

This study focuses mainly on analyzing housing problems and shortages of affordable rental housing at the beginning and middle of the previous decade. For those interested, this appendix summarizes changes between 1990 and 2000. First, we look briefly at the state of Pennsylvania compared with the United States and its neighboring states in those years. Next, we discuss how conditions changed at sub-state levels for Pennsylvania.

Unless otherwise noted, we calculated the data in the tables in this appendix from two data sources:

- 1990 CHAS data, U.S. Census Bureau and HUD, data available on CD by contacting the Census Bureau
- 2000 CHAS data, U.S. Census Bureau and HUD, <http://www.huduser.org/datasets/cp.html>.

Each of these CHAS data sets contains data at national, state, and local levels. In this appendix, the data are aggregated for DCED regions and consolidated PUMAs so that interested readers can compare changes in the 1990-2000 decade within Pennsylvania to those for the 2000 to 2005-06 period presented and discussed elsewhere in this study.

## **Rental Housing Conditions in the United States, Pennsylvania, and Neighboring States, 1990-2000**

In its 2004 study, the National Low Income Housing Coalition (NLIHC) used the 1990 and 2000 CHAS data to assess how housing conditions and needs changed at the national and state levels between 1990 and 2000.<sup>1</sup>

The NLIHC's study shows that rental housing conditions improved in Pennsylvania between 1990 and 2000. As Table F.1 summarizes, the shares of lower-income renters who had any housing problems fell for all three lower-income groups (ELI, VLI, and LI renters), but the improvement was least (3 percentage points) for the ELI renters, the income group that most often had some problem. (In 2000, 71 percent of ELI renters in Pennsylvania experienced some housing problem.) Statewide, the 1990-2000 improvement was greatest for the LI group, with a drop of 10 percentage points to only 28 percent.

More important, the incidence of severe rent burdens also dropped in Pennsylvania between 1990 and 2000 for both ELI and VLI renters. Again, the decline was appreciably greater for VLI renters (6 percentage points) than for ELI renters (2 percentage points).

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<sup>1</sup> We did not perform the calculations in this initial section because one of the co-authors of this study was also a co-author of the NLIHC study. Instead, we present the results in this appendix as they appear in the NLIHC report; see Nelson et al. (2004).

TABLE F.1

Housing Problems and Shortages Among Renter Households in the United States, Pennsylvania, and Neighboring States in 2000, and Changes from 1990\*

	2000			Change from 1990		
	% with Any Problem (Housing Unit Problem or Cost Burden)			% with Any Problem (Housing Unit Problem or Cost Burden)		
	ELI	VLI	LI	ELI	VLI	LI
<b>United States</b>	<b>74%</b>	<b>71%</b>	<b>40%</b>	<b>-3%</b>	<b>-4%</b>	<b>-5%</b>
Pennsylvania	71%	63%	28%	-3%	-6%	-10%
Delaware	71%	69%	32%	-1%	-5%	-7%
Maryland	73%	68%	32%	-1%	-7%	-11%
New Jersey	74%	76%	45%	-1%	-1%	-10%
New York	77%	76%	49%	-3%	0%	1%
Ohio	71%	62%	22%	-4%	-7%	-8%
West Virginia	65%	57%	24%	-6%	-5%	-9%
	% of Renter Households with a Severe Cost Burden			% of Renter Households with a Severe Cost Burden		
	ELI	VLI	LI	ELI	VLI	LI
<b>United States</b>	<b>56%</b>	<b>20%</b>	<b>4%</b>	<b>-2%</b>	<b>-3%</b>	<b>0%</b>
Pennsylvania	53%	16%	3%	-2%	-6%	0%
Delaware	53%	18%	2%	1%	-4%	-1%
Maryland	54%	13%	2%	-2%	-8%	-1%
New Jersey	57%	21%	4%	0%	-6%	-1%
New York	60%	26%	5%	1%	1%	0%
Ohio	53%	13%	2%	-4%	-4%	0%
West Virginia	48%	15%	2%	-4%	-3%	0%

**Note:** Income ranges are cumulative in this next section (i.e., 0-30%, 0-50%, and 0-80%)

	Affordable and Available Units per 100 Renter Households			Affordable and Available Units per 100 Renter Households		
	0-30% AMI	0-50% AMI	0-80% AMI	0-30% AMI	0-50% AMI	0-80% AMI
<b>United States</b>	<b>43</b>	<b>75</b>	<b>103</b>	<b>-1</b>	<b>-1</b>	<b>-5</b>
Pennsylvania	49	87	107	1	6	-3
Delaware	49	83	110	-4	10	-4
Maryland	47	83	105	0	9	0
New Jersey	37	64	98	-5	0	-2
New York	35	60	94	-2	-7	-5
Ohio	53	96	111	3	8	-1
West Virginia	57	93	112	0	1	-6

Note: The 1990 and 2000 state-level data for Pennsylvania presented in *Losing Ground* are similar to state-level data presented in other sections of this appendix and other chapters of this study, although some values vary slightly due to rounding. In addition, the data in this study come from the CHAS files re-issued in November 2004, whereas data in the NLIHC's 2004 report come from the initial CHAS files issued in September 2003.

\* See Chapter 3 and Appendix C for additional descriptions of the indicators in this table.

Source: Tables 1a, 1b, and 4, *Losing Ground in the Best of Times: Low Income Renters in the 1990s*, National Low Income Housing Coalition; see Nelson et al. (2004).

These greater improvements for VLI renters may well reflect an easing of shortages of housing affordable to them during the decade. The best indicator of shortages – the ratio of units both affordable and available to different income ranges – rose from 81 to 87 units per 100 renter households with incomes below 50 percent of AMI. But most of the improvement apparently occurred in the upper end of that income range, because for ELI renters, this “mismatch” ratio rose only marginally, from 48 to 49 units per 100 renters.

Table F.1 also shows that the decade’s improvements for VLI renters were greater for Pennsylvania and several of its neighbors than average changes for the U.S. Although shortages of affordable and available housing actually worsened slightly in the U.S. on average for all three income groups, shortages of units affordable and available to renters with incomes below 50 percent of AMI eased appreciably in Delaware, Maryland, and Ohio as well as in Pennsylvania. Drops in the incidence of severe rent burdens and housing problems among VLI renters were correspondingly relatively higher in these states.

## **Changes in Renter Housing Problems and Shortages of Affordable Housing Within Pennsylvania**

On average, the shares of Pennsylvania renter households falling into the ELI, VLI, and LI categories remained relatively constant between 1990 and 2000, as did rental vacancy rates, suggesting that neither the demand for nor the supplies of rental housing changed greatly. But both cost burden pressures and affordable housing shortages eased in many locations across the state.

### ***Income Distribution***

Despite relative stability in the income distribution of lower-income rental households at the state level between 1990 and 2000, a few regions and counties experienced significant changes in the percentage of renter households that were ELI.

Regionally, the largest significant changes in shares of lower-income rental households occurred in DCED regions 1, 5, and 6. Shares of ELI renter households fell by 2 and 3 percentage points, respectively, in DCED regions 5 and 6. But shares of ELI renter households rose by 2 percentage points in DCED Region 1 (Philadelphia).

At the local level, Monroe County experienced the greatest increase (8 percent) in ELI renter households. In Centre County, Pike/Susquehanna/Wayne counties, and Cumberland/Perry counties the number of ELI renter households also rose 4 percent each. The consolidated area of Cameron/Elk/McKean/Potter counties experienced the greatest decrease (7 percent) in ELI renter households. Fayette County also experienced a significant decrease.

TABLE F.2

## Income Distribution of Lower-Income Renter Households in 2000 and Change from 1990

	2000			Change from 1990		
	Distribution of Lower-Income Renters (as % of Total Renters)			Distribution of Lower-Income Renters (as % of Total Renters)		
	ELI	VLI	LI	ELI	VLI	LI
<b>Pennsylvania</b>	<b>24%</b>	<b>18%</b>	<b>22%</b>	<b>0%*</b>	<b>1%*</b>	<b>1%*</b>
<b>Region 1</b>	<b>28%</b>	<b>16%</b>	<b>20%</b>	<b>2%*</b>	<b>2%*</b>	<b>0%</b>
Bucks County	15%	14%	23%	2%*	1%*	0%
Chester County	14%	13%	21%	0%	2%*	0%
Delaware County	23%	16%	23%	3%*	2%*	0%
Montgomery County	14%	13%	21%	3%*	2%*	-1%
<b>Four Philadelphia Suburban Counties</b>	<b>17%</b>	<b>14%</b>	<b>22%</b>	<b>2%*</b>	<b>2%*</b>	<b>-1%</b>
Philadelphia County	38%	17%	19%	1%*	1%*	0%
<b>Region 2</b>	<b>23%</b>	<b>19%</b>	<b>22%</b>	<b>1%*</b>	<b>1%*</b>	<b>0%</b>
Berks County	23%	18%	24%	2%*	1%	0%
Bradford/Sullivan/ Tioga Counties	21%	20%	23%	-2%*	-2%*	3%*
Carbon/Lehigh Counties	23%	19%	22%	1%	2%*	-2%*
Columbia/Luzerne Counties	23%	20%	22%	0%	0%	0%
Lackawanna/Wyoming Counties	23%	19%	22%	0%	0%	1%
Monroe County	21%	17%	22%	8%*	5%*	3%*
Northampton County	23%	17%	23%	1%	0%	0%
Pike/Susquehanna/ Wayne Counties	21%	21%	24%	4%*	3%*	2%*
Schuylkill County	21%	22%	22%	-1%	1%	2%*
<b>Region 3</b>	<b>18%</b>	<b>17%</b>	<b>25%</b>	<b>1%*</b>	<b>2%*</b>	<b>0%</b>
Adams/Franklin Counties	17%	16%	25%	3%*	0%	-1%
Cumberland/Perry Counties	17%	17%	24%	4%*	2%*	-1%
Dauphin County	20%	16%	24%	-1%	2%*	2%*
Lancaster County	17%	17%	25%	1%	1%	1%
Lebanon County	21%	20%	25%	3%*	1%	0%
York County	19%	18%	26%	1%*	2%*	1%
<b>Region 4</b>	<b>24%</b>	<b>21%</b>	<b>22%</b>	<b>0%</b>	<b>1%*</b>	<b>1%*</b>
Bedford/Fulton/ Huntingdon Counties	21%	18%	24%	0%	-3%*	3%*
Blair County	25%	21%	20%	0%	1%	0%
Cambria/Somerset Counties	24%	22%	23%	-3%*	4%*	0%
Centre County	29%	22%	21%	4%*	2%*	-1%
Clinton/Juniata/Mifflin/ Snyder/Union Counties	24%	19%	23%	3%*	0%	1%*
Lycoming County	20%	19%	24%	-2%*	1%	3%*
Montour/ Northumberland Counties	20%	22%	23%	-2%	1%	1%

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TABLE F.2 CONTINUED

	2000			Change from 1990		
	Distribution of Lower-Income Renters (as % of Total Renters)			Distribution of Lower-Income Renters (as % of Total Renters)		
	ELI	VLI	LI	ELI	VLI	LI
<b>Pennsylvania</b>	<b>24%</b>	<b>18%</b>	<b>22%</b>	<b>0%*</b>	<b>1%*</b>	<b>1%*</b>
<b>Region 5</b>	<b>25%</b>	<b>18%</b>	<b>21%</b>	<b>-2%*</b>	<b>1%*</b>	<b>2%*</b>
Allegheny County	25%	17%	21%	-1%*	1%*	2%*
Armstrong/Indiana Counties	26%	22%	22%	-1%	3%*	1%
Beaver/Lawrence Counties	25%	20%	22%	-2%*	0%	2%*
Butler County	21%	18%	23%	-3%*	-1%	3%*
Fayette County	37%	20%	21%	-5%*	-1%	4%*
Greene/Washington Counties	27%	21%	21%	-4%*	3%*	1%
Westmoreland County	24%	20%	23%	-4%*	2%*	1%*
<b>Region 6</b>	<b>23%</b>	<b>20%</b>	<b>22%</b>	<b>-3%*</b>	<b>1%*</b>	<b>2%*</b>
Cameron/Elk/McKean/Potter Counties	21%	22%	23%	-7%*	2%*	3%*
Clarion/Forest/Venango Counties	27%	21%	21%	-1%	2%*	0%
Clearfield/Jefferson Counties	25%	22%	23%	-2%	1%	1%
Crawford/Warren Counties	20%	20%	24%	-1%*	-1%*	2%*
Erie County	24%	20%	22%	-3%*	1%*	2%*
Mercer County	22%	19%	23%	-3%*	-1%	2%*

\* Changes between 1990 and 2000 are statistically significant at the 90 percent confidence level.

### Cost Burden

Cost burden pressures eased between 1990 and 2000 throughout Pennsylvania, particularly for VLI renters (Table F.3). The incidence of any cost burden among all renters dropped by 3 percentage points, while the incidence of severe cost burdens dropped by 1 percentage point. Among VLI renters, the incidence of any cost burden fell by 7 percentage points, and the incidence of severe cost burden dropped by 6 percentage points, from 22 to 16 percent.

With a decrease of 10 percentage points, Region 1 (Philadelphia) experienced the greatest decrease in severe cost burden for VLI renter households and was the only one larger than the state's average 6-percentage-point drop. With one-fifth of its VLI renters having severe burdens, however, it remained the DCED region in which ELI and VLI renters were most likely to have severe burdens, particularly in its suburbs. Regions 3 and 5 (South Central and Southwest, respectively) had drops of 6 percentage points in severe cost burden for VLI renter households, consistent with the state average.

Region 6 (Erie) experienced the greatest decrease (a fall of 7 percentage points, to only 50 percent) in the share of ELI renter households that had a severe cost burden and also had the largest increase in affordable rental housing supply relative to renters.<sup>2</sup> Region 4's drop of 5 percentage points, to 52 percent, also exceeded the state's average drop of 2 percentage points in ELI renter households with severe cost

<sup>2</sup> This improvement may reflect Region 6's above average decrease in ELI renters, as noted in a previous section of this appendix.

burdens. Region 1 also had a larger-than-average drop, 3 percentage points, but only in its central city. The Philadelphia suburban counties continued to have the most severe shortages of affordable housing and greatest cost burden pressures in the state.

Despite the overall improvements in cost burden statewide, certain areas, especially Monroe County, did face substantial increases in severe cost burden for ELI renters during the decade. By 2000, Monroe and Centre counties had the highest incidence of ELI renters with a cost burden, over 10 percentage points higher than the state average. These two counties also had the highest incidence of severe cost burden: two-thirds of ELI renters paid more than 50 percent of their incomes in rent.

These two counties had quite different experiences during the 1990s: Cost burdens eased in Centre County but became more severe in Monroe County. Monroe County experienced the greatest increase (12 percent) in the percentage of ELI renter households with a severe cost burden between 1990 and 2000, while Centre County had a decrease of 12 percent.

TABLE F.3  
Cost Burden Incidence in 2000 and Change from 1990

	2000								Change from 1990							
	% of Renter Households with Any Cost Burden				% of Renter Households with a Severe Cost Burden				% of Renter Households with Any Cost Burden				% of Renter Households with a Severe Cost Burden			
	ELI	VLI	LI	Total	ELI	VLI	LI	Total	ELI	VLI	LI	Total	ELI	VLI	LI	Total
<b>Pennsylvania</b>	<b>69%</b>	<b>60%</b>	<b>23%</b>	<b>34%</b>	<b>53%</b>	<b>16%</b>	<b>3%</b>	<b>17%</b>	<b>-3%*</b>	<b>-7%*</b>	<b>-11%*</b>	<b>-3%*</b>	<b>-2%*</b>	<b>-6%*</b>	<b>0%*</b>	<b>-1%*</b>
<b>Region 1</b>	<b>70%</b>	<b>66%</b>	<b>29%</b>	<b>37%</b>	<b>57%</b>	<b>21%</b>	<b>4%</b>	<b>20%</b>	<b>-3%*</b>	<b>-8%*</b>	<b>-15%*</b>	<b>-4%*</b>	<b>-3%*</b>	<b>-10%*</b>	<b>-1%*</b>	<b>-1%*</b>
Bucks County	69%	77%	36%	32%	58%	32%	5%	15%	-4%*	-2%	-19%*	-5%*	-4%	-5%*	-3%*	0%
Chester County	74%	75%	37%	31%	61%	32%	5%	15%	5%*	1%	-12%*	-1%	5%*	-6%*	1%	1%
Delaware County	74%	75%	29%	38%	63%	25%	4%	20%	-2%	-6%*	-17%*	-2%*	-1%	-12%*	-1%	1%
Montgomery County	72%	74%	39%	31%	61%	29%	6%	14%	-2%	-5%*	-15%*	-3%*	-2%	-13%*	0%	1%
<b>Four Philadelphia Suburban Counties</b>	<b>72%</b>	<b>75%</b>	<b>35%</b>	<b>33%</b>	<b>61%</b>	<b>29%</b>	<b>5%</b>	<b>16%</b>	<b>-1%</b>	<b>-4%*</b>	<b>-16%*</b>	<b>-3%*</b>	<b>-1%</b>	<b>-10%*</b>	<b>-1%*</b>	<b>1%*</b>
Philadelphia County	69%	59%	21%	41%	55%	14%	3%	24%	-4%*	-11%*	-13%*	-5%*	-4%*	-10%*	-2%*	-2%*
<b>Region 2</b>	<b>67%</b>	<b>58%</b>	<b>22%</b>	<b>32%</b>	<b>50%</b>	<b>15%</b>	<b>2%</b>	<b>15%</b>	<b>-1%*</b>	<b>-5%*</b>	<b>-9%*</b>	<b>-2%*</b>	<b>0%</b>	<b>-3%*</b>	<b>-1%*</b>	<b>0%</b>
Berks County	68%	60%	20%	32%	50%	13%	2%	14%	0%	-4%*	-9%*	-1%*	-2%	-6%*	0%	0%
Bradford/Sullivan/Tioga Counties	66%	52%	12%	28%	49%	13%	1%	13%	-3%	-5%*	-8%*	-5%*	-4%*	-2%	-1%*	-3%*
Carbon/Lehigh Counties	70%	62%	25%	34%	52%	17%	2%	16%	-2%	-6%*	-11%*	-2%*	0%	-4%*	0%	1%

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TABLE F.3 CONTINUED

	2000								Change from 1990							
	% of Renter Households with Any Cost Burden				% of Renter Households with a Severe Cost Burden				% of Renter Households with Any Cost Burden				% of Renter Households with a Severe Cost Burden			
	ELI	VLI	LI	Total	ELI	VLI	LI	Total	ELI	VLI	LI	Total	ELI	VLI	LI	Total
<b>Pennsylvania</b>	<b>69%</b>	<b>60%</b>	<b>23%</b>	<b>34%</b>	<b>53%</b>	<b>16%</b>	<b>3%</b>	<b>17%</b>	<b>-3%*</b>	<b>-7%*</b>	<b>-11%*</b>	<b>-3%*</b>	<b>-2%*</b>	<b>-6%*</b>	<b>0%*</b>	<b>-1%*</b>
Columbia/ Luzerne Counties	65%	56%	22%	31%	49%	14%	1%	14%	-4%*	-4%*	-3%*	-3%*	0%	1%	0%	0%
Lackawanna/ Wyoming Counties	65%	54%	21%	31%	48%	14%	1%	14%	-4%*	-5%*	-5%*	-3%*	-1%	-2%	-2%*	-1%
Monroe County	80%	74%	33%	38%	68%	19%	2%	18%	12%*	1%	-31%*	1%	12%*	-28%*	-8%*	3%*
Northampton County	69%	60%	25%	33%	52%	17%	2%	16%	3%	-11%*	-12%*	-3%*	3%	-6%*	0%	1%
Pike/ Susquehanna/ Wayne Counties	70%	62%	18%	33%	58%	18%	1%	16%	1%	-1%	-18%*	-1%	-2%	-11%*	-3%*	0%
Schuylkill County	56%	49%	14%	26%	38%	9%	1%	10%	-9%*	-5%	-6%*	-5%*	-11%*	-2%	0%	-3%*
<b>Region 3</b>	<b>70%</b>	<b>61%</b>	<b>19%</b>	<b>29%</b>	<b>53%</b>	<b>14%</b>	<b>2%</b>	<b>13%</b>	<b>-1%</b>	<b>-6%*</b>	<b>-9%*</b>	<b>-1%*</b>	<b>-1%</b>	<b>-6%*</b>	<b>0%</b>	<b>0%</b>
Adams/Franklin Counties	66%	56%	14%	24%	49%	13%	1%	11%	-3%	-11%*	-5%*	-2%*	-5%*	-2%	0%	0%
Cumberland/ Perry Counties	71%	63%	21%	29%	54%	15%	2%	13%	-3%	-2%	-12%*	0%	-4%	-7%*	1%	1%
Dauphin County	67%	62%	23%	30%	52%	13%	1%	13%	1%	-6%*	-13%*	-2%*	2%	-8%*	0%	-1%
Lancaster County	74%	65%	22%	31%	58%	17%	3%	13%	2%	-6%*	-8%*	-1%*	2%	-6%*	0%	0%
Lebanon County	63%	45%	14%	26%	40%	8%	1%	10%	-2%	-8%*	-3%	0%	-2%	-3%	0%	0%
York County	71%	62%	14%	29%	53%	12%	1%	13%	-3%	-5%*	-12%*	-1%*	-4%*	-7%*	0%	0%
<b>Region 4</b>	<b>68%</b>	<b>55%</b>	<b>18%</b>	<b>32%</b>	<b>52%</b>	<b>15%</b>	<b>2%</b>	<b>16%</b>	<b>-5%*</b>	<b>-5%*</b>	<b>-6%*</b>	<b>-3%*</b>	<b>-5%*</b>	<b>-4%*</b>	<b>0%</b>	<b>-2%*</b>
Bedford/Fulton/ Huntingdon Counties	60%	43%	10%	23%	43%	7%	1%	11%	-6%*	-3%	0%	-3%*	-10%*	-1%	0%	-2%*
Blair County	68%	55%	19%	33%	51%	12%	2%	16%	-8%*	-9%*	-7%*	-5%*	-6%*	-7%*	1%	-3%*
Cambria/ Somerset Counties	63%	46%	11%	28%	44%	7%	2%	13%	-4%*	-6%*	-9%*	-4%*	-4%*	-5%*	1%	-3%*
Centre County	79%	72%	30%	46%	67%	28%	4%	27%	-8%*	-9%*	-15%*	-3%*	-12%*	-12%*	-1%	-3%*
Clinton/Juniata/ Mifflin/Snyder/ Union Counties	64%	48%	17%	29%	48%	11%	2%	14%	-1%	-7%*	-2%	0%	1%	-5%*	1%	1%
Lycoming County	70%	66%	26%	33%	56%	19%	2%	15%	-10%*	1%	-3%	-2%*	-6%*	0%	1%	-2%*
Montour/ Northumberland Counties	65%	49%	14%	27%	45%	14%	1%	13%	-6%*	-4%	-5%*	-4%*	-6%*	3%	-1%	-1%

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TABLE F.3 CONTINUED

	2000								Change from 1990							
	% of Renter Households with Any Cost Burden				% of Renter Households with a Severe Cost Burden				% of Renter Households with Any Cost Burden				% of Renter Households with a Severe Cost Burden			
	ELI	VLI	LI	Total	ELI	VLI	LI	Total	ELI	VLI	LI	Total	ELI	VLI	LI	Total
<b>Pennsylvania</b>	<b>69%</b>	<b>60%</b>	<b>23%</b>	<b>34%</b>	<b>53%</b>	<b>16%</b>	<b>3%</b>	<b>17%</b>	<b>-3%*</b>	<b>-7%*</b>	<b>-11%*</b>	<b>-3%*</b>	<b>-2%*</b>	<b>-6%*</b>	<b>0%*</b>	<b>-1%*</b>
<b>Region 5</b>	<b>68%</b>	<b>56%</b>	<b>23%</b>	<b>33%</b>	<b>51%</b>	<b>15%</b>	<b>3%</b>	<b>17%</b>	<b>-2%*</b>	<b>-9%*</b>	<b>-10%*</b>	<b>-5%*</b>	<b>-2%*</b>	<b>-6%*</b>	<b>0%</b>	<b>-2%*</b>
Allegheny County	68%	63%	29%	35%	53%	20%	4%	18%	0%	-7%*	-13%*	-4%*	1%	-7%*	0%	-1%*
Armstrong/ Indiana Counties	73%	52%	18%	35%	56%	14%	2%	18%	-5%*	-11%*	-7%*	-4%*	-9%*	-8%*	-3%*	-4%*
Beaver/ Lawrence Counties	69%	50%	18%	31%	46%	13%	1%	14%	-5%*	-14%*	-9%*	-8%*	-9%*	-8%*	0%	-5%*
Butler County	71%	58%	24%	33%	56%	13%	4%	16%	-2%	1%	6%*	0%	-1%	-2%	3%*	-1%
Fayette County	65%	37%	6%	33%	46%	5%	1%	18%	-6%*	-11%*	-7%*	-9%*	-4%*	-1%	0%	-4%*
Greene/ Washington Counties	68%	45%	11%	31%	44%	9%	1%	14%	-3%*	-16%*	-8%*	-7%*	-7%*	-4%*	0%	-5%*
Westmoreland County	65%	49%	11%	29%	44%	9%	1%	13%	-4%*	-7%*	-8%*	-6%*	-6%*	-4%*	1%*	-4%*
<b>Region 6</b>	<b>68%</b>	<b>52%</b>	<b>17%</b>	<b>31%</b>	<b>50%</b>	<b>12%</b>	<b>2%</b>	<b>15%</b>	<b>-6%*</b>	<b>-7%*</b>	<b>-4%*</b>	<b>-5%*</b>	<b>-7%*</b>	<b>-2%*</b>	<b>1%*</b>	<b>-3%*</b>
Cameron/Elk/ McKean/Potter Counties	68%	49%	14%	29%	53%	12%	2%	14%	-1%	-5%*	-5%*	-5%*	1%	-1%	2%*	-2%*
Clarion/Forest/ Venango Counties	69%	43%	13%	31%	50%	12%	2%	16%	-7%*	-17%*	-6%*	-6%*	-14%*	-4%*	1%*	-4%*
Clearfield/ Jefferson Counties	62%	45%	12%	28%	45%	8%	2%	13%	-7%*	-6%*	-9%*	-6%*	-8%*	-5%*	2%*	-3%*
Crawford/ Warren Counties	66%	52%	17%	29%	43%	9%	2%	11%	-8%*	-7%*	-2%	-5%*	-13%*	-9%*	1%*	-5%*
Erie County	70%	58%	19%	34%	53%	15%	2%	16%	-6%*	-5%*	-4%*	-4%*	-6%*	1%	0%	-2%*
Mercer County	67%	55%	26%	31%	51%	14%	2%	14%	-5%	-3%	0%	-4%*	-4%	1%	0%	-2%*

\* Changes between 1990 and 2000 are statistically significant at the 90 percent confidence level.

## Shortages of Affordable Rental Housing

Affordable housing shortages eased across Pennsylvania as a whole between 1990 and 2000 (Table F.4). Housing shortages improved the most in the Northwest region of the state, which includes Erie. Region 6 experienced the greatest increase in the number of affordable and available housing units relative to ELI renters, rising by eight units per 100 renter households. Regions 4 and 5 also improved.

Region 1 was the only region to experience a decrease in the number of units affordable and available to two of the three income groups (ELI renters and renters with incomes below 80 percent of AMI). While affordable rental housing shortages eased in most areas of the state between 1990 and 2000, they worsened in the Philadelphia region. A closer look at Philadelphia shows shortages within the city easing slightly, but shortages worsened significantly in the suburban counties. Delaware County had the state's largest decrease in the number of affordable and available units per 100 ELI renter households between 1990 and 2000, a loss of 11 units.<sup>3</sup>

By 2000, Centre County had the greatest shortages of affordable and available units for ELI renters and for renter households with incomes between 0-50 percent of AMI. Despite improvement during the decade, there were only 24 affordable and available units for every 100 ELI renter households and 55 affordable and available units for every 100 renters with incomes between 0-50 percent of AMI. This need is likely due to the presence of Pennsylvania State University. Monroe and Delaware counties also faced shortages; these counties had only 29 and 30 affordable and available units for every 100 ELI renter households, respectively. Other areas with substantial needs for affordable and available units for ELI renters include Montgomery, Bucks, Lancaster, and Chester counties.

Counties with smaller affordable housing shortages were found throughout the state. At the sub-regional level, the areas of Cambria/Somerset counties, Schuylkill County, and Fayette County had the relatively greatest numbers of affordable and available housing units per 100 ELI renter households in 2000, with ratios above 70. Montour/Northumberland and Schuylkill counties had the greatest increases in affordable and available housing units per 100 ELI renter households from 1990 to 2000. Other areas with significant increases in the number of affordable and available housing units per 100 ELI renter households between 1990 and 2000 include Bradford/Sullivan/Tioga, Clarion/Forest/Venango, Crawford/Warren, and Greene/Washington.

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<sup>3</sup> The change in affordable and available housing units for ELI renter households between 1990 and 2000 is only significant for the suburban counties. The change is not significant for Philadelphia County.

TABLE F.4

## Affordable and Available Housing Units in 2000 and Changes from 1990

	2000						Change from 1990					
	Affordable Units per 100 Renter Households			Affordable and Available Units per 100 Renter Households			Affordable Units per 100 Renter Households			Affordable and Available Units per 100 Renter Households		
	0-30% AMI	0-50% AMI	0-80% AMI	0-30% AMI	0-50% AMI	0-80% AMI	0-30% AMI	0-50% AMI	0-80% AMI	0-30% AMI	0-50% AMI	0-80% AMI
<b>Pennsylvania</b>	<b>96</b>	<b>152</b>	<b>157</b>	<b>49</b>	<b>87</b>	<b>107</b>	<b>10*</b>	<b>15*</b>	<b>-7*</b>	<b>1*</b>	<b>5*</b>	<b>-3*</b>
<b>Region 1</b>	<b>68</b>	<b>124</b>	<b>150</b>	<b>42</b>	<b>78</b>	<b>104</b>	<b>3*</b>	<b>11*</b>	<b>-11*</b>	<b>-1</b>	<b>3*</b>	<b>-8*</b>
Bucks County	75	114	173	37	56	98	3	23*	-3	-2	5	-7
Chester County	98	132	181	39	64	100	7	15*	-5	0	6	-4
Delaware County	56	121	158	30	69	104	-8*	14*	-21*	-11*	5	-9*
Montgomery County	71	123	181	32	62	100	4	23*	-8	0	11*	-3
<b>Four Philadelphia Suburban Counties</b>	<b>70</b>	<b>122</b>	<b>172</b>	<b>33</b>	<b>63</b>	<b>101</b>	<b>0</b>	<b>19*</b>	<b>-10*</b>	<b>-4*</b>	<b>7*</b>	<b>-6*</b>
Philadelphia County	67	126	136	45	85	106	4*	8*	-12*	1	2	-8*
<b>Region 2</b>	<b>110</b>	<b>163</b>	<b>163</b>	<b>52</b>	<b>90</b>	<b>109</b>	<b>6*</b>	<b>15*</b>	<b>-4</b>	<b>0</b>	<b>8*</b>	<b>0</b>
Berks County	96	165	160	52	92	108	5	10	-13*	2	8*	-5
Bradford/Sullivan/ Tioga Counties	154	194	163	61	97	110	33*	32*	1	11*	8*	0
Carbon/Lehigh Counties	86	137	160	47	81	109	-1	14*	-8	-1	7*	-3
Columbia/Luzerne Counties	125	179	164	56	98	111	16*	18*	4	3	10*	3
Lackawanna/Wyoming Counties	123	173	166	56	94	112	8	13*	0	1	9*	3
Monroe County	76	126	167	29	67	106	-27*	22*	1	-6	16*	15
Northampton County	85	142	161	46	80	106	-4	22*	-6	-6	11*	-3
Pike/Susquehanna/ Wayne Counties	129	159	159	45	80	108	-16*	18*	-6	1	9*	4
Schuylkill County	177	207	168	76	110	115	39*	32*	-4	15*	14*	1
<b>Region 3</b>	<b>107</b>	<b>189</b>	<b>172</b>	<b>49</b>	<b>91</b>	<b>109</b>	<b>5*</b>	<b>16*</b>	<b>-11*</b>	<b>2</b>	<b>10*</b>	<b>0</b>
Adams/Franklin Counties	143	227	179	55	97	109	-5	2	-6	6	9	0
Cumberland/Perry Counties	115	180	178	46	87	110	-1	10	-14	4	12*	2
Dauphin County	102	168	174	56	93	114	7	18*	-11	-2	7	-1
Lancaster County	88	179	169	38	82	104	2	24*	-8	0	10*	-1
Lebanon County	122	206	159	56	103	109	-1	6	-7	0	12	3
York County	108	201	169	52	96	110	12*	19*	-19*	7*	12*	-2
<b>Region 4</b>	<b>124</b>	<b>168</b>	<b>154</b>	<b>54</b>	<b>89</b>	<b>107</b>	<b>19*</b>	<b>12*</b>	<b>-5</b>	<b>4*</b>	<b>5*</b>	<b>0</b>
Bedford/Fulton/ Huntingdon Counties	191	224	169	66	102	110	31*	30*	6	8*	4	2

TABLE CONTINUED ON PAGE 115 →

TABLE F.4 CONTINUED

	2000						Change from 1990					
	Affordable Units per 100 Renter Households			Affordable and Available Units per 100 Renter Households			Affordable Units per 100 Renter Households			Affordable and Available Units per 100 Renter Households		
	0-30% AMI	0-50% AMI	0-80% AMI	0-30% AMI	0-50% AMI	0-80% AMI	0-30% AMI	0-50% AMI	0-80% AMI	0-30% AMI	0-50% AMI	0-80% AMI
<b>Pennsylvania</b>	<b>96</b>	<b>152</b>	<b>157</b>	<b>49</b>	<b>87</b>	<b>107</b>	<b>10*</b>	<b>15*</b>	<b>-7*</b>	<b>1*</b>	<b>5*</b>	<b>-3*</b>
Blair County	109	159	156	54	93	109	11	6	-6	2	5	-3
Cambria/Somerset Counties	171	199	156	77	107	112	43*	14	-7	8*	1	-4
Centre County	54	95	128	24	55	94	9*	18*	-3	5*	13*	5
Clinton/Juniata/Mifflin/Snyder/Union Counties	135	187	156	56	96	107	11*	11	-10	3	10*	2
Lycoming County	104	164	164	46	86	109	21*	18*	-4	4	10*	2
Montour/ Northumberland Counties	163	200	164	68	103	112	42*	21	-2	17*	9	3
<b>Region 5</b>	<b>109</b>	<b>157</b>	<b>158</b>	<b>56</b>	<b>92</b>	<b>110</b>	<b>20*</b>	<b>23*</b>	<b>-3</b>	<b>3*</b>	<b>6*</b>	<b>-2</b>
Allegheny County	90	140	161	51	85	109	11*	24*	-4	-1	6*	-2
Armstrong/Indiana Counties	120	159	149	45	87	107	27*	12	-11	5	2	-4
Beaver/Lawrence Counties	138	170	157	64	96	110	40*	32*	0	10*	10*	-1
Butler County	114	172	157	47	89	105	17*	10	-6	1	-1	-6
Fayette County	138	175	140	72	109	112	33*	23*	2	10*	4	-1
Greene/Washington Counties	138	181	155	67	106	113	39*	22*	0	11*	8	-1
Westmoreland County	139	195	160	65	105	113	36*	27*	-2	8*	6	-2
<b>Region 6</b>	<b>134</b>	<b>178</b>	<b>158</b>	<b>58</b>	<b>96</b>	<b>109</b>	<b>33*</b>	<b>21*</b>	<b>-4</b>	<b>8*</b>	<b>5*</b>	<b>-2</b>
Cameron/Elk/McKean/Potter Counties	159	198	160	63	102	111	46*	30*	-1	9*	7	-3
Clarion/Forest/Venango Counties	138	180	153	57	96	109	35*	27*	0	11*	9*	1
Clearfield/Jefferson Counties	159	185	150	64	100	108	39*	16*	-7	8*	-1	-7
Crawford/Warren Counties	150	201	164	60	102	111	34*	33*	0	11*	10*	-2
Erie County	112	165	157	54	94	109	32*	15*	-6	8*	5	-2
Mercer County	132	163	164	61	88	108	22*	17	-3	0	1	-5

\* Changes between 1990 and 2000 are statistically significant at the 90 percent confidence level.

In absolute terms, there was a shortage of 170,324 affordable and available housing units for ELI renter households in the state of Pennsylvania in 2000. Of this total, Region 1 had the greatest shortage among DCED regions, 44 percent of the state's total.

The seven areas with the greatest shortages of affordable and available housing units for ELI renter households were Allegheny, Bucks, Carbon/Lehigh, Delaware, Lancaster, Montgomery, and Philadelphia. Over 60 percent of the state's overall shortage of rental housing units for ELI households was attributable to these seven areas. Indeed, 42 percent of the state's shortage came from only two counties, Allegheny and Philadelphia, home to Pennsylvania's two largest cities of Pittsburgh and Philadelphia.

TABLE F.5  
Actual Shortages/Surpluses in Affordable and Available Housing Units in 2000 and Changes from 1990

	Shortages and Surpluses of Affordable and Available Units for Renter Households in 2000			% of Total			Change from 1990		
	0-30% AMI	0-50% AMI	0-80% AMI	0-30% AMI	0-50% AMI	0-80% AMI	0-30% AMI	0-50% AMI	0-80% AMI
<b>Pennsylvania</b>	<b>(170,324)</b>	<b>(76,950)</b>	<b>64,300</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>(11,840)*</b>	<b>18,521*</b>	<b>(18,998)*</b>
<b>Region 1</b>	<b>(74,430)</b>	<b>(44,380)</b>	<b>10,530</b>	<b>44%</b>	<b>58%</b>	<b>16%</b>	<b>(13,230)*</b>	<b>(2,924)</b>	<b>(17,196)*</b>
Bucks County	(4,825)	(6,440)	(510)	3%	8%	-1%	(1,232)*	(886)*	(1,666)*
Chester County	(3,255)	(3,710)	(5)	2%	5%	0%	(525)*	(207)	(686)
Delaware County	(9,195)	(6,965)	1,360	5%	9%	2%	(3,232)*	(828)	(2,371)*
Montgomery County	(7,345)	(8,000)	(105)	4%	10%	0%	(1,977)*	(332)	(928)
<b>Four Philadelphia Suburban Counties</b>	<b>(24,620)</b>	<b>(25,115)</b>	<b>740</b>	<b>14%</b>	<b>33%</b>	<b>1%</b>	<b>(6,966)*</b>	<b>(2,253)*</b>	<b>(5,651)*</b>
Philadelphia County	(49,810)	(19,265)	9,790	29%	25%	15%	(6,264)*	(671)	(11,545)*
<b>Region 2</b>	<b>(24,627)</b>	<b>(9,348)</b>	<b>13,761</b>	<b>14%</b>	<b>12%</b>	<b>21%</b>	<b>(3,114)*</b>	<b>5,586*</b>	<b>1,769</b>
Berks County	(4,085)	(1,140)	1,790	2%	1%	3%	(686)*	687	(705)
Bradford/Sullivan/Tioga Counties	(873)	(118)	639	1%	0%	1%	229*	341*	45
Carbon/Lehigh Counties	(5,275)	(3,389)	2,426	3%	4%	4%	(1,018)*	390	(264)
Columbia/Luzerne Counties	(4,650)	(315)	3,302	3%	0%	5%	143	1,999*	1,038
Lackawanna/Wyoming Counties	(2,974)	(712)	2,318	2%	1%	4%	(3)	1,102*	705
Monroe County	(1,570)	(1,354)	391	1%	2%	1%	(895)*	(356)	703*
Northampton County	(3,420)	(2,135)	1,100	2%	3%	2%	(980)*	633	(194)
Pike/Susquehanna/Wayne Counties	(1,090)	(786)	513	1%	1%	1%	(349)*	(6)	311
Schuylkill County	(690)	601	1,282	0%	-1%	2%	445*	796*	130
<b>Region 3</b>	<b>(16,719)</b>	<b>(5,663)</b>	<b>9,936</b>	<b>10%</b>	<b>7%</b>	<b>15%</b>	<b>(2,111)*</b>	<b>4,355*</b>	<b>1,095</b>
Adams/Franklin Counties	(1,574)	(197)	1,065	1%	0%	2%	(185)	515	112
Cumberland/Perry Counties	(2,370)	(1,123)	1,483	1%	1%	2%	(579)*	474	522
Dauphin County	(3,195)	(874)	3,067	2%	1%	5%	(234)	667	223

TABLE CONTINUED ON PAGE 117 →

TABLE F.5 CONTINUED

	Shortages and Surpluses of Affordable and Available Units for Renter Households in 2000			% of Total			Change from 1990		
	0-30% AMI	0-50% AMI	0-80% AMI	0-30% AMI	0-50% AMI	0-80% AMI	0-30% AMI	0-50% AMI	0-80% AMI
<b>Pennsylvania</b>	<b>(170,324)</b>	<b>(76,950)</b>	<b>64,300</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>(11,840)*</b>	<b>18,521*</b>	<b>(18,998)*</b>
Lancaster County	(5,275)	(3,095)	1,295	3%	4%	2%	(742)*	1,018*	(15)
Lebanon County	(1,160)	166	776	1%	0%	1%	(190)	580*	271
York County	(3,145)	(540)	2,250	2%	1%	3%	(181)	1,101*	(18)
<b>Region 4</b>	<b>(11,919)</b>	<b>(5,074)</b>	<b>4,977</b>	<b>7%</b>	<b>7%</b>	<b>8%</b>	<b>284</b>	<b>1,959*</b>	<b>445</b>
Bedford/Fulton/Huntingdon Counties	(638)	59	574	0%	0%	1%	136	137	100
Blair County	(1,605)	(433)	847	1%	1%	1%	10	293	(227)
Cambria/Somerset Counties	(1,222)	745	1,789	1%	-1%	3%	681*	100	(692)
Centre County	(4,345)	(4,500)	(855)	3%	6%	-1%	(913)*	(97)	425
Clinton/Juniata/Mifflin/Snyder/Union Counties	(1,804)	(308)	819	1%	0%	1%	(256)	605*	367
Lycoming County	(1,515)	(780)	825	1%	1%	1%	154	459	232
Montour/Northumberland Counties	(790)	143	978	0%	0%	2%	472*	462	240
<b>Region 5</b>	<b>(34,230)</b>	<b>(10,998)</b>	<b>19,787</b>	<b>20%</b>	<b>14%</b>	<b>31%</b>	<b>3,999*</b>	<b>7,581*</b>	<b>(3,918)*</b>
Allegheny County	(21,545)	(11,200)	10,330	13%	15%	16%	(3)	4,387*	(2,196)
Armstrong/Indiana Counties	(2,275)	(1,018)	746	1%	1%	1%	17	(26)	(320)
Beaver/Lawrence Counties	(2,384)	(433)	1,809	1%	1%	3%	984*	1,272*	(309)
Butler County	(1,650)	(620)	460	1%	1%	1%	(5)	(103)	(376)
Fayette County	(1,629)	852	1,527	1%	-1%	2%	729*	314	(55)
Greene/Washington Counties	(2,012)	621	2,046	1%	-1%	3%	1,098*	920*	(155)
Westmoreland County	(2,735)	800	2,869	2%	-1%	4%	1,179*	817	(507)
<b>Region 6</b>	<b>(8,399)</b>	<b>(1,487)</b>	<b>5,309</b>	<b>5%</b>	<b>2%</b>	<b>8%</b>	<b>2,332*</b>	<b>1,964*</b>	<b>(1,193)</b>
Cameron/Elk/McKeon/Potter Counties	(735)	88	696	0%	0%	1%	432*	284	(163)
Clarion/Forest/Venango Counties	(1,162)	(196)	606	1%	0%	1%	348*	446*	105
Clearfield/Jefferson	(968)	4	595	1%	0%	1%	226	(69)	(436)*
Crawford/Warren Counties	(999)	97	912	1%	0%	1%	353*	539*	(121)
Erie County	(3,585)	(925)	1,930	2%	1%	3%	850*	689	(256)
Mercer County	(950)	(555)	570	1%	1%	1%	123	75	(322)

Note: Values for DCED regions and for the four suburban Philadelphia counties have been rounded in this table and may vary slightly from the summation of consolidated PUMAs in those regions or suburban counties in the Philadelphia area.

\* Changes between 2000 and 2005-06 are statistically significant at the 90 percent confidence level.

## Rental Vacancy Rates by Unit Affordability to Lower-Income Households

Region 3 had the greatest increase in vacancy rates for units affordable to ELI renter households. The local results are consistent with these findings, since the areas of Adams/Franklin, Dauphin, Lebanon, and York experienced the largest increases in vacancy rates for units affordable to ELI renter households during this time.

Meanwhile, at the local level, Blair and Delaware counties had the largest significant decreases (5 percentage points each) in the vacancy rates for units affordable to ELI renters.

TABLE F.6  
Vacancy Rates by Rental Affordability in 2000 and Change from 1990

	2000				Change from 1990			
	ELI	VLI	LI	Total	ELI	VLI	LI	Total
<b>Pennsylvania</b>	<b>10%</b>	<b>9%</b>	<b>4%</b>	<b>7%</b>	<b>1%*</b>	<b>0%*</b>	<b>-1%*</b>	<b>0%</b>
<b>Region 1</b>	<b>10%</b>	<b>8%</b>	<b>4%</b>	<b>6%</b>	<b>-1%</b>	<b>-3%*</b>	<b>-3%*</b>	<b>-2%*</b>
Bucks County	3%	7%	4%	4%	-1%	-3%*	-6%*	-4%*
Chester County	5%	9%	3%	5%	2%*	1%	-3%*	0%
Delaware County	7%	10%	4%	6%	-5%*	-2%*	-1%*	-1%*
Montgomery County	5%	11%	4%	6%	1%	1%	-2%*	-1%*
<b>Four Philadelphia Suburban Counties</b>	<b>5%</b>	<b>9%</b>	<b>4%</b>	<b>5%</b>	<b>-1%*</b>	<b>-1%</b>	<b>-3%*</b>	<b>-2%*</b>
Philadelphia County	12%	7%	4%	7%	0%	-4%*	-3%*	-3%*
<b>Region 2</b>	<b>9%</b>	<b>10%</b>	<b>4%</b>	<b>7%</b>	<b>3%*</b>	<b>2%*</b>	<b>-2%*</b>	<b>1%*</b>
Berks County	10%	8%	3%	7%	4%*	-1%	-2%*	0%
Bradford/Sullivan/ Tioga Counties	9%	9%	2%	7%	2%*	1%	0%	1%*
Carbon/Lehigh Counties	9%	10%	5%	7%	4%*	2%*	-2%*	1%
Columbia/Luzerne Counties	9%	11%	3%	8%	3%*	5%*	0%	3%*
Lackawanna/ Wyoming Counties	9%	12%	4%	8%	3%*	4%*	-1%	2%*
Monroe County	4%	10%	4%	6%	1%	-6%*	-11%*	-6%*
Northampton County	4%	10%	4%	6%	1%*	2%	-2%*	0%
Pike/Susquehanna/ Wayne Counties	6%	10%	3%	7%	1%	-3%*	-4%*	-1%
Schuylkill County	12%	11%	3%	10%	2%	2%	-1%	2%*
<b>Region 3</b>	<b>10%</b>	<b>8%</b>	<b>4%</b>	<b>7%</b>	<b>5%*</b>	<b>1%*</b>	<b>1%*</b>	<b>2%*</b>
Adams/Franklin Counties	9%	7%	1%	6%	5%*	2%*	-1%*	2%*
Cumberland/Perry Counties	8%	7%	6%	7%	4%*	1%	3%*	2%*
Dauphin County	13%	11%	6%	9%	6%*	3%*	1%*	3%*
Lancaster County	8%	6%	3%	5%	4%*	0%	0%	1%*
Lebanon County	9%	7%	4%	7%	5%*	2%*	2%*	3%*

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	2000				Change from 1990			
	ELI	VLI	LI	Total	ELI	VLI	LI	Total
<b>Pennsylvania</b>	<b>10%</b>	<b>9%</b>	<b>4%</b>	<b>7%</b>	<b>1%*</b>	<b>0%*</b>	<b>-1%*</b>	<b>0%</b>
York County	14%	7%	4%	7%	8%*	0%	-1%	1%*
<b>Region 4</b>	<b>10%</b>	<b>8%</b>	<b>3%</b>	<b>7%</b>	<b>-1%*</b>	<b>1%*</b>	<b>0%</b>	<b>1%*</b>
Bedford/Fulton/ Huntingdon Counties	9%	7%	3%	7%	-1%	0%	1%	0%
Blair County	9%	9%	2%	7%	-5%*	2%*	-2%*	0%
Cambria/Somerset Counties	14%	6%	3%	8%	-4%*	-1%*	1%	-1%
Centre County	7%	3%	2%	4%	-2%	-4%*	-1%*	-2%*
Clinton/Juniata/Mifflin/ Snyder/Union Counties	8%	7%	3%	6%	3%*	3%*	2%*	3%*
Lycoming County	7%	11%	4%	7%	3%*	5%*	0%	3%*
Montour/ Northumberland Counties	11%	10%	3%	9%	3%	2%*	1%	3%*
<b>Region 5</b>	<b>12%</b>	<b>11%</b>	<b>5%</b>	<b>9%</b>	<b>1%</b>	<b>0%</b>	<b>0%</b>	<b>1%*</b>
Allegheny County	13%	12%	5%	9%	2%*	-1%*	0%	1%*
Armstrong/Indiana Counties	8%	8%	4%	7%	-4%*	-2%	2%*	0%
Beaver/Lawrence Counties	10%	9%	3%	8%	-2%*	-3%*	0%	-1%
Butler County	9%	7%	2%	7%	0%	1%	0%	1%*
Fayette County	12%	8%	4%	9%	1%	1%	3%*	2%*
Greene/Washington Counties	13%	9%	3%	9%	2%	1%	0%	2%*
Westmoreland County	11%	10%	4%	9%	0%	1%	2%*	1%*
<b>Region 6</b>	<b>10%</b>	<b>8%</b>	<b>3%</b>	<b>8%</b>	<b>-1%</b>	<b>0%</b>	<b>0%</b>	<b>0%*</b>
Cameron/Elk/ McKean/ Potter Counties	12%	8%	4%	8%	2%*	-1%	1%	1%*
Clarion/Forest/ Venango Counties	9%	5%	5%	6%	-1%	-3%*	2%*	0%
Clearfield/Jefferson Counties	7%	7%	2%	6%	-4%*	-5%*	-1%*	-3%*
Crawford/Warren Counties	11%	10%	3%	9%	0%	3%*	1%*	2%*
Erie County	12%	9%	4%	8%	0%	2%*	0%	1%*
Mercer County	9%	9%	2%	7%	-1%	2%	1%	1%

\* Changes between 1990 and 2000 are statistically significant at the 90 percent confidence level.