 income exceeding \$75,000, and all are housing secure (their housing costs do not exceed 30 percent of their incomes). The same is true for one-quarter of renters, though approximately 56 percent of renters reported 2021 incomes below \$34,999. The vast majority of these lower-income renters are housing insecure.

Duryea Borough Housing Characteristics

	2000	2021 Estimate
Housing units		
1, detached	72.5%	74.6%
1, attached	4.4%	9.4%
2 apartments	8.9%	4.8%
3 or 4 apartments	5.6%	3.1%
5 to 9 apartments	0.9%	2.2%
10 + apartments	6.4%	5.4%
Mobile home/other	1.3%	0.5%
YEAR BUILT		
2020 or later	-	0.0%
2010 to 2019	-	0.8%
2000 to 2009	-	18.1%
1980 to 1999	14.0%	6.0%
1960 to 1979	19.9%	27.2%
1940 to 1959	18.9%	15.4%
1939 or earlier	47.2%	32.5%
ROOMS		
1 room	0.0%	0.7%
2 or 3 rooms	9.5%	12.4%
4 or 5 rooms	30.5%	25.5%
6 or 7 rooms	43.4%	37.7%
8 + rooms	16.7%	23.7%
BEDROOMS		
No bedroom	0.0%	0.7%
1 bedroom	11.9%	12.9%
2 or 3 bedrooms	75.9%	68.5%
4+ bedrooms	12.1%	18.0%
COMPLETE FACILITIES		
Plumbing facilities	99.1%	99.2%
Kitchen facilities	100.0%	100.0%
HOUSE HEATING FUEL		
Utility gas	58.8%	67.2%
Bottled, tank, or LP gas	2.5%	2.0%
Electricity	15.5%	16.7%
Fuel oil, kerosene, etc.	19.8%	13.3%
Coal or coke	2.6%	0.8%
All other fuels	0.9%	0.0%
No fuel used	0.0%	0.0%

Source: U.S. Census Bureau

Housing Affordability (Homeowners)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	18.4%	4.6%
Less than 20 percent	14.7%	20.3%
20 to 29 percent	16.3%	15.9%
30 percent or more	69.0%	63.8%
\$20,000 to \$34,999		
Less than 20 percent	58.2%	12.1%
20 to 29 percent	23.5%	64.0%
30 percent or more	18.3%	23.8%
\$35,000 to \$49,999		
Less than 20 percent	63.2%	19.7%
20 to 29 percent	20.3%	40.1%
30 percent or more	16.5%	40.1%
\$50,000 to \$74,999		
Less than 20 percent	75.8%	73.1%
20 to 29 percent	18.0%	21.1%
30 percent or more	6.3%	5.8%
\$75,000 or more		
Less than 20 percent	89.9%	90.9%
20 to 29 percent	6.9%	9.1%
30 percent or more	3.2%	0.0%

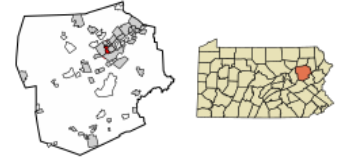
Housing Affordability (Renters)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	53.6%	21.9%
Less than 20 percent	3.1%	0.0%
20 to 29 percent	20.0%	8.2%
30 percent or more	76.9%	91.8%
\$20,000 to \$34,999		
Less than 20 percent	42.7%	5.3%
20 to 29 percent	36.9%	7.4%
30 percent or more	20.4%	87.4%
\$35,000 to \$49,999		
Less than 20 percent	88.7%	0.0%
20 to 29 percent	11.3%	43.0%
30 percent or more	0.0%	57.0%
\$50,000 to \$74,999		
Less than 20 percent	100.0%	100.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%
\$75,000 or more		
Less than 20 percent	100.0%	58.5%
20 to 29 percent	0.0%	41.5%
30 percent or more	0.0%	0.0%

Source: U.S. Census Bureau

Edwardsville Borough

Edwardsville Borough's population has remained stable since 2000. The proportion aged 35 years to 54 years has shrunk during that period, along with the proportion aged 65 years and older. The proportion aged 55 years to 64 years has grown. The community is predominantly White, but it has become more diverse throughout the last two decades – largely due to an increase in the number of Hispanic/Latino residents.



Edwardsville Borough Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	4,984	4,816	4,929	4,913
Under 20	25.4%	27.8%	25.6%	26.7%
20 to 34	19.8%	20.9%	20.6%	19.4%
35 to 54	25.0%	23.9%	22.6%	20.6%
55 to 64	8.6%	10.5%	12.6%	15.6%
65 and older	21.2%	17.0%	18.5%	17.6%
White	94.8%	89.1%	71.2%	75.8%
Black/African American	2.4%	5.2%	15.6%	10.5%
Asian/Asian American	0.3%	0.8%	0.8%	0.5%
Native Hawaiian/Pacific Islander	0.0%	0.0%	0.0%	0.0%
American Indian/Alaska Native	0.3%	0.4%	0.4%	0.3%
Some other race	0.0%	1.6%	3.9%	6.1%
Two or more races	1.0%	2.7%	8.2%	6.8%
Hispanic/Latino	1.2%	5.4%	10.8%	15.3%
Male	44.1%	45.0%	45.8%	51.0%
Female	55.9%	55.0%	54.2%	49.0%

Source: U.S. Census Bureau

The total number of housing units decreased slightly since 2000. The share of renter-occupied units shrunk during that period. The share of owner-occupied units grew slightly and the vacancy rate increased.

Over 49 percent of Edwardsville Borough's housing units consist of single-family detached units. Attached homes and apartments comprise significant shares of the housing stock as well. Most of Edwardsville Borough's homes were built prior to 1979. Utility gas remains the most common home heating fuel, though its use has declined somewhat since 2000.

Edwardsville Borough Housing Stock				
	2000	2010	2020	2021 Estimate
Total Housing Units	2,587	2,506	2,556	2,470
% Owner Occupied	37.6%	32.8%	31.7%	38.3%
% Renter Occupied	53.0%	56.1%	56.7%	45.5%
Vacancy Rate	9.4%	11.1%	11.6%	16.1%

Source: U.S. Census Bureau

Fifty-seven percent of Edwardsville Borough's homeowners reported 2021 income exceeding \$75,000, and nearly all are housing secure (their housing costs do not exceed 30 percent of their incomes). Owner incomes had previously been more broadly dispersed across all income brackets. At 46 percent, a majority share of renters reported 2021 incomes less than \$20,000, however. Most of these renters are housing insecure.

Edwardsville Borough Housing Characteristics		
	2000	2021 Estimate
Housing units		
1, detached	36.1%	49.3%
1, attached	14.2%	12.4%
2 apartments	11.8%	11.7%
3 or 4 apartments	9.5%	6.6%
5 to 9 apartments	5.5%	2.1%
10 + apartments	22.8%	17.9%
Mobile home/other	0.0%	0.0%
YEAR BUILT		
2020 or later	-	0.0%
2010 to 2019	-	1.3%
2000 to 2009	-	2.0%
1980 to 1999	8.9%	9.2%
1960 to 1979	29.6%	30.9%
1940 to 1959	16.2%	24.2%
1939 or earlier	46.1%	32.4%
ROOMS		
1 room	1.2%	2.5%
2 or 3 rooms	18.8%	9.1%
4 or 5 rooms	31.9%	37.4%
6 or 7 rooms	39.9%	31.1%
8 + rooms	8.3%	19.9%
BEDROOMS		
No bedroom	1.2%	3.3%
1 bedroom	19.3%	9.4%
2 or 3 bedrooms	70.8%	35.9%
4+ bedrooms	8.7%	11.4%
COMPLETE FACILITIES		
Plumbing facilities	99.4%	100.0%
Kitchen facilities	99.7%	100.0%
HOUSE HEATING FUEL		
Utility gas	64.3%	59.7%
Bottled, tank, or LP gas	0.9%	1.8%
Electricity	28.5%	24.7%
Fuel oil, kerosene, etc.	5.6%	9.8%
Coal or coke	0.6%	0.0%
All other fuels	0.0%	2.7%
No fuel used	0.0%	1.2%

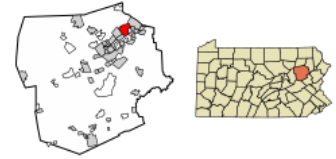
Source: U.S. Census Bureau

Housing Affordability (Homeowners)		
Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	26.8%	9.4%
Less than 20 percent	30.5%	0.0%
20 to 29 percent	27.5%	0.0%
30 percent or more	42.1%	100.0%
\$20,000 to \$34,999		
Less than 20 percent	50.5%	0.0%
20 to 29 percent	20.2%	28.8%
30 percent or more	29.3%	71.2%
\$35,000 to \$49,999		
Less than 20 percent	58.3%	50.3%
20 to 29 percent	29.9%	20.6%
30 percent or more	11.8%	29.1%
\$50,000 to \$74,999		
Less than 20 percent	76.3%	100.0%
20 to 29 percent	23.7%	0.0%
30 percent or more	0.0%	0.0%
\$75,000 or more		
Less than 20 percent	94.0%	94.1%
20 to 29 percent	6.0%	3.1%
30 percent or more	0.0%	2.8%
Housing Affordability (Renters)		
Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	64.6%	46.4%
Less than 20 percent	12.3%	17.9%
20 to 29 percent	29.0%	7.7%
30 percent or more	58.7%	74.4%
\$20,000 to \$34,999		
Less than 20 percent	24.5%	35.8%
20 to 29 percent	38.8%	9.3%
30 percent or more	36.7%	54.9%
\$35,000 to \$49,999		
Less than 20 percent	45.7%	34.0%
20 to 29 percent	54.3%	42.5%
30 percent or more	0.0%	23.6%
\$50,000 to \$74,999		
Less than 20 percent	8.0%	6.3%
20 to 29 percent	100.0%	50.8%
30 percent or more	0.0%	49.2%
\$75,000 or more		
Less than 20 percent	1.2%	15.4%
20 to 29 percent	100.0%	100.0%
30 percent or more	0.0%	0.0%

Source: U.S. Census Bureau

Exeter Borough

Exeter Borough's population has decreased since 2000. The proportions aged under 54 years have shrunk during that period, and those aged 55 years and over have grown. The community is predominantly White.



Exeter Borough Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	5,955	5,652	5,514	5,516
Under 20	23.0%	21.2%	20.9%	19.0%
20 to 34	18.1%	15.5%	16.6%	11.6%
35 to 54	28.1%	29.2%	25.1%	22.7%
55 to 64	9.9%	13.3%	15.2%	20.8%
65 and older	20.9%	20.9%	22.3%	25.9%
White	98.2%	97.2%	92.8%	98.7%
Black/African American	0.5%	1.2%	2.4%	0.0%
Asian/Asian American	0.1%	0.5%	0.5%	0.0%
Native Hawaiian/Pacific Islander	0.0%	0.0%	0.1%	0.0%
American Indian/Alaska Native	0.1%	0.1%	0.3%	0.0%
Some other race	0.0%	0.5%	0.8%	0.0%
Two or more races	0.5%	0.5%	3.2%	1.3%
Hispanic/Latino	0.6%	1.1%	3.0%	5.0%
Male	45.6%	46.7%	47.5%	52.5%
Female	54.4%	53.3%	52.5%	47.5%

Source: U.S. Census Bureau

Exeter Borough's vacancy rate has increased since 2000. The housing largely consists of single-family detached units, though there are notable shares of single-family attached units and mobile homes as well.

The use of utility gas and electricity as home heating sources has increased since 2000, and fuel oil, kerosene, etc. has become less popular.

Exeter Borough Housing Stock				
	2000	2010	2020	2021 Estimate
Total Housing Units	2,641	2,626	2,633	2,851
% Owner Occupied	69.8%	67.6%	63.7%	69.1%
% Renter Occupied	24.2%	26.2%	28.9%	18.7%
Vacancy Rate	6.0%	6.2%	7.4%	12.2%

Source: U.S. Census Bureau

At 46 percent, a substantial share of Exeter Borough homeowners reported 2021 income exceeding \$75,000. All are housing secure; their housing costs do not exceed 30 percent of their incomes. Renter incomes are more broadly dispersed across income brackets, which is an improvement from 2000, when 47 percent of Exeter Borough renters reported incomes less than \$20,000.

Exeter Borough Housing Characteristics

	2000	2021 Estimate
Housing units		
1, detached	53.5%	65.4%
1, attached	11.7%	13.5%
2 apartments	5.1%	4.3%
3 or 4 apartments	7.1%	1.6%
5 to 9 apartments	2.8%	1.3%
10 + apartments	2.8%	3.1%
Mobile home/other	17.0%	10.7%
YEAR BUILT		
2020 or later	-	0.0%
2010 to 2019	-	0.0%
2000 to 2009	-	13.3%
1980 to 1999	24.6%	24.5%
1960 to 1979	28.4%	16.9%
1940 to 1959	17.5%	21.1%
1939 or earlier	29.6%	24.2%
ROOMS		
1 room	0.0%	0.0%
2 or 3 rooms	7.7%	8.4%
4 or 5 rooms	45.5%	33.4%
6 or 7 rooms	35.9%	41.6%
8 + rooms	10.8%	16.6%
BEDROOMS		
No bedroom	0.3%	0.0%
1 bedroom	8.9%	10.0%
2 or 3 bedrooms	81.6%	79.3%
4+ bedrooms	9.2%	10.7%
COMPLETE FACILITIES		
Plumbing facilities	99.7%	94.4%
Kitchen facilities	100.0%	100.0%
HOUSE HEATING FUEL		
Utility gas	39.9%	55.1%
Bottled, tank, or LP gas	9.9%	6.9%
Electricity	23.1%	28.6%
Fuel oil, kerosene, etc.	25.0%	8.0%
Coal or coke	1.7%	0.8%
All other fuels	0.0%	0.5%
No fuel used	0.4%	0.0%

Source: U.S. Census Bureau

Housing Affordability (Homeowners)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	21.5%	14.6%
Less than 20 percent	20.1%	5.9%
20 to 29 percent	21.1%	7.3%
30 percent or more	58.8%	86.8%
\$20,000 to \$34,999		
Less than 20 percent	51.0%	0.0%
20 to 29 percent	25.5%	43.4%
30 percent or more	23.5%	56.6%
\$35,000 to \$49,999		
Less than 20 percent	45.5%	39.4%
20 to 29 percent	28.1%	47.4%
30 percent or more	26.3%	13.2%
\$50,000 to \$74,999		
Less than 20 percent	68.3%	78.4%
20 to 29 percent	26.1%	8.6%
30 percent or more	5.6%	13.0%
\$75,000 or more		
Less than 20 percent	96.3%	93.7%
20 to 29 percent	3.7%	6.3%
30 percent or more	0.0%	0.0%

Housing Affordability (Renters)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	46.9%	9.4%
Less than 20 percent	5.9%	0.0%
20 to 29 percent	34.3%	40.0%
30 percent or more	59.7%	60.0%
\$20,000 to \$34,999		
Less than 20 percent	30.5%	28.8%
20 to 29 percent	50.0%	11.7%
30 percent or more	19.5%	59.5%
\$35,000 to \$49,999		
Less than 20 percent	88.7%	0.0%
20 to 29 percent	11.3%	0.0%
30 percent or more	0.0%	100.0%
\$50,000 to \$74,999		
Less than 20 percent	100.0%	41.3%
20 to 29 percent	0.0%	58.7%
30 percent or more	0.0%	0.0%
\$75,000 or more		
Less than 20 percent	100.0%	100.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%

Source: U.S. Census Bureau

Exeter Township

Exeter Township's population under age 20 has declined since 2000, and the population aged 55 years to 64 years has grown consistently. The community is predominantly White.



Exeter Township Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	2,557	2,378	2,051	2,599
Under 20	26.5%	22.2%	17.3%	17.1%
20 to 34	17.1%	13.7%	12.8%	26.6%
35 to 54	33.5%	34.2%	27.4%	24.6%
55 to 64	12.0%	14.7%	19.7%	23.0%
65 and older	11.0%	15.2%	22.8%	18.5%
White	99.3%	99.3%	96.6%	97.4%
Black/African American	0.1%	0.2%	0.2%	0.0%
Asian/Asian American	0.1%	0.1%	0.1%	0.0%
Native Hawaiian/Pacific Islander	0.2%	0.0%	0.0%	0.0%
American Indian/Alaska Native	0.0%	0.0%	0.2%	0.0%
Some other race	0.0%	0.0%	0.2%	1.6%
Two or more races	0.0%	0.4%	2.6%	1.0%
Hispanic/Latino	0.4%	0.5%	0.9%	1.7%
Male	50.3%	51.1%	51.7%	53.1%
Female	49.7%	48.9%	48.3%	46.9%

Source: U.S. Census Bureau

The total number of housing units in Exeter Township has increased since 2000. They primarily consist single-family detached homes. There is notable variety in home heating fuels used in this community. Electricity and fuel oil, kerosene, etc. are popular, and approximately one-fifth of residents use utility gas. The use of utility gas and electricity has increased since 2000. The use of fuel oil, kerosene, etc. has decreased during that period.

Exeter Township Housing Stock				
	2000	2010	2020	2021 Estimate
Total Housing Units	1,038	1,007	967	1,219
% Owner Occupied	82.9%	79.6%	80.0%	82.2%
% Renter Occupied	8.0%	9.1%	7.8%	8.6%
Vacancy Rate	9.2%	11.2%	12.2%	9.2%

Source: U.S. Census Bureau

Most Exeter Borough homeowners reported 2021 incomes exceeding \$75,000, and most of these residents are housing secure (their housing costs do not exceed 30 percent of their incomes). Conversely, 49 percent of renters reported 2021 incomes less than \$20,000 and all are housing insecure; this share has changed little since 2000.

Exeter Township Housing Characteristics		
	2000	2021 Estimate
Housing units		
1, detached	84.7%	92.1%
1, attached	1.0%	1.2%
2 apartments	1.6%	3.3%
3 or 4 apartments	0.6%	0.0%
5 to 9 apartments	0.6%	1.3%
10 + apartments	0.4%	0.0%
Mobile home/other	11.2%	2.2%
YEAR BUILT		
2020 or later	-	0.0%
2010 to 2019	-	0.5%
2000 to 2009	-	11.2%
1980 to 1999	21.4%	26.2%
1960 to 1979	38.1%	32.7%
1940 to 1959	17.4%	12.3%
1939 or earlier	23.1%	17.2%
ROOMS		
1 room	0.0%	1.4%
2 or 3 rooms	3.7%	0.0%
4 or 5 rooms	27.4%	28.4%
6 or 7 rooms	50.0%	43.5%
8 + rooms	19.0%	26.7%
BEDROOMS		
No bedroom	0.3%	1.4%
1 bedroom	3.6%	0.9%
2 or 3 bedrooms	82.9%	81.8%
4+ bedrooms	13.3%	15.8%
COMPLETE FACILITIES		
Plumbing facilities	99.0%	100.0%
Kitchen facilities	99.6%	100.0%
HOUSE HEATING FUEL		
Utility gas	8.6%	20.5%
Bottled, tank, or LP gas	13.1%	8.5%
Electricity	22.0%	29.4%
Fuel oil, kerosene, etc.	43.3%	27.8%
Coal or coke	10.1%	11.3%
All other fuels	3.0%	2.5%
No fuel used	0.0%	0.0%

Source: U.S. Census Bureau

Housing Affordability (Homeowners)		
Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	9.5%	6.6%
Less than 20 percent	27.0%	0.0%
20 to 29 percent	14.3%	16.7%
30 percent or more	58.7%	83.3%
\$20,000 to \$34,999		
Less than 20 percent	43.4%	28.9%
20 to 29 percent	27.2%	36.8%
30 percent or more	29.4%	34.2%
\$35,000 to \$49,999		
Less than 20 percent	49.7%	25.7%
20 to 29 percent	16.8%	55.4%
30 percent or more	33.6%	18.9%
\$50,000 to \$74,999		
Less than 20 percent	58.9%	29.6%
20 to 29 percent	34.9%	46.1%
30 percent or more	6.3%	24.3%
\$75,000 or more		
Less than 20 percent	96.4%	73.0%
20 to 29 percent	3.6%	24.3%
30 percent or more	0.0%	2.6%
Housing Affordability (Renters)		
Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	48.0%	49.0%
Less than 20 percent	0.0%	0.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	100.0%	100.0%
\$20,000 to \$34,999		
Less than 20 percent	0.0%	0.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	100.0%	100.0%
\$35,000 to \$49,999		
Less than 20 percent	100.0%	100.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%
\$50,000 to \$74,999		
Less than 20 percent	0.0%	0.0%
20 to 29 percent	0.0%	100.0%
30 percent or more	0.0%	0.0%
\$75,000 or more		
Less than 20 percent	0.0%	100.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%

Source: U.S. Census Bureau

Fairmount Township

Fairmount Township's population has remained fairly stable since 2000. The proportion aged under 20 years has declined during that period, along with the share aged 35 to 54 years. The proportion aged 65 and over has grown during that period, along with the share aged 55 to 64 years. The community is predominately White.



Fairmount Township Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	1,266	1,276	1,210	1,255
Under 20	26.6%	23.4%	21.7%	18.2%
20 to 34	15.5%	14.7%	11.9%	15.8%
35 to 54	33.2%	31.0%	26.9%	27.4%
55 to 64	10.1%	14.7%	17.1%	14.0%
65 and older	14.4%	16.2%	22.5%	24.6%
White	97.6%	98.2%	95.5%	95.0%
Black/African American	0.6%	0.2%	0.2%	0.1%
Asian/Asian American	0.2%	0.2%	0.3%	0.0%
Native Hawaiian/Pacific Islander	0.0%	0.0%	0.0%	0.0%
American Indian/Alaska Native	1.0%	0.2%	0.2%	0.0%
Some other race	0.0%	0.9%	0.2%	1.6%
Two or more races	0.4%	0.5%	3.5%	3.3%
Hispanic/Latino	0.3%	2.8%	1.2%	0.3%
Male	51.6%	51.0%	51.9%	46.9%
Female	48.4%	49.0%	48.1%	53.1%

Source: U.S. Census Bureau

The share of Fairmount Township's owner-occupied units has expanded throughout the last two decades. The vacancy rate shrunk during the same period.

Most of Fairmount Township's housing consists of single-family units, and the majority were built prior to 2000.

Although 36 percent of homes in Fairmount Township are heated by fuel oil, kerosene, etc., it has become less popular since 2000. The use of electricity and coal or coke have become more common.

Fairmount Township Housing Stock				
	2000	2010	2020	2021 Estimate
Total Housing Units	598	616	574	622
% Owner Occupied	72.1%	71.4%	75.4%	78.0%
% Renter Occupied	9.9%	11.7%	12.0%	10.0%
Vacancy Rate	18.1%	16.9%	12.5%	12.1%

Source: U.S. Census Bureau

Among homeowners in Fairmount Township, a significant share of 2021 income exceeded \$75,000. Nonetheless, homeowner income was broadly dispersed across income brackets. Although 35 percent of renters also reported 2021 income over \$75,000, approximately 53 percent reported incomes less than \$35,000. Three-quarters of renters with incomes between \$20,000 and \$34,999 and all renters with incomes less than \$20,000 are housing insecure; their housing costs demand more than 30 percent of their incomes.

Fairmount Township Housing Characteristics

	2000	2021 Estimate
Housing units		
1, detached	83.3%	91.0%
1, attached	1.8%	2.2%
2 apartments	0.0%	0.0%
3 or 4 apartments	0.3%	0.0%
5 to 9 apartments	0.0%	0.0%
10 + apartments	0.0%	0.0%
Mobile home/other	14.5%	6.8%
YEAR BUILT		
2020 or later	-	0.0%
2010 to 2019	-	5.9%
2000 to 2009	-	13.2%
1980 to 1999	27.9%	28.3%
1960 to 1979	27.4%	25.6%
1940 to 1959	11.5%	7.5%
1939 or earlier	33.3%	19.6%
ROOMS		
1 room	1.2%	0.0%
2 or 3 rooms	3.5%	0.4%
4 or 5 rooms	31.4%	35.5%
6 or 7 rooms	44.6%	33.1%
8 + rooms	19.3%	31.1%
BEDROOMS		
No bedroom	1.2%	0.0%
1 bedroom	3.7%	1.5%
2 or 3 bedrooms	74.6%	73.3%
4+ bedrooms	20.6%	25.2%
COMPLETE FACILITIES		
Plumbing facilities	99.4%	100.0%
Kitchen facilities	99.4%	100.0%
HOUSE HEATING FUEL		
Utility gas	2.7%	3.1%
Bottled, tank, or LP gas	11.0%	9.0%
Electricity	8.2%	21.9%
Fuel oil, kerosene, etc.	57.8%	36.0%
Coal or coke	7.1%	14.8%
All other fuels	13.3%	15.2%
No fuel used	0.0%	0.0%

Source: U.S. Census Bureau

Housing Affordability (Homeowners)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	18.5%	10.9%
Less than 20 percent	31.0%	7.0%
20 to 29 percent	42.9%	0.0%
30 percent or more	26.2%	93.0%
\$20,000 to \$34,999		
Less than 20 percent	36.4%	18.2%
20 to 29 percent	9.1%	11.4%
30 percent or more	54.5%	70.5%
\$35,000 to \$49,999		
Less than 20 percent	56.3%	38.0%
20 to 29 percent	33.3%	39.0%
30 percent or more	10.4%	23.0%
\$50,000 to \$74,999		
Less than 20 percent	66.7%	58.8%
20 to 29 percent	25.8%	18.8%
30 percent or more	7.6%	22.4%
\$75,000 or more		
Less than 20 percent	88.9%	87.7%
20 to 29 percent	11.1%	10.3%
30 percent or more	0.0%	2.0%

Housing Affordability (Renters)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	66.7%	28.6%
Less than 20 percent	0.0%	0.00%
20 to 29 percent	21.4%	0.00%
30 percent or more	78.6%	100.0%
\$20,000 to \$34,999		
Less than 20 percent	0.0%	0.0%
20 to 29 percent	0.0%	25.0%
30 percent or more	0.0%	75.0%
\$35,000 to \$49,999		
Less than 20 percent	100.0%	100.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.00%
\$50,000 to \$74,999		
Less than 20 percent	100.0%	0.0%
20 to 29 percent	0.0%	33.3%
30 percent or more	0.0%	66.7%
\$75,000 or more		
Less than 20 percent	0.0%	41.2%
20 to 29 percent	0.0%	23.5%
30 percent or more	0.0%	35.3%

Source: U.S. Census Bureau

Fairview Township

The population in Fairview Township has increased since 2000, but the share aged under 20 years has decreased during that period. The population is predominantly White.



Fairview Township Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	3,995	4,520	4,703	4,663
Under 20	31.1%	28.3%	25.6%	31.4%
20 to 34	13.3%	12.0%	13.8%	9.5%
35 to 54	34.4%	33.8%	27.7%	27.0%
55 to 64	8.1%	13.2%	16.3%	9.2%
65 and older	13.0%	12.7%	16.6%	13.7%
White	95.2%	94.4%	89.8%	94.3%
Black/African American	0.8%	1.0%	1.1%	0.3%
Asian/Asian American	2.1%	2.8%	3.7%	1.9%
Native Hawaiian/Pacific Islander	0.0%	0.0%	0.0%	0.0%
American Indian/Alaska Native	0.1%	0.1%	0.1%	0.0%
Some other race	0.2%	0.9%	0.7%	0.3%
Two or more races	0.6%	0.8%	4.6%	3.2%
Hispanic/Latino	1.1%	1.9%	3.8%	2.9%
Male	48.1%	48.5%	47.7%	47.5%
Female	51.9%	51.5%	52.3%	52.5%

Source: U.S. Census Bureau

The number of housing units in Fairview Township has increased since 2000, and the vacancy rate has decreased.

Most of the housing Fairview Township consists of single-family units. Over 80 percent of these homes are heated by utility gas, which has grown in prominence while electricity and fuel oil, kerosene, etc. have become less so.

Fairview Township Housing Stock				
	2000	2010	2020	2021 Estimate
Total Housing Units	1,502	1,746	1,838	1,732
% Owner Occupied	81.8%	81.4%	82.0%	80.1%
% Renter Occupied	14.8%	13.7%	13.2%	18.3%
Vacancy Rate	3.5%	4.9%	4.7%	1.6%

Source: U.S. Census Bureau

Seventy-one percent of Fairview Township homeowners reported 2021 incomes over \$75,000. Most of these households are housing secure, meaning that their housing costs are less than 30 percent of their incomes. At 58 percent, a majority of renters reported 2021 incomes between \$35,000 and \$49,999. All are housing secure.

Fairview Township Housing Characteristics

	2000	2021
Housing units		
1, detached	85.4%	78.9%
1, attached	5.9%	11.4%
2 apartments	1.7%	2.7%
3 or 4 apartments	4.3%	5.9%
5 to 9 apartments	0.5%	0.0%
10 + apartments	0.4%	0.0%
Mobile home/other	1.8%	1.0%
YEAR BUILT		
2020 or later	-	0.0%
2010 to 2019	-	4.0%
2000 to 2009	-	14.2%
1980 to 1999	35.2%	23.7%
1960 to 1979	28.3%	32.5%
1940 to 1959	17.2%	13.0%
1939 or earlier	19.3%	12.6%
ROOMS		
1 room	0.0%	0.0%
2 or 3 rooms	2.5%	4.4%
4 or 5 rooms	16.9%	13.1%
6 or 7 rooms	41.5%	34.3%
8 + rooms	39.1%	48.2%
BEDROOMS		
No bedroom	0.0%	0.0%
1 bedroom	2.9%	4.4%
2 or 3 bedrooms	64.5%	53.9%
4+ bedrooms	32.6%	41.7%
COMPLETE FACILITIES		
Plumbing facilities	99.6%	100.0%
Kitchen facilities	100.0%	100.0%
HOUSE HEATING FUEL		
Utility gas	63.5%	80.4%
Bottled, tank, or LP gas	0.8%	0%
Electricity	18.5%	12.6%
Fuel oil, kerosene, etc.	16.9%	5.8%
Coal or coke	0.3%	1%
All other fuels	0.0%	0%
No fuel used	0.0%	0%

Source: U.S. Census Bureau

Housing Affordability (Homeowners)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	6.0%	4.8%
Less than 20 percent	0.0%	13.4%
20 to 29 percent	38.0%	0.0%
30 percent or more	62.0%	86.6%
\$20,000 to \$34,999		
Less than 20 percent	60.4%	17.5%
20 to 29 percent	14.8%	36.8%
30 percent or more	24.9%	45.6%
\$35,000 to \$49,999		
Less than 20 percent	40.9%	33.1%
20 to 29 percent	29.2%	15.0%
30 percent or more	29.9%	51.9%
\$50,000 to \$74,999		
Less than 20 percent	43.2%	52.5%
20 to 29 percent	39.6%	41.1%
30 percent or more	17.2%	6.4%
\$75,000 or more		
Less than 20 percent	78.1%	69.4%
20 to 29 percent	17.3%	24.9%
30 percent or more	4.6%	5.8%

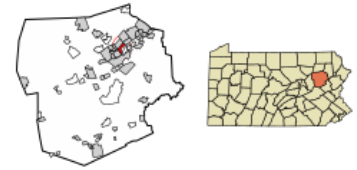
Housing Affordability (Renters)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	38.5%	7.8%
Less than 20 percent	0.0%	0.0%
20 to 29 percent	9.0%	65.2%
30 percent or more	91.0%	34.8%
\$20,000 to \$34,999		
Less than 20 percent	20.0%	0.0%
20 to 29 percent	70.0%	12.3%
30 percent or more	10.0%	87.7%
\$35,000 to \$49,999		
Less than 20 percent	75.0%	4.6%
20 to 29 percent	0.0%	95.4%
30 percent or more	25.0%	0.0%
\$50,000 to \$74,999		
Less than 20 percent	76.0%	74.4%
20 to 29 percent	24.0%	25.6%
30 percent or more	0.0%	0.0%
\$75,000 or more		
Less than 20 percent	100.0%	0.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%

Source: U.S. Census Bureau

Forty Fort Borough

Forty Fort Borough's population has decreased over the past 20 years. The majority shares are aged under 20 years and 35 to 50 years old. The population is predominantly White.



Forty Fort Borough Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	4,579	4,214	4,239	4,212
Under 20	23.1%	20.1%	19.6%	22.0%
20 to 34	17.2%	19.2%	19.1%	21.2%
35 to 54	30.7%	27.7%	26.1%	28.0%
55 to 64	9.3%	15.4%	13.8%	12.8%
65 and older	19.6%	17.7%	21.3%	15.8%
White	98.1%	97.0%	90.5%	94.9%
Black/African American	0.5%	1.0%	1.9%	1.6%
Asian/Asian American	0.4%	0.8%	1.0%	0.0%
Native Hawaiian/Pacific Islander	0.0%	0.0%	0.1%	0.0%
American Indian/Alaska Native	0.1%	0.0%	0.1%	0.0%
Some other race	0.1%	0.2%	1.7%	1.6%
Two or more races	0.4%	1.0%	4.7%	1.9%
Hispanic/Latino	0.5%	1.4%	4.4%	11.5%
Male	46.4%	46.6%	47.7%	51.6%
Female	53.6%	53.4%	52.3%	48.4%

Source: U.S. Census Bureau

The number of housing units in Forty Fort Borough has decreased since 2000. The share of owner-occupied units also decreased during that period. The vacancy rate and the share of renter-occupied units grew.

Most of Forty Fort Borough's housing consists of single-family units, though there is a significant volume of apartments as well. The majority of these homes per built prior to 1979. Utility gas has not only remained the most common form of home heating fuel, it has grown in prominence. The use of fuel oil, kerosene, etc. has lessened.

Forty Fort Borough Housing Stock				
	2000	2010	2020	2021 Estimate
Total Housing Units	2,098	2,074	2,061	1,804
% Owner Occupied	66.1%	63.4%	61.8%	59.4%
% Renter Occupied	28.7%	27.8%	30.6%	32.3%
Vacancy Rate	5.2%	8.8%	7.6%	8.3%

Source: U.S. Census Bureau

Fifty-eight percent of Forty Fort Borough homeowners reported 2021 income over \$75,000. The vast majority are housing secure, because their housing costs do not exceed 30 percent of their incomes. Renter income is more broadly dispersed across income brackets.

Forty Fort Borough Housing Characteristics

	2000	2021 Estimate
Housing units		
1, detached	66.2%	67.4%
1, attached	8.4%	8.3%
2 apartments	14.3%	9.8%
3 or 4 apartments	9.0%	11.3%
5 to 9 apartments	1.9%	0.4%
10 + apartments	0.3%	2.8%
Mobile home/other	0.0%	0.0%
YEAR BUILT		
2020 or later	-	0.0%
2010 to 2019	-	0%
2000 to 2009	-	0.0%
1980 to 1999	1.9%	3.4%
1960 to 1979	7.2%	17.4%
1940 to 1959	35.2%	29.2%
1939 or earlier	55.7%	50.0%
ROOMS		
1 room	0.4%	0.0%
2 or 3 rooms	4.6%	13.4%
4 or 5 rooms	26.7%	14.7%
6 or 7 rooms	46.7%	51.8%
8 + rooms	21.6%	20.1%
BEDROOMS		
No bedroom	0.8%	0.1%
1 bedroom	4.2%	13.8%
2 or 3 bedrooms	81.5%	68.2%
4+ bedrooms	13.5%	17.9%
COMPLETE FACILITIES		
Plumbing facilities	99.4%	100.0%
Kitchen facilities	99.4%	100.0%
HOUSE HEATING FUEL		
Utility gas	68.2%	81.3%
Bottled, tank, or LP gas	1.1%	3.0%
Electricity	11.8%	14.2%
Fuel oil, kerosene, etc.	19.0%	0.8%
Coal or coke	0.0%	0.0%
All other fuels	0.0%	0.5%
No fuel used	0.0%	0.1%

Source: U.S. Census Bureau

Housing Affordability (Homeowners)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	13.7%	5.6%
Less than 20 percent	10.1%	13.3%
20 to 29 percent	14.3%	11.7%
30 percent or more	75.6%	75.0%
\$20,000 to \$34,999		
Less than 20 percent	19.8%	8.6%
20 to 29 percent	73.3%	22.8%
30 percent or more	20.2%	54.3%
\$35,000 to \$49,999		
Less than 20 percent	6.6%	22.8%
20 to 29 percent	19.3%	11.7%
30 percent or more	61.4%	51.2%
\$50,000 to \$74,999		
Less than 20 percent	7.6%	43.2%
20 to 29 percent	30.9%	5.6%
30 percent or more	22.9%	16.0%
\$75,000 or more		
Less than 20 percent	58.4%	57.9%
20 to 29 percent	35.2%	29.8%
30 percent or more	6.4%	12.3%
\$75,000 or more		
Less than 20 percent	24.2%	58.2%
20 to 29 percent	96.6%	89.4%
30 percent or more	3.4%	9.5%
30 percent or more	0.0%	1.1%

Housing Affordability (Renters)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	27.9%	12.1%
Less than 20 percent	0.0%	0.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	100.0%	100.0%
\$20,000 to \$34,999		
Less than 20 percent	30.4%	16.0%
20 to 29 percent	41.5%	0.0%
30 percent or more	24.0%	69.9%
\$35,000 to \$49,999		
Less than 20 percent	24.4%	32.9%
20 to 29 percent	81.8%	3.7%
30 percent or more	18.2%	74.9%
\$50,000 to \$74,999		
Less than 20 percent	0.0%	21.5%
20 to 29 percent	12.1%	18.8%
30 percent or more	100.0%	67.9%
\$75,000 or more		
Less than 20 percent	0.0%	24.8%
20 to 29 percent	0.0%	7.3%
30 percent or more	0.0%	7.3%
\$75,000 or more		
Less than 20 percent	5.2%	20.2%
20 to 29 percent	100.0%	100.0%
30 percent or more	0.0%	0.0%
30 percent or more	0.0%	0.0%

Source: U.S. Census Bureau

Foster Township

The population of Foster Township has stayed relatively stable over the past two decades. It is predominantly White.



Foster Township Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	3,323	3,467	3,408	3,420
Under 20	21.2%	18.8%	16.6%	20.1%
20 to 34	15.3%	12.5%	13.7%	15.5%
35 to 54	32.2%	32.7%	23.9%	21.1%
55 to 64	12.7%	16.9%	18.8%	21.0%
65 and older	18.7%	19.1%	27.1%	22.6%
White	97.6%	96.9%	91.8%	97.7%
Black/African American	1.1%	1.2%	1.4%	0.0%
Asian/Asian American	0.2%	0.8%	0.3%	0.0%
Native Hawaiian/Pacific Islander	0.0%	0.0%	0.0%	0.0%
American Indian/Alaska Native	0.0%	0.0%	0.1%	0.1%
Some other race	0.0%	0.2%	2.5%	1.2%
Two or more races	0.3%	1.0%	3.9%	1.0%
Hispanic/Latino	0.8%	2.8%	6.3%	7.2%
Male	50.4%	51.5%	50.3%	49.4%
Female	49.6%	48.5%	49.7%	50.6%

Source: U.S. Census Bureau

Housing stock and tenure in Foster Township have fluctuated since 2000. Most units are single-family homes and fuel oil, kerosene, etc. has remained the most commonly used heating source throughout the last two decades.

Foster Township Housing Stock				
	2000	2010	2020	2021 Estimate
Total Housing Units	1,668	1,980	1,813	1,976
% Owner Occupied	68.4%	64.2%	68.6%	65.8%
% Renter Occupied	7.8%	9.3%	11.6%	7.7%
Vacancy Rate	23.8%	26.5%	19.9%	26.5%

Source: U.S. Census Bureau

Homeowner incomes in Foster Township have been broadly dispersed across income brackets. Over three-quarters of renter income fell below \$20,000 in 2021, and all renters were housing insecure. Their housing costs exceed 30 percent of their incomes. This share of low-income renters has increased since 2000.

Foster Township Housing Characteristics

	2000	Estimate
Housing units		
1, detached	70.2%	73.2%
1, attached	16.5%	21.4%
2 apartments	2.4%	1.7%
3 or 4 apartments	1.2%	0.4%
5 to 9 apartments	0.0%	0.0%
10 + apartments	0.0%	0.0%
Mobile home/other	9.7%	3.3%
YEAR BUILT		
2020 or later	-	0.0%
2010 to 2019	-	1.2%
2000 to 2009	-	5.3%
1980 to 1999	32.2%	23.3%
1960 to 1979	26.2%	24.0%
1940 to 1959	11.2%	12.5%
1939 or earlier	30.5%	33.7%
ROOMS		
1 room	0.8%	1.0%
2 or 3 rooms	4.4%	0.8%
4 or 5 rooms	38.8%	28.6%
6 or 7 rooms	38.0%	35.7%
8 + rooms	18.1%	33.9%
BEDROOMS		
No bedroom	0.8%	1.0%
1 bedroom	4.2%	0.0%
2 or 3 bedrooms	81.5%	77.8%
4+ bedrooms	13.5%	21.2%
COMPLETE FACILITIES		
Plumbing facilities	100.0%	99.0%
Kitchen facilities	100.0%	98.4%
HOUSE HEATING FUEL		
Utility gas	8.3%	5.2%
Bottled, tank, or LP gas	7.3%	10.5%
Electricity	16.1%	16.4%
Fuel oil, kerosene, etc.	57.9%	61.3%
Coal or coke	7.6%	5.0%
All other fuels	2.4%	0.6%
No fuel used	0.4%	1.0%

Source: U.S. Census Bureau

Housing Affordability (Homeowners)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	17.0%	4.6%
Less than 20 percent	46.5%	38.3%
20 to 29 percent	18.9%	0.0%
30 percent or more	34.6%	61.7%
\$20,000 to \$34,999		
Less than 20 percent	58.1%	20.5%
20 to 29 percent	20.1%	49.1%
30 percent or more	21.8%	30.5%
\$35,000 to \$49,999		
Less than 20 percent	65.3%	60.4%
20 to 29 percent	31.8%	24.6%
30 percent or more	3.0%	15.0%
\$50,000 to \$74,999		
Less than 20 percent	21.5%	22.1%
20 to 29 percent	86.6%	55.2%
20 to 29 percent	10.4%	34.7%
30 percent or more	3.0%	10.1%
\$75,000 or more		
Less than 20 percent	11.0%	37.9%
20 to 29 percent	93.2%	92.9%
20 to 29 percent	6.8%	5.3%
30 percent or more	0.0%	1.8%

Housing Affordability (Renters)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	46.9%	75.4%
Less than 20 percent	0.0%	0.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	100.0%	100.0%
\$20,000 to \$34,999		
Less than 20 percent	53.1%	0.0%
20 to 29 percent	16.3%	0.0%
30 percent or more	44.2%	0.0%
\$35,000 to \$49,999		
Less than 20 percent	39.5%	0.0%
20 to 29 percent	0.0%	7.1%
30 percent or more	0.0%	100.0%
\$50,000 to \$74,999		
Less than 20 percent	0.0%	0.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%
\$75,000 or more		
Less than 20 percent	0.0%	17.5%
20 to 29 percent	0.0%	100.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%

Source: U.S. Census Bureau

Franklin Township

Franklin Township's population has fluctuated slightly since 2000. The majority share of the population is aged 35 years to 54 years old. The population is predominantly White.



Franklin Township Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	1,601	1,757	1,716	1,656
Under 20	25.4%	23.9%	20.8%	21.1%
20 to 34	15.0%	13.0%	15.0%	15.6%
35 to 54	35.6%	32.2%	26.4%	30.0%
55 to 64	11.1%	16.1%	16.6%	13.6%
65 and older	12.8%	14.8%	21.2%	19.7%
White	98.7%	98.0%	94.5%	96.1%
Black/African American	0.1%	0.3%	0.4%	0.0%
Asian/Asian American	0.0%	0.4%	0.5%	0.0%
Native Hawaiian/Pacific Islander	0.0%	0.1%	0.0%	0.0%
American Indian/Alaska Native	0.0%	0.2%	0.1%	0.2%
Some other race	0.1%	0.2%	0.3%	0.7%
Two or more races	0.3%	0.9%	4.2%	3.0%
Hispanic/Latino	0.9%	0.6%	1.7%	3.3%
Male	50.6%	50.8%	49.9%	50.8%
Female	49.4%	49.2%	50.1%	49.2%

Source: U.S. Census Bureau

The number of housing units in Franklin Township has increased since 2000. The share of owner-occupied housing units has decreased slightly during that period.

Most housing in Franklin Township consists of single-family units. The use of fuel oil, kerosene, etc. has decreased throughout the past two decades. Bottled, tank, or LP gas has become more popular.

Franklin Township Housing Stock				
	2000	2010	2020	2021 Estimate
Total Housing Units	679	733	736	722
% Owner Occupied	83.5%	86.2%	84.6%	82.7%
% Renter Occupied	9.1%	8.5%	9.9%	8.0%
Vacancy Rate	7.4%	5.3%	5.4%	9.3%

Source: U.S. Census Bureau

The majority of Franklin Township homeowners reported 2021 incomes over \$75,000. Most are housing secure, meaning that their housing costs fall below 30 percent of their incomes. Renter income is more broadly dispersed across income brackets.

Franklin Township Housing Characteristics

	2000	2021 Estimate
Housing units		
1, detached	80.7%	89.9%
1, attached	0.9%	0.8%
2 apartments	2.8%	1.1%
3 or 4 apartments	0.4%	0.8%
5 to 9 apartments	0.3%	0.0%
10 + apartments	0.0%	0.0%
Mobile home/other	14.9%	7.5%
YEAR BUILT		
2020 or later	-	0.0%
2010 to 2019	-	6.7%
2000 to 2009	-	15.7%
1980 to 1999	33.9%	27.2%
1960 to 1979	27.7%	22.1%
1940 to 1959	16.2%	10.7%
1939 or earlier	22.2%	17.6%
ROOMS		
1 room	0.0%	0.0%
2 or 3 rooms	3.5%	0.5%
4 or 5 rooms	33.6%	23.5%
6 or 7 rooms	37.6%	42.9%
8 + rooms	25.4%	33.1%
BEDROOMS		
No bedroom	0.0%	0.0%
1 bedroom	4.0%	0.9%
2 or 3 bedrooms	77.2%	75.3%
4+ bedrooms	18.9%	23.8%
COMPLETE FACILITIES		
Plumbing facilities	100.0%	100.0%
Kitchen facilities	100.0%	100.0%
HOUSE HEATING FUEL		
Utility gas	1.0%	3.1%
Bottled, tank, or LP gas	6.5%	27.3%
Electricity	19.6%	20.6%
Fuel oil, kerosene, etc.	63.8%	38.9%
Coal or coke	6.8%	4.9%
All other fuels	2.4%	5.2%
No fuel used	0.0%	0.0%

Source: U.S. Census Bureau

Housing Affordability (Homeowners)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	11.4%	11.6%
Less than 20 percent	20.5%	7.1%
20 to 29 percent	25.0%	11.9%
30 percent or more	54.5%	81.0%
\$20,000 to \$34,999		
Less than 20 percent	50.6%	34.3%
20 to 29 percent	9.2%	34.3%
30 percent or more	40.2%	31.4%
\$35,000 to \$49,999		
Less than 20 percent	51.6%	67.7%
20 to 29 percent	32.8%	22.6%
30 percent or more	15.6%	9.7%
\$50,000 to \$74,999		
Less than 20 percent	61.8%	59.9%
20 to 29 percent	28.2%	27.0%
30 percent or more	10.0%	13.1%
\$75,000 or more		
Less than 20 percent	76.3%	80.0%
20 to 29 percent	21.3%	15.4%
30 percent or more	2.5%	4.6%

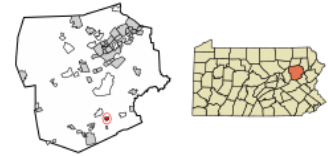
Housing Affordability (Renters)

Percentage of Income	2000	Estimate
Median Household Income		
Less than \$20,000	38.7%	30.0%
Less than 20 percent	16.7%	0.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	83.3%	100.0%
\$20,000 to \$34,999		
Less than 20 percent	0.0%	0.0%
20 to 29 percent	0.0%	56.3%
30 percent or more	0.0%	43.8%
\$35,000 to \$49,999		
Less than 20 percent	100.0%	0.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%
\$50,000 to \$74,999		
Less than 20 percent	100.0%	88.9%
20 to 29 percent	0.0%	11.1%
30 percent or more	0.0%	0.0%
\$75,000 or more		
Less than 20 percent	100.0%	30.0%
20 to 29 percent	0.0%	70.0%
30 percent or more	0.0%	0.0%

Source: U.S. Census Bureau

Freeland Borough

Freeland Borough's total population has fluctuated slightly since 2000. It is predominantly White, but it has become more diverse during the last two decades.



Freeland Borough Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	3,643	3,531	3,833	3,733
Under 20	24.0%	25.4%	26.7%	24.2%
20 to 34	16.4%	18.4%	19.5%	16.6%
35 to 54	27.1%	25.6%	23.7%	26.4%
55 to 64	9.6%	11.9%	13.1%	12.3%
65 and older	22.8%	18.7%	16.9%	20.4%
White	97.9%	95.8%	74.1%	87.1%
Black/African American	0.1%	0.6%	2.1%	4.0%
Asian/Asian American	0.7%	0.5%	0.8%	2.9%
Native Hawaiian/Pacific Islander	0.0%	0.0%	0.0%	0.0%
American Indian/Alaska Native	0.0%	0.1%	0.1%	0.0%
Some other race	0.1%	1.5%	13.6%	3.1%
Two or more races	0.2%	1.4%	9.3%	2.9%
Hispanic/Latino	1.0%	5.8%	23.0%	19.1%
Male	46.5%	48.2%	49.0%	45.9%
Female	53.5%	51.8%	51.0%	54.1%

Source: U.S. Census Bureau

The total number of housing units in Freeland Borough has slightly decreased since 2000. The share of owner-occupied units has also shrunk.

Housing in Freeland Borough largely consists of single-family units (detached and attached). Most of these homes were built before 1979 and fuel oil, kerosene, etc. has remained the most prominent home heating fuel source. The use of electricity increased slightly since 2000, however.

Freeland Borough Housing Stock				
	2000	2010	2020	2021 Estimate
Total Housing Units	1,847	1,760	1,824	1,740
% Owner Occupied	59.9%	54.5%	50.9%	51.8%
% Renter Occupied	27.3%	31.2%	37.4%	36.7%
Vacancy Rate	12.8%	14.3%	11.7%	11.6%

Source: U.S. Census Bureau

Homeowner income is broadly dispersed across income brackets. The same is true with regard to renter income, though a significant share of renters (36 percent) reported 2021 income below \$20,000. Most of these renters are housing insecure, meaning that their housing costs exceed 30 percent of their incomes.

Freeland Borough Housing Characteristics

	2000	2021 Estimate
Housing units		
1, detached	42.8%	49.3%
1, attached	30.5%	34.4%
2 apartments	3.7%	2.3%
3 or 4 apartments	7.0%	3.1%
5 to 9 apartments	6.1%	4.2%
10 + apartments	5.4%	6.7%
Mobile home/other	4.4%	0.0%
YEAR BUILT		
2020 or later	-	0.0%
2010 to 2019	-	0.6%
2000 to 2009	-	0.5%
1980 to 1999	5.3%	4.4%
1960 to 1979	14.5%	17.4%
1940 to 1959	22.6%	26.1%
1939 or earlier	57.7%	50.9%
ROOMS		
1 room	0.3%	1.6%
2 or 3 rooms	9.7%	7.5%
4 or 5 rooms	22.7%	15.8%
6 or 7 rooms	46.7%	51.3%
8 + rooms	20.7%	23.8%
BEDROOMS		
No bedroom	0.3%	1.6%
1 bedroom	10.8%	10.1%
2 or 3 bedrooms	72.8%	63.6%
4+ bedrooms	16.1%	24.7%
COMPLETE FACILITIES		
Plumbing facilities	99.6%	100.0%
Kitchen facilities	100.0%	99.0%
HOUSE HEATING FUEL		
Utility gas	1.4%	4.6%
Bottled, tank, or LP gas	2.0%	1.9%
Electricity	19.4%	23.0%
Fuel oil, kerosene, etc.	69.6%	64.0%
Coal or coke	7.1%	5.8%
All other fuels	0.4%	0.6%
No fuel used	0.0%	0.0%

Source: U.S. Census Bureau

Housing Affordability (Homeowners)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	21.5%	19.9%
Less than 20 percent	16.3%	5.6%
20 to 29 percent	25.8%	0.0%
30 percent or more	57.9%	94.4%
\$20,000 to \$34,999	25.1%	19.4%
Less than 20 percent	60.2%	42.9%
20 to 29 percent	20.5%	29.1%
30 percent or more	19.3%	28.0%
\$35,000 to \$49,999	24.2%	13.9%
Less than 20 percent	74.0%	24.0%
20 to 29 percent	23.4%	41.6%
30 percent or more	2.6%	34.4%
\$50,000 to \$74,999	20.1%	20.3%
Less than 20 percent	89.2%	63.9%
20 to 29 percent	8.2%	30.1%
30 percent or more	2.6%	6.0%
\$75,000 or more	9.2%	26.5%
Less than 20 percent	93.3%	90.0%
20 to 29 percent	6.7%	10.0%
30 percent or more	0.0%	0.0%

Housing Affordability (Renters)

Percentage of Income	2000	Estimate
Median Household Income		
Less than \$20,000	49.4%	35.7%
Less than 20 percent	13.0%	12.4%
20 to 29 percent	22.2%	20.6%
30 percent or more	64.8%	67.0%
\$20,000 to \$34,999	27.5%	20.6%
Less than 20 percent	55.0%	58.7%
20 to 29 percent	31.7%	4.8%
30 percent or more	13.3%	36.5%
\$35,000 to \$49,999	15.3%	4.2%
Less than 20 percent	100.0%	0.0%
20 to 29 percent	0.0%	69.2%
30 percent or more	0.0%	30.8%
\$50,000 to \$74,999	6.4%	22.5%
Less than 20 percent	100.0%	60.1%
20 to 29 percent	0.0%	39.9%
30 percent or more	0.0%	0.0%
\$75,000 or more	1.4%	17.0%
Less than 20 percent	100.0%	100.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%

Source: U.S. Census Bureau

Hanover Township

Hanover Township's population has decreased slightly since 2000. The community is predominantly White, though it has become more diverse during the last two decades. Growth of the Hispanic/Latino population has been notable.



Hanover Township Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	11,488	11,076	11,445	11,360
Under 20	24.6%	23.1%	23.7%	22.3%
20 to 34	17.8%	17.7%	17.7%	23.4%
35 to 54	27.7%	26.7%	23.8%	20.1%
55 to 64	9.4%	14.0%	13.9%	12.3%
65 and older	20.7%	18.5%	20.8%	21.9%
White	97.7%	93.5%	81.3%	86.5%
Black/African American	1.0%	3.2%	7.2%	1.1%
Asian/Asian American	0.2%	0.6%	0.5%	1.3%
Native Hawaiian/Pacific Islander	0.0%	0.0%	0.0%	0.0%
American Indian/Alaska Native	0.0%	0.1%	0.2%	0.0%
Some other race	0.0%	0.7%	3.9%	2.0%
Two or more races	0.5%	2.0%	6.8%	9.0%
Hispanic/Latino	0.6%	2.9%	9.8%	13.9%
Male	46.3%	46.5%	46.5%	49.8%
Female	53.7%	53.5%	53.5%	50.2%

Source: U.S. Census Bureau

The number of housing units in Hanover Township has increased since 2000. The vacancy rate increased as well.

Most housing in Hanover Township consists of single-family detached units, though there are considerable shares of apartments and single-family attached units too. A majority of this housing was built before 1979. Utility gas has remained the most prevalent source of home heating fuel. The use of electricity has increased slightly and the use of fuel oil, kerosene, etc. has decreased considerably.

Hanover Township Housing Stock				
	2000	2010	2020	2021 Estimate
Total Housing Units	5,323	5,356	5,462	5,429
% Owner Occupied	62.3%	59.0%	56.8%	60.4%
% Renter Occupied	30.4%	32.0%	34.1%	29.2%
Vacancy Rate	7.3%	9.1%	9.1%	10.5%

Source: U.S. Census Bureau

Approximately 63 percent of Hanover Township homeowners reported 2021 incomes over \$50,000. Most are housing secure, meaning their housing costs are less than 30 percent of their incomes. Renter income is more broadly dispersed across income brackets, representing an improvement from 2000 income. At that time, nearly 53 percent of renters reported income less than \$20,000.

Hanover Township Housing Characteristics

	2000	2021 Estimate
Housing units		
1, detached	59.3%	66.1%
1, attached	11.2%	11.9%
2 apartments	8.6%	3.1%
3 or 4 apartments	7.7%	4.4%
5 to 9 apartments	4.0%	2.1%
10 + apartments	7.1%	10.9%
Mobile home/other	2.0%	1.5%
YEAR BUILT		
2020 or later	-	0.0%
2010 to 2019	-	2.5%
2000 to 2009	-	5.4%
1980 to 1999	10.4%	14.8%
1960 to 1979	26.0%	30.1%
1940 to 1959	19.2%	17.4%
1939 or earlier	44.3%	29.8%
ROOMS		
1 room	1.1%	1.4%
2 or 3 rooms	8.0%	6.2%
4 or 5 rooms	29.4%	28.9%
6 or 7 rooms	49.1%	46.4%
8 + rooms	12.4%	17.0%
BEDROOMS		
No bedroom	2.1%	2.0%
1 bedroom	9.0%	7.1%
2 or 3 bedrooms	79.2%	77.6%
4+ bedrooms	9.7%	13.3%
COMPLETE FACILITIES		
Plumbing facilities	99.7%	100.0%
Kitchen facilities	99.7%	99.5%
HOUSE HEATING FUEL		
Utility gas	63.1%	67.4%
Bottled, tank, or LP gas	0.9%	3.1%
Electricity	19.9%	23.0%
Fuel oil, kerosene, etc.	13.8%	5.1%
Coal or coke	2.1%	0.9%
All other fuels	0.3%	0.0%
No fuel used	0.0%	0.6%

Source: U.S. Census Bureau

Housing Affordability (Homeowners)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	24.5%	9.2%
Less than 20 percent	20.0%	3.0%
20 to 29 percent	24.4%	28.6%
30 percent or more	55.6%	68.4%
\$20,000 to \$34,999		
Less than 20 percent	53.7%	38.1%
20 to 29 percent	23.6%	12.7%
30 percent or more	22.7%	49.2%
\$35,000 to \$49,999		
Less than 20 percent	63.6%	55.2%
20 to 29 percent	27.1%	21.0%
30 percent or more	9.3%	23.8%
\$50,000 to \$74,999		
Less than 20 percent	90.4%	67.7%
20 to 29 percent	9.6%	24.0%
30 percent or more	0.0%	8.3%
\$75,000 or more		
Less than 20 percent	96.0%	85.3%
20 to 29 percent	4.0%	9.3%
30 percent or more	0.0%	5.5%

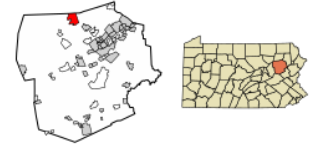
Housing Affordability (Renters)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	52.5%	22.4%
Less than 20 percent	15.6%	4.0%
20 to 29 percent	34.6%	24.4%
30 percent or more	49.7%	71.6%
\$20,000 to \$34,999		
Less than 20 percent	60.3%	27.8%
20 to 29 percent	23.1%	32.5%
30 percent or more	16.6%	39.6%
\$35,000 to \$49,999		
Less than 20 percent	89.2%	63.9%
20 to 29 percent	10.8%	29.5%
30 percent or more	0.0%	6.6%
\$50,000 to \$74,999		
Less than 20 percent	100.0%	72.4%
20 to 29 percent	0.0%	18.2%
30 percent or more	0.0%	9.4%
\$75,000 or more		
Less than 20 percent	100.0%	99.2%
20 to 29 percent	0.0%	0.8%
30 percent or more	0.0%	0.0%

Source: U.S. Census Bureau

Harveys Lake Borough

Harveys Lake Borough's population has decreased since 2000. The proportion of residents under age 20 has shrunk, along with the share of residents aged 35 to 54 years. The proportion of residents aged 65 and older has grown. The community is predominantly White.



Harveys Lake Borough Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	2,888	2,791	2,788	2,788
Under 20	24.6%	20.2%	15.9%	16.0%
20 to 34	19.2%	17.3%	14.9%	20.9%
35 to 54	32.9%	29.2%	23.9%	26.0%
55 to 64	10.3%	17.8%	17.9%	11.4%
65 and older	13.0%	15.6%	27.4%	25.5%
White	97.8%	97.7%	95.7%	93.9%
Black/African American	0.1%	0.2%	0.0%	0.6%
Asian/Asian American	0.4%	0.5%	0.1%	0.9%
Native Hawaiian/Pacific Islander	0.0%	0.0%	0.0%	0.0%
American Indian/Alaska Native	0.3%	0.1%	0.2%	0.0%
Some other race	0.0%	0.1%	0.3%	0.2%
Two or more races	0.6%	1.4%	3.6%	4.4%
Hispanic/Latino	0.8%	0.6%	1.5%	4.2%
Male	49.4%	50.6%	50.6%	49.4%
Female	50.6%	49.4%	49.4%	50.6%

Source: U.S. Census Bureau

The share of renter-occupied units in Harvey's Lake Borough has increased since 2000. Most housing consists of single-family detached homes, and most were build prior to 1979. More than half were build prior to 1959.

The use of fuel oil, kerosene, etc. has diminished since 2000, and the use of utility gas has grown during that period. Utility gas is the most common source of home heating fuel.

Harveys Lake Borough Housing Stock				
	2000	2010	2020	2021 Estimate
Total Housing Units	1,735	1,871	1,711	1,856
% Owner Occupied	55.2%	52.3%	59.4%	53.6%
% Renter Occupied	13.1%	12.6%	14.1%	16.0%
Vacancy Rate	31.7%	35.1%	26.5%	30.4%

Source: U.S. Census Bureau

Fifty-four percent of Harveys Lake Borough homeowners reported 2021 incomes over \$75,000. Most are housing secure, meaning that their housing costs equal less than 30 percent of their incomes. A majority of renters reported 2021 incomes over \$50,000. They are largely housing secure as well.

Harveys Lake Borough Housing Characteristics

	2000	2021 Estimate
Housing units		
1, detached	89.2%	85.7%
1, attached	1.5%	3.7%
2 apartments	3.6%	5.4%
3 or 4 apartments	0.7%	0.0%
5 to 9 apartments	0.9%	2.4%
10 + apartments	0.0%	0.0%
Mobile home/other	4.0%	2.7%
YEAR BUILT		
2020 or later	-	0.0%
2010 to 2019	-	1.1%
2000 to 2009	-	11.6%
1980 to 1999	16.1%	11.5%
1960 to 1979	27.5%	23.3%
1940 to 1959	24.0%	26.3%
1939 or earlier	32.3%	26.1%
ROOMS		
1 room	0.0%	0.0%
2 or 3 rooms	8.0%	3.2%
4 or 5 rooms	36.4%	26.0%
6 or 7 rooms	35.9%	41.1%
8 + rooms	19.7%	29.7%
BEDROOMS		
No bedroom	0.3%	0.0%
1 bedroom	8.2%	0.7%
2 or 3 bedrooms	73.4%	79.2%
4+ bedrooms	18.0%	20.1%
COMPLETE FACILITIES		
Plumbing facilities	99.5%	100.0%
Kitchen facilities	99.7%	99.4%
HOUSE HEATING FUEL		
Utility gas	27.3%	43.1%
Bottled, tank, or LP gas	13.3%	12.6%
Electricity	19.3%	19.8%
Fuel oil, kerosene, etc.	31.7%	17.2%
Coal or coke	6.4%	0.7%
All other fuels	0.3%	6.6%
No fuel used	0.8%	0.0%

Source: U.S. Census Bureau

Housing Affordability (Homeowners)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	12.5%	10.5%
Less than 20 percent	13.6%	0.0%
20 to 29 percent	29.1%	25.0%
30 percent or more	57.3%	75.0%
\$20,000 to \$34,999		
Less than 20 percent	26.0%	51.6%
20 to 29 percent	24.5%	6.3%
30 percent or more	49.5%	42.2%
\$35,000 to \$49,999		
Less than 20 percent	54.9%	28.5%
20 to 29 percent	34.6%	30.1%
30 percent or more	10.5%	41.5%
\$50,000 to \$74,999		
Less than 20 percent	58.5%	64.4%
20 to 29 percent	31.2%	27.9%
30 percent or more	10.2%	7.7%
\$75,000 or more		
Less than 20 percent	88.0%	86.0%
20 to 29 percent	9.5%	9.2%
30 percent or more	2.5%	4.9%

Housing Affordability (Renters)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	37.6%	13.4%
Less than 20 percent	0.0%	0.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	100.0%	100.0%
\$20,000 to \$34,999		
Less than 20 percent	25.0%	0.0%
20 to 29 percent	64.5%	0.0%
30 percent or more	10.5%	100.0%
\$35,000 to \$49,999		
Less than 20 percent	10.1%	0.0%
20 to 29 percent	21.1%	0.0%
30 percent or more	78.9%	0.0%
\$50,000 to \$74,999		
Less than 20 percent	0.0%	0.0%
20 to 29 percent	7.4%	33.6%
30 percent or more	64.3%	0.0%
\$75,000 or more		
Less than 20 percent	35.7%	100.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%
\$75,000 or more		
Less than 20 percent	4.8%	41.7%
20 to 29 percent	100.0%	75.7%
30 percent or more	0.0%	24.3%
30 percent or more	0.0%	0.0%

Source: U.S. Census Bureau

Hazle Township

Hazle Township's population has increased since 2000. The proportion aged under 20 years has decreased during that period, and the proportions over 55 years have grown. The community has become significantly more diverse throughout the past two decades, largely due to exponential increase in the number of Hispanic/Latino residents.



Hazle Township Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	9,000	9,549	10,160	10,069
Under 20	21.6%	20.6%	20.3%	17.6%
20 to 34	14.9%	14.1%	15.3%	11.3%
35 to 54	28.3%	27.5%	22.2%	24.9%
55 to 64	12.3%	14.3%	16.2%	19.5%
65 and older	23.0%	23.4%	25.9%	26.6%
White	98.1%	92.2%	74.4%	88.1%
Black/African American	0.2%	1.0%	2.0%	1.1%
Asian/Asian American	0.3%	0.8%	1.1%	1.6%
Native Hawaiian/Pacific Islander	0.0%	0.0%	0.0%	0.0%
American Indian/Alaska Native	0.1%	0.3%	0.3%	0.0%
Some other race	0.0%	4.4%	14.4%	7.0%
Two or more races	0.3%	1.3%	7.7%	2.2%
Hispanic/Latino	1.0%	8.9%	24.4%	13.3%
Male	47.4%	48.3%	48.4%	49.6%
Female	52.6%	51.7%	51.6%	50.4%

Source: U.S. Census Bureau

The count of housing units in Hazle Township has consistently risen from 2000 to 2020. Although the percentage of owner-occupied units decreased, the percentage of renter-occupied units increased. Owner-occupied units still maintain a significant majority. The vacancy rate increased during the past two decades as well.

Housing in Hazle Township largely consists of single-family detached units. Furthermore, nearly 24 percent of the housing stock consists of single-family attached units. Electricity and fuel oil, kerosene, etc. remain the primary heating sources for most units. The use of fuel oil, kerosene, etc. has declined since 2000, however, and the use of utility gas has increased.

Hazle Township Housing Stock				
	2000	2010	2020	2021 Estimate
Total Housing Units	4,024	4,530	4,749	4,846
% Owner Occupied	75.4%	68.7%	66.6%	65.3%
% Renter Occupied	18.8%	20.8%	22.7%	22.7%
Vacancy Rate	5.8%	10.5%	10.7%	12.0%

Source: U.S. Census Bureau

Homeowner income in Hazle Township is broadly dispersed across income brackets. A plurality of 39 percent reported 2021 incomes over \$75,000. Renter income is broadly dispersed as well, with a plurality of 29 percent reporting 2021 incomes over \$75,000.

Hazle Township Housing Characteristics		
	2000	2021 Estimate
Housing units		
1, detached	55.7%	62.1%
1, attached	25.9%	23.6%
2 apartments	1.3%	0.9%
3 or 4 apartments	2.4%	1.4%
5 to 9 apartments	5.1%	4.6%
10 + apartments	3.8%	4.6%
Mobile home/other	5.7%	2.8%
YEAR BUILT		
2020 or later	-	0.0%
2010 to 2019	-	2.5%
2000 to 2009	-	4.2%
1980 to 1999	24.5%	23.8%
1960 to 1979	28.9%	28.7%
1940 to 1959	14.3%	17.5%
1939 or earlier	32.4%	23.3%
ROOMS		
1 room	0.0%	0.0%
2 or 3 rooms	9.1%	6.8%
4 or 5 rooms	34.1%	32.5%
6 or 7 rooms	39.0%	34.5%
8 + rooms	17.8%	26.2%
BEDROOMS		
No bedroom	0.2%	0.0%
1 bedroom	9.7%	13.2%
2 or 3 bedrooms	79.2%	69.6%
4+ bedrooms	10.9%	17.2%
COMPLETE FACILITIES		
Plumbing facilities	99.5%	100.0%
Kitchen facilities	99.8%	99.6%
HOUSE HEATING FUEL		
Utility gas	9.4%	16.6%
Bottled, tank, or LP gas	2.5%	3.7%
Electricity	28.9%	35.3%
Fuel oil, kerosene, etc.	49.9%	39.6%
Coal or coke	8.5%	3.5%
All other fuels	0.6%	1.1%
No fuel used	0.0%	0.2%

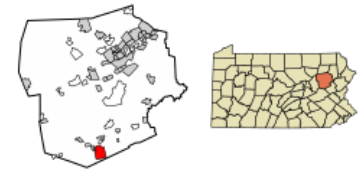
Source: U.S. Census Bureau

Housing Affordability (Homeowners)		
Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	22.7%	15.5%
Less than 20 percent	28.4%	0.0%
20 to 29 percent	24.7%	11.2%
30 percent or more	46.9%	88.8%
\$20,000 to \$34,999		
Less than 20 percent	64.5%	22.5%
20 to 29 percent	11.7%	38.3%
30 percent or more	23.9%	39.2%
\$35,000 to \$49,999		
Less than 20 percent	66.3%	38.3%
20 to 29 percent	26.6%	22.9%
30 percent or more	7.1%	38.7%
\$50,000 to \$74,999		
Less than 20 percent	66.4%	80.9%
20 to 29 percent	27.2%	14.5%
30 percent or more	6.4%	4.6%
\$75,000 or more		
Less than 20 percent	91.2%	90.6%
20 to 29 percent	8.8%	8.2%
30 percent or more	0.0%	1.2%
Housing Affordability (Renters)		
Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	58.6%	15.5%
Less than 20 percent	18.3%	0.0%
20 to 29 percent	32.6%	11.2%
30 percent or more	49.1%	88.8%
\$20,000 to \$34,999		
Less than 20 percent	61.9%	22.5%
20 to 29 percent	23.8%	38.3%
30 percent or more	14.3%	39.2%
\$35,000 to \$49,999		
Less than 20 percent	100.0%	38.3%
20 to 29 percent	0.0%	22.9%
30 percent or more	0.0%	38.7%
\$50,000 to \$74,999		
Less than 20 percent	91.8%	80.9%
20 to 29 percent	8.2%	14.5%
30 percent or more	0.0%	4.6%
\$75,000 or more		
Less than 20 percent	100.0%	90.6%
20 to 29 percent	0.0%	8.2%
30 percent or more	0.0%	1.2%

Source: U.S. Census Bureau

Hazleton City

Hazleton City's population has grown since 2000. The share under age 20 has increased and the share aged 65 and older has decreased. The city has become significantly more diverse throughout the past two decades. The Hispanic/Latino community has grown exponentially, for instance.



Hazleton City Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	23,329	25,340	29,963	29,339
Under 20	23.3%	28.4%	28.9%	28.5%
20 to 34	18.4%	18.7%	20.4%	19.7%
35 to 54	26.1%	26.0%	23.9%	24.5%
55 to 64	10.1%	10.8%	12.3%	11.5%
65 and older	22.2%	16.1%	14.5%	15.7%
White	93.2%	69.4%	38.8%	60.2%
Black/African American	0.6%	4.0%	4.1%	6.8%
Asian/Asian American	0.7%	0.8%	0.8%	0.2%
Native Hawaiian/Pacific Islander	0.0%	0.0%	0.1%	0.1%
American Indian/Alaska Native	0.1%	0.4%	0.7%	0.2%
Some other race	0.0%	22.0%	38.1%	22.2%
Two or more races	0.5%	3.4%	17.6%	10.3%
Hispanic/Latino	4.9%	37.3%	63.1%	58.6%
Male	46.7%	48.3%	48.8%	49.1%
Female	53.3%	51.7%	51.2%	50.9%

Source: U.S. Census Bureau

The number of housing units in Hazleton City has grown since 2000. Owner-occupancy decreased during that period, and renter-occupancy increased.

Utility gas has remained the most prominent source of home heating fuel in Hazleton City. Along with electricity, it has become more common since 2000. The use of fuel oil, kerosene, etc. has declined.

Hazleton City Housing Stock				
	2000	2010	2020	2021 Estimate
Total Housing Units	11,523	11,409	11,860	12,200
% Owner Occupied	52.5%	45.8%	43.6%	43.9%
% Renter Occupied	36.5%	40.1%	48.1%	45.7%
Vacancy Rate	11.0%	14.1%	8.3%	10.3%

Source: U.S. Census Bureau

In Hazleton City, homeowner incomes are broadly dispersed across income brackets. The same is true for renters, which represents an improvement from 2000, when half of all renters reported incomes less than \$20,000.

Hazelton City Housing Characteristics		
	2000	2021 Estimate
Housing units		
1, detached	37.4%	41.4%
1, attached	32.3%	28.9%
2 apartments	7.4%	8.2%
3 or 4 apartments	11.3%	10.3%
5 to 9 apartments	4.5%	5.3%
10 + apartments	5.3%	4.8%
Mobile home/other	1.7%	1.2%
YEAR BUILT		
2020 or later	-	0.0%
2010 to 2019	-	0.2%
2000 to 2009	-	2.5%
1980 to 1999	6.1%	7.3%
1960 to 1979	16.3%	26.1%
1940 to 1959	24.1%	28.4%
1939 or earlier	53.4%	35.5%
ROOMS		
1 room	1.2%	1.5%
2 or 3 rooms	9.2%	11.2%
4 or 5 rooms	30.8%	32.0%
6 or 7 rooms	39.3%	37.4%
8 + rooms	19.7%	17.9%
BEDROOMS		
No bedroom	1.4%	2.0%
1 bedroom	11.2%	13.0%
2 or 3 bedrooms	71.8%	67.0%
4+ bedrooms	15.6%	18.1%
COMPLETE FACILITIES		
Plumbing facilities	99.4%	98.8%
Kitchen facilities	99.4%	99.5%
HOUSE HEATING FUEL		
Utility gas	36.1%	53.0%
Bottled, tank, or LP gas	1.1%	1.8%
Electricity	10.3%	24.0%
Fuel oil, kerosene, etc.	46.3%	18.6%
Coal or coke	5.5%	1.9%
All other fuels	0.4%	0.5%
No fuel used	0.3%	0.1%

Source: U.S. Census Bureau

Housing Affordability (Homeowners)		
Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	27.3%	12.1%
Less than 20 percent	18.0%	2.0%
20 to 29 percent	26.7%	10.1%
30 percent or more	55.3%	87.9%
\$20,000 to \$34,999		
Less than 20 percent	48.7%	33.3%
20 to 29 percent	27.6%	26.8%
30 percent or more	23.6%	39.9%
\$35,000 to \$49,999		
Less than 20 percent	63.5%	52.9%
20 to 29 percent	26.3%	28.2%
30 percent or more	10.2%	18.9%
\$50,000 to \$74,999		
Less than 20 percent	82.4%	50.1%
20 to 29 percent	13.6%	41.0%
30 percent or more	3.9%	8.9%
\$75,000 or more		
Less than 20 percent	93.7%	87.5%
20 to 29 percent	5.5%	12.5%
30 percent or more	0.9%	0.0%
Housing Affordability (Renters)		
Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	50.1%	31.2%
Less than 20 percent	6.8%	0.4%
20 to 29 percent	30.0%	6.8%
30 percent or more	63.2%	92.8%
\$20,000 to \$34,999		
Less than 20 percent	48.0%	7.3%
20 to 29 percent	43.9%	28.5%
30 percent or more	8.2%	64.2%
\$35,000 to \$49,999		
Less than 20 percent	88.4%	18.3%
20 to 29 percent	11.6%	43.6%
30 percent or more	0.0%	38.1%
\$50,000 to \$74,999		
Less than 20 percent	95.6%	54.9%
20 to 29 percent	4.4%	34.8%
30 percent or more	0.0%	10.3%
\$75,000 or more		
Less than 20 percent	100.0%	100.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%

Source: U.S. Census Bureau

Hollenback Township

Hollenback Township's population has declined since 2000, and the majority share has remained between 35 years to 54 years old. The community is predominantly White.



Hollenback Township				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	1,243	1,196	1,162	1,128
Under 20	28.1%	22.7%	18.6%	21.1%
20 to 34	14.7%	13.0%	12.3%	14.1%
35 to 54	34.8%	32.4%	28.0%	28.4%
55 to 64	8.4%	16.3%	18.5%	19.5%
65 and older	14.0%	15.6%	22.6%	16.8%
White	98.3%	97.5%	94.8%	97.6%
Black/African American	0.3%	0.6%	0.2%	0.7%
Asian/Asian American	0.2%	0.2%	0.1%	0.4%
Native Hawaiian/Pacific Islander	0.0%	0.0%	0.0%	0.0%
American Indian/Alaska Native	0.1%	0.0%	0.1%	0.0%
Some other race	0.0%	0.4%	0.4%	0.2%
Two or more races	0.7%	1.3%	4.4%	1.2%
Hispanic/Latino	0.4%	1.2%	1.1%	1.2%
Male	50.0%	49.9%	51.1%	51.7%
Female	50.0%	50.1%	48.9%	48.3%

Source: U.S. Census Bureau

Owner-occupancy in Hollenback Township has declined slightly since 2000. Renter-occupancy and vacancy rates have fluctuated during that period.

Housing in Hollenback Township largely consists of single-family detached units. A majority were built between 1960 and 1999. At 28 percent, equal shares of housing units are heated by electricity and fuel oil, kerosene, etc. The use of fuel oil, kerosene, etc. has declined since 2000, however, and the use of electricity has grown.

Hollenback Township Housing Stock				
	2000	2010	2020	2021 Estimate
Total Housing Units	466	502	512	473
% Owner Occupied	86.3%	81.9%	85.5%	85.0%
% Renter Occupied	7.9%	10.6%	9.8%	7.8%
Vacancy Rate	5.8%	7.6%	4.7%	7.2%

Source: U.S. Census Bureau

Most Hollenback Township homeowners reported 2021 incomes over \$50,000, and most are housing secure – their housing costs do not exceed 30 percent of their incomes. Renter income is broadly dispersed across income brackets below \$75,000.

Hollenback Township Housing Characteristics

	2000	2021 Estimate
Housing units		
1, detached	84.8%	92.0%
1, attached	0.4%	0.9%
2 apartments	0.9%	0.7%
3 or 4 apartments	0.0%	0.0%
5 to 9 apartments	0.0%	0.0%
10 + apartments	0.0%	0.0%
Mobile home/other	13.9%	6.4%
YEAR BUILT		
2020 or later	-	0.5%
2010 to 2019	-	5.7%
2000 to 2009	-	15.0%
1980 to 1999	35.6%	25.7%
1960 to 1979	27.7%	29.2%
1940 to 1959	6.0%	6.4%
1939 or earlier	30.7%	17.5%
ROOMS		
1 room	0.4%	0.5%
2 or 3 rooms	1.1%	2.1%
4 or 5 rooms	28.1%	19.4%
6 or 7 rooms	46.8%	51.7%
8 + rooms	23.7%	26.4%
BEDROOMS		
No bedroom	0.4%	0.5%
1 bedroom	0.0%	0.0%
2 or 3 bedrooms	75.3%	84.5%
4+ bedrooms	24.2%	15.0%
COMPLETE FACILITIES		
Plumbing facilities	100.0%	100.0%
Kitchen facilities	100.0%	100.0%
HOUSE HEATING FUEL		
Utility gas	2.3%	3.9%
Bottled, tank, or LP gas	10.0%	15.5%
Electricity	17.5%	27.8%
Fuel oil, kerosene, etc.	55.6%	27.8%
Coal or coke	8.7%	11.8%
All other fuels	1.1%	13.2%
No fuel used	0.0%	0.0%

Source: U.S. Census Bureau

Housing Affordability (Homeowners)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	13.2%	9.2%
Less than 20 percent	25.8%	0.0%
20 to 29 percent	19.4%	8.8%
30 percent or more	54.8%	91.2%
\$20,000 to \$34,999		
Less than 20 percent	57.4%	16.7%
20 to 29 percent	14.9%	58.3%
30 percent or more	27.7%	25.0%
\$35,000 to \$49,999		
Less than 20 percent	61.8%	50.0%
20 to 29 percent	0.0%	50.0%
30 percent or more	38.2%	0.0%
\$50,000 to \$74,999		
Less than 20 percent	28.1%	19.2%
20 to 29 percent	84.8%	62.3%
30 percent or more	12.1%	33.8%
\$75,000 or more		
Less than 20 percent	3.0%	3.9%
20 to 29 percent	24.3%	59.7%
30 percent or more	96.5%	94.2%
20 to 29 percent	3.5%	5.8%
30 percent or more	0.0%	0.0%

Housing Affordability (Renters)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	11.1%	19.2%
Less than 20 percent	0.0%	0.0%
20 to 29 percent	0.0%	40.0%
30 percent or more	100.0%	60.0%
\$20,000 to \$34,999		
Less than 20 percent	22.2%	26.9%
20 to 29 percent	100.0%	0.0%
30 percent or more	0.0%	71.4%
\$35,000 to \$49,999		
Less than 20 percent	0.0%	28.6%
20 to 29 percent	33.3%	26.9%
30 percent or more	100.0%	57.1%
\$50,000 to \$74,999		
Less than 20 percent	0.0%	42.9%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%
\$75,000 or more		
Less than 20 percent	11.1%	0.0%
20 to 29 percent	100.0%	0.0%
30 percent or more	0.0%	0.0%

Source: U.S. Census Bureau

Hughestown Borough

The size of Hughestown Borough's population has fluctuated since 2000. The majority share of the population has remained between 35 years and 54 years old, however. It is predominantly White, but has become more diverse during the past two decades.



Hughestown Borough Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	1,541	1,392	1,329	1,457
Under 20	21.6%	18.0%	18.6%	22.0%
20 to 34	16.6%	15.5%	16.3%	17.0%
35 to 54	30.6%	29.8%	25.5%	31.6%
55 to 64	13.0%	16.5%	14.6%	10.9%
65 and older	18.2%	20.2%	24.8%	18.3%
White	99.2%	98.4%	92.8%	89.9%
Black/African American	0.1%	0.1%	1.1%	0.1%
Asian/Asian American	0.0%	0.1%	0.8%	1.9%
Native Hawaiian/Pacific Islander	0.1%	0.0%	0.1%	0.0%
American Indian/Alaska Native	0.0%	0.6%	0.2%	0.0%
Some other race	0.1%	0.4%	1.2%	0.0%
Two or more races	0.3%	0.4%	3.9%	8.1%
Hispanic/Latino	0.1%	1.8%	2.5%	1.2%
Male	49.3%	48.6%	50.0%	51.1%
Female	50.7%	51.4%	50.0%	48.9%

Source: U.S. Census Bureau

Owner-occupancy in Hughestown Borough has decreased since 2000. Renter-occupancy has grown during that period.

Most housing in Hughestown Borough consists of single-family detached homes, and most were built prior to 1979. The use of fuel oil, kerosene, etc. as a home heating source has declined considerably over the last two decades. Electricity and utility gas have become more popular.

Hughestown Borough Housing Stock				
	2000	2010	2020	2021 Estimate
Total Housing Units	659	652	623	646
% Owner Occupied	80.1%	77.3%	76.2%	70.9%
% Renter Occupied	13.2%	16.0%	15.9%	22.3%
Vacancy Rate	6.7%	6.7%	7.9%	6.8%

Source: U.S. Census Bureau

Half the homeowners in Hughestown Borough reported 2021 incomes over \$75,000. These individuals are largely housing secure, which means that their housing costs equal less than 30 percent of their incomes. A majority of renters reported 2021 incomes over \$50,000. This is an improvement from 2000, when the majority reported incomes less than \$20,000.

Hughestown Borough Housing Characteristics

	2000	2021 Estimate
Housing units		
1, detached	75.1%	82.4%
1, attached	7.1%	3.0%
2 apartments	12.9%	5.0%
3 or 4 apartments	2.3%	3.5%
5 to 9 apartments	0.0%	0.5%
10 + apartments	0.0%	0.0%
Mobile home/other	2.0%	5.6%
YEAR BUILT		
2020 or later	-	0.0%
2010 to 2019	-	0.0%
2000 to 2009	-	4.0%
1980 to 1999	12.5%	16.4%
1960 to 1979	29.9%	28.4%
1940 to 1959	13.8%	16.8%
1939 or earlier	43.9%	34.4%
ROOMS		
1 room	0.0%	0.0%
2 or 3 rooms	1.4%	3.7%
4 or 5 rooms	27.0%	37.9%
6 or 7 rooms	51.2%	35.4%
8 + rooms	20.5%	23.1%
BEDROOMS		
No bedroom	0.0%	0.0%
1 bedroom	3.6%	3.7%
2 or 3 bedrooms	81.6%	79.1%
4+ bedrooms	14.7%	17.3%
COMPLETE FACILITIES		
Plumbing facilities	99.3%	100.0%
Kitchen facilities	99.3%	100.0%
HOUSE HEATING FUEL		
Utility gas	22.4%	36.9%
Bottled, tank, or LP gas	1.8%	5.6%
Electricity	26.3%	35.9%
Fuel oil, kerosene, etc.	46.2%	14.3%
Coal or coke	2.1%	6.1%
All other fuels	0.8%	1.2%
No fuel used	0.3%	0.0%

Source: U.S. Census Bureau

Housing Affordability (Homeowners)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	17.0%	14.2%
Less than 20 percent	18.7%	0.0%
20 to 29 percent	26.7%	4.8%
30 percent or more	54.7%	95.2%
\$20,000 to \$34,999		
Less than 20 percent	56.2%	40.4%
20 to 29 percent	14.6%	7.7%
30 percent or more	29.2%	51.9%
\$35,000 to \$49,999		
Less than 20 percent	59.4%	54.8%
20 to 29 percent	20.3%	38.1%
30 percent or more	20.3%	7.1%
\$50,000 to \$74,999		
Less than 20 percent	77.6%	45.7%
20 to 29 percent	13.1%	44.3%
30 percent or more	9.3%	10.0%
\$75,000 or more		
Less than 20 percent	83.2%	84.3%
20 to 29 percent	13.9%	11.8%
30 percent or more	3.0%	3.9%

Housing Affordability (Renters)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	57.6%	18.4%
Less than 20 percent	0.0%	0.0%
20 to 29 percent	26.5%	0.0%
30 percent or more	73.5%	100.0%
\$20,000 to \$34,999		
Less than 20 percent	28.6%	0.0%
20 to 29 percent	71.4%	30.0%
30 percent or more	0.0%	70.0%
\$35,000 to \$49,999		
Less than 20 percent	100.0%	80.0%
20 to 29 percent	0.0%	20.0%
30 percent or more	0.0%	0.0%
\$50,000 to \$74,999		
Less than 20 percent	100.0%	82.1%
20 to 29 percent	0.0%	17.9%
30 percent or more	0.0%	0.0%
\$75,000 or more		
Less than 20 percent	100.0%	100.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%

Source: U.S. Census Bureau

Hunlock Township

Hunlock Township's population has remained relatively stable since 2000. The proportion aged 35 to 54 years has decreased during that period, and the proportions 55 years and older have grown. The community is predominately White, though it has become more diverse over time.



Hunlock Township Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	2,568	2,443	2,223	2,422
Under 20	26.4%	22.7%	19.4%	21.9%
20 to 34	17.1%	14.4%	15.6%	18.7%
35 to 54	33.0%	32.1%	25.1%	21.7%
55 to 64	10.6%	15.6%	18.8%	17.2%
65 and older	12.9%	15.3%	21.1%	20.5%
White	98.8%	98.2%	94.8%	93.0%
Black/African American	0.1%	0.3%	0.8%	0.0%
Asian/Asian American	0.4%	0.4%	0.3%	0.3%
Native Hawaiian/Pacific Islander	0.0%	0.0%	0.0%	0.3%
American Indian/Alaska Native	0.0%	0.1%	0.1%	0.0%
Some other race	0.0%	0.1%	0.4%	1.0%
Two or more races	0.6%	1.0%	3.6%	5.4%
Hispanic/Latino	0.0%	0.6%	1.5%	1.3%
Male	50.9%	51.0%	50.7%	44.5%
Female	49.1%	49.0%	49.3%	55.5%

Source: U.S. Census Bureau

The number of housing units in Hunlock Township has slightly declined over the course of the last 20 years. Despite this, the vacancy rate has more than doubled since the turn of the century. The share of renter-occupied units also increased, while the proportion of owner-occupied units shrunk (though most of the units continue to be occupied by homeowners).

Furthermore, most of Hunlock Township's housing consists of single-family units. Many are heated with fuel oil, kerosene, etc., though use of this resources has diminished since 2000. Electricity and bottled, tank, or LP gas have gained popularity.

Hunlock Township Housing Stock				
	2000	2010	2020	Estimate
Total Housing Units	988	1,003	984	967
% Owner Occupied	85.0%	82.0%	79.2%	78.2%
% Renter Occupied	11.3%	10.2%	11.9%	13.4%
Vacancy Rate	3.6%	7.9%	8.9%	8.4%

Source: U.S. Census Bureau

Most Hunlock Township homeowners reported 2021 incomes over \$50,000, and they are largely housing secure. Their housing costs do not exceed 30 percent of their incomes. The same is true for renters, though their incomes largely range from \$50,000 to \$74,999.

Hunlock Township Housing Characteristics

	2000	2021 Estimate
Housing units		
1, detached	86.7%	89.6%
1, attached	0.0%	0.0%
2 apartments	0.8%	0.0%
3 or 4 apartments	0.0%	0.5%
5 to 9 apartments	0.6%	0.6%
10 + apartments	0.0%	0.0%
Mobile home/other	11.8%	9.4%
YEAR BUILT		
2020 or later	-	0.0%
2010 to 2019	-	4.0%
2000 to 2009	-	7.8%
1980 to 1999	19.8%	22.7%
1960 to 1979	38.6%	27.3%
1940 to 1959	14.2%	19.5%
1939 or earlier	27.4%	18.7%
ROOMS		
1 room	0.0%	0.8%
2 or 3 rooms	3.6%	0.8%
4 or 5 rooms	37.8%	37.8%
6 or 7 rooms	44.1%	40.2%
8 + rooms	14.5%	20.4%
BEDROOMS		
No bedroom	0.0%	0.8%
1 bedroom	5.2%	2.3%
2 or 3 bedrooms	79.6%	84.4%
4+ bedrooms	15.3%	12.5%
COMPLETE FACILITIES		
Plumbing facilities	99.5%	99.2%
Kitchen facilities	100.0%	98.6%
HOUSE HEATING FUEL		
Utility gas	0.5%	0.0%
Bottled, tank, or LP gas	8.2%	11.3%
Electricity	18.0%	24.0%
Fuel oil, kerosene, etc.	63.9%	43.6%
Coal or coke	6.9%	9.7%
All other fuels	0.0%	11.4%
No fuel used	0.0%	0.0%

Source: U.S. Census Bureau

Housing Affordability (Homeowners)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	23.5%	9.8%
Less than 20 percent	11.3%	0.0%
20 to 29 percent	27.3%	24.2%
30 percent or more	61.3%	75.8%
\$20,000 to \$34,999		
Less than 20 percent	70.9%	39.0%
20 to 29 percent	13.9%	45.1%
30 percent or more	15.2%	15.9%
\$35,000 to \$49,999		
Less than 20 percent	27.0%	13.2%
20 to 29 percent	59.9%	49.0%
30 percent or more	23.3%	29.0%
\$50,000 to \$74,999		
Less than 20 percent	16.9%	22.0%
20 to 29 percent	23.2%	24.9%
30 percent or more	84.5%	51.1%
\$75,000 or more		
Less than 20 percent	15.5%	42.6%
20 to 29 percent	0.0%	6.4%
30 percent or more	13.9%	41.3%
Less than 20 percent	95.5%	86.5%
20 to 29 percent	4.5%	4.5%
30 percent or more	0.0%	9.0%

Housing Affordability (Renters)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	39.2%	6.6%
Less than 20 percent	0.0%	0.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	100.0%	100.0%
\$20,000 to \$34,999		
Less than 20 percent	39.2%	18.4%
20 to 29 percent	37.9%	0.0%
30 percent or more	51.7%	0.0%
\$35,000 to \$49,999		
Less than 20 percent	10.3%	100.0%
20 to 29 percent	10.8%	10.5%
30 percent or more	100.0%	0.0%
\$50,000 to \$74,999		
Less than 20 percent	0.0%	100.0%
20 to 29 percent	0.0%	100.0%
30 percent or more	0.0%	0.0%
\$75,000 or more		
Less than 20 percent	10.8%	57.9%
20 to 29 percent	100.0%	45.5%
30 percent or more	0.0%	54.5%
\$75,000 or more		
Less than 20 percent	0.0%	0.0%
20 to 29 percent	0.0%	100.0%
30 percent or more	0.0%	0.0%

Source: U.S. Census Bureau

Huntington Township

Huntington Township's population has remained relatively stable since 2000. The proportion aged under 20 years as decreased during that period, and the proportions aged 55 to 64 years and 65 years and older have grown. It is predominately White.



Huntington Township Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	2,104	2,244	2,053	1,911
Under 20	25.7%	24.4%	19.4%	20.4%
20 to 34	17.4%	12.5%	14.1%	16.1%
35 to 54	29.8%	31.1%	25.3%	20.9%
55 to 64	11.2%	13.9%	17.4%	18.7%
65 and older	15.8%	18.0%	23.7%	23.9%
White	98.0%	98.9%	96.5%	99.4%
Black/African American	0.2%	0.1%	0.1%	0.3%
Asian/Asian American	0.2%	0.3%	0.1%	0.0%
Native Hawaiian/Pacific Islander	0.0%	0.0%	0.0%	0.0%
American Indian/Alaska Native	0.0%	0.2%	0.1%	0.0%
Some other race	0.1%	0.2%	0.3%	0.0%
Two or more races	0.9%	0.4%	2.8%	0.3%
Hispanic/Latino	0.6%	1.2%	1.3%	1.6%
Male	49.6%	49.4%	48.4%	47.1%
Female	50.4%	50.6%	51.6%	52.9%

Source: U.S. Census Bureau

The vacancy rate in Huntington Township has decreased slightly since 2000, and the share of owner-occupied units has increased slightly. Furthermore, there were fewer renter-occupied units in 2021 than there were in 2000.

The community's housing stocks primarily consists of single-family detached units. Most are heated with fuel oil, kerosene, etc. Along with electricity, however, the use of fuel oil, kerosene, etc. has lessened throughout the last 20 years. The use of coal or coke, as well as bottled, take, or LP gas have increased.

Huntington Township Housing Stock				
	2000	2010	2020	2021
Total Housing Units	892	965	935	888
% Owner Occupied	75.7%	77.0%	75.7%	78.6%
% Renter Occupied	11.7%	11.0%	11.9%	9.0%
Vacancy Rate	12.7%	12.0%	12.4%	12.4%

Source: U.S. Census Bureau

Most Huntington Township homeowners reported 2021 incomes over \$50,000. These individuals are primarily housing secure, meaning that their housing costs are less than 30 percent of their incomes. Although 39 percent of renters reported 2021 incomes over \$75,000 (and all were housing secure), 31 percent reported incomes less than \$20,000 (and all were housing insecure).

Huntington Township Housing Characteristics

	2000	2021 Estimate
Housing units		
1, detached	82.7%	74.9%
1, attached	0.1%	2.4%
2 apartments	2.0%	4.8%
3 or 4 apartments	0.6%	1.5%
5 to 9 apartments	0.4%	0.9%
10 + apartments	0.2%	0.0%
Mobile home/other	13.9%	15.4%
YEAR BUILT		
2020 or later	-	0.0%
2010 to 2019	-	4.0%
2000 to 2009	-	10.0%
1980 to 1999	25.2%	19.3%
1960 to 1979	28.4%	34.6%
1940 to 1959	10.8%	16.3%
1939 or earlier	35.8%	15.8%
ROOMS		
1 room	0.3%	0.0%
2 or 3 rooms	3.7%	0.6%
4 or 5 rooms	30.5%	33.0%
6 or 7 rooms	38.6%	44.3%
8 + rooms	26.9%	22.0%
BEDROOMS		
No bedroom	0.6%	0.0%
1 bedroom	5.6%	3.2%
2 or 3 bedrooms	68.7%	78.3%
4+ bedrooms	25.1%	18.5%
COMPLETE FACILITIES		
Plumbing facilities	99.5%	100.0%
Kitchen facilities	99.7%	100.0%
HOUSE HEATING FUEL		
Utility gas	0.5%	1.3%
Bottled, tank, or LP gas	9.0%	11.7%
Electricity	20.5%	16.1%
Fuel oil, kerosene, etc.	57.1%	49.1%
Coal or coke	6.5%	13.2%
All other fuels	6.3%	8.6%
No fuel used	0.0%	0.0%

Source: U.S. Census Bureau

Housing Affordability (Homeowners)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	16.9%	4.7%
Less than 20 percent	17.1%	0.0%
20 to 29 percent	21.4%	0.0%
30 percent or more	61.4%	100.0%
\$20,000 to \$34,999		
Less than 20 percent	43.0%	14.2%
20 to 29 percent	20.4%	48.7%
30 percent or more	36.6%	37.1%
\$35,000 to \$49,999		
Less than 20 percent	38.6%	52.6%
20 to 29 percent	45.5%	20.5%
30 percent or more	15.8%	26.9%
\$50,000 to \$74,999		
Less than 20 percent	68.4%	78.6%
20 to 29 percent	26.3%	8.6%
30 percent or more	5.3%	12.9%
\$75,000 or more		
Less than 20 percent	95.9%	83.4%
20 to 29 percent	4.1%	15.3%
30 percent or more	0.0%	1.3%

Housing Affordability (Renters)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	38.1%	30.7%
Less than 20 percent	0.0%	0.0%
20 to 29 percent	29.2%	0.0%
30 percent or more	70.8%	100.0%
\$20,000 to \$34,999		
Less than 20 percent	29.2%	0.0%
20 to 29 percent	62.5%	0.0%
30 percent or more	8.3%	0.0%
\$35,000 to \$49,999		
Less than 20 percent	100.0%	0.0%
20 to 29 percent	0.0%	100.0%
30 percent or more	0.0%	0.0%
\$50,000 to \$74,999		
Less than 20 percent	100.0%	100.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%
\$75,000 or more		
Less than 20 percent	100.0%	100.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%

Source: U.S. Census Bureau

Jackson Township

Jackson Township's population has remained stable since 2000, and the majority share of the population has remained between 20 and 34 years old. It is predominately White and has become more diverse over time.



Jackson Township Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	4,453	4,646	4,631	4,749
Under 20	15.7%	13.0%	11.2%	9.1%
20 to 34	22.9%	23.7%	23.1%	25.5%
35 to 54	42.7%	39.3%	34.8%	38.2%
55 to 64	10.3%	13.2%	15.7%	13.6%
65 and older	8.3%	10.8%	15.3%	13.6%
White	70.2%	70.8%	67.2%	61.9%
Black/African American	24.4%	25.0%	24.4%	29.2%
Asian/Asian American	0.8%	1.2%	0.9%	2.9%
Native Hawaiian/Pacific Islander	0.0%	0.0%	0.0%	0.0%
American Indian/Alaska Native	0.1%	0.1%	0.1%	0.4%
Some other race	0.0%	2.5%	5.7%	2.5%
Two or more races	0.2%	0.5%	1.6%	3.2%
Hispanic/Latino	4.2%	5.0%	6.2%	6.8%
Male	70.8%	72.1%	72.8%	74.1%
Female	29.2%	27.9%	27.2%	25.9%

Source: U.S. Census Bureau

The share of renter-occupied units in Jackson Township has decreased since 2000. The share of owner-occupied units has grown during that period.

Demand for electricity and fuel oil, kerosene, etc. as home heating sources has declined over the last two decades. Utility gas has gained prominence.

Jackson Township Housing Stock				
	2000	2010	2020	2021 Estimate
Total Housing Units	1,004	1,031	1,043	976
% Owner Occupied	84.7%	87.3%	86.6%	87.3%
% Renter Occupied	10.2%	8.1%	7.7%	7.4%
Vacancy Rate	5.2%	4.7%	5.8%	5.3%

Source: U.S. Census Bureau

Seventy percent of Jackson Township homeowners reported 2021 incomes exceeding \$75,000. Most of these individuals are housing secure, meaning that their housing costs are less than 30 percent of their incomes. Previously, homeowner income had been more broadly dispersed across income brackets.

Although slightly more than half the renters in Jackson Township spend less than 20 percent of their incomes on housing costs, the remaining 49 percent spend more than 30 percent of their incomes on housing costs. This share of 49 percent reported 2021 incomes less than \$20,000.

Jackson Township Housing Characteristics		
	2000	2021 Estimate
Housing units		
1, detached	94.4%	94.6%
1, attached	0.8%	1.6%
2 apartments	2.9%	1.4%
3 or 4 apartments	0.6%	1.3%
5 to 9 apartments	0.0%	0.0%
10 + apartments	0.0%	0.0%
Mobile home/other	1.3%	1.1%
YEAR BUILT		
2020 or later	-	0.0%
2010 to 2019	-	2.6%
2000 to 2009	-	14.4%
1980 to 1999	32.6%	32.1%
1960 to 1979	34.1%	31.0%
1940 to 1959	14.8%	7.3%
1939 or earlier	18.4%	12.7%
ROOMS		
1 room	0.0%	0.0%
2 or 3 rooms	2.9%	2.1%
4 or 5 rooms	12.5%	12.3%
6 or 7 rooms	47.7%	28.5%
8 + rooms	37.0%	57.1%
BEDROOMS		
No bedroom	0.6%	0.0%
1 bedroom	2.9%	2.5%
2 or 3 bedrooms	60.2%	49.7%
4+ bedrooms	36.4%	47.8%
COMPLETE FACILITIES		
Plumbing facilities	99.1%	100.0%
Kitchen facilities	99.1%	100.0%
HOUSE HEATING FUEL		
Utility gas	33.8%	53.6%
Bottled, tank, or LP gas	3.2%	6.3%
Electricity	30.3%	23.4%
Fuel oil, kerosene, etc.	24.8%	13.2%
Coal or coke	6.5%	2.8%
All other fuels	1.5%	0.8%
No fuel used	0.0%	0.0%

Source: U.S. Census Bureau

Housing Affordability (Homeowners)		
Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	13.3%	2.0%
Less than 20 percent	0.0%	29.4%
20 to 29 percent	24.2%	0.0%
30 percent or more	75.8%	70.6%
\$20,000 to \$34,999		
Less than 20 percent	14.7%	17.1%
20 to 29 percent	45.5%	0.0%
30 percent or more	27.3%	37.0%
\$35,000 to \$49,999		
Less than 20 percent	27.3%	63.0%
20 to 29 percent	16.0%	3.8%
30 percent or more	53.8%	37.5%
\$50,000 to \$74,999		
Less than 20 percent	22.7%	50.0%
20 to 29 percent	30 percent or more	23.5%
30 percent or more	18.2%	12.5%
\$75,000 or more		
Less than 20 percent	56.6%	63.2%
20 to 29 percent	39.7%	14.0%
30 percent or more	3.7%	22.8%
Housing Affordability (Renters)		
Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	31.4%	49.3%
Less than 20 percent	40.9%	0.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	59.1%	100.0%
\$20,000 to \$34,999		
Less than 20 percent	4.3%	0.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	100.0%	0.0%
\$35,000 to \$49,999		
Less than 20 percent	0.0%	0.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%
\$50,000 to \$74,999		
Less than 20 percent	35.7%	20.9%
20 to 29 percent	84.0%	100.0%
30 percent or more	0.0%	0.0%
\$75,000 or more		
Less than 20 percent	16.0%	0.0%
20 to 29 percent	12.9%	7.5%
30 percent or more	100.0%	100.0%
\$75,000 or more		
Less than 20 percent	0.0%	0.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%
\$75,000 or more		
Less than 20 percent	15.7%	22.4%
20 to 29 percent	100.0%	100.0%
30 percent or more	0.0%	0.0%
\$75,000 or more		
Less than 20 percent	100.0%	100.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%

Source: U.S. Census Bureau

Jeddo Borough

Jeddo Borough's population has remained stable since 2000. The proportions aged under 20 years and 20 to 34 years have decreased in size in that period, and proportions aged 55 to 64 years and 65 years and older have grown significantly. The community is predominately White.



Jeddo Borough Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	144	98	108	167
Under 20	29.2%	22.4%	11.2%	15.0%
20 to 34	26.4%	18.4%	15.8%	17.4%
35 to 54	28.5%	39.8%	30.6%	24.0%
55 to 64	7.0%	10.2%	26.9%	25.8%
65 and older	9.0%	9.2%	15.7%	18.0%
White	98.6%	100.0%	95.4%	97.6%
Black/African American	0.0%	0.0%	0.0%	0.0%
Asian/Asian American	0.0%	1.0%	0.9%	0.0%
Native Hawaiian/Pacific Islander	0.0%	0.0%	0.0%	0.0%
American Indian/Alaska Native	0.0%	0.0%	0.0%	0.0%
Some other race	0.0%	0.0%	0.0%	0.0%
Two or more races	1.4%	0.0%	3.7%	2.4%
Hispanic/Latino	0.0%	3.1%	2.8%	2.4%
Male	54.2%	45.9%	48.1%	51.5%
Female	45.8%	54.1%	51.9%	48.5%

Source: U.S. Census Bureau

The share of owner-occupied housing units in Jeddo Borough has expanded over the course of the last 20 years. The share of renter-occupied housing units has shrunk during that period.

Nearly all of Jeddo Borough's housing consists of single-family units (detached and attached). Seventy-nine percent of these units were built prior to 1940. Most are heated with fuel oil, kerosene, etc. Demand for this heating source has declined since 2000, however. The use of electricity and coal or coke has risen.

Jeddo Borough Housing Stock				
	2000	2010	2020	2021 Estimate
Total Housing Units	60	47	60	66
% Owner Occupied	83.3%	76.6%	68.3%	90.9%
% Renter Occupied	16.7%	14.9%	16.7%	9.1%
Vacancy Rate	0.0%	8.5%	15.0%	0.0%

Source: U.S. Census Bureau

Most Jeddo Borough homeowners reported 2021 incomes over \$50,000, and all are housing secure. They spend no more than 30 percent of their incomes on housing costs. Although housing security among homeowners has improved considerably since 2000, change among renters has been more complex. In 2000, all renters in Jeddo Borough reported income below \$20,000 and all were housing insecure. As of 2021, 67 percent reported incomes between \$20,000 and \$34,000; all these individuals are housing insecure. The remaining 33 percent of renters reported 2021 income over \$75,000; all these individuals are housing secure.

Jeddo Borough Housing Characteristics		
	2000	2021 Estimate
Housing units		
1, detached	0.0%	59.1%
1, attached	100.0%	34.8%
2 apartments	0.0%	6.1%
3 or 4 apartments	0.0%	0.0%
5 to 9 apartments	0.0%	0.0%
10 + apartments	0.0%	0.0%
Mobile home/other	0.0%	0.0%
YEAR BUILT		
2020 or later	-	0.0%
2010 to 2019	-	0.0%
2000 to 2009	-	6.1%
1980 to 1999	0.0%	6.1%
1960 to 1979	0.0%	7.6%
1940 to 1959	0.0%	1.5%
1939 or earlier	100.0%	78.8%
ROOMS		
1 room	0.0%	0.0%
2 or 3 rooms	0.0%	0.0%
4 or 5 rooms	0.0%	21.2%
6 or 7 rooms	100.0%	68.2%
8 + rooms	0.0%	10.6%
BEDROOMS		
No bedroom	0.0%	0.0%
1 bedroom	0.0%	6.1%
2 or 3 bedrooms	100.0%	77.3%
4+ bedrooms	0.0%	16.7%
COMPLETE FACILITIES		
Plumbing facilities	100.0%	100.0%
Kitchen facilities	100.0%	100.0%
HOUSE HEATING FUEL		
Utility gas	0.0%	9.1%
Bottled, tank, or LP gas	0.0%	0.0%
Electricity	0.0%	6.1%
Fuel oil, kerosene, etc.	100.0%	72.7%
Coal or coke	0.0%	12.1%
All other fuels	0.0%	0.0%
No fuel used	0.0%	0.0%

Source: U.S. Census Bureau

Housing Affordability (Homeowners)			
Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate	
	Median Household Income		
Less than \$20,000	32.0%	0.0%	
Less than 20 percent	0.0%	0.0%	
20 to 29 percent	50.0%	0.0%	
30 percent or more	50.0%	0.0%	
\$20,000 to \$34,999	48.0%	10.0%	
Less than 20 percent	0.0%	16.7%	
20 to 29 percent	0.0%	50.0%	
30 percent or more	100.0%	33.3%	
\$35,000 to \$49,999	0.0%	13.3%	
Less than 20 percent	0.0%	37.5%	
20 to 29 percent	0.0%	12.5%	
30 percent or more	0.0%	50.0%	
\$50,000 to \$74,999	20.0%	33.3%	
Less than 20 percent	100.0%	100.0%	
20 to 29 percent	0.0%	0.0%	
30 percent or more	0.0%	0.0%	
\$75,000 or more	0.0%	43.3%	
Less than 20 percent	0.0%	73.1%	
20 to 29 percent	0.0%	26.9%	
30 percent or more	0.0%	0.0%	
Housing Affordability (Renters)			
Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate	
	Median Household Income		
Less than \$20,000	100.0%	0.0%	
Less than 20 percent	0.0%	0.0%	
20 to 29 percent	0.0%	0.0%	
30 percent or more	100.0%	0.0%	
\$20,000 to \$34,999	0.0%	66.7%	
Less than 20 percent	0.0%	0.0%	
20 to 29 percent	0.0%	0.0%	
30 percent or more	0.0%	100.0%	
\$35,000 to \$49,999	0.0%	0.0%	
Less than 20 percent	0.0%	0.0%	
20 to 29 percent	0.0%	0.0%	
30 percent or more	0.0%	0.0%	
\$50,000 to \$74,999	0.0%	0.0%	
Less than 20 percent	0.0%	0.0%	
20 to 29 percent	0.0%	0.0%	
30 percent or more	0.0%	0.0%	
\$75,000 or more	0.0%	33.3%	
Less than 20 percent	0.0%	100.0%	
20 to 29 percent	0.0%	0.0%	
30 percent or more	0.0%	0.0%	

Source: U.S. Census Bureau

Jenkins Township

Jenkins Township's population has remained fairly stable since 2000. It is predominately White but has become more diverse throughout the past two decades – largely due to growth in Black/African American and Hispanic/Latino communities.



Jenkins Township Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	4,584	4,442	4,283	4,314
Under 20	22.2%	19.1%	17.1%	20.3%
20 to 34	16.0%	13.5%	13.0%	13.3%
35 to 54	28.8%	26.4%	23.6%	30.2%
55 to 64	9.5%	14.1%	15.4%	10.2%
65 and older	23.6%	26.9%	30.9%	26.0%
White	98.6%	98.1%	92.0%	88.1%
Black/African American	0.3%	0.7%	2.2%	10.0%
Asian/Asian American	0.2%	0.3%	1.9%	0.0%
Native Hawaiian/Pacific Islander	0.0%	0.0%	0.0%	0.0%
American Indian/Alaska Native	0.0%	0.0%	0.1%	0.0%
Some other race	0.0%	0.2%	1.1%	0.0%
Two or more races	0.4%	0.7%	2.6%	2.0%
Hispanic/Latino	0.5%	1.3%	3.2%	4.7%
Male	45.5%	46.4%	45.9%	44.6%
Female	54.5%	53.6%	54.1%	55.4%

Source: U.S. Census Bureau

The number of housing units in Jenkins Township has increased since 2000. The vacancy rate and the share of renter-occupied units has increased as well. The share of owner-occupied units has diminished.

Approximately half of Jenkins Township's housing stock consists of single-family detached units. Nearly 22 percent are mobile homes and 16 percent are single-family attached units. Utility gas has become the most prevalent source of home heating. The use of electricity and bottled, tank, or LP gas has increased slightly. The use of fuel oil, kerosene, etc. decreased more than half since 2000.

Jenkins Township Housing Stock				
	2000	2010	2020	Estimate
Total Housing Units	1,843	2,070	2,110	2,362
% Owner Occupied	75.5%	66.5%	60.3%	55.6%
% Renter Occupied	17.5%	24.4%	29.6%	33.1%
Vacancy Rate	7.0%	9.1%	10.1%	11.3%

Source: U.S. Census Bureau

A plurality of Jenkins Township homeowners reported 2021 incomes over \$75,000. Most are housing secure, because their housing costs do not exceed 30 percent of their incomes. Remaining homeowners reported incomes that span all other income brackets. Similarly, renters reported 2021 incomes that span all income brackets.

Jenkins Township Housing Characteristics		
	2000	2021 Estimate
Housing units		
1, detached	60.7%	50.3%
1, attached	3.3%	16.0%
2 apartments	6.3%	3.7%
3 or 4 apartments	2.2%	0.7%
5 to 9 apartments	0.5%	0.0%
10 + apartments	5.9%	7.5%
Mobile home/other	20.9%	21.8%
YEAR BUILT		
2020 or later	-	0.0%
2010 to 2019	-	4.8%
2000 to 2009	-	12.6%
1980 to 1999	32.2%	35.1%
1960 to 1979	27.0%	14.7%
1940 to 1959	11.0%	13.6%
1939 or earlier	29.8%	19.1%
ROOMS		
1 room	3.5%	6.2%
2 or 3 rooms	6.2%	3.6%
4 or 5 rooms	37.5%	30.3%
6 or 7 rooms	34.2%	34.4%
8 + rooms	18.7%	25.6%
BEDROOMS		
No bedroom	3.5%	6.2%
1 bedroom	6.6%	4.3%
2 or 3 bedrooms	74.8%	75.4%
4+ bedrooms	15.2%	14.1%
COMPLETE FACILITIES		
Plumbing facilities	1.8%	95.1%
Kitchen facilities	0.0%	95.1%
HOUSE HEATING FUEL		
Utility gas	20.1%	39.2%
Bottled, tank, or LP gas	11.2%	14.5%
Electricity	20.0%	23.9%
Fuel oil, kerosene, etc.	45.2%	20.8%
Coal or coke	3.0%	0.9%
All other fuels	0.6%	0.8%
No fuel used	0.0%	0.0%

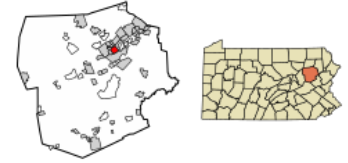
Source: U.S. Census Bureau

Housing Affordability (Homeowners)		
Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	18.1%	8.8%
Less than 20 percent	26.2%	0.0%
20 to 29 percent	16.9%	1.2%
30 percent or more	56.8%	8.0%
\$20,000 to \$34,999		
Less than 20 percent	35.8%	4.3%
20 to 29 percent	32.4%	2.4%
30 percent or more	31.8%	4.3%
\$35,000 to \$49,999		
Less than 20 percent	19.2%	17.5%
20 to 29 percent	67.0%	10.1%
30 percent or more	20.1%	5.0%
\$50,000 to \$74,999		
Less than 20 percent	12.9%	2.4%
20 to 29 percent	18.9%	13.7%
30 percent or more	74.9%	11.5%
\$75,000 or more		
Less than 20 percent	12.0%	2.2%
20 to 29 percent	13.1%	0.0%
30 percent or more	26.3%	49.1%
Less than 20 percent	89.8%	37.9%
20 to 29 percent	10.2%	8.3%
30 percent or more	0.0%	2.9%
Housing Affordability (Renters)		
Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	40.4%	29.6%
Less than 20 percent	8.6%	0.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	91.4%	100.0%
\$20,000 to \$34,999		
Less than 20 percent	38.5%	18.3%
20 to 29 percent	39.0%	0.0%
30 percent or more	8.0%	83.1%
\$35,000 to \$49,999		
Less than 20 percent	53.0%	16.9%
20 to 29 percent	10.8%	29.9%
30 percent or more	35.7%	40.1%
\$50,000 to \$74,999		
Less than 20 percent	64.3%	46.8%
20 to 29 percent	0.0%	13.1%
30 percent or more	0.0%	3.8%
\$75,000 or more		
Less than 20 percent	100.0%	0.0%
20 to 29 percent	0.0%	28.6%
30 percent or more	0.0%	71.4%
Less than 20 percent	6.5%	16.4%
20 to 29 percent	100.0%	74.6%
30 percent or more	0.0%	13.1%
30 percent or more	0.0%	12.3%

Source: U.S. Census Bureau

Kingston Borough

Kingston Borough's population has remained relatively stable since 2000. The proportions aged under 20 years and 20 to 34 years have grown during that period, and the proportion aged 35 to 54 has decreased in size. The population is predominately White, but it has become more diverse throughout the past two decades.



Kingston Borough Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	13,855	13,182	13,349	13,304
Under 20	21.9%	22.3%	22.4%	23.0%
20 to 34	17.4%	18.6%	20.2%	23.1%
35 to 54	27.9%	25.4%	23.7%	22.9%
55 to 64	8.3%	14.7%	13.4%	16.3%
65 and older	24.4%	19.0%	20.4%	18.8%
White	96.4%	91.8%	81.8%	88.5%
Black/African American	0.7%	3.2%	7.1%	4.4%
Asian/Asian American	1.5%	2.4%	2.6%	1.3%
Native Hawaiian/Pacific Islander	0.0%	0.0%	0.0%	0.0%
American Indian/Alaska Native	0.1%	0.1%	0.3%	0.0%
Some other race	0.0%	0.7%	2.6%	1.8%
Two or more races	0.4%	1.8%	5.6%	4.0%
Hispanic/Latino	0.8%	3.2%	6.3%	5.2%
Male	45.6%	47.3%	48.7%	48.1%
Female	54.4%	52.7%	51.3%	51.9%

Source: U.S. Census Bureau

The number of housing units in Kingston Borough has remained fairly stable over the last 20 years. The vacancy rate has increased. The share of renter-occupied units also increased, and surpassed the proportion of owner-occupied units (which decreased).

Most of Kingston Borough's housing consists of single-family units (detached and attached), but apartments are also quite common. Most units were built prior to 1979. Most are heated with utility gas, though the use of electricity as a heating source has doubled since 2000.

Kingston Borough Housing Stock				
	2000	2010	2020	Estimate
Total Housing Units	6,555	6,498	6,534	6,548
% Owner Occupied	50.8%	47.0%	44.2%	41.5%
% Renter Occupied	41.7%	44.3%	46.8%	48.3%
Vacancy Rate	7.5%	8.7%	9.0%	10.2%

Source: U.S. Census Bureau

Nearly 66 percent of Kingston Borough homeowners reported 2021 incomes exceeding \$75,000. They are largely housing secure, meaning that their housing costs are less than 30 percent of their incomes. Conversely, more than half of Kingston Borough's renters reported 2021 incomes less than \$35,000. Most of these individuals are housing insecure.

Kingston Borough Housing Characteristics

	2000	2021 Estimate
Housing units		
1, detached	49.5%	47.0%
1, attached	11.4%	13.2%
2 apartments	14.5%	8.2%
3 or 4 apartments	9.3%	15.0%
5 to 9 apartments	5.4%	4.7%
10 + apartments	9.5%	11.7%
Mobile home/other	0.3%	0.3%
YEAR BUILT		
2020 or later	-	0.0%
2010 to 2019	-	0.1%
2000 to 2009	-	1.0%
1980 to 1999	3.4%	9.8%
1960 to 1979	20.6%	27.9%
1940 to 1959	32.2%	30.0%
1939 or earlier	43.7%	31.2%
ROOMS		
1 room	1.2%	1.5%
2 or 3 rooms	11.9%	18.3%
4 or 5 rooms	23.5%	23.1%
6 or 7 rooms	41.6%	36.0%
8 + rooms	21.8%	21.1%
BEDROOMS		
No bedroom	1.3%	2.0%
1 bedroom	15.2%	20.1%
2 or 3 bedrooms	64.5%	63.3%
4+ bedrooms	18.9%	14.7%
COMPLETE FACILITIES		
Plumbing facilities	99.5%	99.8%
Kitchen facilities	99.3%	99.4%
HOUSE HEATING FUEL		
Utility gas	78.2%	70.7%
Bottled, tank, or LP gas	1.1%	1.4%
Electricity	11.1%	23.1%
Fuel oil, kerosene, etc.	8.9%	2.6%
Coal or coke	0.2%	0.2%
All other fuels	0.2%	0.6%
No fuel used	0.3%	1.4%

Source: U.S. Census Bureau

Housing Affordability (Homeowners)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	17.2%	12.7%
Less than 20 percent	13.1%	0.0%
20 to 29 percent	27.5%	15.9%
30 percent or more	59.4%	84.1%
\$20,000 to \$34,999		
Less than 20 percent	46.4%	18.8%
20 to 29 percent	15.4%	2.1%
30 percent or more	38.2%	79.2%
\$35,000 to \$49,999		
Less than 20 percent	44.2%	50.5%
20 to 29 percent	34.2%	23.3%
30 percent or more	21.6%	26.2%
\$50,000 to \$74,999		
Less than 20 percent	66.3%	55.8%
20 to 29 percent	29.7%	33.1%
30 percent or more	3.9%	11.0%
\$75,000 or more		
Less than 20 percent	92.4%	93.0%
20 to 29 percent	5.5%	5.7%
30 percent or more	2.0%	1.3%

Housing Affordability (Renters)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	39.6%	26.8%
Less than 20 percent	5.3%	0.0%
20 to 29 percent	20.9%	8.8%
30 percent or more	73.7%	91.2%
\$20,000 to \$34,999		
Less than 20 percent	30.7%	18.9%
20 to 29 percent	48.8%	32.4%
30 percent or more	20.5%	48.8%
\$35,000 to \$49,999		
Less than 20 percent	75.4%	19.6%
20 to 29 percent	24.6%	61.4%
30 percent or more	0.0%	19.0%
\$50,000 to \$74,999		
Less than 20 percent	94.4%	55.7%
20 to 29 percent	5.6%	34.8%
30 percent or more	0.0%	9.5%
\$75,000 or more		
Less than 20 percent	100.0%	99.0%
20 to 29 percent	0.0%	1.0%
30 percent or more	0.0%	0.0%

Source: U.S. Census Bureau

Kingston Township

Kingston Township's population has remained steady since 2000. Proportions of residents aged under 20 years and 35 to 54 years have declined, and the share aged 65 and older has grown. The community is predominately White but has become more diverse over time.



Kingston Township Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	7,145	6,999	7,108	7,076
Under 20	27.4%	24.2%	20.0%	19.3%
20 to 34	14.7%	11.8%	14.1%	20.6%
35 to 54	34.9%	32.6%	26.0%	19.2%
55 to 64	10.2%	15.9%	16.9%	16.4%
65 and older	12.8%	15.4%	23.0%	24.5%
White	98.7%	97.5%	94.4%	93.7%
Black/African American	0.2%	0.6%	0.5%	1.3%
Asian/Asian American	0.3%	0.9%	1.1%	2.3%
Native Hawaiian/Pacific Islander	0.0%	0.0%	0.0%	0.0%
American Indian/Alaska Native	0.0%	0.0%	0.1%	0.2%
Some other race	0.0%	0.2%	0.4%	0.0%
Two or more races	0.4%	0.8%	3.5%	2.5%
Hispanic/Latino	0.4%	0.7%	1.4%	2.8%
Male	49.2%	49.0%	48.9%	47.3%
Female	50.8%	51.0%	51.1%	52.7%

Source: U.S. Census Bureau

The number of housing units in Kingston Township has increased over last 20 years. The vacancy rate has decreased along with owner-occupancy. The share of renter-occupied units has grown.

Most of Kingston Township's housing consists of single-family detached units, and most were built prior to 1980. Most are heated with utility gas. The use of fuel oil, kerosene, etc. as a home heating fuel has decreased notably.

Kingston Township Housing Stock				
	2000	2010	2020	2021
Total Housing Units	2,923	2,983	3,056	3,373
% Owner Occupied	81.4%	81.3%	82.5%	78.2%
% Renter Occupied	12.6%	13.1%	13.6%	16.8%
Vacancy Rate	6.1%	5.6%	3.9%	5.1%

Source: U.S. Census Bureau

A majority of Kingston Township homeowners reported 2021 incomes above \$75,000. They are largely housing secure, meaning that their housing costs do not exceed 30 percent of their incomes. Conversely, a majority of Kingston Township renters reported 2021 incomes below \$20,000. All these individuals are housing insecure.

Kingston Township Housing Characteristics

	2000	2021 Estimate
Housing units		
1, detached	87.6%	90.5%
1, attached	1.2%	0.4%
2 apartments	3.1%	3.7%
3 or 4 apartments	3.3%	1.5%
5 to 9 apartments	0.5%	0.0%
10 + apartments	0.5%	0.0%
Mobile home/other	3.7%	3.8%
YEAR BUILT		
2020 or later	-	0.0%
2010 to 2019	-	0.4%
2000 to 2009	-	4.6%
1980 to 1999	29.3%	25.0%
1960 to 1979	25.4%	30.7%
1940 to 1959	23.2%	25.4%
1939 or earlier	22.1%	13.9%
ROOMS		
1 room	0.0%	0.0%
2 or 3 rooms	2.5%	5.0%
4 or 5 rooms	20.5%	22.9%
6 or 7 rooms	47.4%	37.8%
8 + rooms	29.6%	34.3%
BEDROOMS		
No bedroom	0.0%	0.0%
1 bedroom	3.7%	4.0%
2 or 3 bedrooms	74.1%	71.0%
4+ bedrooms	22.2%	24.9%
COMPLETE FACILITIES		
Plumbing facilities	100.0%	100.0%
Kitchen facilities	100.0%	100.0%
HOUSE HEATING FUEL		
Utility gas	57.2%	56.6%
Bottled, tank, or LP gas	3.1%	5.1%
Electricity	15.0%	16.8%
Fuel oil, kerosene, etc.	21.2%	15.2%
Coal or coke	2.8%	1.7%
All other fuels	0.7%	4.7%
No fuel used	0.0%	0.0%

Source: U.S. Census Bureau

Housing Affordability (Homeowners)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	12.3%	3.6%
Less than 20 percent	16.7%	0.0%
20 to 29 percent	26.6%	0.0%
30 percent or more	56.7%	100.0%
\$20,000 to \$34,999		
Less than 20 percent	34.9%	14.2%
20 to 29 percent	17.4%	37.3%
30 percent or more	47.7%	48.5%
\$35,000 to \$49,999		
Less than 20 percent	64.1%	34.6%
20 to 29 percent	30.0%	9.7%
30 percent or more	5.9%	55.7%
\$50,000 to \$74,999		
Less than 20 percent	58.2%	53.4%
20 to 29 percent	29.2%	20.1%
30 percent or more	12.6%	26.5%
\$75,000 or more		
Less than 20 percent	84.3%	77.4%
20 to 29 percent	13.2%	22.0%
30 percent or more	2.5%	0.7%

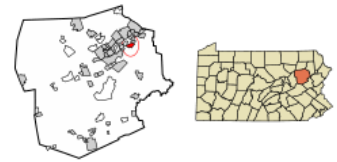
Housing Affordability (Renters)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	43.7%	52.8%
Less than 20 percent	5.6%	0.0%
20 to 29 percent	12.6%	0.0%
30 percent or more	81.8%	100.0%
\$20,000 to \$34,999		
Less than 20 percent	38.3%	0.0%
20 to 29 percent	61.7%	0.0%
30 percent or more	0.0%	100.0%
\$35,000 to \$49,999		
Less than 20 percent	48.1%	0.0%
20 to 29 percent	51.9%	0.0%
30 percent or more	0.0%	100.0%
\$50,000 to \$74,999		
Less than 20 percent	100.0%	50.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	50.0%
\$75,000 or more		
Less than 20 percent	100.0%	100.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%

Source: U.S. Census Bureau

Laflin Borough

Laflin Borough's population has declined steadily since 2000. The proportion aged 55 to 64 has declined during that period as well. It is predominately White, though the share of Black/African American residents has grown.



Laflin Borough Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	1,502	1,487	1,451	1,395
Under 20	22.3%	21.1%	18.2%	22.4%
20 to 34	14.2%	11.2%	13.6%	8.4%
35 to 54	29.3%	28.8%	25.7%	31.8%
55 to 64	17.5%	17.0%	15.4%	11.7%
65 and older	16.8%	21.9%	27.1%	25.7%
White	95.3%	94.8%	90.4%	97.2%
Black/African American	0.0%	0.0%	1.5%	1.4%
Asian/Asian American	3.7%	5.0%	2.6%	0.4%
Native Hawaiian/Pacific Islander	0.0%	0.0%	0.1%	0.0%
American Indian/Alaska Native	0.0%	0.0%	0.3%	0.1%
Some other race	0.0%	0.0%	0.2%	0.0%
Two or more races	0.5%	0.2%	4.9%	0.9%
Hispanic/Latino	0.6%	0.5%	3.0%	0.6%
Male	47.1%	47.1%	47.4%	51.0%
Female	52.9%	52.9%	52.6%	49.0%

Source: U.S. Census Bureau

Owner-occupancy in Laflin Borough has declined since 2000, and renter-occupancy has grown during that period. The vacancy rate increased as well.

Most housing in Laflin Borough consists of single-family detached units, and there is also a considerable proportion of single-family attached homes. Most were built between 1960 and 1979. Utility gas has remained the prevalent fuel source for home heating. It is followed by electricity.

Laflin Borough Housing Stock				
	2000	2010	2020	2021 Estimate
Total Housing Units	632	647	651	587
% Owner Occupied	91.0%	89.5%	85.1%	88.2%
% Renter Occupied	5.9%	7.1%	10.1%	7.0%
Vacancy Rate	3.2%	3.4%	4.8%	4.8%

Source: U.S. Census Bureau

Over 68 percent of Laflin Borough homeowners reported 2021 incomes exceeding \$75,000. A large majority of them are housing secure; their housing expenses are less than 30 percent of their incomes. Homeowner incomes had previously been dispersed broadly across all income brackets. Most Laflin Borough renters reported 2021 incomes over \$50,000. Although renters with incomes exceeding \$75,000 are housing insecure, 71 percent of renters with incomes between \$50,000 and \$74,999 – and all other renters with lower incomes – are not.

Laflin Borough Housing Characteristics		
	2000	2021 Estimate
Housing units		
1, detached	79.4%	80.0%
1, attached	19.6%	18.4%
2 apartments	0.3%	0.5%
3 or 4 apartments	0.0%	0.0%
5 to 9 apartments	0.6%	0.0%
10 + apartments	0.0%	0.5%
Mobile home/other	0.0%	0.5%
YEAR BUILT		
2020 or later	-	0.0%
2010 to 2019	-	0.9%
2000 to 2009	-	4.8%
1980 to 1999	17.6%	19.0%
1960 to 1979	75.2%	62.4%
1940 to 1959	1.9%	5.4%
1939 or earlier	5.4%	7.5%
ROOMS		
1 room	0.0%	0.0%
2 or 3 rooms	0.6%	0.0%
4 or 5 rooms	14.4%	18.4%
6 or 7 rooms	47.8%	45.8%
8 + rooms	37.2%	35.8%
BEDROOMS		
No bedroom	0.0%	0.0%
1 bedroom	0.6%	4.8%
2 or 3 bedrooms	69.6%	70.1%
4+ bedrooms	29.7%	25.0%
COMPLETE FACILITIES		
Plumbing facilities	100.0%	100.0%
Kitchen facilities	100.0%	100.0%
HOUSE HEATING FUEL		
Utility gas	54.6%	55.6%
Bottled, tank, or LP gas	1.5%	2.9%
Electricity	35.3%	31.3%
Fuel oil, kerosene, etc.	6.2%	9.7%
Coal or coke	2.5%	0.5%
All other fuels	0.0%	0.0%
No fuel used	0.0%	0.0%

Source: U.S. Census Bureau

Housing Affordability (Homeowners)		
Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	11.4%	6.0%
Less than 20 percent	7.8%	3.8%
20 to 29 percent	14.1%	11.5%
30 percent or more	78.1%	84.6%
\$20,000 to \$34,999		
Less than 20 percent	23.3%	0.0%
20 to 29 percent	31.1%	35.4%
30 percent or more	45.6%	64.6%
\$35,000 to \$49,999		
Less than 20 percent	15.3%	6.0%
20 to 29 percent	45.3%	29.0%
30 percent or more	33.7%	19.4%
\$50,000 to \$74,999		
Less than 20 percent	20.9%	51.6%
20 to 29 percent	20.6%	10.4%
30 percent or more	55.2%	50.0%
\$75,000 or more		
Less than 20 percent	31.0%	35.2%
20 to 29 percent	13.8%	14.8%
30 percent or more	36.8%	68.3%
Housing Affordability (Renters)		
Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	20.0%	8.1%
Less than 20 percent	60.0%	0.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	40.0%	100.0%
\$20,000 to \$34,999		
Less than 20 percent	32.0%	0.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	25.0%	0.0%
\$35,000 to \$49,999		
Less than 20 percent	75.0%	0.0%
20 to 29 percent	24.0%	8.1%
30 percent or more	66.7%	0.0%
\$50,000 to \$74,999		
Less than 20 percent	33.3%	0.0%
20 to 29 percent	0.0%	100.0%
30 percent or more	0.0%	100.0%
\$75,000 or more		
Less than 20 percent	8.0%	45.9%
20 to 29 percent	100.0%	29.4%
30 percent or more	0.0%	0.0%
\$75,000 or more		
Less than 20 percent	0.0%	70.6%
20 to 29 percent	16.0%	37.8%
30 percent or more	100.0%	85.7%
\$75,000 or more		
Less than 20 percent	0.0%	14.3%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%

Source: U.S. Census Bureau

Lake Township

Lake Township's population has remained relatively steady since 2000, and the majority share of the population has remained between 35 and 54 years old. It is predominately White but has grown more diverse.



Lake Township Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	2,110	2,049	1,993	2,025
Under 20	25.8%	23.9%	22.2%	24.8%
20 to 34	16.7%	13.1%	14.5%	16.0%
35 to 54	34.0%	32.1%	27.3%	28.6%
55 to 64	9.5%	16.3%	16.4%	13.9%
65 and older	14.1%	14.5%	19.6%	16.8%
White	99.1%	98.3%	94.7%	95.5%
Black/African American	0.0%	0.0%	0.7%	0.3%
Asian/Asian American	0.1%	0.2%	0.1%	2.2%
Native Hawaiian/Pacific Islander	0.1%	0.0%	0.1%	0.0%
American Indian/Alaska Native	0.2%	0.0%	0.0%	0.0%
Some other race	0.1%	0.1%	0.3%	0.4%
Two or more races	0.2%	1.3%	4.2%	1.6%
Hispanic/Latino	0.2%	0.8%	0.7%	0.6%
Male	50.7%	50.1%	49.9%	46.4%
Female	49.3%	49.9%	50.1%	53.6%

Source: U.S. Census Bureau

The number of housing units in Lake Township has slightly decreased over the course of the last 20 years. The vacancy rate has increased during that period, and renter-occupancy increased while owner-occupancy decreased.

Furthermore, most of Lake Township's housing consists of single-family units. Most of these homes were built between 1960 and 1999. Although fuel oil, kerosene, etc. has remained a prominent source of heating fuel since 2000, its popularity has diminished. The use of bottled, tank, or LP gas doubled.

Lake Township Housing Stock				
	2000	2010	2020	2021 Estimate
Total Housing Units	865	878	901	784
% Owner Occupied	82.5%	79.0%	76.7%	77.7%
% Renter Occupied	9.9%	13.1%	10.8%	13.0%
Vacancy Rate	7.5%	7.9%	12.5%	9.3%

Source: U.S. Census Bureau

A majority of Lake Township homeowners reported 2021 incomes exceeding \$75,000. These individuals are housing secure because their housing costs are less than 30 percent of their incomes. Conversely, a majority of Lake Township's renters reported 2021 incomes less than \$20,000. This share has grown since 2000, and these individuals are largely housing insecure.

Lake Township Housing Characteristics		
	2000	2021 Estimate
Housing units		
1, detached	77.0%	82.6%
1, attached	0.7%	2.4%
2 apartments	2.7%	1.1%
3 or 4 apartments	0.2%	0.6%
5 to 9 apartments	0.0%	0.0%
10 + apartments	0.0%	0.0%
Mobile home/other	19.4%	13.4%
YEAR BUILT		
2020 or later	-	0.7%
2010 to 2019	-	5.6%
2000 to 2009	-	12.5%
1980 to 1999	36.0%	34.7%
1960 to 1979	29.1%	24.1%
1940 to 1959	12.7%	8.3%
1939 or earlier	22.4%	14.1%
ROOMS		
1 room	0.0%	0.0%
2 or 3 rooms	3.4%	1.8%
4 or 5 rooms	38.1%	28.7%
6 or 7 rooms	37.2%	38.3%
8 + rooms	21.3%	31.2%
BEDROOMS		
No bedroom	0.0%	0.0%
1 bedroom	3.8%	2.7%
2 or 3 bedrooms	76.1%	71.9%
4+ bedrooms	20.1%	25.5%
COMPLETE FACILITIES		
Plumbing facilities	100.0%	100.0%
Kitchen facilities	100.0%	100.0%
HOUSE HEATING FUEL		
Utility gas	0.9%	0.0%
Bottled, tank, or LP gas	10.5%	21.5%
Electricity	15.4%	15.8%
Fuel oil, kerosene, etc.	57.8%	39.4%
Coal or coke	11.3%	8.6%
All other fuels	3.4%	13.5%
No fuel used	0.0%	1.3%

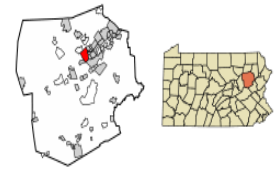
Source: U.S. Census Bureau

Housing Affordability (Homeowners)		
Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	17.6%	7.6%
Less than 20 percent	5.3%	8.7%
20 to 29 percent	21.3%	30.4%
30 percent or more	73.3%	60.9%
\$20,000 to \$34,999		
Less than 20 percent	43.1%	26.7%
20 to 29 percent	22.2%	46.7%
30 percent or more	34.7%	26.7%
\$35,000 to \$49,999		
Less than 20 percent	31.8%	64.8%
20 to 29 percent	41.1%	8.0%
30 percent or more	27.1%	27.3%
\$50,000 to \$74,999		
Less than 20 percent	59.1%	36.4%
20 to 29 percent	17.2%	43.0%
30 percent or more	23.7%	20.6%
\$75,000 or more		
Less than 20 percent	79.7%	78.7%
20 to 29 percent	15.2%	21.3%
30 percent or more	5.1%	0.0%
Housing Affordability (Renters)		
Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	40.0%	58.8%
Less than 20 percent	0.0%	0.0%
20 to 29 percent	9.1%	11.1%
30 percent or more	90.9%	88.9%
\$20,000 to \$34,999		
Less than 20 percent	66.7%	0.0%
20 to 29 percent	33.3%	0.0%
30 percent or more	0.0%	100.0%
\$35,000 to \$49,999		
Less than 20 percent	42.9%	0.0%
20 to 29 percent	28.6%	100.0%
30 percent or more	28.6%	0.0%
\$50,000 to \$74,999		
Less than 20 percent	100.0%	0.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	100.0%
\$75,000 or more		
Less than 20 percent	100.0%	100.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%

Source: U.S. Census Bureau

Larksville Borough

Larksville Borough's population has decreased since 2000. During that period, the share of people under age 20 has also decreased, and the shares aged 55 and over have increased. The community is predominately White, and the share of Hispanic/Latino residents has grown.



Larksville Borough Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	4,694	4,480	4,225	4,241
Under 20	25.9%	22.3%	19.2%	16.3%
20 to 34	16.3%	16.2%	16.9%	14.3%
35 to 54	32.2%	29.3%	24.0%	25.7%
55 to 64	10.2%	15.9%	17.2%	21.8%
65 and older	15.5%	16.3%	22.7%	21.7%
White	98.5%	96.9%	90.5%	92.4%
Black/African American	0.2%	0.8%	3.0%	2.7%
Asian/Asian American	0.3%	0.6%	0.7%	1.2%
Native Hawaiian/Pacific Islander	0.0%	0.0%	0.0%	0.3%
American Indian/Alaska Native	0.0%	0.1%	0.1%	0.0%
Some other race	0.0%	0.7%	1.0%	0.6%
Two or more races	0.3%	0.8%	4.6%	2.8%
Hispanic/Latino	0.7%	1.7%	3.4%	3.6%
Male	48.6%	48.9%	49.2%	43.8%
Female	51.4%	51.1%	50.8%	56.2%

Source: U.S. Census Bureau

The number of housing units in Larksville Borough has slightly increased since 2000. The vacancy rate increased considerably during that period. Owner-occupancy and renter-occupancy declined.

Most of Larksville Borough's housing consists of single-family detached units. Approximately one-third were built prior to 1949 and 56 percent were built between 1969 and 1999. Utility gas has remained the most commonly used home heating fuel, followed by electricity. The use of fuel oil, kerosene, etc. has decreased.

Larksville Borough Housing Stock				
	2000	2010	2020	2021 Estimate
Total Housing Units	1,939	1,982	1,988	2,150
% Owner Occupied	74.4%	69.6%	67.6%	67.1%
% Renter Occupied	18.9%	21.9%	22.6%	16.9%
Vacancy Rate	6.8%	8.5%	9.8%	16.0%

Source: U.S. Census Bureau

Most Larksville Borough homeowners reported 2021 incomes over \$50,000. All these individuals are housing secure, using less than 30 percent of their incomes to satisfy housing costs. Conversely, most Larksville Borough renters reported 2021 incomes lower than \$50,000, and most of these individuals are housing insecure.

Larksville Borough Housing Characteristics

	2000	2021 Estimate
Housing units		
1, detached	70.9%	78.6%
1, attached	10.7%	8.3%
2 apartments	7.2%	1.9%
3 or 4 apartments	4.5%	0.5%
5 to 9 apartments	1.7%	1.5%
10 + apartments	0.6%	3.0%
Mobile home/other	4.4%	6.2%
YEAR BUILT		
2020 or later	-	0.0%
2010 to 2019	-	1.1%
2000 to 2009	-	6.0%
1980 to 1999	21.9%	26.5%
1960 to 1979	18.8%	29.3%
1940 to 1959	15.9%	4.5%
1939 or earlier	43.3%	32.5%
ROOMS		
1 room	0.0%	1.4%
2 or 3 rooms	5.9%	1.1%
4 or 5 rooms	24.8%	21.3%
6 or 7 rooms	47.8%	54.0%
8 + rooms	21.4%	22.2%
BEDROOMS		
No bedroom	0.0%	1.4%
1 bedroom	4.1%	2.1%
2 or 3 bedrooms	78.3%	81.8%
4+ bedrooms	17.6%	14.7%
COMPLETE FACILITIES		
Plumbing facilities	99.3%	100.0%
Kitchen facilities	99.2%	98.1%
HOUSE HEATING FUEL		
Utility gas	56.9%	55.1%
Bottled, tank, or LP gas	0.6%	6.4%
Electricity	23.4%	30.1%
Fuel oil, kerosene, etc.	15.5%	5.0%
Coal or coke	3.2%	2.4%
All other fuels	0.3%	0.6%
No fuel used	0.0%	0.5%

Source: U.S. Census Bureau

Housing Affordability (Homeowners)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	19.3%	10.8%
Less than 20 percent	13.6%	5.4%
20 to 29 percent	16.0%	0.0%
30 percent or more	70.4%	94.6%
\$20,000 to \$34,999		
Less than 20 percent	40.6%	3.4%
20 to 29 percent	33.2%	52.7%
30 percent or more	26.2%	43.9%
\$35,000 to \$49,999		
Less than 20 percent	19.3%	8.5%
20 to 29 percent	41.6%	29.3%
20 to 29 percent	37.9%	70.7%
30 percent or more	20.6%	0.0%
\$50,000 to \$74,999		
Less than 20 percent	19.7%	15.5%
20 to 29 percent	64.7%	54.3%
20 to 29 percent	26.5%	45.7%
30 percent or more	8.8%	0.0%
\$75,000 or more		
Less than 20 percent	19.1%	48.8%
20 to 29 percent	92.5%	93.2%
20 to 29 percent	4.1%	6.8%
30 percent or more	3.3%	0.0%

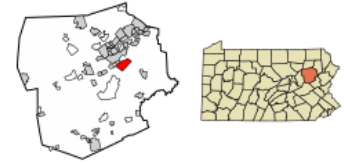
Housing Affordability (Renters)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	52.5%	21.0%
Less than 20 percent	11.1%	0.0%
20 to 29 percent	7.6%	0.0%
30 percent or more	81.3%	100.0%
\$20,000 to \$34,999		
Less than 20 percent	19.9%	28.0%
20 to 29 percent	30.8%	0.0%
20 to 29 percent	58.5%	28.3%
30 percent or more	10.8%	71.7%
\$35,000 to \$49,999		
Less than 20 percent	17.2%	25.8%
20 to 29 percent	85.7%	50.6%
20 to 29 percent	14.3%	8.2%
30 percent or more	0.0%	41.2%
\$50,000 to \$74,999		
Less than 20 percent	7.7%	6.7%
20 to 29 percent	100.0%	100.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%
\$75,000 or more		
Less than 20 percent	2.8%	18.5%
20 to 29 percent	100.0%	100.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%

Source: U.S. Census Bureau

Laurel Run Borough

Laurel Run Borough's population has decreased since 2000. The share of the population under age 34 has declined during that period, and the share over age 55 has grown. The community is predominately White, but has become more diverse throughout the past two decades.



Laurel Run Borough Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	723	500	558	492
Under 20	22.2%	17.6%	11.8%	16.0%
20 to 34	20.2%	15.2%	14.6%	12.6%
35 to 54	33.9%	29.2%	24.8%	32.5%
55 to 64	11.9%	19.8%	17.7%	20.9%
65 and older	11.8%	18.2%	31.0%	17.9%
White	99.3%	99.0%	93.0%	78.3%
Black/African American	0.3%	0.2%	0.4%	0.2%
Asian/Asian American	0.0%	0.4%	0.0%	1.0%
Native Hawaiian/Pacific Islander	0.0%	0.0%	0.0%	0.0%
American Indian/Alaska Native	0.1%	0.0%	0.2%	0.0%
Some other race	0.0%	0.0%	0.2%	10.8%
Two or more races	0.1%	0.4%	6.3%	9.8%
Hispanic/Latino	0.3%	0.8%	0.7%	0.6%
Male	52.8%	51.4%	51.6%	58.1%
Female	47.2%	48.6%	48.4%	41.9%

Source: U.S. Census Bureau

The number of housing units in Laurel Run Borough has decreased over the last two decades. The vacancy rate has risen along with the share of renter-occupied units. The share of owner-occupied units has shrunk.

Furthermore, most of Laurel Run Borough's housing consists of single-family detached units and mobile homes. Most are heated with electricity or bottled, tanked, or LP gas. The use of fuel oil, kerosene, etc. as a heating fuel has decreased since 2000.

Laurel Run Borough Housing Stock				
	2000	2010	2020	2021 Estimate
Total Housing Units	291	242	255	218
% Owner Occupied	87.3%	85.1%	84.7%	68.8%
% Renter Occupied	8.2%	7.0%	11.4%	9.2%
Vacancy Rate	4.5%	7.9%	3.9%	22.0%

Source: U.S. Census Bureau

Laurel Run Borough homeowners reported 2021 incomes that are broadly dispersed across income brackets, though more than one-third reported incomes exceeding \$75,000. Most homeowners in the community are housing secure, meaning that their housing costs are less than 30 percent of their incomes. There is greater variation among renter incomes. Although 47 percent of renters reported 2021 incomes exceeding \$75,000 (and all these individuals are housing secure), 35 percent reported incomes below \$20,000 (and all these individuals are housing insecure).

Laurel Run Borough Housing Characteristics

	2000	2021 Estimate
Housing units		
1, detached	47.1%	52.4%
1, attached	1.4%	2.9%
2 apartments	2.7%	1.2%
3 or 4 apartments	0.0%	0.0%
5 to 9 apartments	0.0%	0.0%
10 + apartments	0.0%	0.0%
Mobile home/other	48.8%	43.5%
YEAR BUILT		
2020 or later	-	0.0%
2010 to 2019	-	2.9%
2000 to 2009	-	6.5%
1980 to 1999	35.8%	24.1%
1960 to 1979	42.9%	35.9%
1940 to 1959	9.3%	15.9%
1939 or earlier	12.0%	14.7%
ROOMS		
1 room	0.0%	0.6%
2 or 3 rooms	4.4%	0.0%
4 or 5 rooms	51.9%	35.9%
6 or 7 rooms	26.1%	51.8%
8 + rooms	17.5%	11.8%
BEDROOMS		
No bedroom	0.0%	0.6%
1 bedroom	2.7%	4.7%
2 or 3 bedrooms	84.9%	70.6%
4+ bedrooms	12.4%	24.1%
COMPLETE FACILITIES		
Plumbing facilities	100.0%	96.5%
Kitchen facilities	100.0%	100.0%
HOUSE HEATING FUEL		
Utility gas	1.4%	1.2%
Bottled, tank, or LP gas	7.6%	32.4%
Electricity	19.8%	32.4%
Fuel oil, kerosene, etc.	55.4%	22.9%
Coal or coke	14.4%	11.2%
All other fuels	1.4%	0.0%
No fuel used	0.0%	0.0%

Source: U.S. Census Bureau

Housing Affordability (Homeowners)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	21.8%	14.7%
Less than 20 percent	30.8%	0.0%
20 to 29 percent	19.2%	0.0%
30 percent or more	50.0%	14.7%
\$20,000 to \$34,999		
Less than 20 percent	0.0%	12.7%
20 to 29 percent	53.3%	6.0%
30 percent or more	46.7%	2.7%
\$35,000 to \$49,999		
Less than 20 percent	36.4%	4.0%
20 to 29 percent	50.0%	4.7%
30 percent or more	13.6%	3.3%
\$50,000 to \$74,999		
Less than 20 percent	64.7%	11.3%
20 to 29 percent	20.6%	2.7%
30 percent or more	14.7%	1.3%
\$75,000 or more		
Less than 20 percent	68.2%	32.7%
20 to 29 percent	22.7%	4.0%
30 percent or more	9.1%	0.0%

Housing Affordability (Renters)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	21.7%	35.3%
Less than 20 percent	0.0%	0.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	100.0%	100.0%
\$20,000 to \$34,999		
Less than 20 percent	40.0%	0.0%
20 to 29 percent	60.0%	0.0%
30 percent or more	0.0%	100.0%
\$35,000 to \$49,999		
Less than 20 percent	100.0%	0.0%
20 to 29 percent	0.0%	100.0%
30 percent or more	0.0%	0.0%
\$50,000 to \$74,999		
Less than 20 percent	0.0%	0.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%
\$75,000 or more		
Less than 20 percent	0.0%	100.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%

Source: U.S. Census Bureau

Lehman Township

Lehman Township's population has remained steady since 2000, and the majority share of the population has remained between 35 and 54 years old. It is predominately White and the Hispanic/Latino population has grown.



Lehman Township Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	3,206	3,508	3,346	3,362
Under 20	25.6%	24.0%	21.5%	21.1%
20 to 34	16.7%	13.9%	13.1%	13.7%
35 to 54	31.7%	31.0%	26.1%	29.0%
55 to 64	12.0%	14.9%	15.5%	15.3%
65 and older	13.9%	16.2%	23.8%	21.0%
White	98.2%	97.9%	94.6%	96.6%
Black/African American	0.5%	0.5%	0.4%	0.0%
Asian/Asian American	0.5%	0.2%	0.6%	1.5%
Native Hawaiian/Pacific Islander	0.0%	0.0%	0.0%	0.0%
American Indian/Alaska Native	0.3%	0.3%	0.1%	0.0%
Some other race	0.0%	0.3%	0.7%	10.8%
Two or more races	0.4%	0.8%	3.5%	9.8%
Hispanic/Latino	0.2%	0.5%	1.7%	1.8%
Male	49.1%	49.9%	49.8%	49.4%
Female	50.9%	50.1%	50.2%	50.6%

Source: U.S. Census Bureau

The number of housing units in Lehman Township has increased since 2000. The vacancy rate has also increased, and the share of renter-occupied units has declined. Owner-occupancy has remained stable.

Most of Lehman Township's housing consists of single-family detached units. Forty percent of these homes are heated with utility gas; this share has nearly doubled since 2000. Electricity and fuel oil, kerosene, etc. each heat approximately one-fifth of the homes. The use of fuel oil, kerosene, etc. has declined by more than half over the last two decades, however.

Lehman Township Housing Stock				
	2000	2010	2020	2021 Estimate
Total Housing Units	1,403	1,585	1,607	1,662
% Owner Occupied	76.1%	75.0%	74.9%	76.8%
% Renter Occupied	11.3%	11.7%	12.4%	5.7%
Vacancy Rate	12.6%	13.3%	12.8%	17.4%

Source: U.S. Census Bureau

A majority of Lehman Township homeowners reported 2021 incomes over \$75,000, and most are housing secure. Their housing costs do not exceed 30 percent of their incomes. Renters largely reported incomes over \$50,000. Most are also housing secure.

Lehman Township Housing Characteristics

	2000	2021 Estimate
Housing units		
1, detached	81.3%	84.4%
1, attached	1.9%	5.3%
2 apartments	1.7%	0.0%
3 or 4 apartments	1.1%	1.4%
5 to 9 apartments	1.1%	1.4%
10 + apartments	0.7%	0.0%
Mobile home/other	12.2%	7.5%
YEAR BUILT		
2020 or later	-	0.0%
2010 to 2019	-	2.6%
2000 to 2009	-	17.3%
1980 to 1999	21.1%	21.3%
1960 to 1979	37.1%	27.3%
1940 to 1959	27.7%	13.0%
1939 or earlier	14.0%	18.5%
ROOMS		
1 room	0.2%	0.0%
2 or 3 rooms	4.5%	2.0%
4 or 5 rooms	37.4%	23.3%
6 or 7 rooms	41.8%	38.8%
8 + rooms	16.0%	35.9%
BEDROOMS		
No bedroom	0.4%	0.0%
1 bedroom	5.2%	2.3%
2 or 3 bedrooms	79.8%	69.7%
4+ bedrooms	14.5%	28.0%
COMPLETE FACILITIES		
Plumbing facilities	100.0%	99.6%
Kitchen facilities	99.7%	99.6%
HOUSE HEATING FUEL		
Utility gas	23.4%	40.0%
Bottled, tank, or LP gas	6.0%	12.9%
Electricity	21.4%	20.0%
Fuel oil, kerosene, etc.	44.4%	19.7%
Coal or coke	2.5%	3.1%
All other fuels	2.3%	4.3%
No fuel used	0.0%	0.0%

Source: U.S. Census Bureau

Housing Affordability (Homeowners)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	15.3%	7.7%
Less than 20 percent	10.5%	0.0%
20 to 29 percent	21.0%	0.0%
30 percent or more	68.5%	100.0%
\$20,000 to \$34,999		
Less than 20 percent	35.2%	9.3%
20 to 29 percent	23.5%	44.0%
30 percent or more	41.4%	46.7%
\$35,000 to \$49,999		
Less than 20 percent	45.2%	27.3%
20 to 29 percent	19.2%	55.5%
30 percent or more	35.6%	17.2%
\$50,000 to \$74,999		
Less than 20 percent	60.2%	59.4%
20 to 29 percent	35.1%	12.2%
30 percent or more	4.7%	28.4%
\$75,000 or more		
Less than 20 percent	83.4%	81.3%
20 to 29 percent	16.6%	13.7%
30 percent or more	0.0%	5.0%

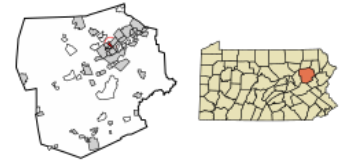
Housing Affordability (Renters)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	25.9%	2.4%
Less than 20 percent	0.0%	0.0%
20 to 29 percent	27.0%	0.0%
30 percent or more	73.0%	100.0%
\$20,000 to \$34,999		
Less than 20 percent	54.5%	0.0%
20 to 29 percent	23.6%	0.0%
30 percent or more	21.8%	100.0%
\$35,000 to \$49,999		
Less than 20 percent	71.4%	0.0%
20 to 29 percent	28.6%	100.0%
30 percent or more	0.0%	0.0%
\$50,000 to \$74,999		
Less than 20 percent	11.2%	41.0%
20 to 29 percent	100.0%	100.0%
30 percent or more	0.0%	0.0%
\$75,000 or more		
Less than 20 percent	0.0%	25.6%
20 to 29 percent	0.0%	74.4%
30 percent or more	0.0%	0.0%

Source: U.S. Census Bureau

Luzerne Borough

Luzerne Borough's population has decreased since 2000, though the share of residents aged 55 to 64 years has grown. The community is predominately White.



Luzerne Borough Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	2,952	2,845	2,711	2,721
Under 20	19.9%	19.3%	17.6%	20.7%
20 to 34	17.1%	19.0%	17.9%	17.9%
35 to 54	30.0%	29.3%	25.5%	18.8%
55 to 64	8.9%	14.5%	16.7%	18.9%
65 and older	23.9%	17.9%	22.3%	23.5%
White	98.7%	97.6%	91.8%	96.1%
Black/African American	0.3%	0.6%	1.5%	1.0%
Asian/Asian American	0.1%	0.2%	0.5%	0.0%
Native Hawaiian/Pacific Islander	0.0%	0.0%	0.1%	0.0%
American Indian/Alaska Native	0.0%	0.2%	0.1%	0.0%
Some other race	0.0%	0.6%	1.4%	0.0%
Two or more races	0.5%	0.7%	4.5%	2.9%
Hispanic/Latino	0.4%	2.1%	3.1%	0.7%
Male	47.0%	48.3%	49.8%	47.7%
Female	53.0%	51.7%	50.2%	52.3%

Source: U.S. Census Bureau

The share of owner-occupied housing units in Luzerne Borough has decreased since 2000, and the vacancy rate has risen. Most of the community's housing consists of single-family detached units, but there are many single-family attached units and apartments as well. Nearly all units were built prior to 1960. Most are heated with utility gas, though the use of electricity as a home heating fuel has doubled throughout the past two decades.

Luzerne Borough Housing Stock				
	2000	2010	2020	2021 Estimate
Total Housing Units	1,520	1,512	1,505	1,704
% Owner Occupied	54.5%	51.8%	49.7%	51.4%
% Renter Occupied	38.3%	39.3%	39.9%	33.0%
Vacancy Rate	7.2%	8.9%	10.4%	15.6%

Source: U.S. Census Bureau

Luzerne Borough homeowners reported 2021 incomes that are broadly dispersed across income brackets. Levels of housing security among homeowners varies as well. A majority of renters reported 2021 incomes below \$35,000, however, and many are housing insecure (their housing costs exceed 30 percent of their incomes).

Luzerne Borough Housing Characteristics

	2000	2021 Estimate
Housing units		
1, detached	53.0%	63.7%
1, attached	12.6%	11.5%
2 apartments	13.0%	7.5%
3 or 4 apartments	8.4%	9.1%
5 to 9 apartments	4.3%	1.1%
10 + apartments	7.5%	7.0%
Mobile home/other	1.3%	0.0%
YEAR BUILT		
2020 or later	-	0.0%
2010 to 2019	-	3.1%
2000 to 2009	-	0.7%
1980 to 1999	3.8%	1.7%
1960 to 1979	17.2%	16.4%
1940 to 1959	24.2%	30.1%
1939 or earlier	54.9%	48.0%
ROOMS		
1 room	3.7%	3.8%
2 or 3 rooms	7.3%	5.8%
4 or 5 rooms	27.7%	30.2%
6 or 7 rooms	46.5%	41.3%
8 + rooms	14.8%	18.8%
BEDROOMS		
No bedroom	4.1%	3.8%
1 bedroom	9.6%	9.4%
2 or 3 bedrooms	75.0%	77.2%
4+ bedrooms	11.3%	9.6%
COMPLETE FACILITIES		
Plumbing facilities	100.0%	99.0%
Kitchen facilities	99.5%	99.0%
HOUSE HEATING FUEL		
Utility gas	80.8%	76.6%
Bottled, tank, or LP gas	0.4%	3.1%
Electricity	8.2%	16.2%
Fuel oil, kerosene, etc.	8.9%	2.2%
Coal or coke	1.3%	1.9%
All other fuels	0.0%	0.0%
No fuel used	0.4%	0.0%

Source: U.S. Census Bureau

Housing Affordability (Homeowners)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	30.4%	14.3%
Less than 20 percent	29.2%	0.0%
20 to 29 percent	26.0%	10.6%
30 percent or more	44.7%	89.4%
\$20,000 to \$34,999		
Less than 20 percent	17.1%	15.1%
20 to 29 percent	82.1%	21.2%
30 percent or more	17.9%	25.8%
\$35,000 to \$49,999		
Less than 20 percent	0.0%	53.0%
20 to 29 percent	20.5%	26.0%
30 percent or more	70.3%	37.7%
\$50,000 to \$74,999		
Less than 20 percent	20.3%	38.6%
20 to 29 percent	9.5%	23.7%
30 percent or more	23.2%	12.6%
\$75,000 or more		
Less than 20 percent	86.2%	43.6%
20 to 29 percent	13.8%	48.2%
30 percent or more	0.0%	8.2%
\$75,000 or more		
Less than 20 percent	8.9%	32.1%
20 to 29 percent	100.0%	97.9%
30 percent or more	0.0%	2.1%
30 percent or more	0.0%	0.0%

Housing Affordability (Renters)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	42.8%	34.3%
Less than 20 percent	11.9%	0.0%
20 to 29 percent	26.1%	24.6%
30 percent or more	61.9%	75.4%
\$20,000 to \$34,999		
Less than 20 percent	28.5%	27.2%
20 to 29 percent	65.5%	37.2%
30 percent or more	34.5%	31.1%
\$35,000 to \$49,999		
Less than 20 percent	0.0%	31.8%
20 to 29 percent	20.2%	10.8%
30 percent or more	100.0%	35.6%
\$50,000 to \$74,999		
Less than 20 percent	0.0%	64.4%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%
\$75,000 or more		
Less than 20 percent	6.3%	14.9%
20 to 29 percent	100.0%	100.0%
30 percent or more	0.0%	0.0%
\$75,000 or more		
Less than 20 percent	2.2%	12.8%
20 to 29 percent	100.0%	100.0%
30 percent or more	0.0%	0.0%

Source: U.S. Census Bureau

Nanticoke City

Nanticoke City's population has remained relatively steady since 2000, and the majority share of the population has remained between 35 and 54 years old. The share of people aged 55 to 64 has increased during that period, and the share of people 65 and older has decreased. The city is predominately White and has become more diverse over time.



Nanticoke City Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	10,955	10,465	10,628	10,588
Under 20	21.8%	21.7%	22.1%	23.1%
20 to 34	18.3%	18.6%	18.4%	18.7%
35 to 54	25.8%	26.4%	24.9%	25.0%
55 to 64	10.7%	13.0%	13.6%	14.4%
65 and older	23.3%	20.3%	20.9%	18.9%
White	98.6%	95.9%	86.5%	85.1%
Black/African American	0.3%	1.6%	5.0%	5.3%
Asian/Asian American	0.3%	0.4%	0.5%	0.0%
Native Hawaiian/Pacific Islander	0.0%	0.0%	0.0%	0.1%
American Indian/Alaska Native	0.1%	0.1%	0.2%	0.1%
Some other race	0.3%	0.6%	2.5%	3.6%
Two or more races	5.4%	1.3%	5.4%	5.7%
Hispanic/Latino	0.4%	2.6%	7.0%	9.9%
Male	46.7%	47.8%	48.4%	49.5%
Female	53.3%	52.2%	51.6%	50.5%

Source: U.S. Census Bureau

The number of housing units in Nanticoke City slightly decreased over the last 20 years. The share of owner-occupied units also decreased. The vacancy rate, along with the share of renter-occupied units, increased since 2000.

Most of Nanticoke City's housing consists of single-family detached units, although there is a significant proportion of single-family attached units too. Apartments are fairly common as well. A majority of these housing units per built before 1980; nearly 47 percent were built before 1940.

Nanticoke City Housing Stock				
	2000	2010	2020	2021 Estimate
Total Housing Units	5,502	5,359	5,370	5,239
% Owner Occupied	54.7%	50.7%	46.6%	50.7%
% Renter Occupied	33.8%	36.9%	40.3%	34.4%
Vacancy Rate	11.5%	12.4%	13.1%	14.9%

Source: U.S. Census Bureau

Nearly 60 percent of Nanticoke City homeowners reported 2021 incomes over \$50,000. These individuals are largely housing secure, with housing costs less than 30 percent of their incomes. Renter incomes were more broadly dispersed across income brackets, though more than 36 percent reported 2021 incomes less than \$20,000. Most of these individuals are housing insecure.

Nanticoke City Housing Characteristics		
	2000	2021 Estimate
Housing units		
1, detached	54.0%	57.2%
1, attached	13.1%	18.4%
2 apartments	12.2%	6.6%
3 or 4 apartments	9.4%	6.9%
5 to 9 apartments	4.1%	1.9%
10 + apartments	7.2%	8.7%
Mobile home/other	0.1%	0.2%
YEAR BUILT		
2020 or later	-	0.0%
2010 to 2019	-	1.1%
2000 to 2009	-	2.0%
1980 to 1999	5.3%	7.1%
1960 to 1979	18.0%	22.3%
1940 to 1959	15.2%	20.8%
1939 or earlier	61.5%	46.7%
ROOMS		
1 room	1.9%	1.7%
2 or 3 rooms	9.6%	7.5%
4 or 5 rooms	27.7%	26.3%
6 or 7 rooms	49.1%	44.7%
8 + rooms	11.7%	19.8%
BEDROOMS		
No bedroom	2.4%	1.9%
1 bedroom	10.4%	9.0%
2 or 3 bedrooms	77.8%	77.9%
4+ bedrooms	9.5%	11.2%
COMPLETE FACILITIES		
Plumbing facilities	99.7%	100.0%
Kitchen facilities	99.6%	99.7%
HOUSE HEATING FUEL		
Utility gas	68.0%	69.5%
Bottled, tank, or LP gas	1.7%	0.8%
Electricity	12.0%	19.7%
Fuel oil, kerosene, etc.	14.8%	7.2%
Coal or coke	3.1%	0.7%
All other fuels	0.1%	1.2%
No fuel used	0.2%	0.9%

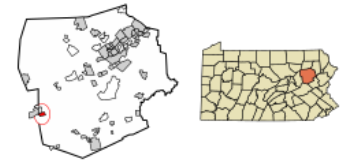
Source: U.S. Census Bureau

Housing Affordability (Homeowners)		
Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	23.1%	13.4%
Less than 20 percent	18.7%	18.2%
20 to 29 percent	20.6%	10.9%
30 percent or more	60.7%	70.8%
\$20,000 to \$34,999		
Less than 20 percent	27.6%	11.1%
20 to 29 percent	68.4%	58.1%
30 percent or more	15.6%	20.3%
\$35,000 to \$49,999		
Less than 20 percent	16.0%	21.6%
20 to 29 percent	18.7%	15.9%
30 percent or more	65.3%	62.3%
\$50,000 to \$74,999		
Less than 20 percent	21.0%	18.2%
20 to 29 percent	13.7%	19.4%
30 percent or more	19.9%	20.8%
\$75,000 or more		
Less than 20 percent	80.6%	78.7%
20 to 29 percent	18.2%	17.0%
30 percent or more	1.1%	4.3%
Housing Affordability (Renters)		
Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	60.0%	36.3%
Less than 20 percent	4.4%	5.9%
20 to 29 percent	22.3%	13.8%
30 percent or more	73.2%	80.3%
\$20,000 to \$34,999		
Less than 20 percent	20.9%	13.1%
20 to 29 percent	46.2%	17.1%
30 percent or more	39.0%	49.5%
\$35,000 to \$49,999		
Less than 20 percent	14.8%	33.3%
20 to 29 percent	13.6%	16.3%
30 percent or more	88.8%	38.5%
\$50,000 to \$74,999		
Less than 20 percent	11.2%	38.5%
20 to 29 percent	0.0%	22.9%
30 percent or more	0.0%	19.0%
\$75,000 or more		
Less than 20 percent	100.0%	41.4%
20 to 29 percent	0.0%	45.5%
30 percent or more	0.0%	13.1%
\$75,000 or more		
Less than 20 percent	1.0%	15.4%
20 to 29 percent	100.0%	87.3%
30 percent or more	0.0%	12.7%
\$75,000 or more		
Less than 20 percent	0.0%	0.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%

Source: U.S. Census Bureau

Nescopeck Borough

Nescopeck Borough's population has remained relatively steady since 2000, and the majority share of the population has remained between 35 and 54 years old. The community is predominately White and has become more diverse over time, as the Black/African American population has grown.



Nescopeck Borough Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	1,528	1,583	1,480	1,472
Under 20	24.4%	24.3%	19.8%	21.9%
20 to 34	20.2%	18.8%	18.6%	20.8%
35 to 54	27.5%	28.4%	23.6%	26.4%
55 to 64	9.3%	11.7%	17.4%	8.8%
65 and older	18.6%	16.8%	20.7%	22.2%
White	97.6%	98.6%	92.0%	95.9%
Black/African American	0.5%	0.3%	0.9%	2.6%
Asian/Asian American	0.2%	0.3%	0.3%	0.1%
Native Hawaiian/Pacific Islander	0.0%	0.0%	0.1%	0.0%
American Indian/Alaska Native	0.0%	0.1%	0.1%	0.0%
Some other race	0.0%	0.0%	1.1%	0.2%
Two or more races	0.4%	0.8%	5.5%	1.2%
Hispanic/Latino	1.2%	2.2%	2.3%	3.3%
Male	47.9%	47.5%	49.9%	50.8%
Female	52.1%	52.5%	50.1%	49.2%

Source: U.S. Census Bureau

Nescopeck Borough's housing stock has remained stable throughout the last two decades. Owner-occupancy has decreased slightly and vacancy has increased.

Most of the borough's housing stock consists of single-family detached usings, but apartments are common as well. A majority of these units were built prior to 1960. Utility gas has become the most commonly used home heating source. It is followed by electricity (which has also become more popular) and fuel oil, kerosene, etc. (with has become less popular).

Nescopeck Borough Housing Stock				
	2000	2010	2020	2021 Estimate
Total Housing Units	729	765	735	779
% Owner Occupied	58.4%	54.4%	57.4%	55.6%
% Renter Occupied	33.7%	35.4%	34.6%	26.4%
Vacancy Rate	7.8%	10.2%	8.0%	18.0%

Source: U.S. Census Bureau

Nescopeck Borough homeowners and renters reported 2021 incomes that are broadly dispersed across income brackets, with varying degrees of housing security.

Nescopeck Borough Housing Characteristics

	2000	2021 Estimate
Housing units		
1, detached	55.6%	70.4%
1, attached	9.6%	4.1%
2 apartments	10.8%	7.8%
3 or 4 apartments	17.1%	11.3%
5 to 9 apartments	0.8%	1.9%
10 + apartments	1.6%	2.2%
Mobile home/other	4.4%	2.3%
YEAR BUILT		
2020 or later	-	0.5%
2010 to 2019	-	0.0%
2000 to 2009	-	2.0%
1980 to 1999	7.0%	8.6%
1960 to 1979	16.2%	19.9%
1940 to 1959	22.8%	33.0%
1939 or earlier	54.2%	36.0%
ROOMS		
1 room	0.0%	1.7%
2 or 3 rooms	13.2%	11.0%
4 or 5 rooms	38.5%	28.3%
6 or 7 rooms	32.5%	40.2%
8 + rooms	15.8%	18.8%
BEDROOMS		
No bedroom	0.0%	1.7%
1 bedroom	16.7%	6.9%
2 or 3 bedrooms	70.9%	79.2%
4+ bedrooms	12.3%	12.2%
COMPLETE FACILITIES		
Plumbing facilities	100.0%	100.0%
Kitchen facilities	99.3%	100.0%
HOUSE HEATING FUEL		
Utility gas	39.1%	46.0%
Bottled, tank, or LP gas	1.2%	2.3%
Electricity	16.5%	23.8%
Fuel oil, kerosene, etc.	39.4%	21.3%
Coal or coke	0.9%	2.0%
All other fuels	0.4%	4.1%
No fuel used	0.6%	0.5%

Source: U.S. Census Bureau

Housing Affordability (Homeowners)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	23.5%	12.2%
Less than 20 percent	14.3%	5.7%
20 to 29 percent	45.2%	24.5%
30 percent or more	40.5%	69.8%
\$20,000 to \$34,999		
Less than 20 percent	48.2%	50.0%
20 to 29 percent	30.1%	29.7%
30 percent or more	21.7%	20.3%
\$35,000 to \$49,999		
Less than 20 percent	68.8%	54.2%
20 to 29 percent	25.0%	25.0%
30 percent or more	6.3%	20.8%
\$50,000 to \$74,999		
Less than 20 percent	70.2%	77.3%
20 to 29 percent	26.2%	11.4%
30 percent or more	3.6%	11.4%
\$75,000 or more		
Less than 20 percent	90.7%	95.9%
20 to 29 percent	4.7%	4.1%
30 percent or more	4.7%	0.0%

Housing Affordability (Renters)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	41.6%	15.0%
Less than 20 percent	4.3%	0.0%
20 to 29 percent	23.4%	0.0%
30 percent or more	72.3%	100.0%
\$20,000 to \$34,999		
Less than 20 percent	65.2%	26.5%
20 to 29 percent	30.4%	11.8%
30 percent or more	4.3%	61.8%
\$35,000 to \$49,999		
Less than 20 percent	91.7%	55.2%
20 to 29 percent	8.3%	44.8%
30 percent or more	0.0%	0.0%
\$50,000 to \$74,999		
Less than 20 percent	100.0%	94.5%
20 to 29 percent	0.0%	5.5%
30 percent or more	0.0%	0.0%
\$75,000 or more		
Less than 20 percent	100.0%	95.7%
20 to 29 percent	0.0%	4.3%
30 percent or more	0.0%	0.0%

Source: U.S. Census Bureau

Nescopeck Township

Nescopeck Township's population has remained relatively steady since 2000. The shares of residents under age 54 has declined during that period, and the shares of residents over age 55 have grown. The community is predominately White.



Nescopeck Township Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	1,096	1,155	1,081	997
Under 20	26.1%	23.1%	22.3%	21.4%
20 to 34	14.1%	14.3%	12.8%	10.4%
35 to 54	37.1%	31.9%	27.6%	23.1%
55 to 64	9.3%	16.3%	17.9%	24.5%
65 and older	13.5%	14.5%	19.5%	20.3%
White	98.2%	98.0%	96.1%	97.8%
Black/African American	0.0%	0.2%	0.1%	1.1%
Asian/Asian American	0.2%	0.3%	0.2%	0.0%
Native Hawaiian/Pacific Islander	0.4%	0.0%	0.3%	0.0%
American Indian/Alaska Native	0.2%	0.3%	0.2%	0.0%
Some other race	0.1%	0.4%	0.2%	0.0%
Two or more races	0.5%	0.8%	3.0%	1.1%
Hispanic/Latino	0.5%	0.8%	1.1%	0.4%
Male	49.5%	50.5%	50.8%	52.0%
Female	50.5%	49.5%	49.2%	48.0%

Source: U.S. Census Bureau

Nescopeck Township's housing stock has remained stable throughout the past two decades. It largely consists of single-family detached units. Over seven percent of the housing stock consists of mobile homes.

Most of the township's housing units were built between 1960 and 1999. Despite declining demand, fuel oil, kerosene, etc. has remained the most commonly used home heating source. The use of electricity and coal or coke has been steady. The use of bottled, tank, or LP gas has more than doubled.

Nescopeck Township Housing Stock				
	2000	2010	2020	2021 Estimate
Total Housing Units	459	483	468	438
% Owner Occupied	83.0%	83.9%	81.8%	88.1%
% Renter Occupied	7.2%	8.1%	7.1%	3.9%
Vacancy Rate	9.8%	8.1%	11.1%	8.0%

Source: U.S. Census Bureau

Over half of Nescopeck Township's homeowners reported incomes over \$75,000. Most are housing secure, because their housing costs are less than 30 percent of their incomes. All renters reported incomes over \$75,000 and all are housing secure.

Nescopeck Township Housing Characteristics

	2000	2021 Estimate
Housing units		
1, detached	88.5%	92.6%
1, attached	0.0%	0.0%
2 apartments	0.0%	0.0%
3 or 4 apartments	0.0%	0.0%
5 to 9 apartments	0.0%	0.0%
10 + apartments	0.0%	0.0%
Mobile home/other	10.9%	7.4%
YEAR BUILT		
2020 or later	-	0.0%
2010 to 2019	-	1.5%
2000 to 2009	-	11.9%
1980 to 1999	37.6%	41.9%
1960 to 1979	30.0%	21.3%
1940 to 1959	11.3%	4.0%
1939 or earlier	21.1%	19.4%
ROOMS		
1 room	0.7%	0.0%
2 or 3 rooms	3.1%	1.5%
4 or 5 rooms	36.2%	16.6%
6 or 7 rooms	40.5%	46.2%
8 + rooms	19.7%	35.7%
BEDROOMS		
No bedroom	0.7%	0.0%
1 bedroom	3.3%	3.0%
2 or 3 bedrooms	81.0%	77.9%
4+ bedrooms	15.0%	19.1%
COMPLETE FACILITIES		
Plumbing facilities	100.0%	100.0%
Kitchen facilities	99.5%	100.0%
HOUSE HEATING FUEL		
Utility gas	0.5%	0.7%
Bottled, tank, or LP gas	5.3%	12.9%
Electricity	20.8%	20.3%
Fuel oil, kerosene, etc.	52.9%	41.9%
Coal or coke	12.3%	12.4%
All other fuels	0.5%	10.9%
No fuel used	0.0%	0.7%

Source: U.S. Census Bureau

Housing Affordability (Homeowners)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	14.6%	5.7%
Less than 20 percent	12.8%	0.0%
20 to 29 percent	20.5%	27.3%
30 percent or more	66.7%	72.7%
\$20,000 to \$34,999		
Less than 20 percent	32.4%	23.3%
20 to 29 percent	10.8%	13.3%
30 percent or more	56.8%	63.3%
\$35,000 to \$49,999		
Less than 20 percent	42.9%	100.0%
20 to 29 percent	33.3%	0.0%
30 percent or more	23.8%	0.0%
\$50,000 to \$74,999		
Less than 20 percent	62.1%	58.9%
20 to 29 percent	34.7%	41.1%
30 percent or more	3.2%	0.0%
\$75,000 or more		
Less than 20 percent	94.1%	86.5%
20 to 29 percent	5.9%	12.5%
30 percent or more	0.0%	1.0%

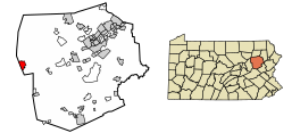
Housing Affordability (Renters)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	26.7%	0.0%
Less than 20 percent	0.0%	0.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	100.0%	0.0%
\$20,000 to \$34,999		
Less than 20 percent	0.0%	0.0%
20 to 29 percent	100.0%	0.0%
30 percent or more	0.0%	0.0%
\$35,000 to \$49,999		
Less than 20 percent	100.0%	0.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%
\$50,000 to \$74,999		
Less than 20 percent	0.0%	0.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%
\$75,000 or more		
Less than 20 percent	0.0%	100.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%

Source: U.S. Census Bureau

New Columbus Borough

New Columbus Borough's population has remained relatively steady since 2000. The population remains predominantly White.



New Columbus Borough Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	215	227	222	237
Under 20	26.5%	27.8%	22.2%	13.5%
20 to 34	22.3%	15.4%	24.4%	19.9%
35 to 54	21.0%	30.4%	23.1%	17.8%
55 to 64	10.2%	9.7%	12.2%	16.8%
65 and older	20.0%	16.7%	18.5%	32.1%
White	98.6%	100.0%	96.8%	99.2%
Black/African American	0.0%	0.0%	0.0%	0.0%
Asian/Asian American	0.0%	0.0%	0.9%	0.0%
Native Hawaiian/Pacific Islander	0.0%	0.0%	0.0%	0.0%
American Indian/Alaska Native	0.0%	0.0%	0.0%	0.0%
Some other race	0.0%	0.0%	0.0%	0.0%
Two or more races	0.0%	0.0%	2.3%	0.8%
Hispanic/Latino	1.4%	0.9%	2.3%	0.0%
Male	46.5%	47.6%	51.4%	56.5%
Female	53.5%	52.4%	48.6%	43.5%

Source: U.S. Census Bureau

New Columbus Borough's housing stock has endured some fluctuation during the last two decades. Most housing consists of single-family detached units. Mobile homes are somewhat common as well. Forty-seven percent of housing units were built before 1940 and 46 percent were built between 1960 and 1999. Despite diminishing demand, fuel oil, kerosene, etc. has remained a prominent home heating fuel. The use of electricity has increased, however, and the use of coal or coke has remained relatively stable.

New Columbus Borough Housing Stock				
	2000	2010	2020	2021 Estimate
Total Housing Units	97	98	93	121
% Owner Occupied	74.2%	67.3%	76.3%	72.7%
% Renter Occupied	15.5%	25.5%	19.4%	9.9%
Vacancy Rate	10.3%	7.1%	4.3%	17.4%

Source: U.S. Census Bureau

A majority of New Columbus Borough homeowners reported 2021 incomes below \$50,000. More specifically, over 36 percent reported incomes below \$20,000, and all are housing insecure. Their housing costs exceed 30 percent of their incomes. Similarly, three-quarters of renters reported 2021 incomes between \$50,000 and \$74,999, and all are housing insecure. One-quarter of renters reported incomes over \$75,000, and they are housing secure.

New Columbus Borough Housing Characteristics

	2000	2021 Estimate
Housing units		
1, detached	81.4%	87.0%
1, attached	0.0%	2.0%
2 apartments	0.0%	0.0%
3 or 4 apartments	3.1%	2.0%
5 to 9 apartments	0.0%	0.0%
10 + apartments	0.0%	0.0%
Mobile home/other	15.5%	9.0%
YEAR BUILT		
2020 or later	-	0.0%
2010 to 2019	-	4.0%
2000 to 2009	-	1.0%
1980 to 1999	15.5%	22.0%
1960 to 1979	33.0%	24.0%
1940 to 1959	2.1%	2.0%
1939 or earlier	49.5%	47.0%
ROOMS		
1 room	0.0%	0.0%
2 or 3 rooms	1.0%	0.0%
4 or 5 rooms	32.0%	22.0%
6 or 7 rooms	42.3%	57.0%
8 + rooms	23.7%	21.0%
BEDROOMS		
No bedroom	0.0%	0.0%
1 bedroom	1.0%	2.0%
2 or 3 bedrooms	78.0%	78.0%
4+ bedrooms	28.9%	20.0%
COMPLETE FACILITIES		
Plumbing facilities	97.7%	99.0%
Kitchen facilities	97.7%	93.0%
HOUSE HEATING FUEL		
Utility gas	0.0%	0.0%
Bottled, tank, or LP gas	2.3%	1.0%
Electricity	13.8%	23.0%
Fuel oil, kerosene, etc.	66.7%	46.0%
Coal or coke	13.8%	14.0%
All other fuels	0.0%	16.0%
No fuel used	0.0%	0.0%

Source: U.S. Census Bureau

Housing Affordability (Homeowners)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	27.5%	36.4%
Less than 20 percent	18.2%	0.0%
20 to 29 percent	36.4%	0.0%
30 percent or more	45.5%	100.0%
\$20,000 to \$34,999		
Less than 20 percent	16.7%	70.0%
20 to 29 percent	50.0%	10.0%
30 percent or more	33.3%	20.0%
\$35,000 to \$49,999		
Less than 20 percent	33.3%	60.0%
20 to 29 percent	66.7%	20.0%
30 percent or more	0.0%	20.0%
\$50,000 to \$74,999		
Less than 20 percent	100.0%	16.7%
20 to 29 percent	0.0%	83.3%
30 percent or more	0.0%	0.0%
\$75,000 or more		
Less than 20 percent	0.0%	96.0%
20 to 29 percent	0.0%	4.0%
30 percent or more	0.0%	0.0%

Housing Affordability (Renters)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	0.0%	0.0%
Less than 20 percent	0.0%	0.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%
\$20,000 to \$34,999		
Less than 20 percent	0.0%	0.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%
\$35,000 to \$49,999		
Less than 20 percent	100.0%	0.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%
\$50,000 to \$74,999		
Less than 20 percent	0.0%	75.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	100.0%
\$75,000 or more		
Less than 20 percent	100.0%	100.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%

Source: U.S. Census Bureau

Newport Township

Newport Township's population has declined since 2000, and the majority share of the population has remained between 35 and 54 years old. The share of residents aged 55 to 64 years has risen steadily. The community is predominately White and has become more diverse over time, as the Black/African American population has grown.



Newport Township Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	5,006	5,374	4,433	4,546
Under 20	18.4%	18.6%	20.6%	18.2%
20 to 34	25.1%	23.7%	19.4%	21.9%
35 to 54	28.4%	31.7%	26.8%	28.4%
55 to 64	9.4%	10.8%	13.9%	15.4%
65 and older	18.7%	15.2%	19.4%	16.2%
White	88.4%	84.6%	87.6%	76.0%
Black/African American	8.5%	11.4%	4.6%	16.4%
Asian/Asian American	0.3%	0.3%	0.3%	2.0%
Native Hawaiian/Pacific Islander	0.0%	0.0%	0.0%	0.0%
American Indian/Alaska Native	0.1%	0.1%	0.2%	0.5%
Some other race	0.1%	2.6%	1.9%	2.2%
Two or more races	0.2%	1.2%	5.4%	3.0%
Hispanic/Latino	2.3%	4.3%	4.7%	4.0%
Male	56.1%	58.5%	51.9%	63.2%
Female	43.9%	41.5%	48.1%	36.8%

Source: U.S. Census Bureau

The number of housing units in Newport Township has decreased over the last 20 years, though owner-occupancy and renter-occupancy has remained fairly stable. A majority of housing consists of single-family detached units, and approximately one-fifth consists of single-family attached units. Sixty percent of the townships housing units were built prior to 1940. Although fuel oil, kerosene, etc. has been the most commonly used home heating source since 2000, demand has diminished. The use of electricity has increased and the use of utility gas has remained relatively stable.

Newport Township Housing Stock				
	2000	2010	2020	2021 Estimate
Total Housing Units	2,166	2,144	2,154	1,766
% Owner Occupied	57.8%	57.2%	54.7%	58.8%
% Renter Occupied	24.7%	24.8%	26.6%	25.7%
Vacancy Rate	17.4%	18.0%	18.7%	15.5%

Source: U.S. Census Bureau

Newport Township homeowners reported 2021 incomes that are broadly dispersed across income brackets. A plurality of 41 percent reported income over \$75,000, and these individuals are all housing secure (their housing costs are less than 30 percent of their incomes). Most renters reported incomes less than \$50,000, however, and a majority are housing insecure.

Newport Township Housing Characteristics

	2000	2021 Estimate
Housing units		
1, detached	58.2%	64.3%
1, attached	13.0%	20.9%
2 apartments	11.9%	3.8%
3 or 4 apartments	10.8%	6.8%
5 to 9 apartments	3.7%	1.1%
10 + apartments	1.7%	2.5%
Mobile home/other	0.7%	0.5%
YEAR BUILT		
2020 or later	-	0.0%
2010 to 2019	-	0.3%
2000 to 2009	-	3.1%
1980 to 1999	5.7%	4.8%
1960 to 1979	10.9%	10.0%
1940 to 1959	13.0%	21.9%
1939 or earlier	70.4%	59.9%
ROOMS		
1 room	0.3%	0.0%
2 or 3 rooms	8.6%	2.8%
4 or 5 rooms	25.9%	28.8%
6 or 7 rooms	49.5%	36.7%
8 + rooms	15.6%	31.7%
BEDROOMS		
No bedroom	0.6%	0.0%
1 bedroom	8.5%	5.7%
2 or 3 bedrooms	79.4%	71.3%
4+ bedrooms	11.5%	23.0%
COMPLETE FACILITIES		
Plumbing facilities	99.4%	98.5%
Kitchen facilities	100.0%	100.0%
HOUSE HEATING FUEL		
Utility gas	18.6%	20.4%
Bottled, tank, or LP gas	3.0%	4.8%
Electricity	15.3%	27.2%
Fuel oil, kerosene, etc.	54.7%	36.4%
Coal or coke	7.0%	8.5%
All other fuels	0.0%	2.7%
No fuel used	0.0%	0.0%

Source: U.S. Census Bureau

Housing Affordability (Homeowners)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	24.0%	18.2%
Less than 20 percent	10.6%	15.2%
20 to 29 percent	25.4%	14.4%
30 percent or more	64.0%	70.4%
\$20,000 to \$34,999		
Less than 20 percent	22.2%	19.9%
20 to 29 percent	72.5%	52.7%
30 percent or more	11.9%	0.0%
\$35,000 to \$49,999		
Less than 20 percent	15.6%	47.3%
20 to 29 percent	17.9%	11.0%
30 percent or more	61.9%	33.3%
\$50,000 to \$74,999		
Less than 20 percent	24.4%	18.4%
20 to 29 percent	13.6%	48.2%
30 percent or more	19.4%	9.6%
\$75,000 or more		
Less than 20 percent	92.7%	79.0%
20 to 29 percent	7.3%	14.0%
30 percent or more	0.0%	7.0%
Less than 20 percent	16.5%	41.3%
20 to 29 percent	89.5%	89.7%
30 percent or more	10.5%	10.3%
Less than 20 percent	0.0%	0.0%

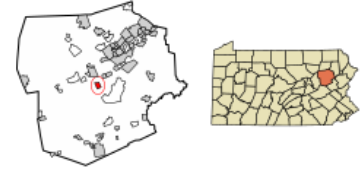
Housing Affordability (Renters)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	42.9%	28.4%
Less than 20 percent	9.8%	8.8%
20 to 29 percent	8.8%	0.0%
30 percent or more	81.5%	91.2%
\$20,000 to \$34,999		
Less than 20 percent	22.6%	31.7%
20 to 29 percent	47.2%	4.8%
30 percent or more	34.3%	21.4%
\$35,000 to \$49,999		
Less than 20 percent	18.5%	73.8%
20 to 29 percent	21.8%	22.4%
30 percent or more	100.0%	25.8%
\$50,000 to \$74,999		
Less than 20 percent	0.0%	23.6%
20 to 29 percent	0.0%	50.6%
30 percent or more	12.8%	6.3%
Less than 20 percent	100.0%	56.0%
20 to 29 percent	0.0%	44.0%
30 percent or more	0.0%	0.0%
\$75,000 or more		
Less than 20 percent	0.0%	11.3%
20 to 29 percent	0.0%	100.0%
30 percent or more	0.0%	0.0%

Source: U.S. Census Bureau

Nuangola Borough

Nuangola Borough's population has remained steady since 2000, and the majority share of the population has remained between 35 and 54 years old. The population of people under 20 years old has declined steadily. The community is predominately White.



Nuangola Borough Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	671	679	666	677
Under 20	22.8%	21.8%	20.9%	19.9%
20 to 34	18.0%	13.5%	11.7%	16.3%
35 to 54	34.5%	30.6%	25.7%	29.8%
55 to 64	12.1%	15.3%	18.6%	12.6%
65 and older	12.7%	18.7%	23.1%	21.3%
White	99.4%	99.0%	94.9%	97.5%
Black/African American	0.0%	0.0%	0.2%	0.0%
Asian/Asian American	0.3%	0.9%	0.6%	0.4%
Native Hawaiian/Pacific Islander	0.0%	0.0%	0.0%	0.0%
American Indian/Alaska Native	0.0%	0.1%	0.2%	0.0%
Some other race	0.0%	0.0%	1.2%	0.0%
Two or more races	0.0%	0.0%	3.0%	0.2%
Hispanic/Latino	0.3%	0.2%	2.6%	0.0%
Male	52.0%	49.2%	50.0%	47.1%
Female	48.0%	50.8%	50.0%	52.9%

Source: U.S. Census Bureau

The number of housing units in Nuangola Borough has increased over the last 20 years. Occupancy has remained stable during that period, and the vacancy rate decreased slightly.

Most of Nuangola Borough's housing consists of single-family detached units. The shares of units heated by electricity and fuel oil, kerosene, etc. are nearly equal. The use of fuel oil, kerosene, etc. has decreased since 2000, however, and the use of electricity has increased. The use of bottle, tank, or LP gas has increased too.

Nuangola Borough Housing Stock				
	2000	2010	2020	2021 Estimate
Total Housing Units	374	400	400	380
% Owner Occupied	62.0%	62.8%	62.0%	62.4%
% Renter Occupied	7.2%	5.8%	8.8%	8.9%
Vacancy Rate	30.7%	31.5%	29.3%	28.7%

Source: U.S. Census Bureau

Half of Nuangola Borough's homeowners reported 2021 incomes over \$75,000. Most are housing secure, with housing costs less than 30 percent of their incomes. Renter incomes are largely divided into figures exceeding \$50,000 and figures below \$35,000. All renters with higher incomes are housing secure. The inverse is true for renters with lower incomes.

Nuangola Borough Housing Characteristics		
	2000	2021 Estimate
Housing units		
1, detached	92.5%	94.1%
1, attached	1.1%	0.7%
2 apartments	1.1%	1.8%
3 or 4 apartments	1.9%	0.0%
5 to 9 apartments	0.0%	0.0%
10 + apartments	0.0%	0.0%
Mobile home/other	3.5%	3.3%
YEAR BUILT		
2020 or later	-	0.0%
2010 to 2019	-	4.8%
2000 to 2009	-	8.1%
1980 to 1999	6.4%	12.9%
1960 to 1979	23.8%	29.2%
1940 to 1959	29.4%	20.3%
1939 or earlier	40.4%	24.7%
ROOMS		
1 room	0.0%	0.0%
2 or 3 rooms	3.5%	1.5%
4 or 5 rooms	29.9%	35.1%
6 or 7 rooms	51.3%	34.3%
8 + rooms	15.3%	29.2%
BEDROOMS		
No bedroom	0.0%	0.0%
1 bedroom	2.4%	1.5%
2 or 3 bedrooms	79.9%	71.6%
4+ bedrooms	17.6%	26.9%
COMPLETE FACILITIES		
Plumbing facilities	100.0%	100.0%
Kitchen facilities	100.0%	99.3%
HOUSE HEATING FUEL		
Utility gas	0.8%	0.7%
Bottled, tank, or LP gas	8.1%	18.8%
Electricity	24.7%	35.4%
Fuel oil, kerosene, etc.	56.4%	35.8%
Coal or coke	8.1%	9.2%
All other fuels	0.0%	0.0%
No fuel used	0.0%	0.0%

Source: U.S. Census Bureau

Housing Affordability (Homeowners)			
Monthly Housing Costs as a Percentage of Income	2021		2000
	Estimate	Estimate	
Median Household Income			
Less than \$20,000	16.0%	16.0%	
Less than 20 percent	5.9%	0.0%	
20 to 29 percent	11.8%	7.9%	
30 percent or more	82.4%	92.1%	
\$20,000 to \$34,999			
Less than 20 percent	56.3%	11.1%	
20 to 29 percent	18.8%	33.3%	
30 percent or more	25.0%	55.6%	
\$35,000 to \$49,999			
Less than 20 percent	48.8%	11.8%	
20 to 29 percent	34.9%	64.7%	
30 percent or more	16.3%	23.5%	
\$50,000 to \$74,999			
Less than 20 percent	96.6%	71.1%	
20 to 29 percent	3.4%	24.4%	
30 percent or more	0.0%	4.4%	
\$75,000 or more			
Less than 20 percent	93.1%	74.8%	
20 to 29 percent	6.9%	17.6%	
30 percent or more	0.0%	7.6%	
Housing Affordability (Renters)			
Monthly Housing Costs as a Percentage of Income	2021		2000
	Estimate	Estimate	
Median Household Income			
Less than \$20,000	17.4%	27.3%	
Less than 20 percent	0.0%	0.0%	
20 to 29 percent	50.0%	0.0%	
30 percent or more	50.0%	100.0%	
\$20,000 to \$34,999			
Less than 20 percent	66.7%	0.0%	
20 to 29 percent	33.3%	0.0%	
30 percent or more	0.0%	100.0%	
\$35,000 to \$49,999			
Less than 20 percent	100.0%	0.0%	
20 to 29 percent	0.0%	0.0%	
30 percent or more	0.0%	0.0%	
\$50,000 to \$74,999			
Less than 20 percent	100.0%	62.5%	
20 to 29 percent	0.0%	37.5%	
30 percent or more	0.0%	0.0%	
\$75,000 or more			
Less than 20 percent	100.0%	40.0%	
20 to 29 percent	0.0%	60.0%	
30 percent or more	0.0%	0.0%	

Source: U.S. Census Bureau

Penn Lake Park Borough

Penn Lake Park Borough's population has risen slightly since 2000, and it has remained predominately White during that period.



Penn Lake Park Borough, Pennsylvania Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	269	308	360	373
Under 20	21.2%	16.9%	18.1%	24.3%
20 to 34	13.3%	9.4%	12.2%	8.0%
35 to 54	35.7%	30.5%	20.3%	32.4%
55 to 64	11.8%	22.4%	21.9%	10.7%
65 and older	17.8%	20.8%	27.5%	24.4%
White	98.5%	98.1%	95.0%	98.7%
Black/African American	0.0%	0.1%	0.8%	0.0%
Asian/Asian American	0.0%	0.0%	0.6%	0.8%
Native Hawaiian/Pacific Islander	0.0%	0.0%	0.6%	0.0%
American Indian/Alaska Native	0.0%	0.3%	0.0%	0.0%
Some other race	0.7%	0.0%	0.3%	0.0%
Two or more races	0.0%	0.6%	2.8%	0.5%
Hispanic/Latino	0.7%	0.0%	1.1%	0.0%
Male	51.3%	48.1%	49.2%	48.0%
Female	48.7%	51.9%	50.8%	52.0%

Source: U.S. Census Bureau

The number of housing units in Penn Lake Park Borough has increased (along with owner-occupancy) over the last 20 years, and the vacancy rate has declined (along with renter-occupancy).

Most of the borough's housing consists of single-family detached units. Electricity and bottled, tank, or LP gas have surpassed fuel oil, kerosene, etc. as preferred home heating sources.

Penn Lake Park Borough Housing Stock				
	2000	2010	2020	2021 Estimate
Total Housing Units	225	254	250	266
% Owner Occupied	43.6%	52.8%	57.6%	59.8%
% Renter Occupied	8.9%	2.8%	3.60%	1.1%
Vacancy Rate	47.6%	44.5%	38.80%	39.1%

Source: U.S. Census Bureau

Most Penn Lake Park Borough homeowners reported 2021 incomes higher than \$50,000. Seventeen percent of homeowners with incomes between \$50,000 and \$74,999 are housing insecure, with housing costs that exceed 30 percent of their incomes. All renters reported 2021 incomes over \$75,000 and all are housing secure.

Penn Lake Park Borough Housing Characteristics		
	2000	2021 Estimate
Housing units		
1, detached	96.0%	98.1%
1, attached	0.0%	0.6%
2 apartments	1.8%	1.2%
3 or 4 apartments	0.0%	0.0%
5 to 9 apartments	0.0%	0.0%
10 + apartments	1.3%	0.0%
Mobile home/other	0.9%	0.0%
YEAR BUILT		
2020 or later	-	0.0%
2010 to 2019	-	1.9%
2000 to 2009	-	27.2%
1980 to 1999	17.7%	14.2%
1960 to 1979	42.7%	22.8%
1940 to 1959	34.2%	30.9%
1939 or earlier	5.3%	3.1%
ROOMS		
1 room	0.0%	0.0%
2 or 3 rooms	8.0%	13.0%
4 or 5 rooms	28.0%	20.4%
6 or 7 rooms	46.2%	42.0%
8 + rooms	17.8%	24.7%
BEDROOMS		
No bedroom	0.0%	0.0%
1 bedroom	8.0%	9.3%
2 or 3 bedrooms	72.9%	69.1%
4+ bedrooms	19.1%	21.6%
COMPLETE FACILITIES		
Plumbing facilities	100.0%	100.0%
Kitchen facilities	100.0%	100.0%
HOUSE HEATING FUEL		
Utility gas	0.0%	0.6%
Bottled, tank, or LP gas	13.6%	29.0%
Electricity	22.0%	35.8%
Fuel oil, kerosene, etc.	53.4%	14.2%
Coal or coke	11.0%	10.5%
All other fuels	0.0%	9.9%
No fuel used	0.0%	0.0%

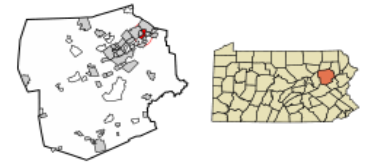
Source: U.S. Census Bureau

Housing Affordability (Homeowners)		
Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	12.5%	1.3%
Less than 20 percent	0.0%	0.0%
20 to 29 percent	16.7%	0.0%
30 percent or more	83.3%	100.0%
\$20,000 to \$34,999		
Less than 20 percent	52.9%	4.8%
20 to 29 percent	23.5%	14.3%
30 percent or more	23.5%	81.0%
\$35,000 to \$49,999		
Less than 20 percent	60.0%	77.8%
20 to 29 percent	40.0%	11.1%
30 percent or more	0.0%	11.1%
\$50,000 to \$74,999		
Less than 20 percent	93.8%	66.7%
20 to 29 percent	6.3%	16.7%
30 percent or more	0.0%	16.7%
\$75,000 or more		
Less than 20 percent	100.0%	65.9%
20 to 29 percent	0.0%	34.1%
30 percent or more	0.0%	0.0%
Housing Affordability (Renters)		
Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	27.8%	0.0%
Less than 20 percent	0.0%	0.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	100.0%	0.0%
\$20,000 to \$34,999		
Less than 20 percent	100.0%	0.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%
\$35,000 to \$49,999		
Less than 20 percent	100.0%	0.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%
\$50,000 to \$74,999		
Less than 20 percent	100.0%	0.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%
\$75,000 or more		
Less than 20 percent	0.0%	100.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%

Source: U.S. Census Bureau

Pittston City

Pittston City's population has declined since 2000. Although the city is predominately White, it has become more diverse. Proportions of Black/African American, Asian/Asian American, and Hispanic/Latino residents have grown during the last two decades.



Pittston City Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	8,104	7,739	7,591	7,589
Under 20	24.1%	23.1%	22.5%	26.1%
20 to 34	18.1%	19.6%	20.6%	26.0%
35 to 54	26.1%	27.0%	24.6%	18.2%
55 to 64	9.6%	12.4%	13.9%	14.2%
65 and older	22.2%	18.0%	18.4%	15.6%
White	97.9%	95.0%	85.5%	86.8%
Black/African American	0.6%	1.9%	4.3%	6.3%
Asian/Asian American	0.3%	0.5%	0.6%	1.1%
Native Hawaiian/Pacific Islander	0.0%	0.0%	0.0%	0.0%
American Indian/Alaska Native	0.1%	0.2%	0.2%	0.1%
Some other race	0.0%	0.7%	2.6%	2.3%
Two or more races	0.4%	1.7%	6.8%	3.5%
Hispanic/Latino	0.7%	2.7%	7.8%	7.3%
Male	45.8%	46.8%	48.0%	44.8%
Female	54.2%	53.2%	52.0%	55.2%

Source: U.S. Census Bureau

Over 46 percent of the city's housing stock consists of single-family detached units. Single-family attached units and apartments are common as well. Most of these units were built before 1960, and most are heated using utility gas. One-quarter of the homes are heated by electricity (for which demand has risen), and 16 percent are heated by fuel oil, kerosene, etc. (for which demand has declined).

Pittston City Housing Stock				
	2000	2010	2020	2021 Estimate
Total Housing Units	3,902	3,907	3,903	3,691
% Owner Occupied	53.2%	48.0%	44.6%	41.6%
% Renter Occupied	37.3%	41.4%	43.3%	47.1%
Vacancy Rate	9.5%	10.6%	12.1%	11.3%

Source: U.S. Census Bureau

Pittston City homeowners reported 2021 incomes that are broadly dispersed across income brackets. A plurality of 42 percent reported incomes over \$75,000, and most of these individuals are housing secure (their housing costs are less than 30 percent of their incomes). Conversely, most renters reported 2021 incomes less than \$35,000. A majority of them are housing insecure.

Pittston City Housing Characteristics

	2000	2021 Estimate
Housing units		
1, detached	50.7%	46.3%
1, attached	12.9%	18.8%
2 apartments	16.8%	10.7%
3 or 4 apartments	10.2%	7.1%
5 to 9 apartments	2.2%	5.4%
10 + apartments	6.2%	10.9%
Mobile home/other	1.0%	0.8%
YEAR BUILT		
2020 or later	-	0.3%
2010 to 2019	-	0.8%
2000 to 2009	-	3.3%
1980 to 1999	9.0%	8.7%
1960 to 1979	11.9%	19.7%
1940 to 1959	14.9%	20.4%
1939 or earlier	64.2%	46.9%
ROOMS		
1 room	0.4%	0.7%
2 or 3 rooms	12.2%	14.4%
4 or 5 rooms	29.0%	28.3%
6 or 7 rooms	40.6%	36.4%
8 + rooms	17.8%	20.2%
BEDROOMS		
No bedroom	0.6%	1.1%
1 bedroom	13.7%	16.6%
2 or 3 bedrooms	70.8%	65.5%
4+ bedrooms	14.9%	16.8%
COMPLETE FACILITIES		
Plumbing facilities	99.5%	99.6%
Kitchen facilities	99.4%	99.2%
HOUSE HEATING FUEL		
Utility gas	47.6%	53.4%
Bottled, tank, or LP gas	1.2%	2.3%
Electricity	9.7%	25.0%
Fuel oil, kerosene, etc.	38.3%	15.8%
Coal or coke	2.8%	1.8%
All other fuels	0.2%	0.6%
No fuel used	0.1%	1.1%

Source: U.S. Census Bureau

Housing Affordability (Homeowners)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	24.3%	9.8%
Less than 20 percent	11.8%	0.0%
20 to 29 percent	26.4%	27.2%
30 percent or more	61.9%	72.8%
\$20,000 to \$34,999		
Less than 20 percent	44.4%	19.4%
20 to 29 percent	21.5%	49.5%
30 percent or more	34.1%	31.1%
\$35,000 to \$49,999		
Less than 20 percent	69.1%	33.3%
20 to 29 percent	24.0%	28.0%
30 percent or more	6.9%	38.7%
\$50,000 to \$74,999		
Less than 20 percent	74.3%	66.0%
20 to 29 percent	20.6%	24.9%
30 percent or more	5.1%	9.1%
\$75,000 or more		
Less than 20 percent	96.5%	88.4%
20 to 29 percent	3.5%	9.8%
30 percent or more	0.0%	1.7%

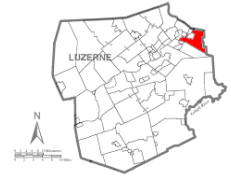
Housing Affordability (Renters)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	54.2%	28.6%
Less than 20 percent	13.3%	2.7%
20 to 29 percent	15.4%	13.1%
30 percent or more	71.3%	84.3%
\$20,000 to \$34,999		
Less than 20 percent	28.1%	25.3%
20 to 29 percent	62.6%	22.6%
30 percent or more	9.3%	52.1%
\$35,000 to \$49,999		
Less than 20 percent	75.8%	60.0%
20 to 29 percent	24.2%	17.6%
30 percent or more	0.0%	22.4%
\$50,000 to \$74,999		
Less than 20 percent	100.0%	57.9%
20 to 29 percent	0.0%	18.9%
30 percent or more	0.0%	23.2%
\$75,000 or more		
Less than 20 percent	100.0%	96.8%
20 to 29 percent	0.0%	3.2%
30 percent or more	0.0%	0.0%

Source: U.S. Census Bureau

Pittston Township

Pittston Township's population has declined since 2000, and the majority of the population has remained between 35 and 54 years old. The share of the population aged 55 to 64 has grown. The community is predominately White.



Pittston Township Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	3,450	3,368	3,186	3,195
Under 20	23.6%	22.9%	18.7%	22.6%
20 to 34	17.8%	14.9%	14.6%	16.7%
35 to 54	29.3%	30.4%	26.2%	23.6%
55 to 64	11.6%	13.6%	18.1%	20.3%
65 and older	17.9%	18.2%	22.4%	16.5%
White	98.9%	97.2%	94.5%	98.5%
Black/African American	0.3%	1.5%	1.0%	1.1%
Asian/Asian American	0.1%	0.3%	0.4%	0.0%
Native Hawaiian/Pacific Islander	0.0%	0.0%	0.0%	0.0%
American Indian/Alaska Native	0.0%	0.0%	0.1%	0.0%
Some other race	0.1%	0.3%	0.8%	0.0%
Two or more races	0.3%	0.8%	3.2%	0.4%
Hispanic/Latino	0.3%	0.9%	2.2%	0.1%
Male	49.3%	50.0%	49.7%	51.9%
Female	50.7%	50.0%	50.3%	48.1%

Source: U.S. Census Bureau

Pittston Township's housing stock has remained fairly stable during the last two decades, and the vacancy rate has decreased. Most of the housing consists of single-family detached homes. Although a plurality of 29 percent are heated by fuel oil, kerosene, etc., demand for this source has diminished. Electricity heats 24 percent of the units in Pittston Township, and demand for utility gas and bottled, tank, or LP gas has grown.

Pittston Township Housing Stock				
	2000	2010	2020	2021 Estimate
Total Housing Units	1,437	1,422	1,467	1,310
% Owner Occupied	78.6%	79.5%	77.7%	81.8%
% Renter Occupied	14.6%	14.8%	17.2%	13.1%
Vacancy Rate	6.8%	5.7%	5.1%	5.1%

Source: U.S. Census Bureau

Fifty-seven percent of Pittston Township homeowners reported 2021 incomes over \$75,000. Most of these individuals are housing secure; their housing costs are less than 30 percent of their incomes. Renters largely reported incomes ranging from \$20,000 to \$74,000, and many are housing insecure.

Pittston Township Housing Characteristics		
	2000	2021 Estimate
Housing units		
1, detached	74.8%	85.0%
1, attached	6.5%	2.0%
2 apartments	5.4%	8.0%
3 or 4 apartments	3.2%	1.3%
5 to 9 apartments	0.6%	0.0%
10 + apartments	0.4%	0.0%
Mobile home/other	9.1%	3.6%
YEAR BUILT		
2020 or later	-	0.0%
2010 to 2019	-	5.1%
2000 to 2009	-	13.3%
1980 to 1999	24.2%	19.8%
1960 to 1979	34.5%	25.3%
1940 to 1959	12.9%	12.3%
1939 or earlier	28.3%	24.1%
ROOMS		
1 room	0.0%	0.0%
2 or 3 rooms	5.5%	3.9%
4 or 5 rooms	32.0%	28.4%
6 or 7 rooms	45.3%	43.0%
8 + rooms	17.1%	24.7%
BEDROOMS		
No bedroom	0.0%	0.0%
1 bedroom	5.0%	3.9%
2 or 3 bedrooms	79.3%	73.7%
4+ bedrooms	15.7%	22.4%
COMPLETE FACILITIES		
Plumbing facilities	98.0%	99.9%
Kitchen facilities	99.5%	99.9%
HOUSE HEATING FUEL		
Utility gas	12.7%	23.6%
Bottled, tank, or LP gas	2.3%	16.7%
Electricity	27.8%	24.4%
Fuel oil, kerosene, etc.	50.4%	29.0%
Coal or coke	5.3%	5.8%
All other fuels	1.0%	0.6%
No fuel used	0.4%	0.1%

Source: U.S. Census Bureau

Housing Affordability (Homeowners)		
Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	17.7%	9.6%
Less than 20 percent	7.6%	0.0%
20 to 29 percent	11.1%	7.8%
30 percent or more	81.3%	92.2%
\$20,000 to \$34,999		
Less than 20 percent	50.3%	0.0%
20 to 29 percent	21.1%	21.3%
30 percent or more	28.6%	78.7%
\$35,000 to \$49,999		
Less than 20 percent	58.8%	25.3%
20 to 29 percent	22.2%	46.8%
30 percent or more	19.0%	27.8%
\$50,000 to \$74,999		
Less than 20 percent	71.8%	52.0%
20 to 29 percent	22.1%	32.4%
30 percent or more	6.1%	15.6%
\$75,000 or more		
Less than 20 percent	87.9%	69.4%
20 to 29 percent	12.1%	23.4%
30 percent or more	0.0%	7.2%
Housing Affordability (Renters)		
Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	25.3%	10.2%
Less than 20 percent	0.0%	0.0%
20 to 29 percent	12.2%	0.0%
30 percent or more	87.8%	100.0%
\$20,000 to \$34,999		
Less than 20 percent	48.2%	0.0%
20 to 29 percent	39.3%	79.5%
30 percent or more	12.5%	20.5%
\$35,000 to \$49,999		
Less than 20 percent	52.2%	0.0%
20 to 29 percent	47.8%	21.1%
30 percent or more	0.0%	78.9%
\$50,000 to \$74,999		
Less than 20 percent	100.0%	100.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%
\$75,000 or more		
Less than 20 percent	100.0%	100.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%

Source: U.S. Census Bureau

Plains Township

Plains Township's population has declined since 2000. The community is predominantly White, but it has become slightly more diverse.



Plains Township Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	10,906	9,961	9,808	9,826
Under 20	19.6%	18.4%	15.6%	13.3%
20 to 34	15.9%	16.5%	16.6%	19.4%
35 to 54	29.5%	26.5%	25.1%	26.6%
55 to 64	10.7%	15.8%	15.8%	16.3%
65 and older	24.4%	22.8%	26.9%	24.3%
White	98.0%	95.9%	88.5%	88.7%
Black/African American	0.5%	1.3%	3.5%	5.8%
Asian/Asian American	0.1%	1.4%	2.3%	0.6%
Native Hawaiian/Pacific Islander	0.0%	0.0%	0.0%	0.3%
American Indian/Alaska Native	0.0%	0.5%	0.2%	0.0%
Some other race	0.0%	0.9%	1.3%	1.3%
Two or more races	0.3%	3.2%	4.2%	3.2%
Hispanic/Latino	0.5%	1.5%	4.1%	3.0%
Male	48.4%	47.8%	48.4%	48.6%
Female	51.6%	52.2%	51.6%	51.4%

Source: U.S. Census Bureau

The number of housing units in Plains Township has slightly declined since 2000, along with the vacancy rate and owner-occupancy. The share of renter-occupied units has expanded slightly.

Sixty percent of the township's housing consists of single-family detached units. Single-family attached units and apartments are fairly common as well. At 36 percent, a significant proportion of housing units were built prior to 1940. Utility gas has remained the most prevalent home heating fuel in Plains Township. It is followed by electricity and fuel oil, kerosene, etc.

Plains Township Housing Stock				
	2000	2010	2020	2021 Estimate
Total Housing Units	5,007	4,773	4,923	4,923
% Owner Occupied	64.9%	63.9%	58.9%	63.4%
% Renter Occupied	26.1%	28.1%	32.7%	28.7%
Vacancy Rate	9.0%	8.0%	8.4%	7.9%

Source: U.S. Census Bureau

A majority of Plains Township homeowners reported 2021 incomes over \$50,000, and most are housing secure (their housing costs are less than 30 percent of their incomes). Similarly, a majority of Plains Township renters reported 2021 incomes over \$50,000. Although renters with incomes exceeding \$75,000 are housing secure, however, 26 percent of renters with incomes between \$50,000 and \$74,999 are housing insecure.

Plains Township Housing Characteristics		
	2000	2021 Estimate
Housing units		
1, detached	55.4%	60.0%
1, attached	12.9%	18.3%
2 apartments	10.4%	5.4%
3 or 4 apartments	5.1%	5.1%
5 to 9 apartments	3.7%	2.4%
10 + apartments	4.8%	4.4%
Mobile home/other	7.4%	4.4%
YEAR BUILT		
2020 or later	-	0.0%
2010 to 2019	-	0.3%
2000 to 2009	-	7.5%
1980 to 1999	20.4%	18.9%
1960 to 1979	23.4%	19.7%
1940 to 1959	16.1%	17.7%
1939 or earlier	40.1%	35.9%
ROOMS		
1 room	0.1%	0.0%
2 or 3 rooms	7.4%	10.1%
4 or 5 rooms	33.7%	28.3%
6 or 7 rooms	43.3%	38.2%
8 + rooms	15.4%	23.4%
BEDROOMS		
No bedroom	0.4%	0.0%
1 bedroom	9.6%	10.3%
2 or 3 bedrooms	80.2%	77.6%
4+ bedrooms	9.7%	12.1%
COMPLETE FACILITIES		
Plumbing facilities	99.8%	100.0%
Kitchen facilities	100.0%	99.3%
HOUSE HEATING FUEL		
Utility gas	58.6%	62.0%
Bottled, tank, or LP gas	3.0%	3.9%
Electricity	17.3%	19.7%
Fuel oil, kerosene, etc.	17.8%	10.7%
Coal or coke	2.7%	2.4%
All other fuels	0.6%	1.3%
No fuel used	0.0%	0.0%

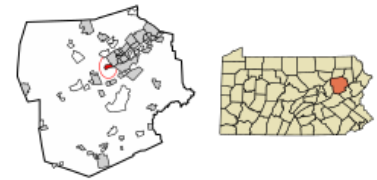
Source: U.S. Census Bureau

Housing Affordability (Homeowners)			
Monthly Housing Costs as a Percentage of Income	2021		
	2000	Estimate	
Median Household Income			
Less than \$20,000	21.0%	16.3%	
Less than 20 percent	19.2%	0.9%	
20 to 29 percent	30.2%	30.3%	
30 percent or more	50.6%	68.8%	
\$20,000 to \$34,999			
Less than 20 percent	43.9%	21.7%	
20 to 29 percent	21.4%	24.0%	
30 percent or more	34.7%	54.4%	
\$35,000 to \$49,999			
Less than 20 percent	51.5%	79.8%	
20 to 29 percent	30.5%	13.3%	
30 percent or more	18.0%	7.0%	
\$50,000 to \$74,999			
Less than 20 percent	68.1%	62.8%	
20 to 29 percent	24.6%	33.5%	
30 percent or more	7.3%	3.6%	
\$75,000 or more			
Less than 20 percent	90.4%	87.7%	
20 to 29 percent	8.3%	11.0%	
30 percent or more	1.3%	1.3%	
Housing Affordability (Renters)			
Monthly Housing Costs as a Percentage of Income	2021		
	2000	Estimate	
Median Household Income			
Less than \$20,000	27.8%	17.1%	
Less than 20 percent	5.5%	1.9%	
20 to 29 percent	28.7%	12.0%	
30 percent or more	65.8%	86.1%	
\$20,000 to \$34,999			
Less than 20 percent	24.4%	0.0%	
20 to 29 percent	50.4%	19.2%	
30 percent or more	25.2%	80.8%	
\$35,000 to \$49,999			
Less than 20 percent	83.6%	19.8%	
20 to 29 percent	16.4%	62.3%	
30 percent or more	0.0%	17.9%	
\$50,000 to \$74,999			
Less than 20 percent	92.0%	61.8%	
20 to 29 percent	8.0%	12.3%	
30 percent or more	0.0%	25.9%	
\$75,000 or more			
Less than 20 percent	100.0%	96.9%	
20 to 29 percent	0.0%	3.1%	
30 percent or more	0.0%	0.0%	

Source: U.S. Census Bureau

Plymouth Borough

Plymouth Borough's population has declined since 2000, which may partially be attributed to a decreased in the share of residents aged 65 and older. The community is predominantly White but has comparably large levels of diversity. Growth in proportions of Black/African American and Hispanic/Latino residents have been most notable.



Plymouth Borough Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	6,507	5,951	5,763	5,765
Under 20	26.0%	26.1%	25.5%	24.5%
20 to 34	18.8%	18.7%	18.7%	18.4%
35 to 54	25.7%	27.4%	25.4%	26.1%
55 to 64	8.8%	11.7%	13.5%	14.0%
65 and older	20.7%	16.0%	17.0%	16.9%
White	97.9%	92.1%	81.1%	83.6%
Black/African American	0.7%	4.3%	8.0%	8.2%
Asian/Asian American	0.1%	0.5%	0.3%	0.4%
Native Hawaiian/Pacific Islander	0.0%	0.0%	0.1%	0.0%
American Indian/Alaska Native	0.1%	0.2%	0.4%	0.0%
Some other race	0.2%	0.9%	3.1%	2.7%
Two or more races	0.3%	2.0%	7.0%	5.0%
Hispanic/Latino	0.8%	3.3%	7.7%	7.0%
Male	46.3%	47.4%	48.4%	51.3%
Female	53.7%	52.6%	51.6%	48.7%

Source: U.S. Census Bureau

The number of housing units in Plymouth Borough has declined since 2000, along with owner-occupancy. The vacancy rate has increased during that period, along with renter-occupancy.

Nearly half the borough's housing consists of single-family detached homes and nearly one-quarter consists of single-family attached homes. Apartments are common as well. Most of the housing stock was built before 1960. Forty-eight percent of the housing was built before 1940. Utility gas has remained primary source of home heating in Plymouth Borough, and the use of electricity has more than doubled since 2000.

Plymouth Borough Housing Stock				
	2000	2010	2020	Estimate
Total Housing Units	3,260	3,140	3,009	3,106
% Owner Occupied	50.2%	43.3%	40.7%	39.0%
% Renter Occupied	35.5%	38.7%	41.5%	42.4%
Vacancy Rate	14.3%	18.0%	17.7%	18.6%

Source: U.S. Census Bureau

Plymouth Borough homeowners reported 2021 incomes that are broadly dispersed across income brackets. At 37 percent, a plurality of homeowners reported incomes exceeding \$75,000. All these individuals are housing secure, because their housing costs are less than 30 percent of their incomes. Renters also reported 2021 incomes that are broadly dispersed across income brackets. At 37 percent, a plurality reported incomes between \$20,000 and \$34,000. Fifty-nine percent of these individuals are housing insecure.

Plymouth Borough Housing Characteristics

	2000	2021 Estimate
Housing units		
1, detached	46.1%	49.1%
1, attached	21.4%	24.4%
2 apartments	12.0%	9.3%
3 or 4 apartments	10.8%	4.0%
5 to 9 apartments	3.4%	3.3%
10 + apartments	5.1%	9.1%
Mobile home/other	1.0%	0.8%
YEAR BUILT		
2020 or later	-	0.0%
2010 to 2019	-	0.5%
2000 to 2009	-	0.8%
1980 to 1999	2.8%	8.9%
1960 to 1979	12.5%	16.9%
1940 to 1959	22.0%	24.6%
1939 or earlier	62.7%	48.3%
ROOMS		
1 room	0.2%	1.7%
2 or 3 rooms	9.2%	11.6%
4 or 5 rooms	32.0%	32.4%
6 or 7 rooms	45.4%	40.8%
8 + rooms	13.2%	13.5%
BEDROOMS		
No bedroom	1.7%	2.9%
1 bedroom	12.1%	15.6%
2 or 3 bedrooms	74.8%	69.1%
4+ bedrooms	11.4%	12.4%
COMPLETE FACILITIES		
Plumbing facilities	99.5%	100.0%
Kitchen facilities	99.5%	99.0%
HOUSE HEATING FUEL		
Utility gas	76.9%	67.8%
Bottled, tank, or LP gas	0.9%	0.9%
Electricity	10.2%	25.9%
Fuel oil, kerosene, etc.	10.7%	4.6%
Coal or coke	1.3%	0.4%
All other fuels	0.0%	0.4%
No fuel used	0.0%	0.0%

Source: U.S. Census Bureau

Housing Affordability (Homeowners)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	27.1%	15.9%
Less than 20 percent	14.1%	20.0%
20 to 29 percent	30.2%	5.0%
30 percent or more	55.7%	75.0%
\$20,000 to \$34,999		
Less than 20 percent	69.3%	61.7%
20 to 29 percent	15.5%	13.3%
30 percent or more	15.2%	25.0%
\$35,000 to \$49,999		
Less than 20 percent	66.0%	45.1%
20 to 29 percent	24.2%	48.8%
30 percent or more	9.8%	6.1%
\$50,000 to \$74,999		
Less than 20 percent	78.1%	85.2%
20 to 29 percent	19.9%	10.9%
30 percent or more	2.1%	3.9%
\$75,000 or more		
Less than 20 percent	94.8%	95.7%
20 to 29 percent	5.2%	4.3%
30 percent or more	0.0%	0.0%

Housing Affordability (Renters)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	56.0%	19.7%
Less than 20 percent	4.5%	0.0%
20 to 29 percent	21.2%	18.1%
30 percent or more	74.2%	81.9%
\$20,000 to \$34,999		
Less than 20 percent	48.3%	10.9%
20 to 29 percent	41.8%	30.3%
30 percent or more	10.0%	58.8%
\$35,000 to \$49,999		
Less than 20 percent	90.0%	45.9%
20 to 29 percent	10.0%	36.6%
30 percent or more	0.0%	17.4%
\$50,000 to \$74,999		
Less than 20 percent	100.0%	70.8%
20 to 29 percent	0.0%	15.9%
30 percent or more	0.0%	13.3%
\$75,000 or more		
Less than 20 percent	100.0%	100.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%

Source: U.S. Census Bureau

Plymouth Township

Plymouth Township's population has declined since 2000, despite notable growth in the proportion aged 55 and older. The community is predominantly White but it has become more diverse, as evidenced by growth in Hispanic/Latino and multiracial communities.



Plymouth Township Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	2,097	1,812	1,717	1,621
Under 20	24.9%	20.1%	20.7%	20.3%
20 to 34	17.4%	15.0%	14.3%	17.4%
35 to 54	30.2%	31.3%	25.7%	20.3%
55 to 64	10.8%	14.7%	16.1%	23.3%
65 and older	16.7%	18.8%	23.1%	18.8%
White	99.0%	98.6%	92.4%	87.6%
Black/African American	0.1%	0.4%	1.3%	4.3%
Asian/Asian American	0.1%	0.0%	0.1%	0.0%
Native Hawaiian/Pacific Islander	0.0%	0.0%	0.0%	0.0%
American Indian/Alaska Native	0.0%	0.1%	0.0%	0.0%
Some other race	0.0%	0.7%	1.0%	0.5%
Two or more races	0.5%	0.3%	5.3%	7.6%
Hispanic/Latino	0.3%	0.9%	4.1%	7.5%
Male	50.3%	50.3%	51.1%	53.9%
Female	49.7%	49.7%	48.9%	46.1%

Source: U.S. Census Bureau

The number of housing units in Plymouth Township has declined since 2000, and the vacancy rate has risen. Most housing consists of single-family detached homes, but single-family attached homes and apartments are fairly common as well. The majority of these units were built before 1980. Electricity has surpassed fuel oil, kerosene, etc. as the most prominent home heating fuel. Furthermore, the use of utility gas has declined and the use of bottled, tank, or LP gas has risen.

Plymouth Township Housing Stock				
	2000	2010	2020	2021 Estimate
Total Housing Units	899	894	822	735
% Owner Occupied	76.3%	72.6%	72.5%	77.0%
% Renter Occupied	15.0%	14.7%	16.8%	12.2%
Vacancy Rate	8.7%	12.8%	10.7%	10.7%

Source: U.S. Census Bureau

Most Plymouth Township homeowners reported 2021 incomes over \$50,000 and most of these individuals are housing secure; their housing costs are less than 30 percent of their incomes. Although a plurality of renters (34 percent) reported 2021 incomes between \$50,000 and \$74,999, 26 percent reported incomes between \$20,000 and \$34,999. All higher-income renters are housing secure and all lower-income renters are housing insecure.

Plymouth Township Housing Characteristics

	2000	2021 Estimate
Housing units		
1, detached	77.5%	82.9%
1, attached	6.2%	8.8%
2 apartments	5.7%	4.3%
3 or 4 apartments	5.9%	1.7%
5 to 9 apartments	0.9%	0.0%
10 + apartments	0.0%	0.0%
Mobile home/other	3.8%	2.3%
YEAR BUILT		
2020 or later	-	0.0%
2010 to 2019	-	1.5%
2000 to 2009	-	3.0%
1980 to 1999	5.6%	13.4%
1960 to 1979	26.8%	27.6%
1940 to 1959	16.8%	17.5%
1939 or earlier	50.7%	36.9%
ROOMS		
1 room	0%	0.0%
2 or 3 rooms	1.9%	6.1%
4 or 5 rooms	27.6%	25.8%
6 or 7 rooms	50.9%	45.9%
8 + rooms	19.3%	22.3%
BEDROOMS		
No bedroom	0.9%	0.0%
1 bedroom	2.4%	5.5%
2 or 3 bedrooms	80.2%	83.5%
4+ bedrooms	16.5%	11.0%
COMPLETE FACILITIES		
Plumbing facilities	99.5%	99.7%
Kitchen facilities	99.5%	99.7%
HOUSE HEATING FUEL		
Utility gas	14.4%	4.0%
Bottled, tank, or LP gas	5.5%	12.0%
Electricity	14.6%	34.9%
Fuel oil, kerosene, etc.	50.8%	31.9%
Coal or coke	11.7%	15.4%
All other fuels	3.0%	1.8%
No fuel used	0.0%	0.0%

Source: U.S. Census Bureau

Housing Affordability (Homeowners)

Monthly Housing Costs as a Percentage of Income	2021	
	2000	Estimate
Median Household Income		
Less than \$20,000	17.5%	16.8%
Less than 20 percent	15.8%	0.0%
20 to 29 percent	15.8%	4.3%
30 percent or more	68.3%	95.7%
\$20,000 to \$34,999		
Less than 20 percent	18.9%	8.5%
20 to 29 percent	56.9%	50.0%
30 percent or more	29.4%	18.8%
\$35,000 to \$49,999		
Less than 20 percent	13.8%	31.3%
20 to 29 percent	23.1%	12.5%
30 percent or more	71.4%	57.7%
\$50,000 to \$74,999		
Less than 20 percent	14.3%	8.5%
20 to 29 percent	14.3%	33.8%
30 percent or more	26.2%	26.1%
\$75,000 or more		
Less than 20 percent	79.5%	80.4%
20 to 29 percent	17.9%	12.8%
30 percent or more	2.6%	6.8%
Less than 20 percent		
20 to 29 percent	14.2%	36.0%
30 percent or more	93.9%	85.3%
20 to 29 percent		
30 percent or more	0.0%	12.7%
30 percent or more		
	6.1%	2.0%

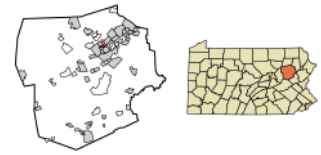
Housing Affordability (Renters)

Monthly Housing Costs as a Percentage of Income	2021	
	2000	Estimate
Median Household Income		
Less than \$20,000	41.5%	13.8%
Less than 20 percent	6.1%	16.7%
20 to 29 percent	16.3%	0.0%
30 percent or more	77.6%	83.3%
\$20,000 to \$34,999		
Less than 20 percent	25.4%	26.3%
20 to 29 percent	26.7%	0.0%
30 percent or more	73.3%	0.0%
\$35,000 to \$49,999		
Less than 20 percent	0.0%	100.0%
20 to 29 percent	22.9%	15.0%
30 percent or more	85.2%	100.0%
\$50,000 to \$74,999		
Less than 20 percent	14.8%	0.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%
\$75,000 or more		
Less than 20 percent	10.2%	33.8%
20 to 29 percent	100.0%	85.2%
30 percent or more	0.0%	14.8%
Less than 20 percent		
20 to 29 percent	0.0%	0.0%
20 to 29 percent		
30 percent or more	0.0%	0.0%
30 percent or more		
	0.0%	11.3%
Less than 20 percent		
20 to 29 percent	0.0%	100.0%
20 to 29 percent		
30 percent or more	0.0%	0.0%
30 percent or more		
	0.0%	0.0%

Source: U.S. Census Bureau

Pringle Borough

Pringle Borough's population has decreased since 2000. The community is predominantly White, but diversity has increased. The proportion of Black/African American residents has grown most notably.



Pringle Borough Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	991	979	893	823
Under 20	21.7%	21.0%	20.2%	20.0%
20 to 34	16.3%	16.5%	16.7%	18.9%
35 to 54	29.1%	26.1%	24.0%	28.1%
55 to 64	11.9%	16.4%	16.2%	12.3%
65 and older	20.9%	19.8%	23.0%	20.7%
White	98.9%	98.1%	94.0%	89.3%
Black/African American	0.0%	0.3%	2.4%	8.4%
Asian/Asian American	0.0%	0.2%	0.0%	0.5%
Native Hawaiian/Pacific Islander	0.0%	0.0%	0.1%	0.0%
American Indian/Alaska Native	0.0%	0.0%	0.1%	0.0%
Some other race	0.0%	0.9%	0.3%	0.0%
Two or more races	0.1%	0.5%	3.1%	1.8%
Hispanic/Latino	1.0%	1.8%	2.6%	0.0%
Male	48.4%	47.5%	49.5%	46.4%
Female	51.6%	52.5%	50.5%	53.6%

Source: U.S. Census Bureau

The number of housing units in Pringle Borough has declined since 2000, along with owner-occupancy. Renter-occupancy and vacancy have grown during this period. Most housing in the borough consists of single-family detached units, but single-family attached units and apartments are relatively common too. Most were built before 1980. More specifically, 49 percent of the housing units were built prior to 1940. Utility gas has remained the most commonly used heating fuel.

Pringle Borough Housing Stock				
	2000	2010	2020	2021 Estimate
Total Housing Units	458	452	435	416
% Owner Occupied	76.6%	70.6%	66.0%	70.9%
% Renter Occupied	17.9%	22.1%	25.3%	21.4%
Vacancy Rate	5.5%	7.3%	8.7%	7.7%

Source: U.S. Census Bureau

Just over half Pringle Borough's homeowners reported 2021 incomes over \$75,000. All these individuals are housing secure, meaning their housing expenses are less than 30 percent of their incomes. Nearly 19 percent of homeowners reported incomes below \$20,000, however, and most are housing insecure. A majority of renters reported 2021 incomes over \$35,000, and most are housing secure.

Pringle Borough Housing Characteristics		
	2000	2021 Estimate
Housing units		
1, detached	79.0%	81.3%
1, attached	9.4%	7.8%
2 apartments	6.3%	3.6%
3 or 4 apartments	3.3%	4.2%
5 to 9 apartments	0.0%	0.0%
10 + apartments	0.0%	2.1%
Mobile home/other	2.0%	1.0%
YEAR BUILT		
2020 or later	-	0.0%
2010 to 2019	-	4.2%
2000 to 2009	-	0.0%
1980 to 1999	6.2%	4.4%
1960 to 1979	21.4%	27.6%
1940 to 1959	20.3%	14.8%
1939 or earlier	52.2%	49.0%
ROOMS		
1 room	0.0%	0.0%
2 or 3 rooms	1.1%	1.0%
4 or 5 rooms	24.6%	27.6%
6 or 7 rooms	60.5%	46.6%
8 + rooms	13.8%	24.7%
BEDROOMS		
No bedroom	0.0%	0.0%
1 bedroom	3.9%	5.5%
2 or 3 bedrooms	83.8%	81.5%
4+ bedrooms	12.2%	13.0%
COMPLETE FACILITIES		
Plumbing facilities	99.1%	99.5%
Kitchen facilities	98.6%	100.0%
HOUSE HEATING FUEL		
Utility gas	75.5%	87.2%
Bottled, tank, or LP gas	2.1%	0.5%
Electricity	12.5%	10.4%
Fuel oil, kerosene, etc.	6.2%	0.5%
Coal or coke	3.5%	0.8%
All other fuels	0.2%	0.5%
No fuel used	0.0%	0.0%

Source: U.S. Census Bureau

Housing Affordability (Homeowners)			
Monthly Housing Costs as a Percentage of Income	2021		Estimate
	2000	Estimate	
Median Household Income			
Less than \$20,000	26.3%	18.6%	
Less than 20 percent	14.5%	3.8%	
20 to 29 percent	22.9%	0.0%	
30 percent or more	62.7%	96.2%	
\$20,000 to \$34,999			
Less than 20 percent	60.3%	30.8%	
20 to 29 percent	21.9%	53.8%	
30 percent or more	17.8%	15.4%	
\$35,000 to \$49,999			
Less than 20 percent	50.0%	76.3%	
20 to 29 percent	32.7%	0.0%	
30 percent or more	17.3%	23.7%	
\$50,000 to \$74,999			
Less than 20 percent	77.6%	89.5%	
20 to 29 percent	16.4%	10.5%	
30 percent or more	6.0%	0.0%	
\$75,000 or more			
Less than 20 percent	100.0%	98.0%	
20 to 29 percent	0.0%	2.0%	
30 percent or more	0.0%	0.0%	
Housing Affordability (Renters)			
Monthly Housing Costs as a Percentage of Income	2021		Estimate
	2000	Estimate	
Median Household Income			
Less than \$20,000	30.6%	14.1%	
Less than 20 percent	0.0%	0.0%	
20 to 29 percent	0.0%	100.0%	
30 percent or more	100.0%	0.0%	
\$20,000 to \$34,999			
Less than 20 percent	60.0%	0.0%	
20 to 29 percent	32.0%	0.0%	
30 percent or more	8.0%	100.0%	
\$35,000 to \$49,999			
Less than 20 percent	100.0%	25.0%	
20 to 29 percent	0.0%	75.0%	
30 percent or more	0.0%	0.0%	
\$50,000 to \$74,999			
Less than 20 percent	9.7%	25.4%	
20 to 29 percent	100.0%	61.1%	
30 percent or more	0.0%	22.2%	
\$75,000 or more			
Less than 20 percent	100.0%	100.0%	
20 to 29 percent	0.0%	0.0%	
30 percent or more	0.0%	0.0%	

Source: U.S. Census Bureau

Rice Township

Rice Township's population has grown since 2000, with most growth occurring in the proportion of residents aged 55 to 64 years. The community is predominantly White, and its increasing diversity is most evident in the expanding Asian/Asian American population.



Rice Township Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	2,460	3,335	3,632	3,594
Under 20	29.4%	29.1%	25.2%	27.8%
20 to 34	15.1%	13.1%	13.4%	12.4%
35 to 54	36.2%	34.4%	29.6%	36.8%
55 to 64	9.0%	12.9%	15.9%	12.5%
65 and older	10.2%	10.6%	15.9%	10.4%
White	95.4%	92.9%	86.2%	90.9%
Black/African American	0.4%	1.5%	1.0%	0.0%
Asian/Asian American	2.0%	3.2%	7.4%	7.2%
Native Hawaiian/Pacific Islander	0.0%	0.0%	0.0%	0.0%
American Indian/Alaska Native	0.0%	0.1%	0.0%	0.1%
Some other race	0.0%	0.9%	0.9%	0.0%
Two or more races	0.4%	1.5%	4.6%	1.8%
Hispanic/Latino	1.7%	2.3%	2.9%	0.5%
Male	48.3%	48.8%	49.0%	46.7%
Female	51.7%	51.2%	51.0%	53.3%

Source: U.S. Census Bureau

The number of housing units in Rice Township has risen throughout the last two decades. The vacancy rate has also risen, and owner-occupancy has declined. The township's housing stock primarily consists of single-family detached homes. At nearly ten percent each, there are equal shares of single-family attached units and mobile homes.

Most of the homes in Rice Township were built between 1980 and 2009. Thirty-nine percent of homes are now heated by utility gas. Other commonly used fuel sources include electricity; fuel oil, kerosene, etc.; and bottled, tank, or LP gas.

Rice Township Housing Stock				
	2000	2010	2020	2021 Estimate
Total Housing Units	950	1,312	1,447	1,383
% Owner Occupied	90.7%	88.3%	89.6%	87.2%
% Renter Occupied	4.7%	5.6%	5.1%	4.7%
Vacancy Rate	4.5%	6.1%	5.3%	8.1%

Source: U.S. Census Bureau

A majority of Rice Township homeowners reported 2021 incomes over \$75,000. Most of these individuals are housing secure, meaning that their housing costs are less than 30 percent of their incomes. All renters reported 2021 incomes over \$75,000 and all are housing secure.

Rice Township Housing Characteristics		
	2000	2021 Estimate
Housing units		
1, detached	72.0%	79.1%
1, attached	11.1%	9.6%
2 apartments	0.4%	1.4%
3 or 4 apartments	1.7%	0.3%
5 to 9 apartments	0.0%	0.0%
10 + apartments	0.0%	0.0%
Mobile home/other	14.4%	9.6%
YEAR BUILT		
2020 or later	-	0.0%
2010 to 2019	-	12.8%
2000 to 2009	-	25.0%
1980 to 1999	55.5%	35.6%
1960 to 1979	26.1%	13.0%
1940 to 1959	7.7%	8.7%
1939 or earlier	10.8%	5.0%
ROOMS		
1 room	0.0%	0.0%
2 or 3 rooms	1.5%	0.6%
4 or 5 rooms	35.9%	15.5%
6 or 7 rooms	37.5%	38.8%
8 + rooms	25.2%	45.1%
BEDROOMS		
No bedroom	0.4%	0.0%
1 bedroom	1.1%	0.5%
2 or 3 bedrooms	72.6%	61.1%
4+ bedrooms	25.9%	38.4%
COMPLETE FACILITIES		
Plumbing facilities	99.6%	98.4%
Kitchen facilities	99.6%	100.0%
HOUSE HEATING FUEL		
Utility gas	17.9%	38.9%
Bottled, tank, or LP gas	14.9%	17.2%
Electricity	31.9%	21.2%
Fuel oil, kerosene, etc.	28.2%	17.2%
Coal or coke	3.5%	2.1%
All other fuels	3.6%	3.3%
No fuel used	0.0%	0.0%

Source: U.S. Census Bureau

Housing Affordability (Homeowners)		
Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	11.4%	6.9%
Less than 20 percent	28.6%	0.0%
20 to 29 percent	27.3%	11.3%
30 percent or more	44.2%	88.7%
\$20,000 to \$34,999		
Less than 20 percent	42.6%	33.3%
20 to 29 percent	33.8%	29.2%
30 percent or more	23.5%	37.5%
\$35,000 to \$49,999		
Less than 20 percent	45.2%	31.4%
20 to 29 percent	39.4%	41.7%
30 percent or more	15.4%	26.9%
\$50,000 to \$74,999		
Less than 20 percent	68.0%	58.1%
20 to 29 percent	24.3%	22.5%
30 percent or more	7.7%	19.4%
\$75,000 or more		
Less than 20 percent	71.4%	75.3%
20 to 29 percent	28.6%	18.0%
30 percent or more	0.0%	6.7%
Housing Affordability (Renters)		
Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	13.8%	0.0%
Less than 20 percent	0.0%	0.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	100.0%	0.0%
\$20,000 to \$34,999		
Less than 20 percent	50.0%	0.0%
20 to 29 percent	50.0%	0.0%
30 percent or more	0.0%	0.0%
\$35,000 to \$49,999		
Less than 20 percent	100.0%	0.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%
\$50,000 to \$74,999		
Less than 20 percent	100.0%	0.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%
\$75,000 or more		
Less than 20 percent	100.0%	81.4%
20 to 29 percent	0.0%	18.6%
30 percent or more	0.0%	0.0%

Source: U.S. Census Bureau

Ross Township

Ross Township's population has aged since 2000, with an increase in the number of people over age 55 and notable decreases in all other age groups. While the White population remains dominant, populations of people who are Hispanic/Latino, Black/African American, Asian/Asian American, and two or more races have grown.



Ross Township Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	2,742	2,937	2,726	2,743
Under 20	27.2%	25.6%	20.5%	17.8%
20 to 34	17.9%	13.9%	14.4%	13.3%
35 to 54	32.2%	30.5%	26.4%	23.8%
55 to 64	9.6%	14.9%	16.2%	18.2%
65 and older	13.2%	15.1%	22.5%	26.8%
White	98.9%	98.4%	94.9%	96.4%
Black/African American	0.0%	0.0%	0.4%	0.3%
Asian/Asian American	0.0%	0.4%	0.4%	0.6%
Native Hawaiian/Pacific Islander	0.0%	0.0%	0.1%	0.0%
American Indian/Alaska Native	0.0%	0.1%	0.2%	0.0%
Some other race	0.0%	0.1%	0.2%	0.0%
Two or more races	0.5%	0.9%	3.9%	2.8%
Hispanic/Latino	0.5%	1.0%	0.8%	2.1%
Male	50.6%	50.3%	50.5%	47.2%
Female	49.4%	49.7%	49.5%	52.8%

Source: U.S. Census Bureau

The housing stock in Ross Township has grown over the years. Owner-occupancy remained steady, and the share of renter-occupied units has grown since 2000.

Most of Ross Township's housing consists of single-family detached units. Mobile homes comprise more than nine percent of the housing stock. Fuel oil, kerosene, etc. is the prevalent home heating fuel source, but this use has declined during the last two decades.

Ross Township Housing Stock				
	2000	2010	2020	2021 Estimate
Total Housing Units	1,258	1,387	1,339	1,453
% Owner Occupied	73.5%	71.4%	74.9%	74.5%
% Renter Occupied	9.2%	9.9%	8.4%	7.3%
Vacancy Rate	17.2%	18.6%	16.7%	18.2%

Source: U.S. Census Bureau

The majority of Ross Township homeowners reported 2021 incomes over \$50,000, and many face housing insecurity. More specifically, 17 percent of homeowners with incomes between \$50,000 and \$74,999 must satisfy housing costs that exceed 30 percent of their incomes. Half the renters reported 2021 incomes between \$50,000 and \$75,000, and all are housing secure. In fact, all renters with incomes over \$20,000 are housing secure, and all renters with incomes less than \$20,000 are housing insecure.

Ross Township Housing Characteristics		
	2000	2021 Estimate
Housing units		
1, detached	81.0%	87.3%
1, attached	0.9%	1.5%
2 apartments	1.2%	1.3%
3 or 4 apartments	1.7%	0.4%
5 to 9 apartments	0.6%	0.0%
10 + apartments	0.0%	0.0%
Mobile home/other	14.1%	9.4%
YEAR BUILT		
2020 or later	-	0.0%
2010 to 2019	-	3.1%
2000 to 2009	-	8.2%
1980 to 1999	31.0%	29.7%
1960 to 1979	28.4%	24.1%
1940 to 1959	15.2%	16.2%
1939 or earlier	25.4%	18.6%
ROOMS		
1 room	0.7%	1.5%
2 or 3 rooms	7.3%	1.4%
4 or 5 rooms	31.0%	32.3%
6 or 7 rooms	36.2%	37.0%
8 + rooms	24.7%	27.8%
BEDROOMS		
No bedroom	1.7%	1.5%
1 bedroom	6.7%	2.3%
2 or 3 bedrooms	74.7%	78.7%
4+ bedrooms	16.9%	17.5%
COMPLETE FACILITIES		
Plumbing facilities	97.6%	99.0%
Kitchen facilities	98.7%	99.7%
HOUSE HEATING FUEL		
Utility gas	1.4%	1.6%
Bottled, tank, or LP gas	11.3%	15.8%
Electricity	20.8%	19.4%
Fuel oil, kerosene, etc.	51.2%	36.7%
Coal or coke	6.6%	12.0%
All other fuels	8.6%	14.0%
No fuel used	0.0%	0.5%

Source: U.S. Census Bureau

Housing Affordability (Homeowners)		
Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	13.8%	7.4%
Less than 20 percent	17.3%	33.8%
20 to 29 percent	12.3%	26.3%
30 percent or more	70.4%	40.0%
\$20,000 to \$34,999		
Less than 20 percent	60.7%	48.6%
20 to 29 percent	9.0%	7.6%
30 percent or more	30.3%	43.8%
\$35,000 to \$49,999		
Less than 20 percent	52.6%	41.0%
20 to 29 percent	14.8%	34.2%
30 percent or more	32.6%	24.8%
\$50,000 to \$74,999		
Less than 20 percent	60.2%	65.1%
20 to 29 percent	34.9%	18.1%
30 percent or more	4.8%	16.9%
\$75,000 or more		
Less than 20 percent	87.2%	74.4%
20 to 29 percent	12.8%	23.4%
30 percent or more	0.0%	2.2%
Housing Affordability (Renters)		
Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	16.0%	15.8%
Less than 20 percent	0.0%	0.0%
20 to 29 percent	50.0%	0.0%
30 percent or more	50.0%	100.0%
\$20,000 to \$34,999		
Less than 20 percent	76.0%	0.0%
20 to 29 percent	24.0%	0.0%
30 percent or more	0.0%	0.0%
\$35,000 to \$49,999		
Less than 20 percent	100.0%	38.5%
20 to 29 percent	0.0%	61.5%
30 percent or more	0.0%	0.0%
\$50,000 to \$74,999		
Less than 20 percent	100.0%	56.0%
20 to 29 percent	0.0%	44.0%
30 percent or more	0.0%	0.0%
\$75,000 or more		
Less than 20 percent	0.0%	100.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%

Source: U.S. Census Bureau

Salem Township

Salem Township's population has aged, with a decrease in residents under age 20 and residents over age 55. The population is predominantly White.



Salem Township Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	4,269	4,254	4,027	4,045
Under 20	24.0%	20.8%	19.7%	14.0%
20 to 34	15.7%	13.7%	15.1%	13.3%
35 to 54	30.0%	28.0%	23.5%	24.8%
55 to 64	11.7%	14.5%	16.1%	19.5%
65 and older	19.6%	23.0%	25.7%	28.4%
White	98.2%	96.6%	91.6%	95.6%
Black/African American	0.5%	0.5%	0.7%	0.0%
Asian/Asian American	0.3%	0.7%	0.8%	0.0%
Native Hawaiian/Pacific Islander	0.0%	0.0%	0.0%	0.0%
American Indian/Alaska Native	0.0%	0.1%	0.2%	0.0%
Some other race	0.0%	0.5%	2.3%	0.6%
Two or more races	0.3%	1.6%	4.4%	3.8%
Hispanic/Latino	0.7%	2.3%	5.0%	7.0%
Male	49.4%	47.8%	49.3%	50.8%
Female	50.6%	52.2%	50.7%	49.2%

Source: U.S. Census Bureau

Salem Township's housing stock has grown since 2000, though the vacancy rate also increased. Most housing in the township consists of single-family detached units. Utility gas is the most prominent home heating fuel, followed by fuel oil, kerosene, etc. and electricity. The use of electricity has nearly doubled over the past two decades, however, and the use of fuel oil, kerosene, etc. has diminished.

Salem Township Housing Stock				
	2000	2010	2020	2021 Estimate
Total Housing Units	1,924	1,985	2,004	2,145
% Owner Occupied	76.5%	72.4%	70.5%	77.9%
% Renter Occupied	14.1%	18.4%	15.5%	7.7%
Vacancy Rate	9.4%	9.2%	14.1%	14.4%

Source: U.S. Census Bureau

A majority of Salem Township homeowners reported 2021 incomes over \$50,000, yet a significant share struggles with housing insecurity (their housing costs exceed 30 percent of their incomes). Although one-third of renters reported 2021 incomes over \$75,000, and all these individuals are housing secure, a larger proportion of 41.5 percent reported incomes between \$20,000 and \$34,999 – along with considerable housing insecurity.

Salem Township Housing Characteristics		
	2000	2021 Estimate
Housing units		
1, detached	78.5%	89.4%
1, attached	3.8%	1.9%
2 apartments	2.5%	3.3%
3 or 4 apartments	3.3%	0.9%
5 to 9 apartments	0.0%	0.0%
10 + apartments	0.0%	0.0%
Mobile home/other	11.9%	4.4%
YEAR BUILT		
2020 or later	-	0.0%
2010 to 2019	-	2.7%
2000 to 2009	-	1.4%
1980 to 1999	16.4%	17.4%
1960 to 1979	37.1%	33.6%
1940 to 1959	22.3%	20.1%
1939 or earlier	24.1%	24.8%
ROOMS		
1 room	0.0%	0.4%
2 or 3 rooms	2.9%	2.3%
4 or 5 rooms	35.5%	23.7%
6 or 7 rooms	40.9%	34.3%
8 + rooms	20.7%	39.2%
BEDROOMS		
No bedroom	0.0%	0.4%
1 bedroom	3.1%	1.4%
2 or 3 bedrooms	82.4%	71.9%
4+ bedrooms	14.5%	26.3%
COMPLETE FACILITIES		
Plumbing facilities	99.7%	99.5%
Kitchen facilities	99.7%	99.5%
HOUSE HEATING FUEL		
Utility gas	33.8%	38.7%
Bottled, tank, or LP gas	5.9%	2.5%
Electricity	11.7%	20.0%
Fuel oil, kerosene, etc.	42.5%	30.4%
Coal or coke	4.0%	2.4%
All other fuels	2.1%	2.8%
No fuel used	0.0%	3.3%

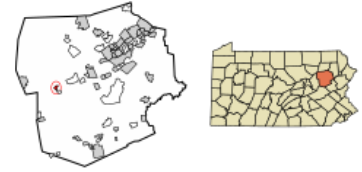
Source: U.S. Census Bureau

Housing Affordability (Homeowners)		
Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	14.0%	3.9%
Less than 20 percent	28.6%	0.0%
20 to 29 percent	31.2%	26.2%
30 percent or more	40.3%	73.8%
\$20,000 to \$34,999		
Less than 20 percent	26.9%	12.0%
20 to 29 percent	56.4%	24.5%
30 percent or more	18.6%	40.0%
\$35,000 to \$49,999		
Less than 20 percent	25.0%	35.5%
20 to 29 percent	21.8%	11.5%
30 percent or more	56.3%	43.8%
\$50,000 to \$74,999		
Less than 20 percent	29.6%	9.9%
20 to 29 percent	14.2%	46.4%
30 percent or more	22.7%	25.8%
\$75,000 or more		
Less than 20 percent	72.0%	55.5%
20 to 29 percent	26.0%	20.9%
30 percent or more	2.0%	23.7%
Housing Affordability (Renters)		
Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	92.5%	62.7%
Less than 20 percent	7.5%	16.2%
20 to 29 percent	0.0%	21.1%
30 percent or more	0.0%	0.0%
\$20,000 to \$34,999		
Less than 20 percent	35.8%	16.9%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%
\$35,000 to \$49,999		
Less than 20 percent	100.0%	100.0%
20 to 29 percent	29.7%	41.5%
30 percent or more	52.2%	0.0%
\$50,000 to \$74,999		
Less than 20 percent	47.8%	28.6%
20 to 29 percent	0.0%	71.4%
30 percent or more	0.0%	0.0%
\$75,000 or more		
Less than 20 percent	20.7%	0.0%
20 to 29 percent	85.4%	0.0%
30 percent or more	14.6%	0.0%
Other		
Less than 20 percent	0.0%	0.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%
Other		
Less than 20 percent	13.8%	7.6%
20 to 29 percent	100.0%	0.0%
30 percent or more	0.0%	100.0%
Other		
Less than 20 percent	0.0%	33.9%
20 to 29 percent	0.0%	100.0%
30 percent or more	0.0%	0.0%

Source: U.S. Census Bureau

Shickshinny Borough

Shickshinny Borough's population has decreased since 2000. It has become more diverse in that period, however – largely due to increases in residents who are Hispanic/Latino and who identify with two or more races.



Shickshinny Borough Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	959	838	632	595
Under 20	23.1%	22.6%	20.1%	24.1%
20 to 34	19.5%	16.5%	15.0%	18.8%
35 to 54	25.2%	26.5%	24.8%	24.2%
55 to 64	9.7%	12.4%	14.6%	11.1%
65 and older	22.5%	22.1%	25.5%	21.8%
White	99.0%	97.9%	92.2%	88.2%
Black/African American	0.0%	0.1%	0.3%	0.0%
Asian/Asian American	0.0%	0.0%	0.5%	0.0%
Native Hawaiian/Pacific Islander	0.0%	0.0%	0.0%	0.0%
American Indian/Alaska Native	0.0%	0.5%	0.0%	0.0%
Some other race	0.1%	0.5%	0.5%	0.0%
Two or more races	0.8%	1.1%	6.5%	11.8%
Hispanic/Latino	0.1%	1.0%	2.8%	12.3%
Male	46.8%	48.3%	49.7%	46.2%
Female	53.2%	51.7%	50.3%	53.8%

Source: U.S. Census Bureau

Shickshinny Borough's housing stock has decreased since 2000, along with the share of owner-occupied units.

Detached single-family homes have become more prevalent, accounting for 68.5 percent of the housing stock, up from 56.9 percent in 2000. Nearly half of the housing stock was built prior to 1940. Electricity and fuel oil, kerosene, etc. remain the most commonly used home heating sources, though use of electricity has more than doubled and use of fuel oil, kerosene, etc. decreased.

Shickshinny Borough Housing Stock				
	2000	2010	2020	2021 Estimate
Total Housing Units	478	440	345	330
% Owner Occupied	52.9%	48.0%	50.4%	43.6%
% Renter Occupied	33.9%	36.4%	35.9%	29.4%
Vacancy Rate	13.2%	15.7%	13.6%	27.0%

Source: U.S. Census Bureau

Shickshinny Borough homeowners and renters reported 2021 incomes that are broadly dispersed across income brackets. While one-third of homeowners reported incomes over \$75,000 (and all are housing secure), slightly more than one-third of renters reported incomes less than \$20,000. Most of these renters are housing insecure, which means their housing costs exceed 30 percent of their incomes.

Shickshinny Borough Housing Characteristics

	2000	2021 Estimate
Housing units		
1, detached	56.9%	68.5%
1, attached	7.3%	11.2%
2 apartments	14.9%	8.3%
3 or 4 apartments	7.7%	2.5%
5 to 9 apartments	1.5%	0.8%
10 + apartments	10.5%	7.9%
Mobile home/other	1.3%	0.8%
YEAR BUILT		
2020 or later	-	0.0%
2010 to 2019	-	4.1%
2000 to 2009	-	0.0%
1980 to 1999	4.0%	3.3%
1960 to 1979	12.1%	22.4%
1940 to 1959	12.8%	20.7%
1939 or earlier	71.1%	49.4%
ROOMS		
1 room	0.4%	3.7%
2 or 3 rooms	15.4%	4.6%
4 or 5 rooms	27.8%	27.0%
6 or 7 rooms	46.1%	48.5%
8 + rooms	10.2%	16.2%
BEDROOMS		
No bedroom	4.0%	4.6%
1 bedroom	15.1%	9.5%
2 or 3 bedrooms	66.5%	65.1%
4+ bedrooms	14.4%	20.7%
COMPLETE FACILITIES		
Plumbing facilities	99.3%	100.0%
Kitchen facilities	99.3%	100.0%
HOUSE HEATING FUEL		
Utility gas	9.6%	14.5%
Bottled, tank, or LP gas	3.4%	4.6%
Electricity	12.3%	30.3%
Fuel oil, kerosene, etc.	68.9%	39.8%
Coal or coke	5.3%	10.0%
All other fuels	0.5%	0.8%
No fuel used	0.0%	0.0%

Source: U.S. Census Bureau

Housing Affordability (Homeowners)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	31.9%	12.5%
Less than 20 percent	20.3%	27.8%
20 to 29 percent	40.6%	0.0%
30 percent or more	39.1%	72.2%
\$20,000 to \$34,999		
Less than 20 percent	61.7%	17.6%
20 to 29 percent	19.1%	52.9%
30 percent or more	19.1%	29.4%
\$35,000 to \$49,999		
Less than 20 percent	83.8%	40.6%
20 to 29 percent	10.8%	40.6%
30 percent or more	5.4%	18.8%
\$50,000 to \$74,999		
Less than 20 percent	82.9%	100.0%
20 to 29 percent	17.1%	0.0%
30 percent or more	0.0%	0.0%
\$75,000 or more		
Less than 20 percent	100.0%	100.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%

Housing Affordability (Renters)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	51.4%	34.9%
Less than 20 percent	9.3%	0.0%
20 to 29 percent	33.3%	15.4%
30 percent or more	57.3%	84.6%
\$20,000 to \$34,999		
Less than 20 percent	16.7%	36.4%
20 to 29 percent	66.7%	27.3%
30 percent or more	16.7%	36.4%
\$35,000 to \$49,999		
Less than 20 percent	85.7%	19.0%
20 to 29 percent	14.3%	33.3%
30 percent or more	0.0%	47.6%
\$50,000 to \$74,999		
Less than 20 percent	100.0%	0.0%
20 to 29 percent	0.0%	46.2%
30 percent or more	0.0%	53.8%
\$75,000 or more		
Less than 20 percent	100.0%	100.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%

Source: U.S. Census Bureau

Slocum Township

Slocum Township has seen notable change in age distribution since 2000. The population under age 20 has declined steadily, for instance, along with the population aged 35 to 54. The population over age 55 has grown considerably during that same period. The racial composition of Slocum Township has remained predominantly White.



Slocum Township Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	1,112	1,115	1,054	1,136
Under 20	25.8%	22.4%	17.7%	16.2%
20 to 34	16.7%	13.5%	15.0%	18.8%
35 to 54	33.7%	32.1%	25.7%	24.3%
55 to 64	8.5%	16.3%	16.7%	18.0%
65 and older	15.2%	15.7%	24.8%	22.5%
White	98.7%	99.1%	97.5%	99.4%
Black/African American	0.1%	0.3%	0.3%	0.3%
Asian/Asian American	0.1%	0.1%	0.0%	0.0%
Native Hawaiian/Pacific Islander	0.0%	0.0%	0.0%	0.0%
American Indian/Alaska Native	0.0%	0.1%	0.1%	0.0%
Some other race	0.0%	0.1%	0.0%	0.0%
Two or more races	1.2%	0.4%	2.0%	0.4%
Hispanic/Latino	0.9%	0.5%	0.1%	0.0%
Male	48.7%	49.5%	52.7%	50.3%
Female	51.3%	50.5%	47.3%	49.7%

Source: U.S. Census Bureau

Housing units in Slocum Township have increased in number since 2000. Owner-occupancy has declined, however, and the vacancy rate has grown. Most housing consists of single-family detached units, and more than one-third are heated using fuel oil, kerosene, etc. (although demand for this heating source has diminished). Electricity and bottled, tank, or LP gas are commonly used as well.

Slocum Township Housing Stock				
	2000	2010	2020	2021 Estimate
Total Housing Units	434	488	489	510
% Owner Occupied	89.4%	82.0%	78.5%	83.1%
% Renter Occupied	7.1%	10.0%	11.0%	6.5%
Vacancy Rate	3.5%	8.0%	10.4%	10.4%

Source: U.S. Census Bureau

A majority of Slocum Township homeowners reported 2021 incomes over \$75,000. Most are housing secure; their housing costs do not exceed 30 percent of their incomes. Most renters reported incomes between \$50,000 and \$74,999. They are housing secure as well.

Slocum Township Housing Characteristics

	2000	2021 Estimate
Housing units		
1, detached	90.3%	94.3%
1, attached	0.5%	0.7%
2 apartments	0.9%	0.0%
3 or 4 apartments	1.4%	0.0%
5 to 9 apartments	0.0%	0.0%
10 + apartments	0.0%	0.0%
Mobile home/other	6.9%	5.0%
YEAR BUILT		
2020 or later	-	0.0%
2010 to 2019	-	2.4%
2000 to 2009	-	14.7%
1980 to 1999	24.2%	23.9%
1960 to 1979	30.0%	23.9%
1940 to 1959	18.0%	17.7%
1939 or earlier	27.9%	17.5%
ROOMS		
1 room	0.5%	0.0%
2 or 3 rooms	2.3%	5.3%
4 or 5 rooms	29.2%	24.3%
6 or 7 rooms	49.3%	51.0%
8 + rooms	18.6%	19.5%
BEDROOMS		
No bedroom	0.5%	0.0%
1 bedroom	3.5%	1.3%
2 or 3 bedrooms	76.3%	80.7%
4+ bedrooms	19.8%	17.9%
COMPLETE FACILITIES		
Plumbing facilities	100.0%	100.0%
Kitchen facilities	100.0%	100.0%
HOUSE HEATING FUEL		
Utility gas	0.0%	5.0%
Bottled, tank, or LP gas	8.6%	20.6%
Electricity	19.1%	19.9%
Fuel oil, kerosene, etc.	56.8%	36.1%
Coal or coke	11.5%	8.5%
All other fuels	4.1%	9.8%
No fuel used	0.0%	0.0%

Source: U.S. Census Bureau

Housing Affordability (Homeowners)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	18.8%	6.8%
Less than 20 percent	13.5%	0.0%
20 to 29 percent	28.8%	25.0%
30 percent or more	57.7%	75.0%
\$20,000 to \$34,999		
Less than 20 percent	65.0%	79.2%
20 to 29 percent	5.0%	8.3%
30 percent or more	30.0%	12.5%
\$35,000 to \$49,999		
Less than 20 percent	52.7%	63.1%
20 to 29 percent	36.4%	21.5%
30 percent or more	10.9%	15.4%
\$50,000 to \$74,999		
Less than 20 percent	83.3%	61.0%
20 to 29 percent	14.4%	39.0%
30 percent or more	2.2%	0.0%
\$75,000 or more		
Less than 20 percent	95.0%	89.9%
20 to 29 percent	5.0%	8.5%
30 percent or more	0.0%	1.6%

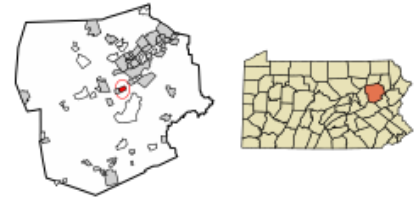
Housing Affordability (Renters)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	45.5%	0.0%
Less than 20 percent	0.0%	0.0%
20 to 29 percent	40.0%	0.0%
30 percent or more	60.0%	0.0%
\$20,000 to \$34,999		
Less than 20 percent	100.0%	0.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%
\$35,000 to \$49,999		
Less than 20 percent	18.2%	22.2%
20 to 29 percent	100.0%	0.0%
30 percent or more	0.0%	0.0%
\$50,000 to \$74,999		
Less than 20 percent	18.2%	77.8%
20 to 29 percent	100.0%	57.1%
30 percent or more	0.0%	42.9%
\$75,000 or more		
Less than 20 percent	0.0%	0.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%

Source: U.S. Census Bureau

Sugar Notch Borough

Sugar Notch Borough's population under 20 years old has grown notably since 2000, along with the population aged 55 to 64 years. The population under age 65 has declined during that period. The White population remains predominantly White.



Sugar Notch Borough Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	1,023	989	1,001	968
Under 20	21.9%	21.5%	23.4%	23.7%
20 to 34	18.7%	20.7%	18.8%	20.6%
35 to 54	27.6%	29.5%	26.2%	28.2%
55 to 64	10.2%	12.4%	13.1%	14.3%
65 and older	21.7%	15.8%	18.6%	13.2%
White	99.2%	98.0%	89.7%	97.4%
Black/African American	0.0%	0.3%	1.9%	1.9%
Asian/Asian American	0.1%	0.1%	0.5%	0.4%
Native Hawaiian/Pacific Islander	0.0%	0.0%	0.3%	0.0%
American Indian/Alaska Native	0.0%	0.2%	0.8%	0.2%
Some other race	0.0%	1.0%	1.3%	0.0%
Two or more races	0.4%	0.4%	5.5%	0.1%
Hispanic/Latino	0.3%	2.1%	2.7%	1.2%
Male	48.1%	50.5%	52.6%	52.6%
Female	51.9%	49.5%	47.4%	47.4%

Source: U.S. Census Bureau

Over the past two decades, the number of housing units Sugar Notch Borough have decreased. The share of owner-occupied units has shrunk. The share of renter-occupied units has expanded along with the vacancy rate.

Most housing in the community consists of single-family detached homes, and there is also a considerable share of single-family attached homes. Apartments are fairly common as well. At 43 percent, a significant portion of these homes were built prior to 1940. Since 2000, utility gas has surpassed electricity, coal or coke, and fuel oil, kerosene, etc. as the most prevalent home heating fuel. Electricity and fuel oil, kerosene, etc. are still commonly used, although demand for fuel oil, kerosene, etc. has greatly diminished.

Sugar Notch Borough Housing Stock				
	2000	2010	2020	2021 Estimate
Total Housing Units	458	458	474	437
% Owner Occupied	69.0%	62.7%	60.1%	49.2%
% Renter Occupied	21.8%	26.6%	26.2%	35.5%
Vacancy Rate	9.2%	10.7%	13.7%	15.3%

Source: U.S. Census Bureau

Over 48 percent of Sugar Notch Borough homeowners reported 2021 incomes over \$75,000. These individuals are all housing secure, because their housing costs are less than 30 percent of their incomes. Among renters, however, 2021 incomes were more broadly dispersed across income brackets. Forty-two percent reported incomes over \$75,000 and they are all housing secure. A slightly larger share reported incomes under \$35,000 and they face significant housing insecurity. More specifically, the share of renters with incomes below \$20,000 has remained stable since 2000. All have faced and continue to struggle with housing insecurity.

Sugar Notch Borough Housing Characteristics

	2000	2021 Estimate
Housing units		
1, detached	56.6%	60.5%
1, attached	22.9%	26.8%
2 apartments	12.9%	11.9%
3 or 4 apartments	5.7%	0.0%
5 to 9 apartments	40.0%	0.8%
10 + apartments	0.0%	0.0%
Mobile home/other	1.5%	0.0%
YEAR BUILT		
2020 or later	-	0.0%
2010 to 2019	-	0.0%
2000 to 2009	-	7.0%
1980 to 1999	8.1%	19.2%
1960 to 1979	10.3%	18.4%
1940 to 1959	16.4%	12.2%
1939 or earlier	65.3%	43.2%
ROOMS		
1 room	0.0%	0.0%
2 or 3 rooms	2.8%	4.3%
4 or 5 rooms	31.7%	21.4%
6 or 7 rooms	47.0%	54.1%
8 + rooms	18.6%	20.3%
BEDROOMS		
No bedroom	0.0%	0.0%
1 bedroom	4.6%	4.6%
2 or 3 bedrooms	78.2%	71.4%
4+ bedrooms	17.2%	24.1%
COMPLETE FACILITIES		
Plumbing facilities	100.0%	100.0%
Kitchen facilities	100.0%	99.5%
HOUSE HEATING FUEL		
Utility gas	11.3%	34.3%
Bottled, tank, or LP gas	5.0%	1.9%
Electricity	20.4%	25.9%
Fuel oil, kerosene, etc.	50.5%	26.5%
Coal or coke	12.3%	9.2%
All other fuels	0.5%	2.2%
No fuel used	0.0%	0.0%

Source: U.S. Census Bureau

Housing Affordability (Homeowners)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	16.5%	8.8%
Less than 20 percent	8.7%	0.0%
20 to 29 percent	28.3%	0.0%
30 percent or more	63.0%	100.0%
\$20,000 to \$34,999		
Less than 20 percent	59.5%	40.0%
20 to 29 percent	20.2%	25.7%
30 percent or more	20.2%	34.3%
\$35,000 to \$49,999		
Less than 20 percent	72.2%	21.4%
20 to 29 percent	16.7%	39.3%
30 percent or more	11.1%	39.3%
\$50,000 to \$74,999		
Less than 20 percent	20.9%	13.5%
20 to 29 percent	74.1%	65.5%
30 percent or more	17.2%	0.0%
\$75,000 or more		
Less than 20 percent	8.6%	34.5%
20 to 29 percent	12.9%	48.4%
30 percent or more	86.1%	87.5%
Less than 20 percent	13.9%	12.5%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%

Housing Affordability (Renters)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	23.7%	23.3%
Less than 20 percent	0.0%	0.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	100.0%	100.0%
\$20,000 to \$34,999		
Less than 20 percent	35.5%	20.2%
20 to 29 percent	55.6%	53.8%
30 percent or more	37.0%	11.5%
\$35,000 to \$49,999		
Less than 20 percent	7.4%	34.6%
20 to 29 percent	7.9%	7.8%
30 percent or more	100.0%	0.0%
\$50,000 to \$74,999		
Less than 20 percent	0.0%	100.0%
20 to 29 percent	0.0%	100.0%
30 percent or more	0.0%	0.0%
\$75,000 or more		
Less than 20 percent	19.7%	7.0%
20 to 29 percent	100.0%	100.0%
30 percent or more	0.0%	0.0%
\$75,000 or more		
Less than 20 percent	13.2%	41.9%
20 to 29 percent	100.0%	94.4%
30 percent or more	0.0%	5.6%
30 percent or more	0.0%	0.0%

Source: U.S. Census Bureau

Sugarloaf Township

Sugarloaf Township's population under 20 years old has declined since 2000, along with the population aged 35 to 54 years. Populations in other age groups have grown during that period. The population remains predominately White, though the Black/African American population has grown steadily.



Sugarloaf Township Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	3,652	4,211	3,846	3,916
Under 20	31.7%	28.9%	21.5%	25.5%
20 to 34	14.2%	13.0%	16.3%	17.8%
35 to 54	31.3%	26.7%	24.6%	23.9%
55 to 64	9.7%	15.6%	15.3%	12.8%
65 and older	13.3%	15.7%	22.4%	20.0%
White	97.6%	95.1%	90.5%	93.5%
Black/African American	0.2%	1.7%	1.0%	2.6%
Asian/Asian American	1.0%	1.5%	1.4%	1.9%
Native Hawaiian/Pacific Islander	0.0%	0.0%	0.0%	0.0%
American Indian/Alaska Native	0.1%	0.0%	0.0%	0.2%
Some other race	0.1%	0.8%	3.2%	0.1%
Two or more races	1.1%	0.9%	3.8%	1.7%
Hispanic/Latino	0.7%	2.9%	6.0%	1.0%
Male	51.4%	50.5%	49.9%	46.7%
Female	48.6%	49.5%	50.1%	53.3%

Source: U.S. Census Bureau

The number of housing units in Sugarloaf Township has increased since 2000. Tenure has been steady, and the vacancy rate grew slightly. Most housing in the township consists of single-family detached units, largely built between 1960 and 1999. Although the use of utility gas as a home heating source has doubled during the last two decades, electricity and fuel oil, kerosene, etc. have remained more popular.

Sugarloaf Township Housing Stock				
	2000	2010	2020	2021 Estimate
Total Housing Units	1,302	1,559	1,611	1,417
% Owner Occupied	83.5%	85.2%	80.9%	82.8%
% Renter Occupied	10.4%	9.9%	10.0%	10.0%
Vacancy Rate	6.1%	4.9%	9.1%	7.2%

Source: U.S. Census Bureau

Most Sugarloaf Township homeowners reported incomes over \$75,000, and although they are largely housing secure, 11 percent of these individuals must satisfy housing costs that exceed 30 percent of their incomes. Similarly, a plurality of 37 percent of renters reported 2021 incomes over \$75,000. Although they are largely housing secure, nearly 58 percent must satisfy housing costs that exceed 30 percent of their incomes.

Sugarloaf Township Housing Characteristics

	2000	2021 Estimate
Housing units		
1, detached	90.5%	91.0%
1, attached	3.0%	0.1%
2 apartments	0.7%	1.1%
3 or 4 apartments	0.8%	0.4%
5 to 9 apartments	0.3%	0.4%
10 + apartments	0.0%	1.1%
Mobile home/other	4.8%	5.9%
YEAR BUILT		
2020 or later	-	0.0%
2010 to 2019	-	4.9%
2000 to 2009	-	17.0%
1980 to 1999	28.3%	33.4%
1960 to 1979	39.0%	24.0%
1940 to 1959	14.2%	8.9%
1939 or earlier	18.4%	11.8%
ROOMS		
1 room	0.3%	0.0%
2 or 3 rooms	2.0%	1.1%
4 or 5 rooms	23.3%	12.0%
6 or 7 rooms	39.0%	37.0%
8 + rooms	35.4%	49.8%
BEDROOMS		
No bedroom	0.3%	0.0%
1 bedroom	1.2%	1.5%
2 or 3 bedrooms	68.7%	58.3%
4+ bedrooms	29.8%	40.2%
COMPLETE FACILITIES		
Plumbing facilities	100.0%	100.0%
Kitchen facilities	99.5%	100.0%
HOUSE HEATING FUEL		
Utility gas	5.1%	10.5%
Bottled, tank, or LP gas	5.0%	3.3%
Electricity	38.2%	33.8%
Fuel oil, kerosene, etc.	44.1%	37.8%
Coal or coke	6.2%	9.1%
All other fuels	1.4%	4.9%
No fuel used	0%	0.6%

Source: U.S. Census Bureau

Housing Affordability (Homeowners)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	13.4%	7.8%
Less than 20 percent	3.3%	7.1%
20 to 29 percent	33.9%	17.6%
30 percent or more	62.8%	75.3%
\$20,000 to \$34,999		
Less than 20 percent	11.2%	7.0%
20 to 29 percent	65.3%	14.6%
30 percent or more	11.9%	24.4%
\$35,000 to \$49,999		
Less than 20 percent	22.8%	61.0%
20 to 29 percent	16.9%	8.1%
30 percent or more	42.5%	61.1%
\$50,000 to \$74,999		
Less than 20 percent	28.8%	8.4%
20 to 29 percent	28.8%	30.5%
30 percent or more	23.0%	12.2%
\$75,000 or more		
Less than 20 percent	64.9%	35.7%
20 to 29 percent	26.0%	39.9%
30 percent or more	9.1%	24.5%
\$75,000 or more		
Less than 20 percent	35.5%	64.9%
20 to 29 percent	82.9%	87.0%
30 percent or more	12.5%	2.2%
30 percent or more		
	4.7%	10.8%

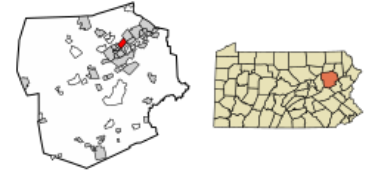
Housing Affordability (Renters)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	19.2%	19.1%
Less than 20 percent	0.0%	0.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	100.0%	100.0%
\$20,000 to \$34,999		
Less than 20 percent	26.0%	5.6%
20 to 29 percent	48.1%	0.0%
30 percent or more	0.0%	0.0%
\$35,000 to \$49,999		
Less than 20 percent	51.9%	100.0%
20 to 29 percent	21.2%	11.2%
30 percent or more	59.1%	50.0%
\$50,000 to \$74,999		
Less than 20 percent	22.7%	0.0%
20 to 29 percent	18.2%	50.0%
30 percent or more	22.1%	27.0%
\$75,000 or more		
Less than 20 percent	100.0%	100.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%
\$75,000 or more		
Less than 20 percent	11.5%	37.1%
20 to 29 percent	100.0%	18.2%
30 percent or more	0.0%	24.2%
30 percent or more		
	0.0%	57.6%

Source: U.S. Census Bureau

Swoyersville Borough

Swoyersville Borough's population of residents under age 20 has decreased, while the share in the 55 to 64 age group increased. The majority of the population is White, but the community has become more diverse in the past two decades. Shares of people who are two or more races and who are Hispanic/Latino increased significantly.



Swoyersville Borough Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	5,157	5,062	5,021	5,020
Under 20	20.8%	20.1%	17.7%	15.7%
20 to 34	16.5%	15.0%	16.7%	17.9%
35 to 54	28.4%	30.2%	26.0%	23.6%
55 to 64	10.9%	14.2%	16.4%	18.3%
65 and older	23.4%	20.6%	23.1%	24.4%
White	99.1%	98.2%	94.3%	94.0%
Black/African American	0.1%	0.5%	1.2%	0.0%
Asian/Asian American	0.2%	0.3%	0.7%	0.0%
Native Hawaiian/Pacific Islander	0.0%	0.0%	0.0%	0.0%
American Indian/Alaska Native	0.1%	0.1%	0.2%	0.0%
Some other race	0.1%	0.3%	0.6%	0.0%
Two or more races	0.4%	0.7%	3.0%	6.0%
Hispanic/Latino	0.2%	1.0%	2.7%	5.3%
Male	47.2%	48.1%	49.0%	53.9%
Female	52.8%	51.9%	51.0%	46.1%

Source: U.S. Census Bureau

Housing units in Swoyersville Borough increased in number since 2000. Owner-occupancy and renter-occupancy decreased, however, and the vacancy rate has risen.

The housing stock primarily consists of single-family detached homes. Most were built before 1980 and utility gas has remained a prominent home heating fuel.

Swoyersville Borough Housing Stock				
	2000	2010	2020	2021 Estimate
Total Housing Units	2,356	2,429	2,487	2,563
% Owner Occupied	77.1%	72.3%	70.4%	76.7%
% Renter Occupied	18.1%	20.5%	23.3%	17.1%
Vacancy Rate	4.8%	7.2%	6.2%	6.2%

Source: U.S. Census Bureau

Most Swoyersville Borough homeowners reported 2021 incomes over \$50,000. These individuals are all housing secure, with housing costs less than 30 percent of their incomes. Most renters reported 2021 incomes between \$20,000 and \$49,999, however, and many are housing insecure.

Swoyersville Borough Housing Characteristics

	2000	2021 Estimate
Housing units		
1, detached	76.1%	84.1%
1, attached	7.7%	4.9%
2 apartments	7.0%	3.3%
3 or 4 apartments	3.0%	4.5%
5 to 9 apartments	1.5%	0.0%
10 + apartments	3.3%	3.2%
Mobile home/other	1.4%	0.0%
YEAR BUILT		
2020 or later	-	0.0%
2010 to 2019	-	0.3%
2000 to 2009	-	3.4%
1980 to 1999	10.5%	7.1%
1960 to 1979	16.3%	28.8%
1940 to 1959	27.2%	24.0%
1939 or earlier	46.0%	36.3%
ROOMS		
1 room	0.3%	0.0%
2 or 3 rooms	6.6%	5.4%
4 or 5 rooms	27.6%	27.5%
6 or 7 rooms	50.3%	47.3%
8 + rooms	15.2%	19.8%
BEDROOMS		
No bedroom	0.7%	2.7%
1 bedroom	8.4%	5.9%
2 or 3 bedrooms	78.5%	79.7%
4+ bedrooms	12.4%	11.6%
COMPLETE FACILITIES		
Plumbing facilities	100.0%	100.0%
Kitchen facilities	100.0%	100.0%
HOUSE HEATING FUEL		
Utility gas	69.5%	72.7%
Bottled, tank, or LP gas	1.0%	1.4%
Electricity	16.9%	12.7%
Fuel oil, kerosene, etc.	11.0%	9.2%
Coal or coke	1.4%	0.0%
All other fuels	0.3%	2.5%
No fuel used	0.0%	1.5%

Source: U.S. Census Bureau

Housing Affordability (Homeowners)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	27.5%	8.3%
Less than 20 percent	30.1%	0.0%
20 to 29 percent	21.5%	12.3%
30 percent or more	48.4%	87.7%
\$20,000 to \$34,999		
Less than 20 percent	54.4%	40.1%
20 to 29 percent	24.7%	51.0%
30 percent or more	20.9%	8.9%
\$35,000 to \$49,999		
Less than 20 percent	17.3%	15.8%
20 to 29 percent	55.1%	32.6%
30 percent or more	27.7%	37.4%
\$50,000 to \$74,999		
Less than 20 percent	17.1%	30.0%
20 to 29 percent	24.1%	31.9%
30 percent or more	76.9%	59.2%
\$75,000 or more		
Less than 20 percent	18.4%	35.7%
20 to 29 percent	4.7%	5.1%
30 percent or more	7.4%	36.0%
Less than 20 percent	84.8%	94.4%
20 to 29 percent	15.2%	4.1%
30 percent or more	0.0%	1.6%

Housing Affordability (Renters)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	49.2%	11.9%
Less than 20 percent	11.9%	0.0%
20 to 29 percent	37.5%	0.0%
30 percent or more	50.6%	100.0%
\$20,000 to \$34,999		
Less than 20 percent	24.0%	25.1%
20 to 29 percent	19.8%	0.0%
30 percent or more	37.2%	57.7%
\$35,000 to \$49,999		
Less than 20 percent	43.0%	42.3%
20 to 29 percent	13.7%	39.6%
30 percent or more	83.7%	61.4%
\$50,000 to \$74,999		
Less than 20 percent	16.3%	11.1%
20 to 29 percent	0.0%	27.5%
30 percent or more	10.6%	13.2%
\$75,000 or more		
Less than 20 percent	100.0%	33.3%
20 to 29 percent	0.0%	66.7%
30 percent or more	0.0%	0.0%
Less than 20 percent	2.5%	10.1%
20 to 29 percent	100.0%	100.0%
30 percent or more	0.0%	0.0%

Source: U.S. Census Bureau

Union Township

Union Township's age population has shifted slightly since 2000, with fewer individuals under age 20 and more over age 65. Most of the population is White, and the population of people who are two or more races has increased notably over the years.



Union Township Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	2,100	2,042	2,035	2,046
Under 20	26.0%	22.3%	20.3%	23.1%
20 to 34	15.9%	13.3%	15.0%	9.1%
35 to 54	30.5%	31.9%	26.1%	31.8%
55 to 64	12.1%	15.0%	16.0%	13.3%
65 and older	15.5%	17.6%	22.8%	22.7%
White	98.9%	98.3%	94.5%	96.6%
Black/African American	0.1%	0.3%	0.5%	0.2%
Asian/Asian American	0.2%	0.3%	0.5%	0.3%
Native Hawaiian/Pacific Islander	0.0%	0.0%	0.0%	0.0%
American Indian/Alaska Native	0.1%	0.0%	0.0%	0.0%
Some other race	0.0%	0.5%	0.3%	0.0%
Two or more races	0.1%	0.4%	4.1%	2.9%
Hispanic/Latino	0.5%	0.8%	1.2%	0.0%
Male	50.8%	49.7%	50.3%	50.7%
Female	49.2%	50.3%	49.7%	49.3%

Source: U.S. Census Bureau

Union Township's share of owner-occupied housing units has grown since 2000, and the share of renter-occupied units has diminished during that period.

Most of Union Township's housing consists of single-family detached units. Although more than one-third of the housing units are heated using fuel oil, kerosene, etc., use of this fuel source has declined throughout the last two decades. Use of coal or coke, electricity, and bottled, tank, or LP gas has increased notably.

Union Township Housing Stock				
	2000	2010	2020	2021 Estimate
Total Housing Units	857	917	900	882
% Owner Occupied	79.3%	77.5%	81.4%	87.8%
% Renter Occupied	10.4%	9.7%	10.0%	1.7%
Vacancy Rate	10.3%	12.8%	8.6%	10.5%

Source: U.S. Census Bureau

Over 53 percent of Union Township homeowners reported 2021 incomes over \$75,000. These individuals are housing secure, which means that their housing costs are less than 30 percent of their incomes. Some degree of housing insecurity is present for homeowners in lesser income brackets. Although a majority of Union Township renters reported 2021 incomes over \$50,000 and these individuals are all housing secure, the remaining 42 percent of renters reported 2021 incomes less than \$20,000. The share of renters with incomes below \$20,000 has increased since 2000. These individuals continue to be housing insecure.

Union Township Housing Characteristics		
	2000	2021 Estimate
Housing units		
1, detached	85.4%	92.3%
1, attached	2.1%	0.8%
2 apartments	3.3%	0.0%
3 or 4 apartments	0.0%	0.0%
5 to 9 apartments	0.0%	0.0%
10 + apartments	0.0%	0.0%
Mobile home/other	9.2%	7.0%
YEAR BUILT		
2020 or later	-	0.0%
2010 to 2019	-	1.8%
2000 to 2009	-	10.8%
1980 to 1999	27.8%	25.5%
1960 to 1979	34.6%	32.1%
1940 to 1959	7.0%	11.9%
1939 or earlier	30.7%	18.0%
ROOMS		
1 room	0.0%	0.6%
2 or 3 rooms	2.8%	0.0%
4 or 5 rooms	28.1%	25.1%
6 or 7 rooms	48.7%	41.6%
8 + rooms	20.4%	32.7%
BEDROOMS		
No bedroom	0.0%	0.6%
1 bedroom	2.8%	0.6%
2 or 3 bedrooms	78.1%	76.0%
4+ bedrooms	19.1%	22.7%
COMPLETE FACILITIES		
Plumbing facilities	98.4%	99.4%
Kitchen facilities	99.0%	100.0%
HOUSE HEATING FUEL		
Utility gas	1.0%	1.9%
Bottled, tank, or LP gas	5.1%	17.5%
Electricity	19.6%	28.9%
Fuel oil, kerosene, etc.	60.7%	34.5%
Coal or coke	8.6%	14.2%
All other fuels	4.9%	1.1%
No fuel used	0.0%	1.9%

Source: U.S. Census Bureau

Housing Affordability (Homeowners)		
Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	17.0%	11.9%
Less than 20 percent	10.6%	0.0%
20 to 29 percent	4.7%	0.0%
30 percent or more	84.7%	100.0%
\$20,000 to \$34,999		
Less than 20 percent	49.4%	57.5%
20 to 29 percent	18.4%	16.3%
30 percent or more	32.2%	26.3%
\$35,000 to \$49,999		
Less than 20 percent	56.8%	57.4%
20 to 29 percent	27.0%	18.5%
30 percent or more	16.2%	24.1%
\$50,000 to \$74,999		
Less than 20 percent	57.1%	50.4%
20 to 29 percent	34.7%	23.0%
30 percent or more	8.2%	26.7%
\$75,000 or more		
Less than 20 percent	83.3%	94.2%
20 to 29 percent	8.3%	5.8%
30 percent or more	8.3%	0.0%
Housing Affordability (Renters)		
Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	28.3%	41.7%
Less than 20 percent	0.0%	0.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	100.0%	100.0%
\$20,000 to \$34,999		
Less than 20 percent	55.2%	0.0%
20 to 29 percent	27.6%	0.0%
30 percent or more	17.2%	0.0%
\$35,000 to \$49,999		
Less than 20 percent	100.0%	0.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%
\$50,000 to \$74,999		
Less than 20 percent	0.0%	100.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%
\$75,000 or more		
Less than 20 percent	0.0%	100.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%

Source: U.S. Census Bureau

Warrior Run Borough

Warrior Run Borough's population has decreased since 2000. The age distribution shifted as well, with a decline of people in under age 20 and between ages 35 and 54. There has also been a notable increase in the 20 to 34 age group. The majority of residents in Warrior Run Borough are White.



Warrior Run Borough Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	624	584	527	526
Under 20	24.7%	25.7%	22.9%	21.0%
20 to 34	17.0%	17.1%	15.3%	24.4%
35 to 54	29.4%	28.1%	27.9%	26.5%
55 to 64	10.7%	14.0%	14.4%	12.8%
65 and older	18.1%	25.1%	19.4%	15.6%
White	98.1%	97.4%	94.3%	96.2%
Black/African American	0.3%	0.0%	0.9%	2.9%
Asian/Asian American	0.2%	0.2%	0.2%	1.0%
Native Hawaiian/Pacific Islander	0.0%	0.0%	0.0%	0.0%
American Indian/Alaska Native	0.0%	0.0%	0.2%	0.0%
Some other race	0.0%	0.0%	0.0%	0.0%
Two or more races	0.6%	2.4%	4.4%	0.0%
Hispanic/Latino	0.8%	0.9%	3.4%	0.0%
Male	46.3%	47.8%	46.1%	47.5%
Female	53.7%	52.2%	53.9%	52.5%

Source: U.S. Census Bureau

The number of housing units in Warrior Run Borough has decreased since 2000. Owner-occupancy also declined during that period. Renter-occupancy and vacancy increased after some fluctuation.

The community's housing stock largely consists of single-family detached units, though single-family attached units and apartments are common as well. Most of this housing was built before 1960. More than half was built before 1940. Although the use of fuel oil, kerosene, etc. has maintained some prominence throughout the last two decades, its usage has declined more than half. It is nearly matched by usage of electricity and utility gas, which have gained ground in terms of usage.

Warrior Run Borough Housing Stock				
	2000	2010	2020	2021 Estimate
Total Housing Units	286	272	267	246
% Owner Occupied	67.5%	65.8%	59.2%	63.4%
% Renter Occupied	22.7%	21.7%	22.5%	26.0%
Vacancy Rate	9.8%	12.5%	18.4%	10.6%

Source: U.S. Census Bureau

Warrior Run Borough homeowners reported 2021 incomes that span income brackets. Their incomes in 2000 were broadly dispersed across income brackets as well. There was a notable divide among 2021 renter incomes, however. Although 38 percent reported incomes over \$50,000 and all are housing secure (meaning that their housing costs are less than 30 percent of their incomes), the remaining 63 percent reported incomes below \$35,000. Three-quarters of renters with incomes between \$20,000 and \$34,999 are housing insecure and all renters with incomes less than \$20,000 are housing insecure. Few renters reported 2000 incomes exceeding \$50,000.

Warrior Run Borough Housing Characteristics		
	2000	2021 Estimate
Housing units		
1, detached	62.9%	65.5%
1, attached	13.6%	16.8%
2 apartments	14.3%	11.4%
3 or 4 apartments	2.4%	1.8%
5 to 9 apartments	2.1%	2.7%
10 + apartments	0.0%	0.0%
Mobile home/other	4.5%	1.8%
YEAR BUILT		
2020 or later	-	0.0%
2010 to 2019	-	0.9%
2000 to 2009	-	4.5%
1980 to 1999	8.4%	2.7%
1960 to 1979	11.2%	10.0%
1940 to 1959	12.9%	30.0%
1939 or earlier	67.5%	51.8%
ROOMS		
1 room	0.3%	0.0%
2 or 3 rooms	0.7%	5.0%
4 or 5 rooms	29.4%	27.3%
6 or 7 rooms	50.7%	35.0%
8 + rooms	18.9%	32.7%
BEDROOMS		
No bedroom	0.3%	0.0%
1 bedroom	1.4%	4.5%
2 or 3 bedrooms	80.4%	77.3%
4+ bedrooms	17.8%	18.2%
COMPLETE FACILITIES		
Plumbing facilities	100.0%	100.0%
Kitchen facilities	100.0%	100.0%
HOUSE HEATING FUEL		
Utility gas	10.5%	26.4%
Bottled, tank, or LP gas	6.2%	9.5%
Electricity	15.1%	27.7%
Fuel oil, kerosene, etc.	64.7%	30.0%
Coal or coke	3.5%	6.4%
All other fuels	0.0%	0.0%
No fuel used	0.0%	0.0%

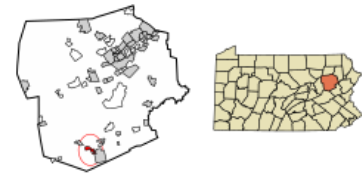
Source: U.S. Census Bureau

Housing Affordability (Homeowners)		
Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	24.3%	14.7%
Less than 20 percent	4.9%	10.0%
20 to 29 percent	39.0%	0.0%
30 percent or more	56.1%	90.0%
\$20,000 to \$34,999		
Less than 20 percent	70.2%	29.4%
20 to 29 percent	12.8%	11.8%
30 percent or more	17.0%	58.8%
\$35,000 to \$49,999		
Less than 20 percent	80.0%	47.8%
20 to 29 percent	10.0%	0.0%
30 percent or more	10.0%	52.2%
\$50,000 to \$74,999		
Less than 20 percent	69.2%	75.0%
20 to 29 percent	25.6%	25.0%
30 percent or more	5.1%	0.0%
\$75,000 or more		
Less than 20 percent	100.0%	67.3%
20 to 29 percent	0.0%	21.2%
30 percent or more	0.0%	11.5%
Housing Affordability (Renters)		
Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	37.9%	32.1%
Less than 20 percent	0.0%	0.0%
20 to 29 percent	13.6%	0.0%
30 percent or more	86.4%	100.0%
\$20,000 to \$34,999		
Less than 20 percent	73.9%	12.5%
20 to 29 percent	26.1%	12.5%
30 percent or more	0.0%	75.0%
\$35,000 to \$49,999		
Less than 20 percent	100.0%	0.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%
\$50,000 to \$74,999		
Less than 20 percent	100.0%	100.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%
\$75,000 or more		
Less than 20 percent	0.0%	100.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%

Source: U.S. Census Bureau

West Hazleton Borough

The population of West Hazleton Borough has grown since 2000. Demographic changes include an increase in people under 34 years old and decreases in people aged 35 to 54 and 65 and older. The White population has decreased to 45.7 percent, while the Black/African American and Hispanic/Latino populations have grown, making the borough more diverse.



West Hazleton Borough Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	3,542	4,594	5,163	5,076
Under 20	22.2%	29.7%	28.2%	31.1%
20 to 34	18.5%	19.1%	23.7%	25.1%
35 to 54	26.3%	27.2%	23.8%	21.5%
55 to 64	9.9%	10.0%	11.5%	9.0%
65 and older	23.1%	14.0%	12.9%	13.4%
White	96.5%	71.9%	41.1%	45.7%
Black/African American	0.6%	3.1%	3.7%	22.4%
Asian/Asian American	0.2%	0.3%	0.7%	0.0%
Native Hawaiian/Pacific Islander	0.0%	0.1%	0.1%	0.0%
American Indian/Alaska Native	0.1%	0.4%	0.4%	0.0%
Some other race	0.0%	20.7%	39.8%	28.9%
Two or more races	0.4%	3.4%	14.1%	3.0%
Hispanic/Latino	2.2%	35.4%	60.0%	64.7%
Male	48.1%	49.2%	49.1%	53.5%
Female	51.9%	50.8%	50.9%	46.5%

Source: U.S. Census Bureau

The number of housing units in West Hazleton Borough increased since 2000. The share of owner-occupancy decreased during that period. Renter-occupancy and vacancy increased with some fluctuation.

The borough's housing stock primarily consists of single-family homes (detached and attached). Most units were built prior to 1960. Utility gas as a home heating source has become more popular since 2000. Although the use of fuel oil, kerosene, etc. outpaces the use of electricity, its usage has diminished and usage of electricity has risen.

West Hazleton Borough Housing Stock				
	2000	2010	2020	2021 Estimate
Total Housing Units	1,840	2,075	2,038	1,936
% Owner Occupied	54.4%	47.4%	42.5%	48.6%
% Renter Occupied	35.2%	38.9%	49.5%	37.2%
Vacancy Rate	10.4%	13.6%	7.9%	14.2%

Source: U.S. Census Bureau

West Hazleton Borough homeowners reported 2021 incomes that span all income brackets. A plurality reported incomes exceeding \$75,000. These individuals, along with homeowners reporting incomes between \$50,000 and \$74,999 are housing secure. Their housing costs are less than 30 percent of their incomes. Renters also reported 2021 incomes that span all income brackets. Those reporting incomes over \$35,000 are housing secure, but the majority of renters with incomes less than \$35,000 are not.

West Hazleton Borough Housing Characteristics

	2000	2021 Estimate
Housing units		
1, detached	36.7%	41.2%
1, attached	42.1%	37.9%
2 apartments	6.5%	9.3%
3 or 4 apartments	9.5%	7.0%
5 to 9 apartments	4.9%	3.0%
10 + apartments	0.0%	1.1%
Mobile home/other	0.3%	0.5%
YEAR BUILT		
2020 or later	-	0.0%
2010 to 2019	-	0.0%
2000 to 2009	-	1.1%
1980 to 1999	7.1%	3.5%
1960 to 1979	9.8%	22.5%
1940 to 1959	28.1%	34.3%
1939 or earlier	54.9%	38.6%
ROOMS		
1 room	0.0%	1.4%
2 or 3 rooms	7.9%	13.4%
4 or 5 rooms	33.1%	25.7%
6 or 7 rooms	43.9%	42.2%
8 + rooms	15.2%	17.3%
BEDROOMS		
No bedroom	0.0%	1.4%
1 bedroom	10.9%	16.8%
2 or 3 bedrooms	78.5%	64.7%
4+ bedrooms	10.7%	17.2%
COMPLETE FACILITIES		
Plumbing facilities	99.6%	100.0%
Kitchen facilities	100.0%	100.0%
HOUSE HEATING FUEL		
Utility gas	30.3%	44.1%
Bottled, tank, or LP gas	0.8%	2.5%
Electricity	8.7%	18.3%
Fuel oil, kerosene, etc.	52.7%	32.3%
Coal or coke	7.5%	1.9%
All other fuels	0.0%	0.9%
No fuel used	0.0%	0.0%

Source: U.S. Census Bureau

Housing Affordability (Homeowners)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	33.3%	13.2%
Less than 20 percent	15.2%	0.0%
20 to 29 percent	30.7%	33.3%
30 percent or more	54.0%	66.7%
\$20,000 to \$34,999		
Less than 20 percent	60.6%	3.2%
20 to 29 percent	36.2%	25.4%
30 percent or more	3.3%	71.4%
\$35,000 to \$49,999		
Less than 20 percent	71.3%	62.0%
20 to 29 percent	24.8%	28.3%
30 percent or more	3.8%	9.8%
\$50,000 to \$74,999		
Less than 20 percent	83.7%	90.4%
20 to 29 percent	12.9%	9.6%
30 percent or more	3.4%	0.0%
\$75,000 or more		
Less than 20 percent	100.0%	90.3%
20 to 29 percent	0.0%	9.7%
30 percent or more	0.0%	0.0%

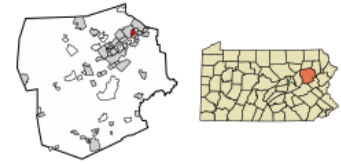
Housing Affordability (Renters)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	33.6%	12.8%
Less than 20 percent	2.9%	0.0%
20 to 29 percent	18.0%	9.2%
30 percent or more	79.1%	90.8%
\$20,000 to \$34,999		
Less than 20 percent	28.8%	0.0%
20 to 29 percent	52.7%	43.8%
30 percent or more	18.5%	56.3%
\$35,000 to \$49,999		
Less than 20 percent	100.0%	15.7%
20 to 29 percent	0.0%	84.3%
30 percent or more	0.0%	0.0%
\$50,000 to \$74,999		
Less than 20 percent	100.0%	80.2%
20 to 29 percent	0.0%	19.8%
30 percent or more	0.0%	0.0%
\$75,000 or more		
Less than 20 percent	100.0%	100.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%

Source: U.S. Census Bureau

West Pittston Borough

West Pittston Borough's population has declined slightly since 2000, with minimal fluctuation across age groups. The population is predominantly White, though there has been a notable rise in racial and ethnic diversity.



West Pittston Borough Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	5,072	4,868	4,652	4,670
Under 20	21.8%	21.8%	21.0%	20.1%
20 to 34	17.3%	16.5%	19.2%	19.5%
35 to 54	28.3%	27.7%	24.7%	30.0%
55 to 64	9.7%	12.9%	13.1%	8.5%
65 and older	22.9%	21.1%	21.9%	21.9%
White	99.2%	97.3%	90.2%	92.9%
Black/African American	0.1%	0.8%	2.4%	0.7%
Asian/Asian American	0.0%	0.4%	0.8%	0.7%
Native Hawaiian/Pacific Islander	0.0%	0.0%	0.0%	0.0%
American Indian/Alaska Native	0.0%	0.0%	0.0%	0.3%
Some other race	0.0%	0.4%	1.1%	2.9%
Two or more races	0.3%	1.0%	5.5%	2.6%
Hispanic/Latino	0.2%	1.5%	3.6%	6.3%
Male	45.2%	46.9%	47.9%	47.1%
Female	54.8%	53.1%	52.1%	52.9%

Source: U.S. Census Bureau

Owner-occupancy in West Pittston Borough has declined since 2000. Renter-occupancy and vacancy have grown during that period.

Housing in the borough primarily consists of single-family detached units. Single-family attached units and apartments are common as well. Most were built before 1940. Utility gas has remained the prevalent home heating fuel throughout the last two decades, and its usage has grown. Additionally, the use of electricity has increased and the use of fuel oil, kerosene, etc. has decreased.

West Pittston Borough Housing Stock				
	2000	2010	2020	2021 Estimate
Total Housing Units	2,381	2,377	2,387	2,295
% Owner Occupied	60.3%	57.3%	51.9%	49.2%
% Renter Occupied	33.9%	35.0%	37.5%	42.3%
Vacancy Rate	5.8%	7.6%	10.7%	8.6%

Source: U.S. Census Bureau

Most West Pittston Borough homeowners reported 2021 incomes over \$50,000. Over one-quarter of homeowners with incomes between \$50,000 and \$74,999 are housing insecure, which means their housing costs exceed 30 percent of their incomes. Renter incomes are more broadly dispersed across income brackets. Housing insecurity challenges nearly 78 percent of renters with incomes below \$20,000.

West Pittston Borough Housing Characteristics

	2000	2021 Estimate
Housing units		
1, detached	60.3%	58.2%
1, attached	10.2%	18.7%
2 apartments	14.7%	13.4%
3 or 4 apartments	8.6%	5.2%
5 to 9 apartments	2.0%	0.0%
10 + apartments	3.8%	4.4%
Mobile home/other	0.4%	0.0%
YEAR BUILT		
2020 or later	-	0.0%
2010 to 2019	-	4.7%
2000 to 2009	-	3.1%
1980 to 1999	6.8%	7.5%
1960 to 1979	6.8%	6.5%
1940 to 1959	16.8%	13.3%
1939 or earlier	69.6%	64.7%
ROOMS		
1 room	0.0%	0.0%
2 or 3 rooms	11.3%	3.2%
4 or 5 rooms	19.2%	31.0%
6 or 7 rooms	43.5%	33.9%
8 + rooms	25.9%	31.8%
BEDROOMS		
No bedroom	0.7%	0.0%
1 bedroom	13.1%	9.8%
2 or 3 bedrooms	63.7%	62.2%
4+ bedrooms	22.6%	28.0%
COMPLETE FACILITIES		
Plumbing facilities	100.0%	95.9%
Kitchen facilities	100.0%	95.6%
HOUSE HEATING FUEL		
Utility gas	46.9%	62.4%
Bottled, tank, or LP gas	1.0%	0.0%
Electricity	13.8%	21.3%
Fuel oil, kerosene, etc.	37.5%	11.3%
Coal or coke	0.4%	4.9%
All other fuels	0.3%	0.0%
No fuel used	0.0%	0.0%

Source: U.S. Census Bureau

Housing Affordability (Homeowners)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	17.1%	4.3%
Less than 20 percent	15.7%	0.0%
20 to 29 percent	27.8%	0.0%
30 percent or more	56.5%	100.0%
\$20,000 to \$34,999		
Less than 20 percent	52.9%	30.2%
20 to 29 percent	30.3%	18.9%
30 percent or more	16.8%	50.9%
\$35,000 to \$49,999		
Less than 20 percent	45.2%	0.0%
20 to 29 percent	31.2%	8.9%
30 percent or more	23.6%	91.1%
\$50,000 to \$74,999		
Less than 20 percent	73.2%	37.9%
20 to 29 percent	23.7%	34.7%
30 percent or more	3.1%	27.3%
\$75,000 or more		
Less than 20 percent	91.4%	79.6%
20 to 29 percent	8.6%	18.6%
30 percent or more	0.0%	1.8%

Housing Affordability (Renters)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	46.8%	23.5%
Less than 20 percent	8.0%	0.0%
20 to 29 percent	25.0%	22.2%
30 percent or more	67.0%	77.8%
\$20,000 to \$34,999		
Less than 20 percent	49.3%	0.0%
20 to 29 percent	37.3%	100.0%
30 percent or more	13.4%	0.0%
\$35,000 to \$49,999		
Less than 20 percent	91.8%	42.9%
20 to 29 percent	8.2%	57.1%
30 percent or more	0.0%	0.0%
\$50,000 to \$74,999		
Less than 20 percent	100.0%	87.5%
20 to 29 percent	0.0%	12.5%
30 percent or more	0.0%	0.0%
\$75,000 or more		
Less than 20 percent	100.0%	91.7%
20 to 29 percent	0.0%	8.3%
30 percent or more	0.0%	0.0%

Source: U.S. Census Bureau

West Wyoming Borough

West Wyoming Borough's population has declined since 2000. The proportion of residents aged 35 to 54 has maintained a majority share. The population is mostly White (94.5 percent), but the Black/African American and Hispanic/Latino populations have grown. Individuals identifying with two or more races have increased in number as well.



West Wyoming Borough Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	2,833	2,725	2,638	2,635
Under 20	22.7%	20.9%	18.2%	23.4%
20 to 34	14.6%	14.7%	15.0%	12.1%
35 to 54	29.9%	29.9%	24.5%	28.0%
55 to 64	10.9%	12.7%	17.9%	14.3%
65 and older	21.9%	21.9%	24.5%	22.2%
White	99.2%	98.8%	95.8%	94.5%
Black/African American	0.2%	0.3%	0.5%	3.7%
Asian/Asian American	0.1%	0.1%	0.6%	0.0%
Native Hawaiian/Pacific Islander	0.0%	0.2%	0.0%	0.0%
American Indian/Alaska Native	0.0%	0.0%	0.0%	0.0%
Some other race	0.0%	0.0%	0.3%	0.0%
Two or more races	0.3%	0.5%	2.8%	1.8%
Hispanic/Latino	0.2%	0.6%	1.6%	2.4%
Male	48.1%	47.8%	47.7%	51.0%
Female	51.9%	52.2%	52.3%	49.0%

Source: U.S. Census Bureau

West Wyoming Borough's owner-occupancy and renter-occupancy rates have fluctuated since 2000. The community's vacancy rate increased between 2000 and 2010 but has since remained stable.

Most housing in West Wyoming Borough consists of single-family detached units, and most were built before 1960. Utility gas has remained a prominent home heating fuel, and its usage has risen throughout the past two decades.

West Wyoming Borough Housing Stock				
	2000	2010	2020	2021 Estimate
Total Housing Units	1,240	1,253	1,265	1,157
% Owner Occupied	81.7%	77.6%	76.1%	81.2%
% Renter Occupied	13.7%	15.8%	17.3%	12.3%
Vacancy Rate	4.6%	6.6%	6.6%	6.6%

Source: U.S. Census Bureau

Over half the homeowners in West Wyoming Borough reported 2021 incomes over \$75,000. They are largely housing secure, because their housing costs are below 30 percent of their incomes. The presence of housing insecurity is more significant among homeowners with incomes below \$75,000. A plurality of renters reported 2021 incomes over \$75,000, and they are housing insecure as well. The remaining renters reported 2021 incomes that span income brackets below \$50,000.

West Wyoming Borough Housing Characteristics		
	2000	2021 Estimate
Housing units		
1, detached	79.6%	85.0%
1, attached	8.1%	8.6%
2 apartments	8.7%	3.4%
3 or 4 apartments	1.8%	1.6%
5 to 9 apartments	0.0%	0.0%
10 + apartments	0.0%	0.2%
Mobile home/other	1.9%	1.2%
YEAR BUILT		
2020 or later	-	0.0%
2010 to 2019	-	3.0%
2000 to 2009	-	1.3%
1980 to 1999	14.5%	14.5%
1960 to 1979	22.2%	27.6%
1940 to 1959	30.8%	34.2%
1939 or earlier	32.4%	19.4%
ROOMS		
1 room	0.0%	0.2%
2 or 3 rooms	3.0%	0.7%
4 or 5 rooms	31.0%	32.4%
6 or 7 rooms	50.0%	45.3%
8 + rooms	16.0%	21.4%
BEDROOMS		
No bedroom	0.0%	0.4%
1 bedroom	6.1%	1.1%
2 or 3 bedrooms	80.6%	82.1%
4+ bedrooms	13.3%	16.4%
COMPLETE FACILITIES		
Plumbing facilities	100.0%	99.8%
Kitchen facilities	100.0%	99.8%
HOUSE HEATING FUEL		
Utility gas	69.1%	77.3%
Bottled, tank, or LP gas	1.0%	0.9%
Electricity	12.1%	10.7%
Fuel oil, kerosene, etc.	13.1%	8.2%
Coal or coke	4.7%	0.4%
All other fuels	0.0%	2.2%
No fuel used	0.0%	0.2%

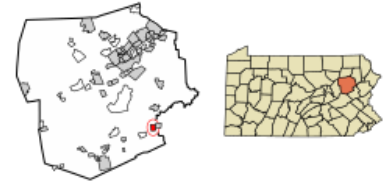
Source: U.S. Census Bureau

Housing Affordability (Homeowners)		
Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	20.9%	12.5%
Less than 20 percent	5.1%	4.4%
20 to 29 percent	26.3%	0.0%
30 percent or more	68.7%	95.6%
\$20,000 to \$34,999		
Less than 20 percent	42.4%	47.4%
20 to 29 percent	35.1%	35.5%
30 percent or more	22.5%	17.1%
\$35,000 to \$49,999		
Less than 20 percent	49.4%	50.5%
20 to 29 percent	41.8%	7.4%
30 percent or more	8.8%	42.1%
\$50,000 to \$74,999		
Less than 20 percent	89.8%	44.6%
20 to 29 percent	10.2%	33.3%
30 percent or more	0.0%	22.0%
\$75,000 or more		
Less than 20 percent	88.6%	92.6%
20 to 29 percent	6.1%	6.5%
30 percent or more	5.3%	0.8%
Housing Affordability (Renters)		
Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	18.8%	26.2%
Less than 20 percent	0.0%	0.0%
20 to 29 percent	75.0%	0.0%
30 percent or more	25.0%	100.0%
\$20,000 to \$34,999		
Less than 20 percent	47.7%	19.0%
20 to 29 percent	29.5%	0.0%
30 percent or more	70.5%	37.5%
\$35,000 to \$49,999		
Less than 20 percent	100.0%	60.7%
20 to 29 percent	0.0%	17.9%
30 percent or more	0.0%	21.4%
\$50,000 to \$74,999		
Less than 20 percent	6.3%	0.0%
20 to 29 percent	100.0%	0.0%
30 percent or more	0.0%	0.0%
\$75,000 or more		
Less than 20 percent	9.4%	32.5%
20 to 29 percent	100.0%	90.2%
30 percent or more	0.0%	9.8%
30 percent or more	0.0%	0.0%

Source: U.S. Census Bureau

White Haven Borough

White Haven Borough's population has fluctuated since 2000. Majority shares of residents are between 35 and 54 years old or under 20 years old, although these shares have decreased in size while the population over age 55 has grown. Residents are predominately White but the borough has diversified. The Hispanic population has grown exponentially.



White Haven Borough Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	1,182	1,097	1,166	1,054
Under 20	29.9%	23.0%	23.7%	24.0%
20 to 34	16.5%	18.1%	16.0%	19.4%
35 to 54	29.7%	29.7%	25.8%	23.2%
55 to 64	7.5%	13.1%	13.6%	12.8%
65 and older	16.5%	16.0%	20.6%	20.7%
White	97.6%	97.6%	93.4%	96.9%
Black/African American	0.0%	0.5%	0.7%	1.3%
Asian/Asian American	1.3%	0.7%	0.3%	0.0%
Native Hawaiian/Pacific Islander	0.0%	0.0%	0.1%	0.0%
American Indian/Alaska Native	0.1%	0.3%	0.0%	0.0%
Some other race	0.0%	0.3%	1.5%	0.4%
Two or more races	0.3%	0.5%	4.0%	1.4%
Hispanic/Latino	0.8%	3.2%	7.1%	5.8%
Male	46.6%	46.0%	49.4%	53.3%
Female	53.4%	54.0%	50.6%	46.7%

Source: U.S. Census Bureau

White Haven Borough's owner-occupancy, renter-occupancy, and vacancy rates have fluctuated somewhat since 2000. Most of the borough's housing consists of single-family detached units, and most were built before 1980. Forty-seven percent were built prior to 1940. Half the units are heated using fuel oil, kerosene, etc., though this share has shrunk over the last two decades. The number of units heated with utility gas has doubled during that period. The use of bottled, tank, or LP has increased and the use of electricity has remained stable.

White Haven Borough Housing Stock				
	2000	2010	2020	2021 Estimate
Total Housing Units	515	535	559	493
% Owner Occupied	68.5%	66.7%	65.5%	68.2%
% Renter Occupied	22.3%	20.7%	24.9%	19.5%
Vacancy Rate	9.1%	12.5%	9.7%	12.4%

Source: U.S. Census Bureau

White Haven Borough homeowners reported 2021 incomes that span all income brackets. A plurality reported incomes over \$75,000; these individuals are all housing secure, which means their housing costs are less than 30 percent of their incomes. Renters reported 2021 incomes that span income brackets below \$75,000. A plurality reported incomes between \$35,000 and \$49,000. Nearly 31 percent of them are housing insecure.

White Haven Borough Housing Characteristics

	2000	2021 Estimate
Housing Units		
1, detached	67.4%	78.5%
1, attached	9.1%	6.9%
2 apartments	6.4%	6.9%
3 or 4 apartments	5.6%	0.0%
5 to 9 apartments	0.8%	0.0%
10 + apartments	3.1%	0.7%
Mobile home/other	7.6%	6.9%
YEAR BUILT		
2020 or later	-	0.0%
2010 to 2019	-	1.6%
2000 to 2009	-	2.8%
1980 to 1999	14.3%	13.4%
1960 to 1979	10.5%	23.8%
1940 to 1959	15.1%	11.3%
1939 or earlier	60.0%	47.0%
ROOMS		
1 room	0.0%	0.0%
2 or 3 rooms	3.7%	5.1%
4 or 5 rooms	29.1%	28.9%
6 or 7 rooms	41.0%	38.7%
8+ rooms	26.2%	27.3%
BEDROOMS		
No bedroom	0.4%	0.0%
1 bedroom	4.5%	6.3%
2 or 3 bedrooms	74.0%	77.5%
4+ bedrooms	21.2%	16.2%
COMPLETE FACILITIES		
Plumbing facilities	100.0%	100.0%
Kitchen facilities	100.0%	99.3%
HOUSE HEATING FUEL		
Utility gas	11.1%	20.8%
Bottled, tank, or LP	7.1%	11.1%
Electricity	10.3%	10.6%
Fuel oil, kerosene	64.1%	50.0%
Coal or coke	5.6%	6.9%
All other fuels	1.0%	0.5%
No fuel used	0.9%	0.0%

Source: U.S. Census Bureau

Housing Affordability (Homeowners)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	16.1%	11.9%
Less than 20 percent	30.0%	0.0%
20 to 29 percent	28.0%	0.0%
30 percent or more	42.0%	100.0%
\$20,000 to \$34,999		
Less than 20 percent	62.9%	18.2%
20 to 29 percent	25.7%	41.6%
30 percent or more	11.4%	40.3%
\$35,000 to \$49,999		
Less than 20 percent	41.7%	39.5%
20 to 29 percent	36.7%	23.7%
30 percent or more	21.7%	36.8%
\$50,000 to \$74,999		
Less than 20 percent	69.7%	89.1%
20 to 29 percent	27.6%	10.9%
30 percent or more	2.6%	0.0%
\$75,000 or more		
Less than 20 percent	100.0%	80.3%
20 to 29 percent	0.0%	19.7%
30 percent or more	0.0%	0.0%

Housing Affordability (Renters)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	34.3%	22.0%
Less than 20 percent	0.0%	0.0%
20 to 29 percent	5.7%	0.0%
30 percent or more	94.3%	100.0%
\$20,000 to \$34,999		
Less than 20 percent	16.0%	0.0%
20 to 29 percent	76.0%	100.0%
30 percent or more	8.0%	0.0%
\$35,000 to \$49,999		
Less than 20 percent	22.5%	43.9%
Less than 20 percent	91.3%	11.1%
20 to 29 percent	8.7%	58.3%
30 percent or more	0.0%	30.6%
\$50,000 to \$74,999		
Less than 20 percent	11.8%	24.4%
Less than 20 percent	100.0%	0.0%
20 to 29 percent	0.0%	80.0%
30 percent or more	0.0%	20.0%
\$75,000 or more		
Less than 20 percent	6.9%	0.0%
Less than 20 percent	100.0%	0.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%

Source: U.S. Census Bureau

Wilkes-Barre City

The city of Wilkes-Barre has seen a small increase in population since the turn of the century, with a slight plurality of the population under 20 years old. Although the city remains predominately White, it has grown considerably more diverse. The Hispanic/Latino community comprises approximately one-quarter of the population.



Wilkes-Barre City Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	43,123	41,498	44,328	44,086
Under 20	23.9%	25.1%	25.1%	27.1%
20 to 34	20.8%	23.4%	23.7%	23.4%
35 to 54	25.9%	24.5%	23.7%	23.2%
55 to 64	8.7%	10.8%	12.0%	10.6%
65 and older	20.6%	16.2%	15.6%	15.7%
White	91.4%	79.2%	58.9%	61.8%
Black/African American	4.9%	10.9%	15.4%	12.8%
Asian/Asian American	0.8%	1.4%	1.8%	2.7%
Native Hawaiian/Pacific Islander	0.0%	0.0%	0.0%	0.5%
American Indian/Alaska Native	0.1%	0.3%	0.6%	0.2%
Some other race	0.1%	5.2%	13.0%	11.9%
Two or more races	0.9%	2.9%	10.2%	10.3%
Hispanic/Latino	1.6%	11.3%	25.0%	26.9%
Male	48.2%	48.9%	49.9%	49.1%
Female	51.9%	51.1%	50.1%	50.9%

Source: U.S. Census Bureau

The rate of owner-occupancy in Wilkes-Barre City has declined since 2000. The rate of renter-occupancy increased during that period, along with the vacancy rate.

Most of Wilkes-Barre City's housing consists of single-family units (detached and attached). The shares of mobile homes and apartments are substantial as well. The majority of units were built prior to 1979; 46 percent were built prior to 1940. Utility gas has remained the primary home heating source since 2000. The use of fuel oil, kerosene, etc. has dropped and the use of electricity has grown.

Wilkes-Barre City Housing Stock				
	2000	2010	2020	2021 Estimate
Total Housing Units	20,294	19,595	19,861	20,187
% Owner Occupied	47.4%	42.1%	38.6%	39.5%
% Renter Occupied	41.1%	44.0%	48.3%	42.8%
Vacancy Rate	11.5%	13.9%	13.1%	17.7%

Source: U.S. Census Bureau

Wilkes-Barre City homeowners largely reported 2021 incomes over \$50,000. Most of these individuals are housing secure; their housing costs do not exceed 30 percent of their incomes. Conversely, Wilkes-Barre City renters largely reported 2021 incomes lower than \$35,000. The majority of these individuals are housing insecure.

Wilkes-Barre City Housing Characteristics

	2000	2021 Estimate
Housing Units		
1, detached	46.3%	51.6%
1, attached	12.7%	14.1%
2 apartments	11.3%	5.5%
3 or 4 apartments	9.9%	9.9%
5 to 9 apartments	5.8%	4.2%
10 + apartments	13.9%	14.5%
Mobile home/other	0.1%	0.3%
YEAR BUILT		
2020 or later	-	0.0%
2010 to 2019	-	0.8%
2000 to 2009	-	2.0%
1980 to 1999	3.8%	8.8%
1960 to 1979	20.6%	23.4%
1940 to 1959	15.4%	19.2%
1939 or earlier	60.3%	45.8%
ROOMS		
1 room	2.9%	4.6%
2 or 3 rooms	15.1%	12.8%
4 or 5 rooms	26.3%	26.3%
6 or 7 rooms	42.7%	40.0%
8+ rooms	13.0%	16.2%
BEDROOMS		
No bedroom	3.9%	5.1%
1 bedroom	16.1%	15.2%
2 or 3 bedrooms	66.5%	63.8%
4+ bedrooms	13.5%	15.8%
COMPLETE FACILITIES		
Plumbing facilities	99.4%	99.6%
Kitchen facilities	99.2%	98.6%
HOUSE HEATING FUEL		
Utility gas	76.2%	71.8%
Bottled, tank, or LP	1.2%	1.0%
Electricity	12.8%	22.0%
Fuel oil, kerosene	8.4%	3.9%
Coal or coke	0.8%	0.2%
All other fuels	0.4%	0.5%
No fuel used	0.2%	0.6%

Source: U.S. Census Bureau

Housing Affordability (Homeowners)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	25.5%	10.0%
Less than 20 percent	17.3%	3.8%
20 to 29 percent	29.3%	27.5%
30 percent or more	53.4%	68.7%
\$20,000 to 34,999		
Less than 20 percent	51.3%	27.7%
20 to 29 percent	23.9%	37.3%
30 percent or more	24.8%	34.9%
\$35,000 to \$49,999		
Less than 20 percent	66.3%	59.6%
20 to 29 percent	24.4%	18.8%
30 percent or more	9.3%	21.6%
\$50,000 to \$74,999		
Less than 20 percent	83.3%	64.9%
20 to 29 percent	12.0%	32.4%
30 percent or more	4.7%	2.7%
\$75,000 or more		
Less than 20 percent	94.2%	94.7%
20 to 29 percent	5.8%	4.4%
30 percent or more	0.0%	0.9%

Housing Affordability (Renters)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	54.8%	35.9%
Less than 20 percent	10.2%	5.8%
20 to 29 percent	24.4%	12.2%
30 percent or more	65.5%	82.0%
\$20,000 to 34,999		
Less than 20 percent	44.0%	14.6%
20 to 29 percent	41.7%	21.9%
30 percent or more	14.3%	63.5%
\$35,000 to \$49,999		
Less than 20 percent	81.8%	20.5%
20 to 29 percent	14.5%	28.7%
30 percent or more	3.6%	50.8%
\$50,000 to \$74,999		
Less than 20 percent	96.2%	62.4%
20 to 29 percent	3.8%	32.7%
30 percent or more	0.0%	4.9%
\$75,000 or more		
Less than 20 percent	100.0%	93.4%
20 to 29 percent	0.0%	4.7%
30 percent or more	0.0%	1.9%

Source: U.S. Census Bureau

Wilkes-Barre Township

Wilkes-Barre Township's population has declined since 2000, though the majority shares of the population have remained between 20 and 54 years of age. It is predominately White but has seen an influx in the Hispanic/Latino community as well as Black/African American and Asian/Asian American communities. The Hispanic/Latino population has more than quadrupled, along with those identifying with two or more races. The Black/African American population has tripled, and Asian/Asian American population has doubled.



Wilkes-Barre Township Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	3,235	2,967	3,213	3,189
Under 20	19.6%	16.3%	16.3%	21.1%
20 to 34	20.4%	21.7%	19.1%	20.1%
35 to 54	27.0%	27.9%	24.4%	25.6%
55 to 64	10.1%	13.1%	16.1%	17.0%
65 and older	22.8%	21.1%	24.2%	16.3%
White	92.3%	88.5%	78.6%	79.8%
Black/African American	2.3%	3.2%	6.1%	8.2%
Asian/Asian American	3.6%	6.4%	5.8%	3.1%
Native Hawaiian/Pacific Islander	0.0%	0.0%	0.0%	0.0%
American Indian/Alaska Native	0.2%	0.0%	0.2%	0.0%
Some other race	0.0%	0.4%	4.5%	0.0%
Two or more races	0.7%	1.5%	4.9%	8.9%
Hispanic/Latino	0.8%	2.0%	7.8%	2.4%
Male	48.0%	49.1%	50.2%	52.1%
Female	52.0%	50.9%	49.8%	47.9%

Source: U.S. Census Bureau

Housing units in Wilkes-Barre Township have increased in number since 2000. During that period, the share of owner-occupied units has shrunk and the vacancy rate has risen.

Most housing in Wilkes-Barre Township consists of single-family units (detached and attached). Nearly all were built prior to 1980, with a significant proportion built prior to 1939. Most are heated with utility gas.

Wilkes-Barre Township Housing Stock				
	2000	2010	2020	2021 Estimate
Total Housing Units	1,572	1,545	1,622	1,771
% Owner Occupied	56.3%	51.7%	45.3%	46.8%
% Renter Occupied	36.3%	39.8%	45.6%	36.3%
Vacancy Rate	7.4%	8.5%	9.1%	17.0%

Source: U.S. Census Bureau

Most Wilkes-Barre Township homeowners reported 2021 incomes over \$50,000. Most of these individuals are housing secure, meaning that they spend no more than 30 percent of their incomes on housing costs. Prior to this period, homeowner income was distributed across all income brackets – though nearly 32 percent reported incomes less than \$20,000 and most of this share was housing insecure.

Approximately 36 percent of renters reported 2021 incomes between \$20,000 and \$34,000. The vast majority of these individuals are housing insecure. The share of 36 percent is only slightly larger than the corresponding share for 2000 (33 percent), though the 2021 share of these individuals facing housing security is considerably larger than the 2000 share. The incomes of the remaining renters spanned all other income brackets.

Wilkes-Barre Township Housing Characteristics		
	2000	2021 Estimate
Housing Units		
1, detached	53.8%	54.9%
1, attached	13.7%	22.8%
2 apartments	7.9%	3.2%
3 or 4 apartments	8.1%	6.2%
5 to 9 apartments	9.2%	6.5%
10 + apartments	5.8%	6.5%
Mobile home/other	1.5%	0.0%
YEAR BUILT		
2020 or later	-	0.0%
2010 to 2019	-	0.6%
2000 to 2009	-	0.0%
1980 to 1999	6.4%	17.6%
1960 to 1979	28.9%	24.2%
1940 to 1959	14.8%	15.7%
1939 or earlier	49.8%	41.9%
ROOMS		
1 room	0.4%	4.4%
2 or 3 rooms	9.7%	9.5%
4 or 5 rooms	41.9%	29.3%
6 or 7 rooms	40.2%	43.5%
8+ rooms	7.9%	13.3%
BEDROOMS		
No bedroom	0.7%	4.4%
1 bedroom	13.5%	12.5%
2 or 3 bedrooms	75.6%	73.7%
4+ bedrooms	10.2%	9.4%
COMPLETE FACILITIES		
Plumbing facilities	99.5%	98.4%
Kitchen facilities	100.0%	98.4%
HOUSE HEATING FUEL		
Utility gas	67.5%	67.3%
Bottled, tank, or LP	0.8%	1.8%
Electricity	19.4%	19.4%
Fuel oil, kerosene	8.5%	6.1%
Coal or coke	3.8%	3.2%
All other fuels	0.0%	0.6%
No fuel used	0.0%	1.6%

Source: U.S. Census Bureau

Housing Affordability (Homeowners)		
Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	32.7%	7.9%
Less than 20 percent	25.7%	9.2%
20 to 29 percent	32.3%	26.2%
30 percent or more	42.0%	64.6%
\$20,000 to \$34,999		
Less than 20 percent	61.9%	6.3%
20 to 29 percent	25.4%	50.0%
30 percent or more	12.7%	43.8%
\$35,000 to \$49,999		
Less than 20 percent	15.4%	19.1%
20 to 29 percent	62.0%	70.3%
30 percent or more	17.4%	25.3%
\$50,000 to \$74,999		
Less than 20 percent	20.7%	4.4%
20 to 29 percent	14.9%	21.7%
30 percent or more	64.1%	87.8%
\$75,000 or more		
Less than 20 percent	29.1%	2.2%
20 to 29 percent	6.8%	10.0%
30 percent or more	12.1%	47.5%
Less than 20 percent	100.0%	100.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%
Housing Affordability (Renters)		
Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	31.5%	15.5%
Less than 20 percent	0.0%	0.0%
20 to 29 percent	14.7%	7.4%
30 percent or more	85.3%	92.6%
\$20,000 to \$34,999		
Less than 20 percent	32.5%	36.4%
20 to 29 percent	13.7%	0.0%
30 percent or more	54.2%	2.7%
\$35,000 to \$49,999		
Less than 20 percent	32.1%	97.3%
20 to 29 percent	17.4%	16.8%
30 percent or more	80.0%	0.0%
\$50,000 to \$74,999		
Less than 20 percent	20.0%	63.1%
20 to 29 percent	0.0%	36.9%
30 percent or more	13.5%	11.7%
\$75,000 or more		
Less than 20 percent	100.0%	66.7%
20 to 29 percent	0.0%	33.3%
30 percent or more	0.0%	0.0%
Less than 20 percent	5.0%	19.6%
20 to 29 percent	100.0%	86.7%
30 percent or more	0.0%	5.8%
Less than 20 percent	0.0%	7.5%

Source: U.S. Census Bureau

Wright Township

Wright Township's population has grown since 2000. The population aged 65 and older has increased considerably, while the population under 20 has decreased. Residents are predominately White, though individuals of Hispanic/Latino ethnicity have more than doubled in number.



Wright Township Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	5,593	5,651	5,722	5,715
Under 20	26.5%	23.3%	21.0%	17.8%
20 to 34	13.9%	11.7%	12.3%	16.4%
35 to 54	32.2%	31.2%	23.4%	28.3%
55 to 64	11.5%	14.8%	16.6%	14.0%
65 and older	15.8%	19.0%	23.7%	23.4%
White	95.7%	93.8%	90.8%	96.2%
Black/African American	0.5%	0.8%	0.9%	0.2%
Asian/Asian American	2.0%	3.8%	2.9%	1.7%
Native Hawaiian/Pacific Islander	0.0%	0.0%	0.0%	0.0%
American Indian/Alaska Native	0.0%	0.1%	0.0%	0.0%
Some other race	0.1%	0.7%	1.3%	0.7%
Two or more races	0.5%	0.8%	4.1%	1.1%
Hispanic/Latino	1.2%	2.0%	3.3%	3.2%
Male	49.1%	48.3%	48.9%	47.9%
Female	50.9%	51.7%	51.1%	52.1%

Source: U.S. Census Bureau

The number of housing units in Wright Township has risen slightly since 2000. The vacancy rate has increased marginally. The share of owner-occupied units increased throughout the past two decades, and the share of renter-occupied units has shrunk considerably.

Furthermore, most of Wright Township's housing consists of single-family detached units. The majority of these units were built before 1999. Utility gas has remained the most prevalent source of home heating fuel since 2000. It is followed by electricity and fuel oil, kerosene, etc. (though demand for these resources has diminished somewhat).

Wright Township Housing Stock				
	2000	2010	2020	2021 Estimate
Total Housing Units	2,208	2,113	2,336	2,245
% Owner Occupied	84.2%	88.0%	83.0%	90.4%
% Renter Occupied	11.5%	12.0%	11.6%	4.8%
Vacancy Rate	4.3%	4.3%	5.4%	4.8%

Source: U.S. Census Bureau

A majority of Wright Township reported 2021 incomes over \$75,000. They are largely housing secure, which means they spend less than 30 percent of their incomes on housing costs. Conversely, approximately 86 percent of renters reported 2021 incomes below \$34,999.

Wright Township Housing Characteristics

	2000	2021 Estimate
Housing Units		
1, detached	90.6%	95.7%
1, attached	0.8%	2.3%
2 apartments	0.5%	0.0%
3 or 4 apartments	1.5%	0.9%
5 to 9 apartments	2.2%	1.0%
10 + apartments	3.7%	0.0%
Mobile home/other	0.7%	0.0%
YEAR BUILT		
2020 or later	-	0.0%
2010 to 2019	-	1.7%
2000 to 2009	-	12.9%
1980 to 1999	36.6%	29.5%
1960 to 1979	44.1%	35.7%
1940 to 1959	11.7%	15.2%
1939 or earlier	7.7%	5.0%
ROOMS		
1 room	0.0%	0.0%
2 or 3 rooms	4.8%	1.0%
4 or 5 rooms	16.9%	14.9%
6 or 7 rooms	46.0%	42.4%
8+ rooms	2.3%	41.7%
BEDROOMS		
No bedroom	0.0%	0.0%
1 bedroom	4.9%	1.0%
2 or 3 bedrooms	64.4%	61.8%
4+ bedrooms	30.8%	37.2%
COMPLETE FACILITIES		
Plumbing facilities	100.0%	100.0%
Kitchen facilities	100.0%	100.0%
HOUSE HEATING FUEL		
Utility gas	45.3%	47.7%
Bottled, tank, or LP	2.8%	3.1%
Electricity	31.1%	27.4%
Fuel oil, kerosene	19.2%	12.2%
Coal or coke	1.3%	5.4%
All other fuels	0.3%	4.2%
No fuel used	0.0%	0.0%

Source: U.S. Census Bureau

Housing Affordability (Homeowners)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	12.0%	6.3%
Less than 20 percent	19.7%	0.0%
20 to 29 percent	12.5%	0.0%
30 percent or more	67.8%	100.0%
\$20,000 to \$34,999		
Less than 20 percent	36.5%	16.7%
20 to 29 percent	23.5%	36.8%
30 percent or more	40.0%	46.6%
\$35,000 to \$49,999		
Less than 20 percent	50.7%	12.2%
20 to 29 percent	25.3%	39.1%
30 percent or more	24.0%	48.7%
\$50,000 to \$74,999		
Less than 20 percent	55.7%	61.6%
20 to 29 percent	33.9%	8.3%
30 percent or more	10.3%	30.1%
\$75,000 or more		
Less than 20 percent	82.4%	76.8%
20 to 29 percent	14.6%	21.1%
30 percent or more	3.1%	2.1%

Housing Affordability (Renters)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	44.2%	38.0%
Less than 20 percent	16.8%	0.0%
20 to 29 percent	21.1%	100.0%
30 percent or more	62.1%	0.0%
\$20,000 to \$34,999		
Less than 20 percent	0.0%	0.0%
20 to 29 percent	100.0%	0.0%
30 percent or more	0.0%	100.0%
\$35,000 to \$49,999		
Less than 20 percent	100.0%	0.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%
\$50,000 to \$74,999		
Less than 20 percent	100.0%	0.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%
\$75,000 or more		
Less than 20 percent	100.0%	0.0%
20 to 29 percent	0.0%	100.0%
30 percent or more	0.0%	0.0%

Source: U.S. Census Bureau

Wyoming Borough

Wyoming Borough's population has declined since 2000. The proportion aged under 20 years has shrunk during that period, and the proportion aged 55 years to 64 years has grown. The share aged 65 and older has grown as well. The community is predominately White.



Wyoming Borough Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	3,221	3,073	3,102	3,090
Under 20	21.2%	20.7%	20.2%	17.3%
20 to 34	17.1%	16.1%	18.3%	21.5%
35 to 54	26.6%	28.0%	23.6%	24.4%
55 to 64	9.4%	12.8%	14.2%	16.4%
65 and older	25.6%	22.4%	23.9%	20.3%
White	99.4%	97.3%	91.7%	97.2%
Black/African American	0.1%	0.8%	2.6%	0.0%
Asian/Asian American	0.1%	0.5%	0.6%	0.2%
Native Hawaiian/Pacific Islander	0.0%	0.1%	0.1%	0.2%
American Indian/Alaska Native	0.0%	0.3%	0.4%	0.3%
Some other race	0.0%	0.1%	1.0%	0.0%
Two or more races	0.2%	0.9%	3.7%	2.0%
Hispanic/Latino	0.3%	0.9%	3.4%	0.3%
Male	45.3%	46.1%	47.5%	49.5%
Female	54.7%	53.9%	52.5%	50.6%

Source: U.S. Census Bureau

Although the number of housing units in Wyoming Borough has remained steady since 2000, the share of owner-occupied units has decreased and the share of renter-occupied units has increased.

Nearly 57 percent of Wyoming Borough's housing stock consists of single-family detached homes. Apartments and single-family attached units are also common in the community. Most per built prior to 1960. Approximately three-quarters are heated with utility gas.

Wyoming Borough Housing Stock				
	2000	2010	2020	2021 Estimate
Total Housing Units	1,580	1,567	1,571	1,576
% Owner Occupied	56.5%	54.9%	52.7%	53.2%
% Renter Occupied	37.6%	37.8%	38.6%	41.9%
Vacancy Rate	5.9%	7.3%	8.7%	4.9%

Source: U.S. Census Bureau

Approximately three-quarters of Wyoming Borough homeowners reported 2021 incomes over \$50,000. Most of these individuals are housing secure, which means they spend no more than 30 percent of their incomes on housing costs. Homeowner income had previously been broadly distributed across income brackets.

As of 2021, renter income was broadly distributed across income brackets. This represents an improvement from 2000, when over 43 percent of renters reported incomes less than \$20,000 (and they were largely housing insecure).

Wyoming Borough Housing Characteristics

	2000	Estimate
Housing Units		
1, detached	58.4%	56.7%
1, attached	9.1%	12.5%
2 apartments	13.2%	7.5%
3 or 4 apartments	7.0%	10.0%
5 to 9 apartments	6.5%	4.5%
10 + apartments	6.0%	8.2%
Mobile home/other	0.0%	0.6%
YEAR BUILT		
2020 or later	-	0.0%
2010 to 2019	-	0.0%
2000 to 2009	-	2.3%
1980 to 1999	8.4%	8.4%
1960 to 1979	12.5%	18.4%
1940 to 1959	31.4%	35.3%
1939 or earlier	47.7%	35.6%
ROOMS		
1 room	0.4%	0.7%
2 or 3 rooms	12.1%	9.8%
4 or 5 rooms	27.0%	32.2%
6 or 7 rooms	44.1%	35.1%
8+ rooms	16.3%	22.3%
BEDROOMS		
No bedroom	0.4%	1.3%
1 bedroom	14.7%	14.5%
2 or 3 bedrooms	73.9%	69.4%
4+ bedrooms	10.9%	14.7%
COMPLETE FACILITIES		
Plumbing facilities	100.0%	99.4%
Kitchen facilities	100.0%	98.9%
HOUSE HEATING FUEL		
Utility gas	77.5%	74.5%
Bottled, tank, or LP	1.5%	1.3%
Electricity	10.4%	16.4%
Fuel oil, kerosene	7.8%	6.6%
Coal or coke	2.4%	0.0%
All other fuels	0.0%	1.2%
No fuel used	0.4%	0.0%

Source: U.S. Census Bureau

Housing Affordability (Homeowners)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	18.4%	4.5%
Less than 20 percent	12.1%	23.7%
20 to 29 percent	32.6%	13.2%
30 percent or more	55.3%	63.2%
\$20,000 to \$34,999		
Less than 20 percent	61.3%	8.7%
20 to 29 percent	4.5%	48.8%
30 percent or more	34.2%	42.5%
\$35,000 to \$49,999		
Less than 20 percent	25.2%	5.2%
20 to 29 percent	67.4%	63.6%
30 percent or more	26.9%	36.4%
\$50,000 to \$74,999		
Less than 20 percent	17.1%	23.8%
20 to 29 percent	84.7%	63.5%
30 percent or more	15.3%	30.5%
\$75,000 or more		
Less than 20 percent	0.0%	6.0%
20 to 29 percent	19.1%	51.3%
30 percent or more	91.8%	81.6%
Less than 20 percent	8.2%	18.4%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%

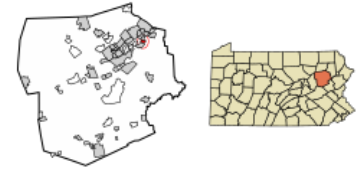
Housing Affordability (Renters)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	43.4%	23.0%
Less than 20 percent	5.2%	0.0%
20 to 29 percent	10.3%	49.3%
30 percent or more	84.5%	50.7%
\$20,000 to \$34,999		
Less than 20 percent	26.3%	30.1%
20 to 29 percent	30.5%	0.0%
30 percent or more	63.1%	26.7%
\$35,000 to \$49,999		
Less than 20 percent	6.4%	73.3%
20 to 29 percent	21.8%	18.3%
30 percent or more	82.1%	41.2%
\$50,000 to \$74,999		
Less than 20 percent	17.9%	58.8%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%
\$75,000 or more		
Less than 20 percent	6.1%	17.2%
20 to 29 percent	100.0%	70.1%
30 percent or more	0.0%	29.9%
Less than 20 percent	0.0%	0.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%

Source: U.S. Census Bureau

Yatesville Borough

Yatesville Borough's population has risen slightly since the turn of the century. It is predominately White, with little to no diversity. The shares of residents who are Black/African American, Asian/Asian American, Hispanic/Latino, and two or more races all hover at less than five percent of the total population.



Yatesville Borough Population				
Demographic Characteristics	2000	2010	2020	2021 Estimate
Total Population	649	607	638	765
Under 20	24.8%	22.6%	19.1%	25.2%
20 to 34	18.8%	11.2%	15.5%	13.9%
35 to 54	30.0%	31.5%	25.2%	31.8%
55 to 64	14.0%	15.8%	18.0%	15.0%
65 and older	11.4%	18.9%	22.1%	14.3%
White	99.7%	97.4%	93.7%	92.5%
Black/African American	0.2%	0.8%	2.8%	0.0%
Asian/Asian American	0.0%	1.0%	1.1%	4.0%
Native Hawaiian/Pacific Islander	0.0%	0.0%	0.0%	0.0%
American Indian/Alaska Native	0.0%	0.0%	0.2%	0.0%
Some other race	0.0%	0.3%	0.3%	0.0%
Two or more races	0.2%	0.5%	1.9%	3.4%
Hispanic/Latino	0.0%	0.5%	0.9%	0.4%
Male	44.5%	45.6%	46.6%	50.3%
Female	55.5%	54.4%	63.5%	49.7%

Source: U.S. Census Bureau

Yatesville Borough's housing units have slightly increased in number since 2000, and the vacancy rate has risen.

Most of Yatesville Borough's housing consists of single-family units (detached and attached). Over one-third were built before 1960. The primary sources of home heating include utility gas, electricity, and fuel oil, kerosene, etc. The use of utility gas has risen in prominence during the past two decades.

Yatesville Borough Housing Stock				
	2000	2010	2020	2021 Estimate
Total Housing Units	243	247	265	284
% Owner Occupied	84.8%	81.8%	80.8%	83.5%
% Renter Occupied	11.9%	15.0%	11.7%	10.9%
Vacancy Rate	3.3%	3.2%	7.5%	5.6%

Source: U.S. Census Bureau

Fifty-nine percent of Yatesville Borough homeowners reported 2021 incomes over \$75,000. They are largely housing secure, because they spend less than 30 percent of their incomes on housing costs. The same is true for 67 percent of the renter population.

Yatesville Borough Housing Characteristics

	2000	2021 Estimate
Housing Units		
1, detached	77.4%	76.9%
1, attached	13.2%	18.3%
2 apartments	7.0%	3.4%
3 or 4 apartments	0.8%	0.0%
5 to 9 apartments	0.0%	0.0%
10 + apartments	0.0%	0.0%
Mobile home/other	1.6%	1.5%
YEAR BUILT		
2020 or later	-	0.0%
2010 to 2019	-	0.7%
2000 to 2009	-	22.8%
1980 to 1999	32.9%	20.9%
1960 to 1979	29.2%	18.3%
1940 to 1959	9.1%	7.8%
1939 or earlier	28.8%	29.5%
ROOMS		
1 room	0.0%	0.0%
2 or 3 rooms	1.6%	1.9%
4 or 5 rooms	25.5%	22.0%
6 or 7 rooms	46.9%	41.4%
8+ rooms	25.9%	34.7%
BEDROOMS		
No bedroom	0.0%	0.0%
1 bedroom	2.9%	0.8%
2 or 3 bedrooms	74.5%	73.9%
4+ bedrooms	22.6%	25.4%
COMPLETE FACILITIES		
Plumbing facilities	100.0%	99.3%
Kitchen facilities	100.0%	99.3%
HOUSE HEATING FUEL		
Utility gas	20.9%	34.0%
Bottled, tank, or LP	1.7%	3.4%
Electricity	38.3%	31.0%
Fuel oil, kerosene	35.3%	26.1%
Coal or coke	3.8%	3.4%
All other fuels	0.0%	2.2%
No fuel used	0.0%	0.0%

Source: U.S. Census Bureau

Housing Affordability (Homeowners)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	16.9%	10.1%
Less than 20 percent	9.7%	4.2%
20 to 29 percent	41.9%	4.2%
30 percent or more	48.4%	91.7%
\$20,000 to \$34,999		
Less than 20 percent	22.7%	18.8%
20 to 29 percent	18.2%	12.5%
30 percent or more	59.1%	68.8%
\$35,000 to \$49,999		
Less than 20 percent	45.7%	46.2%
20 to 29 percent	28.6%	38.5%
30 percent or more	25.7%	15.4%
\$50,000 to \$74,999		
Less than 20 percent	24.0%	18.6%
20 to 29 percent	47.7%	52.3%
30 percent or more	40.9%	36.4%
30 percent or more	11.4%	11.4%
\$75,000 or more		
Less than 20 percent	27.9%	59.1%
Less than 20 percent	88.2%	82.9%
20 to 29 percent	7.8%	13.6%
30 percent or more	3.9%	3.6%

Housing Affordability (Renters)

Monthly Housing Costs as a Percentage of Income	2000	2021 Estimate
Median Household Income		
Less than \$20,000	19.0%	0.0%
Less than 20 percent	0.0%	0.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	100.0%	0.0%
\$20,000 to \$34,999		
Less than 20 percent	52.4%	27.8%
Less than 20 percent	63.6%	0.0%
20 to 29 percent	36.4%	0.0%
30 percent or more	0.0%	100.0%
\$35,000 to \$49,999		
Less than 20 percent	14.3%	0.0%
Less than 20 percent	100.0%	0.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%
\$50,000 to \$74,999		
Less than 20 percent	14.3%	5.6%
Less than 20 percent	100.0%	100.0%
20 to 29 percent	0.0%	0.0%
30 percent or more	0.0%	0.0%
\$75,000 or more		
Less than 20 percent	0.0%	66.7%
Less than 20 percent	0.0%	41.7%
20 to 29 percent	0.0%	58.3%
30 percent or more	0.0%	0.0%

Source: U.S. Census Bureau