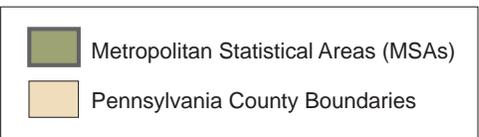


Overview

There are 67 counties in Pennsylvania, some of which are urban and others rural. Pennsylvania is home to the major cities of Philadelphia (Philadelphia County) and Pittsburgh (in Allegheny County), in the Southeast and Southwest sections of the state, respectively. In addition, the state has a number of other key cities located within its 16 metropolitan statistical areas (MSAs), as indicated in Map A.1.¹ These cities include the state capital, Harrisburg, as well as Allentown, Bethlehem, Erie, Lancaster, Reading, and Scranton.

¹ There are 16 MSAs in Pennsylvania. Twelve MSAs are fully contained within Pennsylvania: Altoona, Erie, Harrisburg-Carlisle, Johnstown, Lancaster, Lebanon, Pittsburgh, Reading, Scranton-Wilkes-Barre, State College, Williamsport, and York-Hanover. Portions of four other MSAs are located within the state: Allentown-Bethlehem-Easton, New York-Northern New Jersey-Long Island, Philadelphia-Camden-Wilmington, and Youngstown-Warren-Boardman. See <http://www.whitehouse.gov/omb/assets/omb/bulletins/fy2009/09-01.pdf>.

MAP A.1
 Counties and MSAs in Pennsylvania



Defining “Rural”

The term rural can be defined in several ways.^a The Census Bureau defines urban areas (UAs) and urban clusters (UCs) based on population density and considers rural areas as areas falling outside the UAs and UCs. The Census Bureau explains that “geographic entities, such as census tracts, counties, metropolitan areas, and the territory outside metropolitan areas, often are ‘split’ between urban and rural territory, and the population and housing units they contain often are partly classified as urban and partly classified as rural.”^b

Because the Census Bureau does not define Pennsylvania counties as either rural or urban, this study uses the Center for Rural Pennsylvania’s definition. The Center for Rural Pennsylvania classifies 48 of Pennsylvania’s 67 counties as rural based on population density. Counties that have 274 persons or more per square mile are considered urban.^c The rural Pennsylvania counties are italicized in all tables in this section.

^a See Cromartie and Bucholtz (2008) for a discussion of different definitions of rural.

^b More detailed information is available on the Census Bureau’s website: http://www.census.gov/geo/www/ua/ua_2k.html.

^c The list of rural counties in Pennsylvania, as well as the methodology used, is available on the Center for Rural Pennsylvania’s website: http://www.ruralpa.org/rural_urban.html#maps.

Much of the rest of Pennsylvania is considered rural, particularly the northern and middle sections. The rental housing stock in rural areas often differs from the stock in urban areas, such as Philadelphia, Pittsburgh, and Harrisburg.

One interesting area of the state is Centre County, home to the main campus of Pennsylvania State University (Penn State), Pennsylvania’s largest university and one of the largest public universities in the nation. As its name suggest, Centre County is located in the middle of the state. Likely because of the presence of this large university, the area has rental housing characteristics and needs that resemble those of some of the large metropolitan areas in the state, even though much of the rest of Centre County is quite rural.

Housing Tenure

Pennsylvania’s rental households are heavily concentrated in urban areas, reflecting both the larger populations in urban areas and the higher propensity to rent in these areas. Over 75 percent of rental housing units in Pennsylvania are found within Pennsylvania’s 19 urban counties, while only 25 percent are found within the 48 rural counties.

Philadelphia County has the highest number of renter households, 18 percent of the state’s total, followed by Allegheny County (Pittsburgh), with 13 percent. Nearly half of Pennsylvania’s occupied rental housing stock is found within only six of Pennsylvania’s 67 counties: Philadelphia, Allegheny, Montgomery, Bucks, Delaware, and Lancaster. The city of Philadelphia and its surrounding four suburbs contain over one-third of Pennsylvania’s renter-occupied housing stock.²

Counties with particularly high concentrations of renter households are generally urban and contain one of Pennsylvania’s key cities. In terms of the percentage of the counties’ households that are renters, the median percent is 30.3 percent for urban counties and 24.6 percent for rural counties, excluding Centre County.

² The city and county of Philadelphia constitute the same area. The Philadelphia metropolitan division consists of the five Pennsylvania counties of Bucks, Chester, Delaware, Montgomery, and Philadelphia and includes the principal city of Philadelphia. See: <http://www.whitehouse.gov/omb/assets/omb/bulletins/fy2009/09-01.pdf>.

Philadelphia County has the highest percentage of renter households, followed closely by Centre County, with its large student population (41 and 40 percent, respectively). Dauphin, Allegheny, Lackawanna, and Lehigh counties are next. These four counties are home to the cities of Harrisburg, Pittsburgh, Scranton, and Allentown, respectively.

In the rural counties of Pike, Forest, Wayne, Bedford, Perry, Sullivan, and Susquehanna, 20 percent of households or less are renters.

TABLE A.1
Occupied Housing Units

| | Total Occupied Housing Units | Owner-Occupied Units | Renter-Occupied Units | % That Are Renters |
|--------------------------|------------------------------|----------------------|-----------------------|--------------------|
| United States | 105,480,101 | 69,816,513 | 35,663,588 | 34% |
| Pennsylvania | 4,777,003 | 3,406,167 | 1,370,836 | 29% |
| <i>Adams County</i> | 33,652 | 25,853 | 7,799 | 23% |
| <i>Allegheny County</i> | 537,150 | 360,021 | 177,129 | 33% |
| <i>Armstrong County</i> | 29,005 | 22,417 | 6,588 | 23% |
| <i>Beaver County</i> | 72,576 | 54,379 | 18,197 | 25% |
| <i>Bedford County</i> | 19,768 | 15,850 | 3,918 | 20% |
| <i>Berks County</i> | 141,570 | 104,693 | 36,877 | 26% |
| <i>Blair County</i> | 51,518 | 37,561 | 13,957 | 27% |
| <i>Bradford County</i> | 24,453 | 18,457 | 5,996 | 25% |
| <i>Bucks County</i> | 218,725 | 169,177 | 49,548 | 23% |
| <i>Butler County</i> | 65,862 | 51,245 | 14,617 | 22% |
| <i>Cambria County</i> | 60,531 | 45,242 | 15,289 | 25% |
| <i>Cameron County</i> | 2,465 | 1,848 | 617 | 25% |
| <i>Carbon County</i> | 23,701 | 18,525 | 5,176 | 22% |
| <i>Centre County</i> | 49,323 | 29,673 | 19,650 | 40% |
| <i>Chester County</i> | 157,905 | 120,500 | 37,405 | 24% |
| <i>Clarion County</i> | 16,052 | 11,592 | 4,460 | 28% |
| <i>Clearfield County</i> | 32,785 | 25,950 | 6,835 | 21% |
| <i>Clinton County</i> | 14,773 | 10,778 | 3,995 | 27% |
| <i>Columbia County</i> | 24,915 | 17,993 | 6,922 | 28% |
| <i>Crawford County</i> | 34,678 | 26,155 | 8,523 | 25% |
| <i>Cumberland County</i> | 83,015 | 60,635 | 22,380 | 27% |
| <i>Dauphin County</i> | 102,670 | 67,116 | 35,554 | 35% |
| <i>Delaware County</i> | 206,320 | 148,293 | 58,027 | 28% |
| <i>Elk County</i> | 14,124 | 11,211 | 2,913 | 21% |
| <i>Erie County</i> | 106,507 | 73,708 | 32,799 | 31% |
| <i>Fayette County</i> | 59,969 | 43,859 | 16,110 | 27% |
| <i>Forest County</i> | 2,000 | 1,652 | 348 | 17% |
| <i>Franklin County</i> | 50,633 | 37,469 | 13,164 | 26% |
| <i>Fulton County</i> | 5,660 | 4,473 | 1,187 | 21% |
| <i>Greene County</i> | 15,060 | 11,158 | 3,902 | 26% |

TABLE CONTINUED ON PAGE 50 →

TABLE A.1 CONTINUED

| | Total Occupied Housing Units | Owner-Occupied Units | Renter-Occupied Units | % That Are Renters |
|------------------------------|------------------------------|----------------------|-----------------------|--------------------|
| United States | 105,480,101 | 69,816,513 | 35,663,588 | 34% |
| Pennsylvania | 4,777,003 | 3,406,167 | 1,370,836 | 29% |
| <i>Huntingdon County</i> | 16,759 | 12,999 | 3,760 | 22% |
| <i>Indiana County</i> | 34,123 | 24,491 | 9,632 | 28% |
| <i>Jefferson County</i> | 18,375 | 14,177 | 4,198 | 23% |
| <i>Juniata County</i> | 8,584 | 6,671 | 1,913 | 22% |
| <i>Lackawanna County</i> | 86,218 | 58,284 | 27,934 | 32% |
| <i>Lancaster County</i> | 172,560 | 122,264 | 50,296 | 29% |
| <i>Lawrence County</i> | 37,091 | 28,660 | 8,431 | 23% |
| <i>Lebanon County</i> | 46,551 | 33,863 | 12,688 | 27% |
| <i>Lehigh County</i> | 121,906 | 83,896 | 38,010 | 31% |
| <i>Luzerne County</i> | 130,687 | 91,880 | 38,807 | 30% |
| <i>Lycoming County</i> | 47,003 | 32,653 | 14,350 | 31% |
| <i>McKean County</i> | 18,024 | 13,482 | 4,542 | 25% |
| <i>Mercer County</i> | 46,712 | 35,613 | 11,099 | 24% |
| <i>Mifflin County</i> | 18,413 | 13,639 | 4,774 | 26% |
| <i>Monroe County</i> | 49,454 | 38,742 | 10,712 | 22% |
| <i>Montgomery County</i> | 286,098 | 210,237 | 75,861 | 27% |
| <i>Montour County</i> | 7,085 | 5,155 | 1,930 | 27% |
| <i>Northampton County</i> | 101,541 | 74,451 | 27,090 | 27% |
| <i>Northumberland County</i> | 38,835 | 28,577 | 10,258 | 26% |
| <i>Perry County</i> | 16,695 | 13,288 | 3,407 | 20% |
| <i>Philadelphia County</i> | 590,071 | 349,651 | 240,420 | 41% |
| <i>Pike County</i> | 17,433 | 14,787 | 2,646 | 15% |
| <i>Potter County</i> | 7,005 | 5,421 | 1,584 | 23% |
| <i>Schuylkill County</i> | 60,530 | 47,177 | 13,353 | 22% |
| <i>Snyder County</i> | 13,654 | 10,451 | 3,203 | 23% |
| <i>Somerset County</i> | 31,222 | 24,368 | 6,854 | 22% |
| <i>Sullivan County</i> | 2,660 | 2,138 | 522 | 20% |
| <i>Susquehanna County</i> | 16,529 | 13,144 | 3,385 | 20% |
| <i>Tioga County</i> | 15,925 | 12,125 | 3,800 | 24% |
| <i>Union County</i> | 13,178 | 9,671 | 3,507 | 27% |
| <i>Venango County</i> | 22,747 | 17,378 | 5,369 | 24% |
| <i>Warren County</i> | 17,696 | 13,847 | 3,849 | 22% |
| <i>Washington County</i> | 81,130 | 62,570 | 18,560 | 23% |
| <i>Wayne County</i> | 18,350 | 14,772 | 3,578 | 19% |
| <i>Westmoreland County</i> | 149,813 | 116,847 | 32,966 | 22% |
| <i>Wyoming County</i> | 10,762 | 8,499 | 2,263 | 21% |
| <i>York County</i> | 148,219 | 112,816 | 35,403 | 24% |

Note: Italicized counties are classified as rural by the Center for Rural Pennsylvania.

Source: U.S. Census Bureau, "2000 Census – Summary File 3," Table H17, http://factfinder.census.gov/home/saff/main.html?_lang=en

Income of Renters

There is a significant disparity in income between owners and renters throughout the country. Owner households earn nearly twice as much as renter households nationally and in Pennsylvania. However, within Pennsylvania, there do not seem to be any regional patterns in renter/owner income disparities.

Counties with the greatest income disparities between renters and owners include Centre, Greene, and Lawrence counties. Juniata, Pike, and Sullivan counties have more equal income distributions, but even in these counties, the median renter's income is two-thirds or less of the median owner's income.

TABLE A.2
Median Household Income in 1999 by Tenure

| | Occupied Housing Units | Owner Households | Renter Households | Renter Income as Percentage of Owner Income |
|--------------------------|------------------------|------------------|-------------------|---|
| United States | \$41,851 | \$51,323 | \$27,362 | 53% |
| Pennsylvania | \$39,987 | \$47,611 | \$24,601 | 52% |
| <i>Adams County</i> | \$42,913 | \$48,228 | \$28,360 | 59% |
| <i>Allegheny County</i> | \$38,154 | \$48,066 | \$22,791 | 47% |
| <i>Armstrong County</i> | \$31,694 | \$35,975 | \$20,006 | 56% |
| <i>Beaver County</i> | \$36,963 | \$42,896 | \$22,323 | 52% |
| <i>Bedford County</i> | \$32,647 | \$35,737 | \$21,337 | 60% |
| <i>Berks County</i> | \$44,456 | \$51,927 | \$26,648 | 51% |
| <i>Blair County</i> | \$32,846 | \$39,161 | \$18,449 | 47% |
| <i>Bradford County</i> | \$34,986 | \$39,655 | \$21,989 | 55% |
| <i>Bucks County</i> | \$59,443 | \$67,604 | \$36,426 | 54% |
| <i>Butler County</i> | \$42,248 | \$48,791 | \$23,528 | 48% |
| <i>Cambria County</i> | \$30,192 | \$34,925 | \$17,827 | 51% |
| <i>Cameron County</i> | \$32,077 | \$35,880 | \$21,458 | 60% |
| <i>Carbon County</i> | \$35,176 | \$39,586 | \$21,802 | 55% |
| <i>Centre County</i> | \$36,295 | \$49,642 | \$20,365 | 41% |
| <i>Chester County</i> | \$65,037 | \$75,403 | \$38,516 | 51% |
| <i>Clarion County</i> | \$30,984 | \$36,821 | \$17,169 | 47% |
| <i>Clearfield County</i> | \$31,407 | \$35,724 | \$18,573 | 52% |
| <i>Clinton County</i> | \$30,890 | \$37,190 | \$17,360 | 47% |
| <i>Columbia County</i> | \$33,944 | \$39,944 | \$20,762 | 52% |
| <i>Crawford County</i> | \$33,688 | \$39,105 | \$20,303 | 52% |
| <i>Cumberland County</i> | \$46,628 | \$54,509 | \$29,532 | 54% |
| <i>Dauphin County</i> | \$41,496 | \$51,409 | \$27,280 | 53% |
| <i>Delaware County</i> | \$49,742 | \$59,597 | \$30,319 | 51% |
| <i>Elk County</i> | \$37,769 | \$43,079 | \$21,488 | 50% |
| <i>Erie County</i> | \$36,578 | \$44,782 | \$21,072 | 47% |
| <i>Fayette County</i> | \$27,582 | \$33,111 | \$16,242 | 49% |
| <i>Forest County</i> | \$27,284 | \$30,357 | \$15,938 | 53% |
| <i>Franklin County</i> | \$40,379 | \$46,100 | \$27,139 | 59% |
| <i>Fulton County</i> | \$35,060 | \$38,435 | \$22,482 | 58% |

TABLE CONTINUED ON PAGE 52 →

TABLE A.2 CONTINUED

| | Occupied Housing Units | Owner Households | Renter Households | Renter Income as Percentage of Owner Income |
|------------------------------|------------------------|------------------|-------------------|---|
| United States | \$41,851 | \$51,323 | \$27,362 | 53% |
| Pennsylvania | \$39,987 | \$47,611 | \$24,601 | 52% |
| <i>Greene County</i> | \$30,235 | \$36,463 | \$16,203 | 44% |
| <i>Huntingdon County</i> | \$33,274 | \$37,626 | \$21,091 | 56% |
| <i>Indiana County</i> | \$30,214 | \$36,449 | \$16,627 | 46% |
| <i>Jefferson County</i> | \$31,575 | \$36,138 | \$17,275 | 48% |
| <i>Juniata County</i> | \$34,820 | \$38,234 | \$25,694 | 67% |
| <i>Lackawanna County</i> | \$34,386 | \$42,701 | \$20,846 | 49% |
| <i>Lancaster County</i> | \$45,464 | \$53,136 | \$29,748 | 56% |
| <i>Lawrence County</i> | \$33,147 | \$39,264 | \$17,118 | 44% |
| <i>Lebanon County</i> | \$40,738 | \$48,115 | \$25,709 | 53% |
| <i>Lehigh County</i> | \$43,413 | \$53,713 | \$26,041 | 48% |
| <i>Luzerne County</i> | \$33,616 | \$40,640 | \$20,630 | 51% |
| <i>Lycoming County</i> | \$34,044 | \$40,930 | \$21,348 | 52% |
| <i>McKean County</i> | \$33,177 | \$39,132 | \$18,810 | 48% |
| <i>Mercer County</i> | \$34,619 | \$39,975 | \$20,571 | 51% |
| <i>Mifflin County</i> | \$31,867 | \$36,544 | \$18,453 | 50% |
| <i>Monroe County</i> | \$46,341 | \$51,248 | \$29,054 | 57% |
| <i>Montgomery County</i> | \$60,617 | \$70,631 | \$37,946 | 54% |
| <i>Montour County</i> | \$37,747 | \$42,426 | \$24,524 | 58% |
| <i>Northampton County</i> | \$44,993 | \$53,104 | \$26,456 | 50% |
| <i>Northumberland County</i> | \$31,243 | \$36,475 | \$18,867 | 52% |
| <i>Perry County</i> | \$41,817 | \$46,116 | \$26,631 | 58% |
| <i>Philadelphia County</i> | \$30,431 | \$37,773 | \$21,365 | 57% |
| <i>Pike County</i> | \$44,047 | \$47,412 | \$30,174 | 64% |
| <i>Potter County</i> | \$32,179 | \$36,463 | \$21,444 | 59% |
| <i>Schuylkill County</i> | \$32,580 | \$36,940 | \$19,372 | 52% |
| <i>Snyder County</i> | \$35,996 | \$40,315 | \$23,007 | 57% |
| <i>Somerset County</i> | \$30,715 | \$34,712 | \$18,924 | 55% |
| <i>Sullivan County</i> | \$30,000 | \$33,669 | \$20,741 | 62% |
| <i>Susquehanna County</i> | \$33,689 | \$37,500 | \$20,765 | 55% |
| <i>Tioga County</i> | \$31,928 | \$36,885 | \$19,091 | 52% |
| <i>Union County</i> | \$40,248 | \$46,915 | \$21,763 | 46% |
| <i>Venango County</i> | \$32,406 | \$37,661 | \$18,193 | 48% |
| <i>Warren County</i> | \$35,683 | \$40,122 | \$21,848 | 54% |
| <i>Washington County</i> | \$37,437 | \$43,826 | \$20,452 | 47% |
| <i>Wayne County</i> | \$34,202 | \$37,840 | \$21,201 | 56% |
| <i>Westmoreland County</i> | \$37,095 | \$42,651 | \$21,847 | 51% |
| <i>Wyoming County</i> | \$36,610 | \$40,867 | \$23,281 | 57% |
| <i>York County</i> | \$45,193 | \$51,484 | \$27,648 | 54% |

Note: Italicized counties are classified as rural by the Center for Rural Pennsylvania.

Source: U.S. Census Bureau, "2000 Census – Summary File 3," Table HCT12, http://factfinder.census.gov/home/saff/main.html?_lang=en

Age of Rental Housing Stock

The median age of the rental housing stock in Pennsylvania is considerably greater than the national median (Table A.3). Older rental housing is found throughout the state in both rural and urban areas. The Northeast region of the state (Carbon, Schuylkill, Sullivan, Lackawanna, Columbia, and Luzerne counties) has a greater concentration of counties with older rental units.

Carbon, Schuylkill, and Sullivan counties have the oldest rental stock, 1940 being the median year in which the rental housing units were built. These counties are followed by Lackawanna and Northumberland counties, for which the median year is 1943.

Pike County (also in the Northeast region) has the newest rental housing stock; its median year built is 1975, followed by Monroe, Centre, Bucks, Chester, and Forest counties.

In 49 out of the 67 counties in Pennsylvania, the median age of the renter-occupied housing stock is higher than that of the owner-occupied housing stock, and in four counties the renter- and owner-occupied housing stock has the same median age. The greatest differences are found in Adams, Wayne, and Snyder counties, where the disparities in median age between renter-occupied and owner-occupied units are 22, 18, and 17 years, respectively.

TABLE A.3
Median Year Structure Was Built

| | Total Occupied Units | Owner-Occupied Units | Renter-Occupied Units |
|--------------------------|----------------------|----------------------|-----------------------|
| United States | 1971 | 1971 | 1969 |
| Pennsylvania | 1957 | 1958 | 1955 |
| <i>Adams County</i> | 1972 | 1975 | 1953 |
| <i>Allegheny County</i> | 1953 | 1953 | 1954 |
| <i>Armstrong County</i> | 1953 | 1953 | 1949 |
| <i>Beaver County</i> | 1955 | 1955 | 1952 |
| <i>Bedford County</i> | 1964 | 1966 | 1953 |
| <i>Berks County</i> | 1959 | 1962 | 1951 |
| <i>Blair County</i> | 1951 | 1951 | 1952 |
| <i>Bradford County</i> | 1959 | 1961 | 1954 |
| <i>Bucks County</i> | 1970 | 1971 | 1968 |
| <i>Butler County</i> | 1971 | 1972 | 1966 |
| <i>Cambria County</i> | 1949 | 1949 | 1949 |
| <i>Cameron County</i> | 1950 | 1949 | 1956 |
| <i>Carbon County</i> | 1948 | 1952 | 1940 |
| <i>Centre County</i> | 1971 | 1972 | 1971 |
| <i>Chester County</i> | 1974 | 1976 | 1967 |
| <i>Clarion County</i> | 1959 | 1958 | 1960 |
| <i>Clearfield County</i> | 1956 | 1958 | 1951 |
| <i>Clinton County</i> | 1961 | 1960 | 1962 |
| <i>Columbia County</i> | 1957 | 1961 | 1948 |

| | Total Occupied Units | Owner-Occupied Units | Renter-Occupied Units |
|--------------------------|----------------------|----------------------|-----------------------|
| United States | 1971 | 1971 | 1969 |
| Pennsylvania | 1957 | 1958 | 1955 |
| <i>Crawford County</i> | 1957 | 1959 | 1951 |
| <i>Cumberland County</i> | 1969 | 1970 | 1965 |
| <i>Dauphin County</i> | 1963 | 1962 | 1964 |
| <i>Delaware County</i> | 1954 | 1953 | 1958 |
| <i>Elk County</i> | 1955 | 1955 | 1952 |
| <i>Erie County</i> | 1957 | 1958 | 1955 |
| <i>Fayette County</i> | 1952 | 1952 | 1951 |
| <i>Forest County</i> | 1960 | 1959 | 1967 |
| <i>Franklin County</i> | 1968 | 1971 | 1956 |
| <i>Fulton County</i> | 1971 | 1972 | 1963 |
| <i>Greene County</i> | 1955 | 1955 | 1956 |
| <i>Huntingdon County</i> | 1962 | 1965 | 1953 |
| <i>Indiana County</i> | 1964 | 1965 | 1964 |
| <i>Jefferson County</i> | 1952 | 1952 | 1951 |
| <i>Juniata County</i> | 1967 | 1969 | 1960 |
| <i>Lackawanna County</i> | 1943 | 1944 | 1943 |
| <i>Lancaster County</i> | 1968 | 1971 | 1960 |
| <i>Lawrence County</i> | 1952 | 1952 | 1952 |
| <i>Lebanon County</i> | 1960 | 1964 | 1951 |

TABLE CONTINUED ON PAGE 54 →

TABLE A.3 CONTINUED

| | Total Occupied Units | Owner-Occupied Units | Renter-Occupied Units |
|------------------------------|----------------------|----------------------|-----------------------|
| United States | 1971 | 1971 | 1969 |
| Pennsylvania | 1957 | 1958 | 1955 |
| Lehigh County | 1960 | 1960 | 1961 |
| Luzerne County | 1947 | 1947 | 1948 |
| <i>Lycoming County</i> | 1955 | 1958 | 1948 |
| <i>McKean County</i> | 1945 | 1945 | 1945 |
| <i>Mercer County</i> | 1955 | 1955 | 1956 |
| <i>Mifflin County</i> | 1956 | 1959 | 1948 |
| <i>Monroe County</i> | 1980 | 1982 | 1971 |
| Montgomery County | 1963 | 1962 | 1964 |
| <i>Montour County</i> | 1967 | 1971 | 1957 |
| Northampton County | 1959 | 1962 | 1951 |
| <i>Northumberland County</i> | 1944 | 1944 | 1943 |
| <i>Perry County</i> | 1971 | 1973 | 1957 |
| Philadelphia County | 1945 | 1943 | 1950 |
| <i>Pike County</i> | 1981 | 1982 | 1975 |
| <i>Potter County</i> | 1956 | 1957 | 1948 |
| <i>Schuylkill County</i> | 1940 | 1940 | 1940 |

| | Total Occupied Units | Owner-Occupied Units | Renter-Occupied Units |
|---------------------------|----------------------|----------------------|-----------------------|
| United States | 1971 | 1971 | 1969 |
| Pennsylvania | 1957 | 1958 | 1955 |
| <i>Snyder County</i> | 1966 | 1970 | 1953 |
| <i>Somerset County</i> | 1955 | 1956 | 1953 |
| <i>Sullivan County</i> | 1951 | 1954 | 1940 |
| <i>Susquehanna County</i> | 1966 | 1968 | 1956 |
| <i>Tioga County</i> | 1963 | 1964 | 1957 |
| <i>Union County</i> | 1968 | 1971 | 1956 |
| <i>Venango County</i> | 1951 | 1951 | 1948 |
| <i>Warren County</i> | 1952 | 1953 | 1945 |
| <i>Washington County</i> | 1956 | 1957 | 1950 |
| <i>Wayne County</i> | 1972 | 1974 | 1956 |
| Westmoreland County | 1959 | 1959 | 1956 |
| <i>Wyoming County</i> | 1970 | 1971 | 1961 |
| York County | 1968 | 1970 | 1958 |

Note: Italicized counties are classified as rural by the Center for Rural Pennsylvania.

Source: U.S. Census Bureau, "2000 Census – Summary File 3," Table H37, http://factfinder.census.gov/home/saff/main.html?_lang=en

Renter Households by Age

Pennsylvania also has a population that is older than the national average. Given this fact, it is not surprising that Pennsylvania renters are older than renters in the nation.

Elderly renters are located throughout the state. Forest County has the highest percentage of elderly renters: 34 percent of renter-occupied units are occupied by heads of household who are 65 years of age or older. Moreover, over one-fifth of renter households in this county are occupied by renters who are at least 75 years old.³ Forest County is followed by Lawrence, Northumberland, Schuylkill, and Luzerne counties.

Conversely, Centre County has the smallest percentage of renter households with a head of household who is 65 or older (9 percent). It is followed by Monroe and Pike counties (14 and 15 percent, respectively), the two counties with the largest increases in population since 1990.

Because of the presence of Penn State, Centre County also has the highest percentage of renter-occupied households under the age of 25, approximately 40 percent. It is followed by Indiana and Clarion counties.

³ It is important to note that while Forest County has the highest percentage of elderly renters, it also has the smallest population and fewest renter-occupied housing units out of all counties in the state.

TABLE A.4

Renter Households by Age

| | 75 Years and Over | 65 to 74 Years | 55 to 64 Years | 45 to 54 Years | 35 to 44 Years | 25 to 34 Years | 15 to 24 Years |
|--------------------------|-------------------|----------------|----------------|----------------|----------------|----------------|----------------|
| United States | 8% | 6% | 8% | 15% | 22% | 28% | 12% |
| Pennsylvania | 12% | 8% | 9% | 14% | 20% | 25% | 11% |
| <i>Adams County</i> | 12% | 6% | 8% | 15% | 22% | 25% | 12% |
| <i>Allegheny County</i> | 13% | 9% | 8% | 14% | 19% | 26% | 12% |
| <i>Armstrong County</i> | 16% | 9% | 11% | 15% | 20% | 21% | 8% |
| <i>Beaver County</i> | 13% | 10% | 10% | 15% | 21% | 22% | 9% |
| <i>Bedford County</i> | 15% | 10% | 8% | 14% | 20% | 26% | 7% |
| <i>Berks County</i> | 13% | 8% | 9% | 14% | 20% | 25% | 12% |
| <i>Blair County</i> | 13% | 9% | 10% | 14% | 20% | 23% | 10% |
| <i>Bradford County</i> | 13% | 9% | 10% | 13% | 21% | 24% | 10% |
| <i>Bucks County</i> | 11% | 8% | 9% | 15% | 22% | 27% | 8% |
| <i>Butler County</i> | 16% | 8% | 7% | 14% | 19% | 24% | 12% |
| <i>Cambria County</i> | 16% | 11% | 11% | 16% | 17% | 21% | 8% |
| <i>Cameron County</i> | 20% | 7% | 10% | 14% | 19% | 24% | 6% |
| <i>Carbon County</i> | 15% | 10% | 9% | 14% | 24% | 21% | 9% |
| <i>Centre County</i> | 5% | 4% | 4% | 7% | 12% | 28% | 40% |
| <i>Chester County</i> | 10% | 7% | 9% | 13% | 22% | 29% | 11% |
| <i>Clarion County</i> | 11% | 8% | 7% | 14% | 17% | 20% | 23% |
| <i>Clearfield County</i> | 16% | 8% | 9% | 11% | 22% | 23% | 10% |
| <i>Clinton County</i> | 15% | 12% | 8% | 10% | 16% | 21% | 19% |
| <i>Columbia County</i> | 12% | 7% | 7% | 12% | 20% | 23% | 18% |
| <i>Crawford County</i> | 13% | 9% | 9% | 14% | 20% | 24% | 12% |
| <i>Cumberland County</i> | 12% | 7% | 7% | 14% | 20% | 28% | 13% |
| <i>Dauphin County</i> | 9% | 8% | 9% | 15% | 23% | 27% | 10% |
| <i>Delaware County</i> | 12% | 8% | 9% | 14% | 22% | 27% | 9% |
| <i>Elk County</i> | 17% | 10% | 10% | 12% | 18% | 24% | 10% |
| <i>Erie County</i> | 12% | 8% | 7% | 14% | 20% | 25% | 14% |
| <i>Fayette County</i> | 12% | 10% | 10% | 15% | 21% | 22% | 9% |
| <i>Forest County</i> | 21% | 13% | 13% | 15% | 20% | 17% | 2% |
| <i>Franklin County</i> | 13% | 8% | 8% | 13% | 20% | 28% | 10% |
| <i>Fulton County</i> | 10% | 9% | 10% | 12% | 24% | 24% | 11% |
| <i>Greene County</i> | 11% | 9% | 10% | 15% | 22% | 22% | 11% |
| <i>Huntingdon County</i> | 13% | 9% | 10% | 15% | 19% | 21% | 12% |
| <i>Indiana County</i> | 10% | 7% | 7% | 11% | 15% | 22% | 26% |
| <i>Jefferson County</i> | 17% | 10% | 8% | 14% | 20% | 22% | 9% |
| <i>Juniata County</i> | 15% | 9% | 9% | 13% | 21% | 22% | 10% |
| <i>Lackawanna County</i> | 16% | 12% | 10% | 13% | 19% | 21% | 8% |
| <i>Lancaster County</i> | 13% | 7% | 9% | 13% | 21% | 25% | 12% |
| <i>Lawrence County</i> | 19% | 10% | 9% | 15% | 19% | 19% | 9% |
| <i>Lebanon County</i> | 14% | 9% | 8% | 14% | 22% | 24% | 10% |
| <i>Lehigh County</i> | 14% | 8% | 8% | 14% | 20% | 25% | 10% |
| <i>Luzerne County</i> | 16% | 12% | 10% | 14% | 18% | 21% | 9% |
| <i>Lycoming County</i> | 12% | 8% | 8% | 15% | 21% | 23% | 13% |

TABLE CONTINUED ON PAGE 56 →

TABLE A.4 CONTINUED

| | 75 Years and Over | 65 to 74 Years | 55 to 64 Years | 45 to 54 Years | 35 to 44 Years | 25 to 34 Years | 15 to 24 Years |
|------------------------------|-------------------|----------------|----------------|----------------|----------------|----------------|----------------|
| United States | 8% | 6% | 8% | 15% | 22% | 28% | 12% |
| Pennsylvania | 12% | 8% | 9% | 14% | 20% | 25% | 11% |
| <i>McKean County</i> | 16% | 8% | 10% | 13% | 19% | 23% | 11% |
| <i>Mercer County</i> | 13% | 10% | 9% | 15% | 19% | 23% | 11% |
| <i>Mifflin County</i> | 12% | 11% | 10% | 15% | 16% | 22% | 13% |
| <i>Monroe County</i> | 8% | 6% | 9% | 16% | 27% | 23% | 11% |
| <i>Montgomery County</i> | 14% | 8% | 8% | 13% | 20% | 29% | 8% |
| <i>Montour County</i> | 11% | 8% | 8% | 12% | 26% | 25% | 10% |
| <i>Northampton County</i> | 13% | 8% | 10% | 14% | 20% | 25% | 11% |
| <i>Northumberland County</i> | 18% | 11% | 9% | 14% | 19% | 21% | 9% |
| <i>Perry County</i> | 11% | 9% | 8% | 16% | 19% | 27% | 10% |
| <i>Philadelphia County</i> | 9% | 8% | 9% | 14% | 22% | 28% | 12% |
| <i>Pike County</i> | 7% | 8% | 9% | 17% | 31% | 20% | 8% |
| <i>Potter County</i> | 15% | 8% | 10% | 11% | 20% | 25% | 11% |
| <i>Schuylkill County</i> | 16% | 13% | 10% | 14% | 18% | 22% | 9% |
| <i>Snyder County</i> | 14% | 8% | 10% | 13% | 17% | 23% | 15% |
| <i>Somerset County</i> | 15% | 11% | 9% | 15% | 18% | 22% | 10% |
| <i>Sullivan County</i> | 17% | 9% | 9% | 12% | 22% | 20% | 11% |
| <i>Susquehanna County</i> | 14% | 9% | 10% | 13% | 22% | 22% | 10% |
| <i>Tioga County</i> | 12% | 8% | 9% | 12% | 19% | 24% | 15% |
| <i>Union County</i> | 19% | 7% | 10% | 13% | 15% | 24% | 13% |
| <i>Venango County</i> | 12% | 11% | 9% | 14% | 22% | 22% | 10% |
| <i>Warren County</i> | 14% | 8% | 8% | 17% | 20% | 25% | 8% |
| <i>Washington County</i> | 15% | 10% | 9% | 14% | 19% | 22% | 10% |
| <i>Wayne County</i> | 14% | 8% | 11% | 15% | 22% | 22% | 7% |
| <i>Westmoreland County</i> | 14% | 9% | 10% | 15% | 20% | 23% | 8% |
| <i>Wyoming County</i> | 8% | 9% | 11% | 15% | 22% | 24% | 11% |
| <i>York County</i> | 10% | 7% | 8% | 14% | 22% | 27% | 12% |

Note: Italicized counties are classified as rural by the Center for Rural Pennsylvania.

Source: U.S. Census Bureau, "2000 Census – Summary File 3," Table H14, http://factfinder.census.gov/home/saff/main.html?_lang=en

Renter-Occupied Units: Structure Size

Over half of Pennsylvania's renter-occupied housing units are in small structures (four units or less). At the county level, however, there is more variation in structure size. In general, large urban areas, such as the Philadelphia metropolitan division and Allegheny County (which contains Pittsburgh), tend to have more rental units in large structures (10 units or more), while rural areas have more rental units in small structures.⁴

⁴ The Philadelphia metropolitan division is part of the Philadelphia-Camden-Wilmington MSA and includes five counties: Philadelphia, Bucks, Chester, Delaware, and Montgomery. The county and city of Philadelphia constitute the same area. Nearly 45 percent of all structures with 10 or more units statewide are located in this metropolitan division. In addition, several of these counties have a high percentage of rental units in large structures, particularly Bucks and Montgomery counties (both 41 percent). Philadelphia city has more rental units in large structures (68,500) than any other county in the state, followed by Allegheny County, which has 57,600.

Centre County, while rural, is an exception. Centre County has the highest percentage of structures with 10 or more units (45 percent), likely because of the presence of Penn State and the need to house both the student population and workers at the university and related service industries. It is followed by the four suburban counties in the Philadelphia region: Montgomery and Bucks (both 41 percent), Delaware (36 percent), and Chester (33 percent). Allegheny and Lehigh counties, which include the cities of Pittsburgh and Allentown, respectively, also have a high percentage of rental housing stock in structures with 10 or more units.

Pike County has the highest percentage of single-unit (attached or detached) structures at 71 percent, followed by Monroe (57 percent), Forest (53 percent), and Juniata and Sullivan (both approximately 51 percent).

Fulton County has the highest percentage of mobile homes (27 percent), far exceeding the state average of 3 percent of renter-occupied housing units being mobile homes. In general, there is a greater incidence of renters occupying mobile homes in rural counties than in urban counties.

TABLE A.5
Renter-Occupied Units by Structure Size*

| | 1 Unit, Detached | 1 Unit, Attached | 2 Units | 3 or 4 Units | 5 to 9 Units | 10 to 19 Units | 20+ Units | Mobile Homes |
|-------------------------|---------------------|---------------------|------------|-----------------|-----------------|-------------------|------------|-----------------|
| United States | 24% | 6% | 9% | 12% | 12% | 11% | 22% | 4% |
| Pennsylvania | 18% | 16% | 14% | 14% | 11% | 8% | 17% | 3% |
| <i>Adams County</i> | 31% | 14% | 16% | 15% | 9% | 4% | 4% | 9% |
| <i>Allegheny County</i> | 18% | 12% | 13% | 13% | 13% | 11% | 22% | 0% |
| <i>Armstrong County</i> | 44% | 6% | 13% | 9% | 6% | 2% | 9% | 12% |
| <i>Beaver County</i> | 31% | 7% | 13% | 15% | 12% | 6% | 12% | 4% |
| <i>Bedford County</i> | 45% | 3% | 10% | 12% | 5% | 4% | 5% | 16% |
| <i>Berks County</i> | 18% | 19% | 13% | 17% | 11% | 8% | 13% | 2% |
| <i>Blair County</i> | 28% | 7% | 16% | 14% | 11% | 6% | 13% | 4% |
| <i>Bradford County</i> | 34% | 2% | 17% | 13% | 5% | 2% | 10% | 17% |
| <i>Bucks County</i> | 14% | 11% | 9% | 10% | 14% | 17% | 24% | 1% |
| <i>Butler County</i> | 28% | 6% | 14% | 12% | 9% | 9% | 13% | 10% |
| <i>Cambria County</i> | 28% | 14% | 15% | 14% | 9% | 4% | 12% | 4% |
| <i>Cameron County</i> | 23% | 4% | 24% | 15% | 5% | 1% | 18% | 10% |
| <i>Carbon County</i> | 24% | 23% | 15% | 14% | 7% | 5% | 8% | 4% |
| <i>Centre County</i> | 14% | 8% | 8% | 9% | 13% | 14% | 31% | 3% |
| <i>Chester County</i> | 17% | 15% | 7% | 12% | 13% | 15% | 18% | 3% |
| <i>Clarion County</i> | 38% | 1% | 9% | 10% | 11% | 4% | 10% | 17% |

TABLE CONTINUED ON PAGE 58 →

* The category of boats, RVs, and vans is not included in this table. In most counties within Pennsylvania, boats, RVs, and vans account for less than 0.3 percent of occupied rental housing units. The one exception is Cameron County, in which 0.6 percent of renter households live in boats, RVs, or vans.

TABLE A.5 CONTINUED

| | 1 Unit, Detached | 1 Unit, Attached | 2 Units | 3 or 4 Units | 5 to 9 Units | 10 to 19 Units | 20+ Units | Mobile Homes |
|------------------------------|---------------------|---------------------|------------|-----------------|-----------------|-------------------|------------|-----------------|
| United States | 24% | 6% | 9% | 12% | 12% | 11% | 22% | 4% |
| Pennsylvania | 18% | 16% | 14% | 14% | 11% | 8% | 17% | 3% |
| <i>Clearfield County</i> | 41% | 3% | 13% | 12% | 7% | 4% | 10% | 10% |
| <i>Clinton County</i> | 26% | 10% | 14% | 13% | 14% | 4% | 10% | 8% |
| <i>Columbia County</i> | 28% | 11% | 17% | 17% | 10% | 3% | 6% | 9% |
| <i>Crawford County</i> | 33% | 3% | 19% | 11% | 10% | 5% | 7% | 12% |
| <i>Cumberland County</i> | 19% | 15% | 11% | 15% | 16% | 10% | 10% | 4% |
| <i>Dauphin County</i> | 11% | 18% | 9% | 15% | 16% | 13% | 16% | 2% |
| <i>Delaware County</i> | 8% | 20% | 13% | 14% | 9% | 11% | 25% | 0% |
| <i>Elk County</i> | 37% | 1% | 23% | 15% | 6% | 1% | 11% | 7% |
| <i>Erie County</i> | 21% | 5% | 23% | 16% | 11% | 6% | 15% | 3% |
| <i>Fayette County</i> | 35% | 9% | 13% | 11% | 9% | 3% | 8% | 12% |
| <i>Forest County</i> | 52% | 1% | 4% | 2% | 2% | 8% | 16% | 15% |
| <i>Franklin County</i> | 29% | 17% | 13% | 15% | 10% | 5% | 5% | 7% |
| <i>Fulton County</i> | 46% | 2% | 10% | 4% | 6% | 4% | 0% | 27% |
| <i>Greene County</i> | 39% | 5% | 9% | 8% | 7% | 5% | 8% | 19% |
| <i>Huntingdon County</i> | 39% | 5% | 15% | 11% | 7% | 1% | 8% | 14% |
| <i>Indiana County</i> | 33% | 4% | 11% | 10% | 11% | 10% | 10% | 12% |
| <i>Jefferson County</i> | 41% | 2% | 15% | 11% | 7% | 3% | 12% | 9% |
| <i>Juniata County</i> | 42% | 9% | 6% | 7% | 10% | 5% | 7% | 14% |
| <i>Lackawanna County</i> | 17% | 6% | 29% | 23% | 11% | 4% | 9% | 1% |
| <i>Lancaster County</i> | 18% | 18% | 12% | 15% | 15% | 8% | 11% | 3% |
| <i>Lawrence County</i> | 35% | 5% | 14% | 13% | 11% | 4% | 12% | 7% |
| <i>Lebanon County</i> | 18% | 21% | 15% | 17% | 11% | 5% | 9% | 3% |
| <i>Lehigh County</i> | 10% | 16% | 11% | 15% | 14% | 15% | 18% | 1% |
| <i>Luzerne County</i> | 19% | 17% | 17% | 18% | 9% | 4% | 14% | 2% |
| <i>Lycoming County</i> | 23% | 13% | 17% | 13% | 13% | 7% | 8% | 5% |
| <i>McKean County</i> | 41% | 2% | 17% | 11% | 6% | 2% | 12% | 8% |
| <i>Mercer County</i> | 32% | 3% | 13% | 12% | 14% | 8% | 11% | 8% |
| <i>Mifflin County</i> | 29% | 16% | 16% | 11% | 8% | 2% | 7% | 9% |
| <i>Monroe County</i> | 48% | 9% | 11% | 10% | 8% | 3% | 4% | 7% |
| <i>Montgomery County</i> | 11% | 13% | 10% | 14% | 10% | 13% | 28% | 0% |
| <i>Montour County</i> | 30% | 15% | 15% | 16% | 10% | 2% | 7% | 7% |
| <i>Northampton County</i> | 16% | 21% | 14% | 16% | 12% | 7% | 12% | 2% |
| <i>Northumberland County</i> | 19% | 27% | 13% | 14% | 7% | 3% | 14% | 4% |
| <i>Perry County</i> | 36% | 9% | 10% | 10% | 15% | 1% | 5% | 12% |
| <i>Philadelphia County</i> | 4% | 31% | 15% | 13% | 8% | 5% | 24% | 0% |
| <i>Pike County</i> | 67% | 5% | 8% | 8% | 4% | 1% | 2% | 6% |
| <i>Potter County</i> | 46% | 1% | 15% | 9% | 4% | 4% | 5% | 17% |
| <i>Schuylkill County</i> | 19% | 28% | 12% | 14% | 9% | 4% | 10% | 4% |
| <i>Snyder County</i> | 37% | 11% | 13% | 11% | 7% | 2% | 7% | 11% |

TABLE CONTINUED ON PAGE 59 →

TABLE A.5 CONTINUED

| | 1 Unit, Detached | 1 Unit, Attached | 2 Units | 3 or 4 Units | 5 to 9 Units | 10 to 19 Units | 20+ Units | Mobile Homes |
|----------------------------|---------------------|---------------------|------------|-----------------|-----------------|-------------------|------------|-----------------|
| United States | 24% | 6% | 9% | 12% | 12% | 11% | 22% | 4% |
| Pennsylvania | 18% | 16% | 14% | 14% | 11% | 8% | 17% | 3% |
| <i>Somerset County</i> | 34% | 7% | 14% | 10% | 10% | 5% | 7% | 13% |
| <i>Sullivan County</i> | 51% | 0% | 11% | 9% | 13% | 2% | 7% | 6% |
| <i>Susquehanna County</i> | 37% | 2% | 14% | 13% | 6% | 0% | 9% | 17% |
| <i>Tioga County</i> | 37% | 2% | 16% | 11% | 3% | 3% | 11% | 17% |
| <i>Union County</i> | 29% | 9% | 12% | 16% | 10% | 5% | 9% | 10% |
| <i>Venango County</i> | 39% | 2% | 16% | 11% | 7% | 4% | 11% | 9% |
| <i>Warren County</i> | 33% | 3% | 18% | 15% | 7% | 3% | 10% | 10% |
| <i>Washington County</i> | 35% | 6% | 13% | 12% | 9% | 6% | 13% | 6% |
| <i>Wayne County</i> | 45% | 2% | 15% | 12% | 6% | 1% | 6% | 13% |
| <i>Westmoreland County</i> | 33% | 7% | 15% | 11% | 10% | 6% | 13% | 6% |
| <i>Wyoming County</i> | 37% | 3% | 13% | 14% | 9% | 4% | 1% | 20% |
| <i>York County</i> | 18% | 18% | 14% | 15% | 12% | 7% | 9% | 5% |

Note: Italicized counties are classified as rural by the Center for Rural Pennsylvania.

Source: U.S. Census Bureau, "2000 Census – Summary File 3," Table H32, http://factfinder.census.gov/home/saff/main.html?_lang=en

Quality Measures

The 2000 decennial census does not provide much data on the quality of rental housing in Pennsylvania, particularly at the county level.⁵

Consistent with state averages, overcrowding is a more prevalent problem than units lacking (or sharing) complete plumbing or kitchen facilities in almost every county. Only in Butler, Clarion, Elk, Forest, Greene, McKean, and Sullivan counties was the percentage of rental housing units lacking complete plumbing or kitchen facilities greater than the percentage that was overcrowded.

Philadelphia County has the highest percentage of renter households that are overcrowded (8 percent), followed by Centre County (7.7 percent) and Berks County (5.9 percent).

Overall, plumbing is a greater challenge in Pennsylvania's rural counties, while a lack of complete kitchen facilities and overcrowding are issues in both rural and urban counties.

Clarion County has the highest percentage of renter households lacking or sharing complete plumbing facilities and complete kitchen facilities (3.1 percent and 3.3 percent, respectively). For counties lacking or sharing complete plumbing, Forest (2.6 percent), Greene (2.6 percent), and Snyder (2.3 percent) counties follow Clarion. For counties lacking or sharing complete kitchen facilities, Elk (2.0 percent), McKean (2.0 percent), Lebanon (1.9 percent), and Northampton (1.9 percent) counties follow Clarion.

The Census Bureau also shows percentages of units that are both overcrowded and lacking complete plumbing. The data show that being overcrowded and lacking complete plumbing are isolated

⁵ More detailed data on quality are available at the national level and for the Philadelphia and Pittsburgh metropolitan statistical areas (MSAs) from the American Housing Survey. Such data are not available at the state or county level for Pennsylvania.

occurrences, and renters do not typically have both of these problems.⁶ At the state level, only 0.1 percent of units are overcrowded and also lack plumbing. Forest and Clarion counties have the highest percentage of units that are overcrowded and also lack plumbing, but these percentages are still very low (0.9 and 0.7 percent, respectively).

These percentages seem modest, but they do not prove that Pennsylvania’s rental housing stock is in good condition. The decennial census does not include sufficient data to assess the structural conditions or quality of rental housing units. Community development leaders in several areas of the state argue that much of the supply of rental housing in their areas is of poor quality: Although the units may be affordable, they are not in the condition in which renters would want to inhabit them.⁷ More thorough analysis is needed at the local level to assess the condition of Pennsylvania’s rental housing stock.

⁶ The decennial census does not publish the number of units that are overcrowded and lacking or sharing a complete kitchen.

⁷ The Federal Reserve Bank of Philadelphia’s Community Affairs staff members routinely conduct outreach meetings with lenders, government officials, and community development leaders around the Third Federal Reserve District, which includes the eastern two-thirds of Pennsylvania. During these meetings, we have consistently heard that much of Pennsylvania’s rental housing stock is of poor quality and in need of repair.

TABLE A.6
Quality Measures for Renter Households

| | Total Renter Households | % Lacking Complete Plumbing | % Lacking Complete Kitchen | % Overcrowded | % Overcrowded and Lacking Complete Plumbing |
|--------------------------|-------------------------|-----------------------------|----------------------------|---------------|---|
| United States | 35,663,588 | 1.0% | 1.3% | 11.0% | 0.2% |
| Pennsylvania | 1,370,836 | 0.8% | 1.2% | 4.0% | 0.1% |
| <i>Adams County</i> | 7,799 | 0.7% | 0.6% | 5.3% | 0.0% |
| <i>Allegheny County</i> | 177,129 | 0.5% | 1.0% | 2.3% | 0.0% |
| <i>Armstrong County</i> | 6,588 | 0.8% | 0.7% | 1.6% | 0.0% |
| <i>Beaver County</i> | 18,197 | 0.4% | 0.6% | 2.2% | 0.0% |
| <i>Bedford County</i> | 3,918 | 1.1% | 0.9% | 1.9% | 0.0% |
| <i>Berks County</i> | 36,877 | 1.2% | 1.8% | 5.9% | 0.3% |
| <i>Blair County</i> | 13,957 | 0.4% | 0.4% | 2.4% | 0.0% |
| <i>Bradford County</i> | 5,996 | 0.6% | 0.8% | 1.7% | 0.0% |
| <i>Bucks County</i> | 49,548 | 0.5% | 0.9% | 4.8% | 0.1% |
| <i>Butler County</i> | 14,617 | 0.4% | 1.7% | 1.4% | 0.0% |
| <i>Cambria County</i> | 15,289 | 0.4% | 0.6% | 1.2% | 0.0% |
| <i>Cameron County</i> | 617 | 0.0% | 1.5% | 1.8% | 0.0% |
| <i>Carbon County</i> | 5,176 | 0.4% | 0.7% | 1.7% | 0.0% |
| <i>Centre County</i> | 19,650 | 0.6% | 0.8% | 7.7% | 0.1% |
| <i>Chester County</i> | 37,405 | 0.5% | 0.9% | 4.7% | 0.1% |
| <i>Clarion County</i> | 4,460 | 3.1% | 3.3% | 2.5% | 0.7% |
| <i>Clearfield County</i> | 6,835 | 0.6% | 0.7% | 1.5% | 0.0% |
| <i>Clinton County</i> | 3,995 | 0.5% | 0.3% | 1.7% | 0.0% |

TABLE CONTINUED ON PAGE 61 →

TABLE A.6 CONTINUED

| | Total Renter Households | % Lacking Complete Plumbing | % Lacking Complete Kitchen | % Overcrowded | % Overcrowded and Lacking Complete Plumbing |
|------------------------------|-------------------------|-----------------------------|----------------------------|---------------|---|
| United States | 35,663,588 | 1.0% | 1.3% | 11.0% | 0.2% |
| Pennsylvania | 1,370,836 | 0.8% | 1.2% | 4.0% | 0.1% |
| <i>Columbia County</i> | 6,922 | 0.4% | 0.9% | 3.0% | 0.0% |
| <i>Crawford County</i> | 8,523 | 1.3% | 1.8% | 2.9% | 0.2% |
| <i>Cumberland County</i> | 22,380 | 0.4% | 1.0% | 2.3% | 0.0% |
| <i>Dauphin County</i> | 35,554 | 0.7% | 1.0% | 4.8% | 0.1% |
| <i>Delaware County</i> | 58,027 | 0.5% | 1.4% | 4.4% | 0.1% |
| <i>Elk County</i> | 2,913 | 0.5% | 2.0% | 0.3% | 0.0% |
| <i>Erie County</i> | 32,799 | 0.7% | 1.5% | 2.8% | 0.1% |
| <i>Fayette County</i> | 16,110 | 0.6% | 0.6% | 2.1% | 0.0% |
| <i>Forest County</i> | 348 | 2.6% | 0.9% | 0.9% | 0.9% |
| <i>Franklin County</i> | 13,164 | 1.0% | 0.6% | 2.7% | 0.1% |
| <i>Fulton County</i> | 1,187 | 0.8% | 0.3% | 1.2% | 0.0% |
| <i>Greene County</i> | 3,902 | 2.6% | 0.8% | 2.1% | 0.0% |
| <i>Huntingdon County</i> | 3,760 | 0.9% | 0.9% | 1.6% | 0.0% |
| <i>Indiana County</i> | 9,632 | 1.0% | 1.3% | 2.8% | 0.0% |
| <i>Jefferson County</i> | 4,198 | 0.7% | 0.6% | 1.5% | 0.1% |
| <i>Juniata County</i> | 1,913 | 0.9% | 0.8% | 3.2% | 0.2% |
| <i>Lackawanna County</i> | 27,934 | 0.4% | 0.8% | 1.2% | 0.0% |
| <i>Lancaster County</i> | 50,296 | 1.3% | 1.7% | 3.8% | 0.1% |
| <i>Lawrence County</i> | 8,431 | 1.1% | 1.4% | 2.0% | 0.1% |
| <i>Lebanon County</i> | 12,688 | 0.9% | 1.9% | 3.3% | 0.1% |
| <i>Lehigh County</i> | 38,010 | 0.9% | 1.3% | 5.0% | 0.2% |
| <i>Luzerne County</i> | 38,807 | 0.7% | 0.8% | 1.5% | 0.1% |
| <i>Lycoming County</i> | 14,350 | 0.6% | 1.5% | 1.7% | 0.1% |
| <i>McKean County</i> | 4,542 | 0.4% | 2.0% | 1.3% | 0.0% |
| <i>Mercer County</i> | 11,099 | 0.9% | 1.4% | 2.2% | 0.2% |
| <i>Mifflin County</i> | 4,774 | 1.0% | 1.2% | 1.9% | 0.1% |
| <i>Monroe County</i> | 10,712 | 0.4% | 0.4% | 3.8% | 0.1% |
| <i>Montgomery County</i> | 75,861 | 0.4% | 0.9% | 3.9% | 0.0% |
| <i>Montour County</i> | 1,930 | 1.4% | 1.2% | 3.4% | 0.1% |
| <i>Northampton County</i> | 27,090 | 0.9% | 1.9% | 3.2% | 0.1% |
| <i>Northumberland County</i> | 10,258 | 0.7% | 0.7% | 1.5% | 0.0% |
| <i>Perry County</i> | 3,407 | 0.4% | 0.5% | 2.4% | 0.0% |
| <i>Philadelphia County</i> | 240,420 | 1.1% | 1.4% | 8.0% | 0.2% |
| <i>Pike County</i> | 2,646 | 0.5% | 0.4% | 3.5% | 0.0% |
| <i>Potter County</i> | 1,584 | 0.4% | 0.6% | 3.6% | 0.0% |
| <i>Schuylkill County</i> | 13,353 | 0.8% | 0.9% | 1.4% | 0.0% |
| <i>Snyder County</i> | 3,203 | 2.3% | 1.7% | 3.2% | 0.2% |
| <i>Somerset County</i> | 6,854 | 0.8% | 1.3% | 2.2% | 0.1% |
| <i>Sullivan County</i> | 522 | 1.5% | 1.0% | 1.3% | 0.0% |

TABLE CONTINUED ON PAGE 62 →

TABLE A.6 CONTINUED

| | Total Renter Households | % Lacking Complete Plumbing | % Lacking Complete Kitchen | % Overcrowded | % Overcrowded and Lacking Complete Plumbing |
|----------------------------|-------------------------|-----------------------------|----------------------------|---------------|---|
| United States | 35,663,588 | 1.0% | 1.3% | 11.0% | 0.2% |
| Pennsylvania | 1,370,836 | 0.8% | 1.2% | 4.0% | 0.1% |
| <i>Susquehanna County</i> | 3,385 | 0.6% | 1.0% | 2.5% | 0.0% |
| <i>Tioga County</i> | 3,800 | 0.7% | 0.3% | 1.7% | 0.0% |
| <i>Union County</i> | 3,507 | 0.6% | 1.7% | 1.9% | 0.0% |
| <i>Venango County</i> | 5,369 | 0.9% | 1.2% | 1.3% | 0.0% |
| <i>Warren County</i> | 3,849 | 0.6% | 0.8% | 1.1% | 0.0% |
| <i>Washington County</i> | 18,560 | 0.6% | 0.9% | 2.4% | 0.0% |
| <i>Wayne County</i> | 3,578 | 0.5% | 0.6% | 2.1% | 0.0% |
| <i>Westmoreland County</i> | 32,966 | 0.4% | 0.8% | 1.5% | 0.0% |
| <i>Wyoming County</i> | 2,263 | 0.4% | 0.8% | 1.5% | 0.0% |
| <i>York County</i> | 35,403 | 0.9% | 1.7% | 3.0% | 0.0% |

Note: Italicized counties are classified as rural by the Center for Rural Pennsylvania.

Source: U.S. Census Bureau, "2000 Census – Summary File 3," Tables H20, H22, H48, and H51. http://factfinder.census.gov/home/saff/main.html?_lang=en

Population and Housing Unit Changes

Population

The 1990 and 2000 decennial census files and 2006 population estimates provided by the U.S. Census Bureau allow evaluation of population growth at the county level between 1990 and 2006.⁸

The population in the United State grew 20 percent between 1990 and 2006, while Pennsylvania experienced only a 4 percent population growth. At the county level, there was great variation in growth during this time.

Counties on the northeastern border of the state experienced the greatest population growth. Most notably, Pike County grew by 104 percent and Monroe County grew by 70 percent. Forest and Wayne counties also experienced considerable population increases of 46 percent and 29 percent, respectively. Despite the high growth rates, these counties still contain a relatively small portion of the state's total population.⁹

Much of the population growth in the Northeast area of Pennsylvania, including Monroe, Pike, and Wayne counties, can be attributed to the immigration of residents from the New York metropolitan area,

⁸ Population estimates are prepared annually after the last published decennial census. Data are re-estimated every year, and data from the most current estimate supersede data from earlier estimates. We used the 2008 population estimates to obtain the 2006 data. For additional information, see <http://factfinder.census.gov>

⁹ In 2000, the four counties of Forest, Monroe, Pike, and Wayne accounted for 1.9 percent of the total population and in 2006 they accounted for 2.2 percent.

many of whom commute back to New York or New Jersey on a daily or weekly basis to work.¹⁰ This increase in population added to the pressure on the housing market. Other chapters and appendices of this report show that Monroe and Pike counties have some of the most severe shortages of affordable rental housing for extremely low-income renters in the state.

Other areas throughout the state experienced considerable population declines, including Cambria County (10 percent), Cameron, Philadelphia, and Warren counties (all 9 percent), and Allegheny County (8 percent). The population is clearly declining in Pennsylvania's two largest cities, Philadelphia and Pittsburgh (Allegheny County). Although population is declining in Philadelphia, it is growing substantially in several suburban counties that also comprise the Philadelphia metropolitan division, most notably Chester County (27 percent) and Bucks and Montgomery counties (14 percent each). Delaware County experienced only modest growth (1 percent).

¹⁰Several community leaders in Monroe, Pike, and Wayne counties provided this information. More specific data on Monroe County is available in a report produced by The Reinvestment Fund, "A Study of Mortgage Foreclosure in Monroe County, Pennsylvania 2000-2003." This report includes a description of the population dynamics in Monroe County, including an overview of commuting patterns.

TABLE A.7
Population Changes Between 1990 and 2006

| | Total Population 2000 | Percentage of Total Pennsylvania Population in 2000 | Population Changes | | |
|--------------------------|--------------------------|---|----------------------|----------------------|----------------------|
| | | | Between 1990-2000 | Between 2000-2006 | Between 1990-2006 |
| United States | 281,421,906 | | 13% | 6% | 20% |
| Pennsylvania | 12,281,054 | 100.0% | 3% | 1% | 4% |
| <i>Adams County</i> | 91,292 | 0.7% | 17% | 9% | 28% |
| <i>Allegheny County</i> | 1,281,666 | 10.4% | -4% | -5% | -8% |
| <i>Armstrong County</i> | 72,392 | 0.6% | -1% | -4% | -6% |
| <i>Beaver County</i> | 181,412 | 1.5% | -3% | -4% | -7% |
| <i>Bedford County</i> | 49,984 | 0.4% | 4% | -1% | 4% |
| <i>Berks County</i> | 373,638 | 3.0% | 11% | 7% | 18% |
| <i>Blair County</i> | 129,144 | 1.1% | -1% | -3% | -4% |
| <i>Bradford County</i> | 62,761 | 0.5% | 3% | -2% | 1% |
| <i>Bucks County</i> | 597,635 | 4.9% | 10% | 3% | 14% |
| <i>Butler County</i> | 174,083 | 1.4% | 15% | 4% | 19% |
| <i>Cambria County</i> | 152,598 | 1.2% | -6% | -4% | -10% |
| <i>Cameron County</i> | 5,974 | 0.0% | 1% | -10% | -9% |
| <i>Carbon County</i> | 58,802 | 0.5% | 3% | 6% | 9% |
| <i>Centre County</i> | 135,758 | 1.1% | 10% | 6% | 16% |
| <i>Chester County</i> | 433,501 | 3.5% | 15% | 10% | 27% |
| <i>Clarion County</i> | 41,765 | 0.3% | 0% | -4% | -4% |
| <i>Clearfield County</i> | 83,382 | 0.7% | 7% | -1% | 6% |
| <i>Clinton County</i> | 37,914 | 0.3% | 2% | -2% | 0% |

TABLE CONTINUED ON PAGE 64 →

TABLE A.7 CONTINUED

| | Total Population 2000 | Percentage of Total Pennsylvania Population in 2000 | Population Changes | | |
|------------------------------|--------------------------|---|----------------------|----------------------|----------------------|
| | | | Between 1990-2000 | Between 2000-2006 | Between 1990-2006 |
| United States | 281,421,906 | | 13% | 6% | 20% |
| Pennsylvania | 12,281,054 | 100.0% | 3% | 1% | 4% |
| <i>Columbia County</i> | 64,151 | 0.5% | 2% | 1% | 2% |
| <i>Crawford County</i> | 90,366 | 0.7% | 5% | -2% | 3% |
| <i>Cumberland County</i> | 213,674 | 1.7% | 9% | 6% | 15% |
| <i>Dauphin County</i> | 251,798 | 2.1% | 6% | 1% | 7% |
| <i>Delaware County</i> | 550,864 | 4.5% | 1% | 0% | 1% |
| <i>Elk County</i> | 35,112 | 0.3% | 1% | -6% | -6% |
| <i>Erie County</i> | 280,843 | 2.3% | 2% | 0% | 1% |
| <i>Fayette County</i> | 148,644 | 1.2% | 2% | -3% | 0% |
| <i>Forest County</i> | 4,946 | 0.0% | 3% | 42% | 46% |
| <i>Franklin County</i> | 129,313 | 1.1% | 7% | 8% | 15% |
| <i>Fulton County</i> | 14,261 | 0.1% | 3% | 3% | 7% |
| <i>Greene County</i> | 40,672 | 0.3% | 3% | -3% | 0% |
| <i>Huntingdon County</i> | 45,586 | 0.4% | 3% | 0% | 3% |
| <i>Indiana County</i> | 89,605 | 0.7% | 0% | -2% | -2% |
| <i>Jefferson County</i> | 45,932 | 0.4% | 0% | -2% | -2% |
| <i>Juniata County</i> | 22,821 | 0.2% | 11% | 1% | 12% |
| <i>Lackawanna County</i> | 213,295 | 1.7% | -3% | -2% | -5% |
| <i>Lancaster County</i> | 470,658 | 3.8% | 11% | 5% | 17% |
| <i>Lawrence County</i> | 94,643 | 0.8% | -2% | -4% | -5% |
| <i>Lebanon County</i> | 120,327 | 1.0% | 6% | 5% | 11% |
| <i>Lehigh County</i> | 312,090 | 2.5% | 7% | 7% | 15% |
| <i>Luzerne County</i> | 319,250 | 2.6% | -3% | -2% | -5% |
| <i>Lycoming County</i> | 120,044 | 1.0% | 1% | -2% | -1% |
| <i>McKean County</i> | 45,936 | 0.4% | -3% | -4% | -7% |
| <i>Mercer County</i> | 120,293 | 1.0% | -1% | -2% | -3% |
| <i>Mifflin County</i> | 46,486 | 0.4% | 1% | -1% | 0% |
| <i>Monroe County</i> | 138,687 | 1.1% | 45% | 17% | 70% |
| <i>Montgomery County</i> | 750,097 | 6.1% | 11% | 3% | 14% |
| <i>Montour County</i> | 18,236 | 0.1% | 3% | -2% | 1% |
| <i>Northampton County</i> | 267,066 | 2.2% | 8% | 8% | 17% |
| <i>Northumberland County</i> | 94,556 | 0.8% | -2% | -4% | -6% |
| <i>Perry County</i> | 43,602 | 0.4% | 6% | 3% | 9% |
| <i>Philadelphia County</i> | 1,517,550 | 12.4% | -4% | -4% | -9% |
| <i>Pike County</i> | 46,302 | 0.4% | 66% | 24% | 104% |
| <i>Potter County</i> | 18,080 | 0.1% | 8% | -4% | 4% |
| <i>Schuylkill County</i> | 150,336 | 1.2% | -1% | -2% | -4% |
| <i>Snyder County</i> | 37,546 | 0.3% | 2% | 1% | 4% |

TABLE CONTINUED ON PAGE 65 →

TABLE A.7 CONTINUED

| | Total Population 2000 | Percentage of Total Pennsylvania Population in 2000 | Population Changes | | |
|----------------------------|--------------------------|---|----------------------|----------------------|----------------------|
| | | | Between 1990-2000 | Between 2000-2006 | Between 1990-2006 |
| United States | 281,421,906 | | 13% | 6% | 20% |
| Pennsylvania | 12,281,054 | 100.0% | 3% | 1% | 4% |
| <i>Somerset County</i> | 80,023 | 0.7% | 2% | -2% | 0% |
| <i>Sullivan County</i> | 6,556 | 0.1% | 7% | -5% | 2% |
| <i>Susquehanna County</i> | 42,238 | 0.3% | 5% | -2% | 2% |
| <i>Tioga County</i> | 41,373 | 0.3% | 1% | -2% | -1% |
| <i>Union County</i> | 41,624 | 0.3% | 15% | 5% | 20% |
| <i>Venango County</i> | 57,565 | 0.5% | -3% | -4% | -7% |
| <i>Warren County</i> | 43,863 | 0.4% | -3% | -6% | -9% |
| <i>Washington County</i> | 202,897 | 1.7% | -1% | 1% | 0% |
| <i>Wayne County</i> | 47,722 | 0.4% | 19% | 8% | 29% |
| <i>Westmoreland County</i> | 369,993 | 3.0% | 0% | -2% | -2% |
| <i>Wyoming County</i> | 28,080 | 0.2% | 0% | -1% | -1% |
| <i>York County</i> | 381,751 | 3.1% | 12% | 8% | 22% |

Note: Italicized counties are classified as rural by the Center for Rural Pennsylvania.

Sources: Three data sets from the U.S. Census Bureau: 1) "1990 Census – Summary File 3"; 2) "2000 Census – Summary File 3"; and 3) "2008 Population Estimates" of 2006 data. http://factfinder.census.gov/home/saff/main.html?_lang=en

Housing Units

Comparing three-year American Community Survey (ACS) estimates for 2005-07 with decennial census data, total housing units in the United States increased by 23 percent between 1990 and 2005-07, while total housing units in Pennsylvania increased by 10 percent.¹¹ The increases were lower for rental housing units. For the United States, the rental housing stock grew by 11 percent and in Pennsylvania by 4 percent.

Within Pennsylvania, the number of rental housing units grew at approximately the same rate as the population between 1990 and 2005-07. Nearly all of the growth in both rental housing and population actually occurred between 1990 and 2000.

At the county level, Pike and Monroe counties experienced the greatest increase in rental housing units, 101 percent and 56 percent, respectively, between 1990 and 2005-07. The growth in rental housing is in line with the population growth in Pike County (104 percent and 101 percent, respectively). But in Monroe County, rental housing stock did not grow as quickly as the population (56 percent and 70 percent, respectively).

¹¹ The U.S. Census Bureau's annual population estimates program also provides data on total housing units, but these data do not distinguish between owner-occupied, renter-occupied, and vacant units. See American Factfinder for additional information: <http://factfinder.census.gov/>. Because of the data limitations with the annual population estimates, this study uses ACS data. ACS three-year estimates are available for geographic areas with populations greater than 20,000. In addition, ACS one-year estimates are available for geographic areas with populations greater than 65,000. This study used the three-year estimates because three-year estimates provide data for more counties in Pennsylvania than the one-year estimates.

Greene County experienced the greatest decrease in rental housing units, 17 percent. Allegheny, Beaver, and Lawrence counties were next, each losing 10 percent. All four counties are located in the Southwest corner of the state.

Note: The 2005-07 ACS three-year estimates include data for geographies with populations of 20,000 or more. Six counties in Pennsylvania have populations under this threshold, so their housing unit changes cannot be calculated from these data: Cameron, Forest, Fulton, Montour, Potter, and Sullivan.

TABLE A.8
Housing Unit Changes Between 1990 and 2005-07

| | Housing Units in 2000 | | % Change 1990 to 2000 | | % Change 2000 to 2005-07 | | % Change 1990 to 2005-07 | |
|----------------------|-----------------------|-----------------------|-----------------------|-----------------------|--------------------------|-----------------------|--------------------------|-----------------------|
| | Total Housing Units | Renter-Occupied Units | Total Housing Units | Renter-Occupied Units | Total Housing Units | Renter-Occupied Units | Total Housing Units | Renter-Occupied Units |
| United States | 115,904,641 | 35,663,588 | 13% | 8% | 9% | 2% | 23% | 11% |
| Pennsylvania | 5,249,750 | 1,370,836 | 6% | 4% | 4% | 0% | 10% | 4% |
| Adams County | 35,831 | 7,799 | 19% | 4% | 9% | 9% | 30% | 13% |
| Allegheny County | 583,646 | 177,129 | 1% | -3% | 1% | -7% | 2% | -10% |
| Armstrong County | 32,387 | 6,588 | 2% | -2% | 1% | 9% | 3% | 7% |
| Beaver County | 77,765 | 18,197 | 2% | -5% | 2% | -5% | 4% | -10% |
| Bedford County | 23,529 | 3,918 | 8% | 4% | 3% | 9% | 12% | 13% |
| Berks County | 150,222 | 36,877 | 12% | 11% | 6% | 5% | 19% | 16% |
| Blair County | 55,061 | 13,957 | 1% | 1% | 2% | 1% | 3% | 2% |
| Bradford County | 28,664 | 5,996 | 6% | 8% | 2% | 6% | 8% | 14% |
| Bucks County | 225,498 | 49,548 | 13% | 7% | 6% | -1% | 20% | 6% |
| Butler County | 69,868 | 14,617 | 18% | 14% | 9% | 9% | 29% | 24% |
| Cambria County | 65,796 | 15,289 | -2% | -8% | 1% | 2% | -2% | -6% |
| Cameron County | 4,592 | 617 | 4% | -4% | N/A | | N/A | |
| Carbon County | 30,492 | 5,176 | 11% | 6% | 6% | 5% | 18% | 12% |
| Centre County | 53,161 | 19,650 | 15% | 15% | 8% | 0% | 25% | 15% |
| Chester County | 163,773 | 37,405 | 17% | 10% | 11% | 3% | 30% | 13% |
| Clarion County | 19,426 | 4,460 | 8% | 8% | 3% | 1% | 11% | 9% |
| Clearfield County | 37,855 | 6,835 | 10% | 7% | 2% | 18% | 13% | 26% |
| Clinton County | 18,166 | 3,995 | 10% | 6% | 4% | 4% | 14% | 11% |
| Columbia County | 27,733 | 6,922 | 8% | 11% | 4% | 4% | 12% | 16% |
| Crawford County | 42,416 | 8,523 | 5% | 0% | 2% | 0% | 7% | -1% |
| Cumberland County | 86,951 | 22,380 | 13% | 8% | 7% | 8% | 21% | 16% |
| Dauphin County | 111,133 | 35,554 | 8% | 3% | 4% | -3% | 13% | 0% |
| Delaware County | 216,978 | 58,027 | 3% | 6% | 2% | -4% | 4% | 2% |
| Elk County | 18,115 | 2,913 | 5% | 9% | 1% | 0% | 6% | 9% |
| Erie County | 114,322 | 32,799 | 5% | 3% | 3% | -2% | 8% | 1% |
| Fayette County | 66,490 | 16,110 | 8% | 4% | 1% | 5% | 9% | 9% |
| Forest County | 8,701 | 348 | 3% | -4% | N/A | | N/A | |

TABLE CONTINUED ON PAGE 67 →

TABLE A.8 CONTINUED

| | Housing Units in 2000 | | % Change 1990 to 2000 | | % Change 2000 to 2005-07 | | % Change 1990 to 2005-07 | |
|------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|--------------------------|-----------------------|--------------------------|-----------------------|
| | Total Housing Units | Renter-Occupied Units | Total Housing Units | Renter-Occupied Units | Total Housing Units | Renter-Occupied Units | Total Housing Units | Renter-Occupied Units |
| United States | 115,904,641 | 35,663,588 | 13% | 8% | 9% | 2% | 23% | 11% |
| Pennsylvania | 5,249,750 | 1,370,836 | 6% | 4% | 4% | 0% | 10% | 4% |
| <i>Franklin County</i> | 53,803 | 13,164 | 11% | 5% | 9% | 11% | 21% | 17% |
| <i>Fulton County</i> | 6,790 | 1,187 | 10% | 9% | N/A | | N/A | |
| <i>Greene County</i> | 16,678 | 3,902 | 4% | -3% | 3% | -14% | 7% | -17% |
| <i>Huntingdon County</i> | 21,058 | 3,760 | 9% | 2% | 4% | 3% | 14% | 5% |
| <i>Indiana County</i> | 37,250 | 9,632 | 7% | 15% | 3% | -2% | 10% | 13% |
| <i>Jefferson County</i> | 22,104 | 4,198 | 4% | 4% | 3% | 9% | 7% | 13% |
| <i>Juniata County</i> | 10,031 | 1,913 | 18% | 12% | 4% | 16% | 22% | 29% |
| <i>Lackawanna County</i> | 95,362 | 27,934 | 4% | 0% | 2% | 6% | 6% | 6% |
| <i>Lancaster County</i> | 179,990 | 50,296 | 15% | 9% | 7% | 9% | 23% | 19% |
| <i>Lawrence County</i> | 39,635 | 8,431 | 2% | -3% | 2% | -7% | 4% | -10% |
| <i>Lebanon County</i> | 49,320 | 12,688 | 10% | 3% | 7% | -1% | 19% | 1% |
| <i>Lehigh County</i> | 128,910 | 38,010 | 9% | 10% | 6% | 1% | 15% | 11% |
| <i>Luzerne County</i> | 144,686 | 38,807 | 4% | -1% | 2% | -3% | 6% | -4% |
| <i>Lycoming County</i> | 52,464 | 14,350 | 6% | 5% | 2% | 6% | 8% | 12% |
| <i>McKean County</i> | 21,644 | 4,542 | 1% | -2% | 0% | -1% | 1% | -3% |
| <i>Mercer County</i> | 49,859 | 11,099 | 2% | -3% | 3% | 3% | 6% | 0% |
| <i>Mifflin County</i> | 20,745 | 4,774 | 6% | -1% | 2% | 11% | 8% | 10% |
| <i>Monroe County</i> | 67,581 | 10,712 | 23% | 29% | 14% | 21% | 41% | 56% |
| <i>Montgomery County</i> | 297,434 | 75,861 | 12% | 7% | 5% | -6% | 17% | 1% |
| <i>Montour County</i> | 7,627 | 1,930 | 11% | 4% | N/A | | N/A | |
| <i>Northampton County</i> | 106,710 | 27,090 | 12% | 13% | 8% | -2% | 21% | 11% |
| <i>Northumberland County</i> | 43,164 | 10,258 | 3% | -1% | 1% | -1% | 4% | -2% |
| <i>Perry County</i> | 18,941 | 3,407 | 11% | 11% | 4% | -10% | 15% | 0% |
| <i>Philadelphia County</i> | 661,958 | 240,420 | -2% | 5% | 0% | -1% | -2% | 4% |
| <i>Pike County</i> | 34,681 | 2,646 | 12% | 50% | 13% | 33% | 27% | 101% |
| <i>Potter County</i> | 12,159 | 1,584 | 7% | 3% | N/A | | N/A | |
| <i>Schuylkill County</i> | 67,806 | 13,353 | 2% | 0% | 2% | 5% | 5% | 5% |
| <i>Snyder County</i> | 14,890 | 3,203 | 9% | 10% | 4% | 10% | 14% | 20% |
| <i>Somerset County</i> | 37,163 | 6,854 | 4% | 2% | 2% | 0% | 6% | 2% |
| <i>Sullivan County</i> | 6,017 | 522 | 10% | 7% | N/A | | N/A | |
| <i>Susquehanna County</i> | 21,829 | 3,385 | 7% | 9% | 3% | 19% | 11% | 30% |
| <i>Tioga County</i> | 19,893 | 3,800 | 9% | 3% | 4% | 13% | 13% | 17% |
| <i>Union County</i> | 14,684 | 3,507 | 14% | 18% | 5% | 10% | 20% | 30% |
| <i>Venango County</i> | 26,904 | 5,369 | 0% | -6% | 1% | 10% | 1% | 3% |
| <i>Warren County</i> | 23,058 | 3,849 | 4% | -2% | 1% | 5% | 5% | 3% |
| <i>Washington County</i> | 87,267 | 18,560 | 4% | -3% | 5% | -2% | 9% | -6% |

TABLE CONTINUED ON PAGE 68 →

TABLE A.8 CONTINUED

| | Housing Units in 2000 | | % Change 1990 to 2000 | | % Change 2000 to 2005-07 | | % Change 1990 to 2005-07 | |
|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|--------------------------|-----------------------|--------------------------|-----------------------|
| | Total Housing Units | Renter-Occupied Units | Total Housing Units | Renter-Occupied Units | Total Housing Units | Renter-Occupied Units | Total Housing Units | Renter-Occupied Units |
| United States | 115,904,641 | 35,663,588 | 13% | 8% | 9% | 2% | 23% | 11% |
| Pennsylvania | 5,249,750 | 1,370,836 | 6% | 4% | 4% | 0% | 10% | 4% |
| <i>Wayne County</i> | 30,593 | 3,578 | 7% | 18% | 6% | 20% | 14% | 41% |
| Westmoreland County | 161,058 | 32,966 | 5% | -3% | 3% | 2% | 8% | -1% |
| <i>Wyoming County</i> | 12,713 | 2,263 | 7% | -2% | 4% | 4% | 12% | 2% |
| York County | 156,720 | 35,403 | 16% | 7% | 9% | 4% | 27% | 12% |

Note: Italicized counties are classified as rural by the Center for Rural Pennsylvania.

Sources: Three data sets from the U.S. Census Bureau: 1) "1990 Census – Summary File 3"; 2) "2000 Census – Summary File 3"; and 3) "2005-2007 American Community Survey Three Year Estimates." http://factfinder.census.gov/home/saff/main.html?_lang=en6