

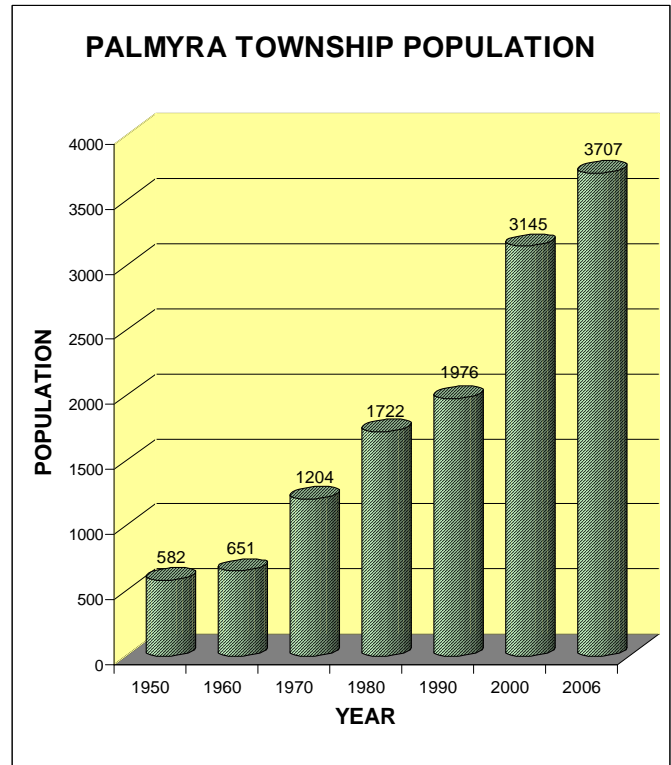
DEMOGRAPHICS and ECONOMIC BASE

Demographics

Why is understanding population demographics so important to planning for the growth and development of a community? A community's demographic composition is affected by the geographic, physical and economic character of the community. At the same time, the demographic composition is largely responsible for the manner in which a community develops and grows (or declines) in terms of demand for community facilities and services to meet the specific needs of the changing population, thereby altering the very character of the community.

Take for example the suburbs of New York City and Newark, New Jersey. These two cities, given their location with access to the Atlantic Seaboard and inland areas, historically functioned as the focus for trade and industry for much of the Northeast United States. As the population became increasingly mobile with increased automobile ownership and improved highways, more and more urbanites moved from the city to nearby residential areas and commuted daily to their jobs in the city. As once rural areas developed into suburbs, the demands placed on local governments changed as the population changed. More highways, public water supplies, and public sewage disposal systems were needed. Along with the increasing population came the demand for commercial facilities to meet the retail and service needs of the changing population. In more recent years, the growing suburban areas have witnessed the development of industry and business, which followed the population shift from the cities.

This scenario is, of course, a simple explanation of a complex urban development process that has occurred over the past century. Nevertheless, it does demonstrate that differing and changing populations demand different public and private facilities and services, and the change itself can be initiated and amplified by the specific character of the community undergoing the population change. The example is especially appropriate for Palmyra Township and the other small communities near the ever-expanding metropolitan areas of Pennsylvania, New Jersey and New York. Here in Pike County, population characteristics and land development have been so closely linked to residents leaving metropolitan areas for recreation and relaxation, construction of vacation



homes, and in many cases, permanent residency.

In short, by gaining an understanding of the demographic character of a community and forecasting how the population is likely to change, both in number and composition, local officials can assess the need for additional or different types of public and private facilities and services required to meet the demands of the changing population.

Historical Population and Recent Trends

From the beginning of its early settlement, the Township's demographic composition and community character have been closely linked to nearby metropolitan areas. The construction of Lake Wallenpaupack in 1925 and the private cabins on leased state land, played key roles in the early tourism development of the Township. In more recent times, the vacation home development in the many private residential communities throughout the Township continued the tourism evolution. Tourism continues as an important part of the local economy. However, an increasing number of new families are moving to the Township and are commuting to work who are employed in nearby Pennsylvania, New Jersey and

HISTORICAL POPULATION AND GROWTH										
U.S. CENSUS										
Municipality	1950	1960	1970	%60-70	1980	%70-80	1990	%80-90	2000	%90-00
Blooming Grv	358	424	548	29.2%	1,176	114.6%	2,022	71.9%	3,621	79.1%
Delaware	511	549	671	22.2%	1,492	122.4%	3,527	136.4%	6,319	79.2%
Dingman	361	382	518	35.6%	1,855	258.1%	4,591	147.5%	8,788	91.4%
Greene	829	793	1,028	29.6%	1,462	42.2%	2,097	43.4%	3,149	50.2%
Lackawaxen	1,072	1,068	1,363	27.6%	2,111	54.9%	2,832	34.2%	4,154	46.7%
Lehman	459	318	624	96.2%	1,448	132.1%	3,055	111.0%	7,515	146.0%
Matamoras	1,761	2,087	2,244	7.5%	2,111	-5.9%	1,934	-8.4%	2,312	19.5%
Milford Boro	1,111	1,198	1,190	-0.7%	1,143	-3.9%	1,064	-6.9%	1,104	3.8%
Milford Twp	233	386	418	8.3%	663	58.6%	1,013	52.8%	1,292	27.5%
Palmyra	582	651	1,204	84.9%	1,722	43.0%	1,976	14.8%	3,145	59.2%
Porter	94	51	88	72.5%	277	214.8%	163	-41.2%	385	136.2%
Shohola	455	413	574	39.0%	986	71.8%	1,586	60.9%	2,088	31.7%
Westfall	599	838	1,348	60.9%	1,825	35.4%	2,106	15.4%	2,430	15.4%
Pike County	8,425	9,158	11,818	29.0%	18,271	54.6%	27,966	53.1%	46,302	65.6%
PA (1,000's)	10,498	11,319	11,794	4.2%	11,864	0.6%	11,882	0.1%	12,281	3.4%

New York metropolitan areas.

Prior to 1970, the population in Pike County was concentrated in the two boroughs in the County, Matamoras and Milford, situated along the Delaware River. However, in more recent times, the higher population and the population growth has shifted to the townships in the County, most dramatically to Lehman Township, Dingman Township and Delaware Township, located closer to the New Jersey/New York metropolitan area. While all of the township populations have increased significantly since 1950, the population of the boroughs has changed relatively little in comparison.

The *Historical Population and Growth Table* provides U. S. Census data from 1950 to 2000 for Palmyra Township along with that of Pike County and its other local municipalities, and the Commonwealth. The Township experienced slow and steady growth from 1950 through 1960. Between 1960 and 1970 the rate jumped to 85%, but slowed over the next 20 years through 1990, and again increased to 60% from 1990 to 2000.

Given the relatively small base population, it is obvious that most of the population increase in the

Township resulted from people moving into the community rather than from natural increase, that is more births than deaths. The increase between 1960 and 1970 may have resulted from senior citizens retiring to the Township. In the case of 1990 to 2000, the housing data presented later suggests that much of the recent population growth resulted from the conversion to full-time residences of many of the seasonal homes in the Township.

The *Historical Population and Growth Table* shows varied growth pattern for the other municipalities in Pike County as well as the County and State. While all exhibited growth since 1950, a number have increased significantly since 1990. Taken as a whole, the Townships and the County have been dramatically increasing in population while the two Boroughs, Matamoras and Milford, have experienced population increases at more modest rates, due primarily to the paucity of land for new development. This population shift has contributed to many of the growth and development issues now facing the municipalities in Pike County – loss of open land, traffic, increased numbers of school children, and demand for police protection, recreation, and other public facilities and services.

POPULATION ESTIMATES and PERCENT OF COUNTY											
US. CENSUS											
Municipality	1970	1990	2000	2006	2000 - 2006		% of County				
					#	%	1970	1990	2000	2006	
Blooming Grove	548	2,022	3,621	4,504	883	24.4%	4.6%	7.2%	7.8%	7.7%	
Delaware	671	3,527	6,319	8,237	1,918	30.4%	5.7%	12.6%	13.6%	14.2%	
Dingman	518	4,591	8,788	11,660	2,872	32.7%	4.4%	16.4%	19.0%	20.0%	
Greene	1,028	2,097	3,149	3,666	517	16.4%	8.7%	7.5%	6.8%	6.3%	
Lackawaxen	1,363	2,832	4,154	5,269	1,115	26.8%	11.5%	10.1%	9.0%	9.1%	
Lehman	624	3,055	7,515	9,915	2,400	31.9%	5.3%	10.9%	16.2%	17.0%	
Matamoras	2,244	1,934	2,312	2,623	311	13.5%	19.0%	6.9%	5.0%	4.5%	
Milford Boro	1,190	1,064	1,104	1,221	117	10.6%	10.1%	3.8%	2.4%	2.1%	
Milford Twp	418	1,013	1,292	1,650	358	27.7%	3.5%	3.6%	2.8%	2.8%	
Palmyra	1,204	1,976	3,145	3,707	562	17.9%	10.2%	7.1%	6.8%	6.4%	
Porter	88	163	385	448	63	16.4%	0.7%	0.6%	0.8%	0.8%	
Shohola	574	1,586	2,088	2,428	340	16.3%	4.9%	5.7%	4.5%	4.2%	
Westfall	1,348	2,106	2,430	2,867	437	18.0%	11.4%	7.5%	5.2%	4.9%	
Pike County	11,818	27,966	46,302	58,195	11,893	25.7%	100.0%	100.0%	100.0%	100.0%	

According to the U.S. Census Bureau, the population of all of the municipalities in the County has continued to increase since 2000, with Palmyra Township's increasing by 24.4% to some 4,500. (See the *Population Estimates and Percent of County Table*.) The concentration of population has also shifted to Delaware Township, Dingman Township and Lehman Township, all three closer to the New Jersey/New York metropolitan area and having large residential developments.

Certainly, national and regional economic conditions can also be expected to either stimulate or inhibit the development patterns of the Township and region. In short, the population dynamics of a community are dependent on a number of interrelated factors including location, relationship to the region, the economy, community character, the availability of community facilities such as sewage disposal and the transportation network. Given the Township's (and Pike County's) geographic location in close proximity to the greater metropolitan economic trading area, its quality natural environment and rural-recreational character, and the regional highway network, continued growth is certain.

In the case of Palmyra Township, provided the status of the hunting club and state land does not change, few new large scale residential developments can be expected and the potential for long term dramatic population increases are more limited than in many other municipalities in the County.

The *Recent Population Growth in Northeast Pennsylvania Table* compares the Township to Pike County, surrounding counties and the Commonwealth. The more rural counties increased dramatically in population between 1990 and 2000 and are expected to increase through 2010, with no reason to believe the growth will wane. In fact, because of the attraction of the Poconos to nearby metropolitan areas in Pennsylvania, New Jersey and New York, Pike, Monroe and Wayne Counties had the highest rates of growth in the Commonwealth. In contrast, the population of the more densely populated counties, Lackawanna and Luzerne, has declined, with the same trend expected for Lackawanna County through 2010.

RECENT POPULATION GROWTH IN NORTHEAST PENNSYLVANIA 2010 PROJECTIONS - CENTER FOR RURAL PENNSYLVANIA							
	1980	80-90	1990	90-00	2000	00-10	2010
Palmyra Twp	1,722	14.8%	1,976	59.2%	3,145	--	--
Carbon Co.	53,285	6.7%	56,846	3.4%	58,802	9.4%	64,310
Lackawanna Co.	227,908	-3.9%	219,039	-2.6%	213,295	-0.9%	211,360
Luzerne Co.	343,079	-4.4%	328,149	-2.7%	319,250	1.7%	324,520
Monroe Co.	69,409	37.9%	95,709	44.9%	138,687	24.1%	172,170
Pike Co.	18,271	53.1%	27,966	65.6%	46,302	29.7%	60,060
Wayne Co.	35,237	13.4%	39,944	19.5%	47,722	4.3%	49,750
Northeast PA	697,383	10.1%	767,653	7.3%	824,058	7.3%	884,180
PA (1,000's)	11,865	0.2%	11,883	3.3%	12,281	1.0%	12,408

By comparison, the Commonwealth as a whole has been increasing slightly in population since 1980, and a one percent increase is expected by 2010. These trends suggest continued population growth for the

Northeast Pennsylvania Region as individuals and families leave urbanized areas seeking suburban and small town lifestyles.

POPULATION AND DENSITY U.S. CENSUS					
MUNICIPALITY	2000 Population	Land Area (sq mi)	2000 Population Density (persons per sq mi)	2006 Population Estimate	2006 Population Density (persons per sq mi)
Blooming Grove	3,621	75.3	48	4,504	60
Delaware	6,319	44.0	144	8,237	187
Dingman	8,788	58.2	151	11,660	200
Greene	3,149	60.2	52	3,666	61
Lackawaxen	4,154	78.6	53	5,269	67
Lehman	7,515	48.9	154	9,915	203
Matamoras	2,312	0.7	3,303	2,623	3,747
Milford Boro	1,104	0.5	2,300	1,221	2,544
Milford Twp	1,292	12.5	104	1,650	132
Palmyra	3,145	34.4	91	3,707	108
Porter	385	58.6	7	448	8
Shohola	2,088	44.6	47	2,428	54
Westfall	2,430	30.4	80	2,867	94
Pike County	46,302	546.8	85	58,195	106

Population Density

Based on a 34.4-square mile land area and the Census 2000 population of 3,145, the Palmyra Township’s population density in 2000 was 91 persons per square mile, and is estimated at 108 persons per square mile in 2006.¹ Population density for neighboring municipalities in 2006 ranged from a high of 3,747 persons per square mile in Matamoras Borough to a low of 8 persons per square mile in Porter Township. Land area in the County ranges from Milford Borough’s compact area of one-half square mile to Lackawaxen Township’s 78 square miles. Population density for Palmyra Township, Pike County and its municipalities, and the Commonwealth is presented in the *Population and Density Table*.

As the population of the area continues to increase, the density will, obviously, also continue to increase. One way of addressing increased population while maintaining community character is to promote land conservation programs and adopt zoning and subdivision regulations which require open land as part of residential development. In any case, Palmyra Township is fortunate because population density will remain relatively low given the extent of Commonwealth land ownership and Township zoning regulations.

Population Projections

Estimating a municipality’s future population is a good way to anticipate changing demand for community facilities and services, and to assess the demand for land and the effect on such community characteristics such as open space and housing affordability. In the case of Palmyra Township, and all of Pike County, future population growth is more dependent on immigration than the net of births and deaths. The immigration which has been so volatile over the past thirty years makes accurate projection difficult. Nevertheless, it is safe to say that while Township population may not increase at rates as high as the past, it will continue to increase.

POPULATION PROJECTIONS PALMYRA TOWNSHIP			
2000 Census Population		3,145	
10-Year Projected Growth Rate	Projected Population		
	Year 2005	Year 2010	Year 2020
40%	3,774	4,529	5,284
50%	3,931	4,914	5,897
70%	4,246	5,732	7,218

The 2006 *Pike County Comprehensive Plan* projects the Township population to reach 4,274 persons by 2010, which translates to a 10-year growth rate of almost 36%, and a population density of 124 persons per square mile. This is considerably lower than the rate between 1990 and 2000, but is reasonable based on the 2006 Census estimate of 3,700 persons. The *Population Projections Table* provides a forecast of population based on several growth rates to provide a range of projections.

As noted earlier, it is difficult to predict the regional factors, the economy and terrorist acts for example, that will directly effect population changes in Pike County, and any of the growth rates could realistically occur over the next 20 years. As the Township and County population continues to increase, the rate of housing construction and second home conversion will also continue to increase, as shown on the *Rate of Housing Development Table*, indicating a *sprawling* population with more demand for housing and the associated decrease in open space. In terms of future planning at the local municipal level, the Township can expect the platting of new lots. Although as noted earlier, the development potential in Palmyra Township is more limited compared to other parts of the County. The Township can expect to see a continued demand for full-time housing.

¹It is important to remember that population density is considerably higher when the land owned by the Commonwealth and the area of lake Wallenpaupack, which are unavailable for development, are removed from the equation. The same can be said for other municipalities with similar land ownership patterns.

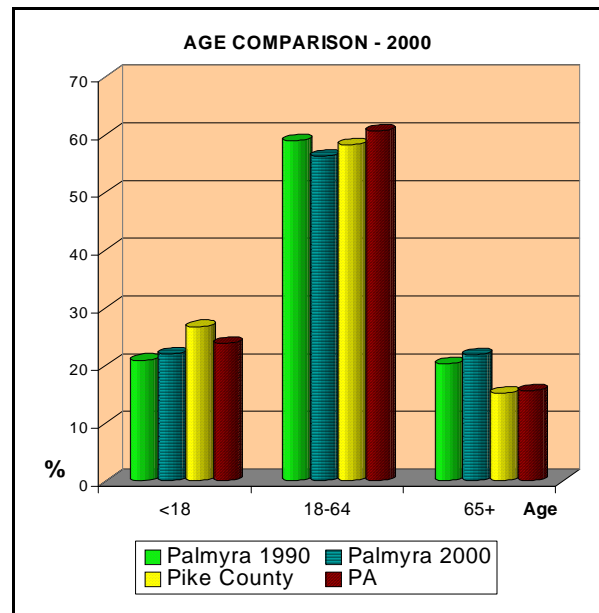
YEAR 2000 AGE DISTRIBUTION U.S. CENSUS				
Age	Palmyra Twp		Pike	PA
	#	%		
< 5	149	4.7%	5.9%	5.9%
5-9	196	6.2%	7.9%	6.7%
10-14	211	6.7%	8.6%	7.0%
15-19	188	6.0%	6.3%	6.9%
20-24	88	2.8%	3.4%	6.1%
25-34	268	8.5%	10.0%	12.7%
35-44	494	15.7%	17.7%	15.9%
45-54	436	13.9%	14.2%	13.9%
55-59	218	6.9%	5.8%	5.0%
60-64	212	6.7%	5.2%	4.2%
65-74	453	14.4%	9.6%	7.9%
75-84	184	5.9%	4.4%	5.8%
85+	48	1.5%	1.2%	1.9%
Total	3,145	100.0%	100.0%	100.0%
Male	1,611	51.2%	49.8%	48.3%
Female	1,534	48.8%	50.2%	51.7%
Median age	44.3	--	39.6	38.0
18 and over	2,452	78.0%	73.3%	76.2%
Male	1,216	38.7%	36.2%	36.1%
Female	1,236	39.3%	37.2%	40.1%
21 and over	2,385	75.8%	70.6%	72.0%
62 and over	809	25.7%	18.2%	18.1%
65 and over	685	21.8%	15.2%	15.6%
Male	336	10.7%	7.3%	6.2%
Female	349	11.1%	7.8%	9.4%

Age of Population

The age of a community's population is important in terms of the types of community facilities and services which must be provided. Many of the services which are age dependant are provided by public entities other than the Township. For example, the number of children determines the size and type of educational facilities and services provided by the school district, while an aging population will require more social services from county and state agencies.

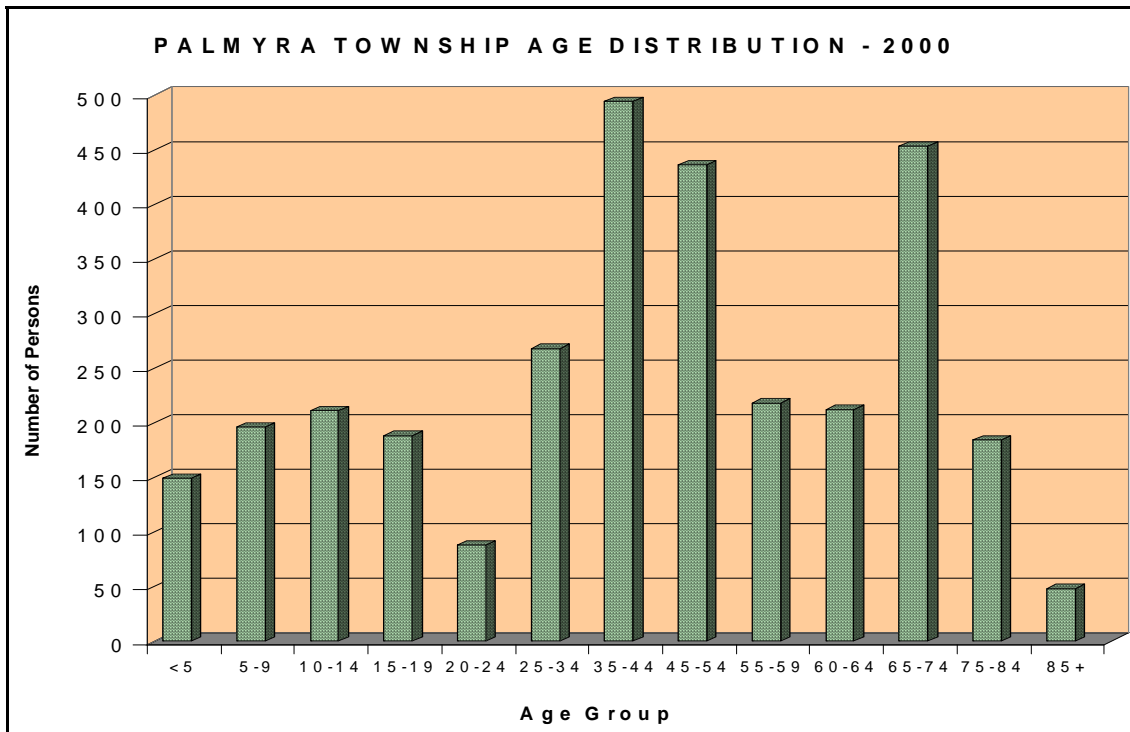
The *Year 2000 Age Distribution Table* includes age data for the Township compared to the County and State the and the *Age Distribution - 2000 Figure* on the following page provides an illustration. *The Age Cohorts Comparison Table* provides a comparison with Pike County and the State, and reports the changes between 1990

AGE COHORTS COMPARISON U.S. CENSUS				
2000				
Age	Palmyra Twp		Pike	PA
<18	22.0%	693	26.7%	23.8%
18-64	56.2%	1,767	58.2%	60.6%
65+	21.8%	685	15.2%	15.6%
1990				
Age	Palmyra Twp		Pike	PA
<18	20.9%	412	25.3%	23.5%
18-64	58.9%	1,163	59.2%	61.1%
65+	20.3%	401	15.6%	15.4%



and 2000. (See also the *Age Comparison - 2000 Figure*.)

As shown on *Age Comparison Table*, the number of children, that is, persons under 18 years old, increased by 281 persons in the Township between 1990 and 2000, while the overall population increased by 279 persons, but the proportion remains lower than the County and State. The number and proportion of senior citizens also increased in the Township with the proportion considerably higher than the County and State. This reflects the continuing retirement community character of the Township even while



the number of children is increasing. The proportion of working age adults in the Township is somewhat less than in the County and State with the proportion of young adults, the 20-24 year old group, in the Township less than half that in the Commonwealth, perhaps reflecting an exodus to college or first jobs.

it is obvious that either the 1990 or 2000 Census dwelling unit counts are inaccurate. Again according to Pike County assessment records, Palmyra Township issued permits for the construction homes between 2000 taking the total to some 3,857, assuming all have been constructed.

As the number of children in the community increases there will be more demand for classroom space and recreation facilities, this being evidenced by recent numbers participating in youth sports activities. As noted earlier, services to retired residents are largely provided by County and state agencies.

Housing Units

As shown in the *Housing Units Table*, the decade between 1970 and 1980 witnessed the greatest increase in the number of housing units in Palmyra Township, due in large part to the construction of vacation homes, when the number of units increased by 1,287 to 3,146. By 1990 the number increased by 765 to over 3,911 units. Most of this new construction was in-fill on lots in existing subdivisions. The Census reported a decrease of 73 units between 1990 and 2000 while Pike County assessment records show a total of 292 building permits issued for dwelling units during the same period. Based on the number of permits issued and the lack of any significant number of demolitions,

DWELLING UNIT PERMITS PIKE CO. BOARD OF ASSESSMENT		
Year	Palmyra Township	Pike Co
2000	21	481
2001	34	504
2002	48	735
2003	60	907
2004	76	1,121
2005	62	1,037
2006	50	1,004
2007	45	6,751
total	396	12,540

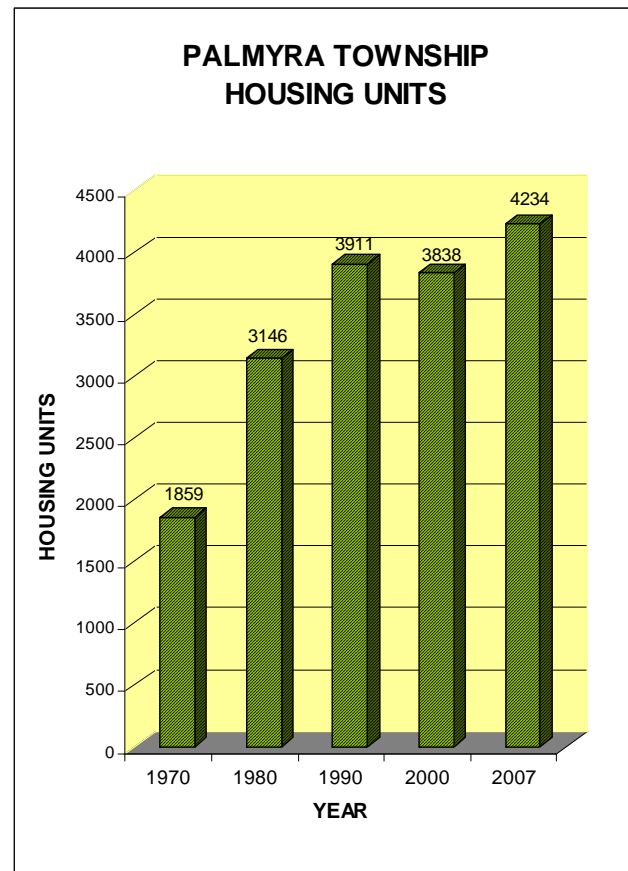
HOUSING UNITS U.S. CENSUS										
	1970 Total Units	# 70-80	% 70-80	1980 Total Units	# 80-90	% 80-90	1990 Total Units	# 90-00	% 90-00	2000 Total Units
Blooming Grove	391	1,646	421.0%	2,037	1,067	52.4%	3,104	169	5.4%	3,273
Delaware	1,167	1,123	96.2%	2,290	705	30.8%	2,995	458	15.3%	3,453
Dingman	676	711	105.2%	1,387	2,794	201.4%	4,181	1,508	36.1%	5,689
Greene	1,251	313	25.0%	1,564	999	63.9%	2,563	217	8.5%	2,780
Lackawaxen	944	582	61.7%	1,526	1,722	112.8%	3,248	502	15.5%	3,750
Lehman	443	1,103	249.0%	1,546	2,429	157.1%	3,975	680	17.1%	4,655
Matamoras	807	48	5.9%	855	66	7.7%	921	56	6.1%	977
Milford Boro	507	14	2.8%	521	43	8.3%	564	(4)	-0.7%	560
Milford Twp	205	165	80.5%	370	193	52.2%	563	31	5.5%	594
Palmyra	1,859	1,287	69.2%	3,146	765	24.3%	3,911	(73)	-1.9%	3,838
Porter	636	212	33.3%	848	24	2.8%	872	54	6.2%	926
Shohola	627	240	38.3%	867	2,049	236.3%	2,916	173	5.9%	3,089
Westfall	576	257	44.6%	833	206	24.7%	1,039	58	5.6%	1,097
Pike County	10,139	7,588	74.8%	17,727	13,125	74.0%	30,852	3,829	12.4%	34,681
PA (1,000's)	3,925	671	17.1%	4,596	342	7.4%	4,938	312	6.3%	5,250

Since 1980 the rate of housing unit increase in Palmyra Township has lagged behind that of the County, owing largely to the tremendous increases in units in many of the Township in the eastern section of the County and closer to the greater New York metropolitan area. Being a bit more remote, Palmyra Township has not suffered the growth associated with the immigration of families who rely on commuting to work in New Jersey and New York

In terms of both rate of increase and absolute numbers, Dingman Township has shown the greatest growth since 1980, increasing from 1,387 units to 5,689 units, *this increase having been likely stimulated by the availability of residential communities, such as Sunrise Lake, Conashaugh Lakes, and Gold Key Lake, and Dingman's rural atmosphere and affordable housing costs* as reported in the Dingman Township Comprehensive Plan - 1997 Planning Survey.

Age of Housing

The *Rate of Housing Development Table*, compares the rate of housing construction in Palmyra Township to Pike County. In 2000, Palmyra Township contained 3,838 housing units, with almost 77%, or 2,509, of the existing housing units reported in 2000 having been constructed since 1970, (plus some 400 units since



RATE OF HOUSING DEVELOPMENT U.S. CENSUS				
# Units	Palmyra Township		Pike County	
2007 estimate	4,234		41,145	
2000	3,838		34,681	
1990	3,911		30,852	
1980	3,146		17,727	
1970	1,859		10,139	
YEAR BUILT	#	%	#	%
2000-2007 est.	396	9.4%	6,464	15.7%
1999-03/2000	43	1.0%	656	1.6%
1990-1998	391	9.2%	7,968	19.4%
1980-1989	795	18.8%	9,618	23.4%
1970-1979	967	22.8%	7,341	17.8%
1960-1969	801	18.9%	3,454	8.4%
1940-1959	655	15.5%	2,997	7.3%
1939 or earlier	186	4.4%	2,647	6.4%

, the approximate date when state on-site sewage regulations were instituted. This is important in terms of the age of on-lot disposal systems, compliance with DEP standards, and effect on water quality. This has led the Township to the process of planning for a central sewage disposal system to serve the residential developments along the shore and upland surrounding Lake Wallenpaupack. In the Township, the greatest proportion of units were constructed between 1970 and 1979, a time when many vacation and retirement homes were built in the Township’s many residential subdivisions. County-wide, the 1980s witnessed the greatest number of new units.

The data in the *Rate of Housing Development Table* provides a good measure of the age and condition of housing, and most dwellings in the Township are relatively new and in good condition. In short, dilapidated housing in the Township is not an issue. (More discussion on housing conditions and needs is found in the *Housing Plan* section.)

Housing Value

Median value of owner-occupied homes in Palmyra Township, at \$137,300, was substantially higher in 2000 than that of the County and most of its other

municipalities, and the Commonwealth. (See the *Median Housing Value Table*.) According to the 2000 Census only Milford Borough and Milford Township had higher value housing in Pike County. While high values are positive in terms of housing condition and real estate tax revenue, it may indicate the need to evaluate the affordability of housing for younger couples and older residents.

MEDIAN HOUSING VALUE U.S. CENSUS	
2000 Value	
Blooming Grove Township	\$137,300
Delaware Township	\$97,000
Dingman Township	\$133,500
Greene Township	\$106,500
Lackawaxen Township	\$108,300
Lehman Township	\$105,100
Matamoras Borough	\$104,800
Milford Borough	\$156,400
Milford Township	\$166,300
Palmyra Township	\$125,700
Porter Township	\$130,600
Shohola Township	\$117,700
Westfall Township	\$129,300
Pike County	\$118,300
Pennsylvania	\$97,000

The *2007 Realty Sales by Pike County Municipality Table*, as compiled by Dynamic Data Solutions, Bruce Motts, Appraiser, provides a report of residential real estate sales and shows that Palmyra Township ranked third in transaction value in the County behind Milford Borough and Milford Township. As another measure of recent values, Motts reports that 43 homes in Tanglwood Lakes sold in 2006 at an average price of \$265,000, ranging from \$41,000 to \$643,500.

2007 Realty Sales by Pike County Municipality			
	Total Dollar Volume	Total number of Sales	Average Sale Price
Blooming Grove Twp	\$34,959,375	148	\$236,212
Delaware Twp	\$39,509,771	211	\$187,250
Dingman Twp	\$55,863,853	241	\$231,800
Greene Twp	\$16,921,690	100	\$169,217
Lackawaxen Twp	\$42,777,706	189	\$226,337
Lehman Twp	\$52,373,468	325	\$161,149
Matamoras Twp	\$7,899,983	43	\$183,721
Milford Borough	\$5,352,949	16	\$334,559
Milford Twp	\$8,795,178	29	\$303,282
Palmyra Twp	\$45,587,793	162	\$281,406
Porter Twp	\$1,229,300	7	\$175,614
Shohola Twp	\$11,138,450	57	\$195,411
Westfall Twp	\$7,052,175	30	\$235,073
Pike County Totals	\$329,461,691	1558	\$211,465

Source: Realty Sales Data; Dynamic Data Solutions, Bruce Motts, Appraiser

HOUSING STRUCTURAL AND VACANCY CHARACTERISTICS						
U. S. CENSUS						
	Palmyra Township		Pike County		PA (1,000's)	
1990 total housing units	3,911		30,852		4,938	
1990 occupied housing units	821		10,536		4,496	
2000 total housing units	3,838		34,681		5,250	
2000 occupied housing units	1,330		17,433		4,777	
2000 Housing units in structure	#	%	#	%	#	%
1 unit detached	3,360	87.5%	27,986	80.7%	2,935	55.9%
1 unit attached	94	2.4%	697	2.0%	940	17.9%
multi-family	100	1.0%	872	2.5%	1,111	21.2%
mobile homes, trailer, other	284	1.5%	5,126	14.8%	263	5.0%
Average household size (persons)						
1990	2.41		2.62		2.57	
2000	2.36		2.63		2.48	
Average family size (persons)						
1990	2.90		3.03		3.10	
2000	2.79		3.06		3.04	
2000 occupied housing units	#	%	#	%	#	%
total occupied units	1,330	100.0%	17,433	100.0%	4,777	100.0%
owner occupied units	1,127	84.7%	14,775	84.8%	3,406	71.3%
renter occupied units	203	15.3%	2,658	15.2%	1,371	28.7%
2000 vacant housing units	#	%	#	%	#	%
total vacant units	2,508	65.3%	17,248	49.7%	473	9.0%
seasonal/recreation use	2,337	60.9%	15,350	44.2%	148	2.8%
other vacant units	171	4.5%	1,898	5.5%	325	7.8%

Types of Housing Units

The *Housing Structural and Vacancy Characteristics Table* shows that in 2000 87% of the dwellings in the Township were detached single-family homes compared to about 81% in the County and 56% in the State. The 2000 Census reported 94 one-unit attached dwellings which include the townhouse developments scattered throughout the Township. Also reported were 100 multi-family dwelling units which may reflect the subsidized housing units formerly located in the now demolished Lakeview Hotel. Multi-family dwellings in rural areas typically comprise a much smaller proportion of units. In contrast, the State proportions of 1-unit attached and multi-family were 18% and 21%, respectively, and the higher proportions are not unexpected when considering the many urban areas in the Commonwealth. Additionally, 284 or 1.5% mobile homes, trailers or other dwelling types were reported in the Township, compared to about 14.8% in the County and 5% in the State. Mobile home parks in the Township in 2000 included Otter Springs, the Buck head Mobile Home Park, and

Sky Top Mobile Home Park. The Sky Top Park is being redeveloped and most of its mobile homes, some 75, have been removed. This data shows that the Township has developed into a community of residents living in single-family dwellings, and as noted, these dwellings have some of the highest values in Pike County. Given the high value of these existing dwellings and the high cost of land, the current relatively low proportion of two-family and multi-family dwellings and mobile homes is not expected to change substantially.

Household Size

Household size in Palmyra Township, 2.36 persons per household, is somewhat lower than that in the County and the Commonwealth, probably a reflection of the higher senior citizen population. Average household size in the Township and State fell slightly since 1990, whereas the County's held steady. In 1990 and 2000, the average family size in the Township was less than the County and State.

SECOND HOMES				
U.S. CENSUS				
Municipality	Second Homes			
	1990	2000	% of Total Units (2000)	% change ('90 - '00)
Blooming Grove	2,227	1,677	51.2%	-25%
Delaware	1,698	993	28.8%	-42%
Dingman	2,368	2,435	42.8%	3%
Greene	1,368	1,349	48.5%	-1%
Lackawaxen	1,986	1,862	49.7%	-6%
Lehman	2,647	1,762	37.9%	-33%
Matamoras	14	6	0.6%	-57%
Milford Boro	21	18	3.2%	-14%
Milford Twp	79	41	6.9%	-48%
Palmyra	2,841	2,337	60.9%	-18%
Porter	796	724	78.3%	-9%
Shohola	2,180	2,054	66.5%	-6%
Westfall	144	87	7.9%	-40%
Pike County	18,351	15,350	44.2%	-16%
PA (1,000's)	144,700	148,443	2.8%	3%

SEASONAL, PERMANENT AND PEAK POPULATION U.S. CENSUS 2000						
Municipality	2000 Total Units	% 2nd homes	# 2nd homes	Permanent population	Estimated peak 2nd home population	Estimated peak population (2nd+perm)
Blooming Grove	3,273	51.2%	1,677	3,621	5,031	8,652
Delaware	3,453	28.8%	993	6,319	2,979	9,298
Dingman	5,689	42.8%	2,435	8,788	7,305	16,093
Greene	2,780	48.5%	1,349	3,149	4,047	7,196
Lackawaxen	3,750	49.7%	1,862	4,154	5,586	9,740
Lehman Township	4,655	37.9%	1,762	7,515	5,286	12,801
Matamoras	977	0.6%	6	2,312	18	2,330
Milford Boro	560	3.2%	18	1,104	54	1,158
Milford	594	6.9%	41	1,292	123	1,415
Palmyra	3,838	60.9%	2,337	3,145	7,011	10,156
Porter	926	78.3%	724	385	2,172	2,557
Shohola Township	3,089	66.5%	2,054	2,088	6,162	8,250
Westfall	1,097	7.9%	87	2,430	261	2,691
Pike County	34,681	44.2%	15,350	46,302	46,050	92,352

Vacant Units

The 2000 Census reported 2,508 vacant housing units in the Township, 65.3 % total, which was far higher than for the Commonwealth, obviously a reflection of the high number of second homes. As discussed in the following section, the number of second homes in the Township and all of Pike County has been declining in recent years. The proportion of *other vacant units* in the Township, which includes primarily units for sale, is similar to that of the County and State.

Seasonal Housing

In 2000, the U. S. Census counted 2,337 housing units in Palmyra Township which were used seasonally or for recreational use, accounting for some 61% of the total units. (See the *Second Homes Table*.) Only Porter Township and Shohola Township had higher proportions. In terms of actual numbers of second homes, Dingman Township with 2,435 ranked highest. It is important to note that the U.S. Census counts as dwelling units the cabins on State Forest Land and recreational vehicles situated on individually-owned lots in developments such as Shohola Falls Trails End in Shohola Township and Lake Adventure in Dingman Township. These recreational vehicles and the

hundreds of cabins on state land in Palmyra, Palmyra and Porter Townships temper somewhat the total number of second homes available for conversion.

The proportion of seasonal homes in the County remains extremely high compared to the State, and in fact, is one of the highest proportions in the Commonwealth. Nevertheless, Census data reveals a sharp decrease in the percentage of seasonal units between 1990 and 2000, documenting common knowledge that many second home owners are settling full-time in Pike County. The 1990 proportion of seasonal home in Palmyra Township was 73%. All of the municipalities, with the exception of Dingman Township, witnessed a decrease in the percentage of seasonal homes during this time period. In Palmyra Township the number declined substantially, falling by 25%. Milford Township saw the greatest proportionate decrease of all of the townships in the County.

Seasonal Population

The results of a survey of second home owners conducted in 1990 as part of the *Pike County Comprehensive Plan* by Community Planning and

Management, LLC, found that the average visitation rate to second homes was 3.3 persons. A similar study conducted by Shepstone Management Company in 1994 as part of the *Wayne County Comprehensive Plan* yielded a similar result, with the average size of a second home household reported at 3.34 persons.

Although these studies are somewhat dated, the results can provide a measure of the peak second home population. Applying a conservative household size of three persons to the number of second homes in the County and its municipalities yields a total peak population of more than 92,000 in the County in 2000, with more than 10,000 in Palmyra Township. The numbers have certainly changed in the past 6 years based on the number of new dwelling units and the mix of seasonal and permanent dwellings. However, as pointed out earlier, the real effect is the increased traffic and demand for facilities and services. In addition, as existing second homes are converted to full-time residences, the assessed valuation does not increase as would be the case for new construction, so the demand for facilities and services increases while tax revenues do not.

The Pike County survey of second home owners revealed another interesting trend. At the time of the survey in 1990, more than 70% of the respondents planned on settling permanently in

Pike County within 15 years. Those 15 years have now elapsed, and the conversions predicted in 1990 have certainly added to the explosive population growth of the County. Continued conversions and the construction of new dwellings for full-time residency will continue. The future implications are clear, the County and most municipalities will experience strong population growth along with increased demand for public facilities and services.

Municipal Immigration

As shown in the *Municipal Immigration Table*, the 2000 Census provides insight into the origin of the increase in population in the Township by identifying where Township residents resided in 1995. Only five years before 2000, about 44% of Township residents five years of age or older did not reside in the same house in the Township, most having emigrated to the Township from outside the state or from other areas of Pennsylvania.

In terms of future land use planning and need for additional facilities and services, it is obvious that the Township is an attractive place to live and has been attracting new residents not only from within the County and Pennsylvania, but from different states and abroad. The increase in population over the past fifty years suggests that this is a long term trend and, given the area’s attractive residential lifestyle, the trend will clearly continue.

MUNICIPAL IMMIGRATION				
2000 CENSUS				
	Palmyra Township		Pike County	
	#	%	#	%
persons 5 years +	3,005	100.0	43,628	100.0
Residence in 1995				
lived in same house	1,905	63.4%	26,348	60.4%
lived in different house	1088	36.2%	17,089	39.2%
same county	292	9.7%	4,006	9.2%
different county in PA	367	12.2%	2,625	6.0%
different state	429	14.3%	10,458	24.0%
out of U.S.	12	0.4%	191	0.4%

MEAN TRAVEL TIME TO WORK U.S. CENSUS			
	minutes		% Change
	1990	2000	('90 - '00)
Blooming Grove	28.4	47.2	66%
Delaware	37.3	51.4	38%
Dingman	35.5	52.5	48%
Greene	23.2	38.4	65%
Lackawaxen	27.5	38.7	41%
Lehman	33.3	60.4	81%
Matamoras	19.7	29.2	48%
Milford Boro	19.3	26.0	35%
Milford Twp	21.8	34.0	56%
Palmyra	22.9	31.7	38%
Porter	33.7	43.2	28%
Shohola	32.1	45.2	41%
Westfall	25.0	30.1	21%
Pike County	29.3	46.0	57%
PA (1,000's)	23.1	25.2	9%

Travel Time to Work

The *Mean Travel Time to Work Table* shows the average commuting time for residents of the municipalities in the County, all of which increased substantially between 1990 and 2000. At 31.7 minutes, the average commute time for Palmyra Township residents was the fifth lowest in the County and only 6.5 minutes more than the State average. The County's mean travel time of 46 minutes is reported by the Census as the highest in the State; and, Lehman Township's 60.4 minutes is the highest in the Country. The increase in mean travel time to work coupled with the decrease in the proportion of seasonal homes further suggests that these homes are being converted to permanent residences with working members of the household commuting to nearby New Jersey and New York.

This trend, which will continue, is significant to Palmyra Township and all of Pike County. The conversion of these homes to permanent residences will, among other effects, lead to more traffic and increased road maintenance, increase in school children, and problems with on-lot sewage systems that were designed for seasonal use. In order for the municipalities and school district to meet these

demands on more services, residents will most likely also see an increase in taxes.

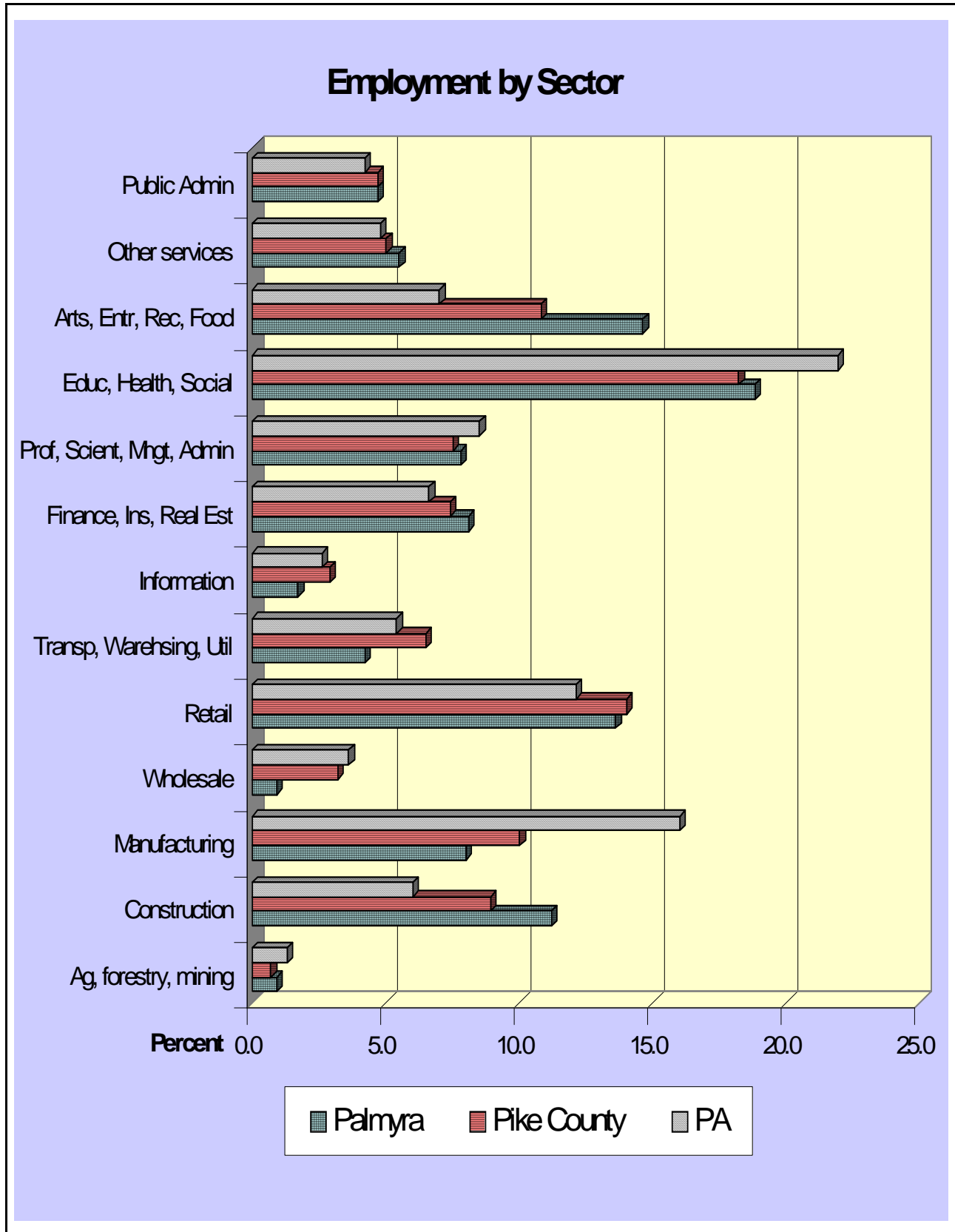
Economic Base

The extent of the local economy can be considered in terms of production units; that is, those businesses, industries, service establishments, home occupations and other concerns which generate income and provide employment. Government employment, although not generating income in terms of production because tax dollars fuel its operation, can also be important to employers in the local economy, because of the disposable income generated.

The workforce in Palmyra Township is categorized by sector and type of job and is compared to Pike County and the State in the *Employment by Sector and Job Type Table*. (See also the *Employment by Sector Figure*.) It is important to note the data reflects where the residents work and not the types of jobs available in the Township. Working residents of the Township have the opportunity to be employed in a wide variety of fields, although employment opportunities within the Township are somewhat limited. This provides clear documentation that the economy of the Township is inextricably linked with the economy of the County and region. Although the proportion of employment in the various sectors will likely shift somewhat in the next 10 years as the regional employment market changes, the continued paucity of large employers within the Township, and the County for that matter, suggests that most workers will continue to be employed outside the Township.

Employment by Sector and Job Type

The greatest proportion of employed persons from the Township worked in the *education, health and social services; retail; arts & entertainment; and retail* sectors which reflects the national trend toward a service economy and the local tourism and recreation based economy. (See the *Employment by Sector and Job Type Table*). When compared to statewide proportions, the Township has only half the proportion of employment in the *manufacturing* sector, reflecting fewer manufacturing jobs in the County and in nearby areas. Less than 1% of working residents of the Township were employed in the *agriculture, forestry or mining* sector. Although forest land and former agricultural land remain an important part of the local landscape, the employment data is stark evidence that the *agriculture, forestry or mining* sector is not a significant part of the local economy.



EMPLOYMENT BY SECTOR AND JOB TYPE				
U. S. CENSUS 2000	Palmyra		Pike	PA
# employed persons 16 years +	1,277		19,639	5,653,500
INDUSTRY	#	%	%	%
Ag, forestry, mining	11	0.9%	0.7%	1.3%
Construction	143	11.2%	8.9%	6.0%
Manufacturing	102	8.0%	10.0%	16.0%
Wholesale	11	0.9%	3.2%	3.6%
Retail	174	13.6%	14.0%	12.1%
Transportation, warehousing, utilities	53	4.2%	6.5%	5.4%
Information	22	1.7%	2.9%	2.6%
Finance, insurance, real estate, rental, leasing	104	8.1%	7.4%	6.6%
Professional, scientific, mngt, admin, waste mngt	100	7.8%	7.5%	8.5%
Education, health, social services	240	18.8%	18.2%	21.9%
Arts, entertainment, recreation, accommodations,	187	14.6%	10.8%	7.0%
Other services	70	5.5%	5.0%	4.8%
Public administration	60	4.7%	4.7%	4.2%
OCCUPATION				
Management, professional and related	408	32.0%	28.6%	32.6%
Service	248	19.4%	17.6%	14.8%
Sales and office	343	26.9%	26.6%	27.0%
Farming, fishing, forestry	2	0.2%	0.4%	0.5%
Construction, extraction, maintenance	141	11.0%	12.6%	8.9%
Production, transportation, material moving	135	10.6%	14.3%	16.3%
CLASS OF WORKER				
Private wage and salary	939	73.5%	76.6%	82.4%
Government	190	14.9%	14.6%	11.3%
Self-employed (not incorporated)	144	11.3%	8.5%	6.0%
Unpaid family workers	4	0.3%	0.3%	0.3%

In addition, one must also consider home occupations which, in this era of increasing service business and electronic information transfer, often play a hidden yet significant role in the local economy. Although the number of home occupations cannot be determined with any accuracy, in all likelihood many inconspicuous home occupations are being conducted in the area. The 2000 Census reported 144 self-employed workers in the Township, and that 66 worked at home. Unfortunately, the specific economic impact of those *hidden* employees in home occupations is difficult to assess, but income generated in the home does contribute significantly to the local economy.

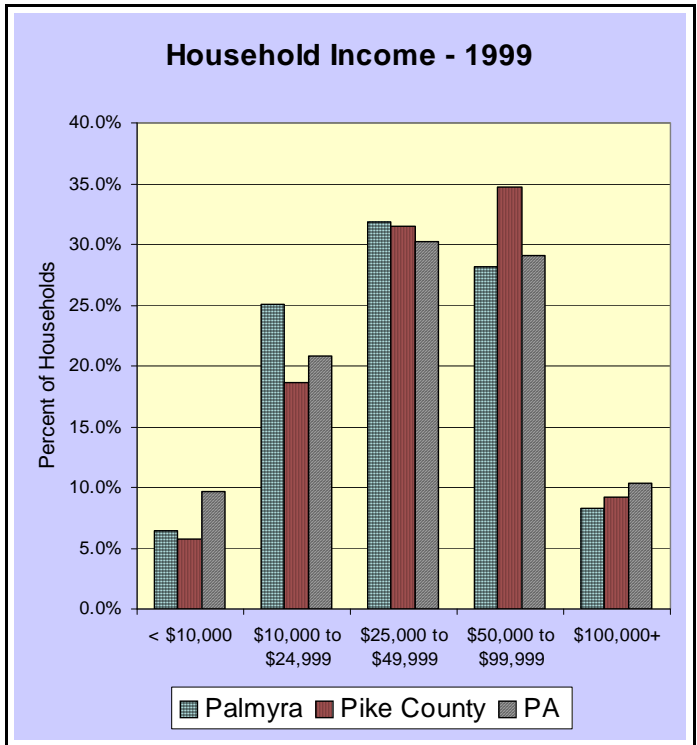
Income Levels

Income levels for 1999 reported by the 2000 Census for Township residents are compared to County and State levels in the *Income Levels Table*. As a whole, the per capita income for Township residents was on par with that of the County and the State. Per capita income is derived by dividing total income in the jurisdiction of concern by the total population.

Median household income in the Township was lower than the Commonwealth and the County. In the case of the County, the higher income may reflect the households who commute to higher paying jobs more distant than do the households in Palmyra Township.

This is supported by the higher travel times to work in Delaware, Dingman and Lehman Townships. The range of household income levels are also illustrated in the *Household Income Figure*.

INCOME LEVELS U. S. CENSUS				
Income	Palmyra	Pike	PA	
Per capita - 1989	\$13,980	\$13,785	\$14,068	
Per capita - 1999	\$20,110	\$20,315	\$20,880	
Median household -	\$26,125	\$30,314	\$29,069	
Median household -	\$39,414	\$44,608	\$40,106	
Households with			%	%
less than \$10,000	86	6.4%	5.8%	9.7%
\$10,000 to \$14,999	135	10.1%	6.4%	7.0%
\$15,000 to \$24,999	200	15.0%	12.2%	13.8%
\$25,000 to \$34,999	187	14.0%	12.7%	13.3%
\$35,000 to \$49,999	238	17.8%	18.8%	16.9%
\$50,000 to \$74,999	269	20.2%	23.5%	19.5%
\$75,000 to \$99,999	108	8.1%	11.2%	9.6%
\$100,000 to \$149,999	83	6.2%	6.6%	6.6%
\$150,000 to \$199,999	14	1.0%	1.5%	1.8%
\$200,000 or more	15	1.1%	1.1%	1.9%
# reporting	1,335	100.0%	--	--



level, which was less than that of the Commonwealth, but more than the County proportion. This may be a result of the somewhat higher number of senior citizens in the Township. It is also important to note that the proportion of poverty level individuals decreased between 1990 and 2000 while the actual number increased.

Regional Economy and Tax Consequences

Similar to most other small communities situated within commuting distance to urban centers, residents rely to a great extent on the regional market for employment. A concern raised by this reliance on employment outside the Township and outside Pike County is the effect on the local tax base. Typically, industry and business pay a significant proportion of local taxes which support local facilities and services required to meet the needs of the entire community. As local land use evolves more and more to residential, without an increase in commercial uses, the tax burden on the individual residential property owner grows because the demand and cost for services increases. An expansion of the commercial base can help relieve the burden on residential properties of the cost of needed facilities and services. In addition, as more commercial facilities are developed in the Township, residents will purchase more of their consumer goods at local businesses.

POVERTY STATUS U. S. CENSUS				
	1989		1999	
	Persons Below Poverty Level		Persons Below Poverty Level	
	#	%	#	%
Palmyra	250	12.7%	274	8.8%
Pike	1,964	7.1%	3,178	6.9%
PA (1,000's)	1,284	11.1%	1,304	11.0%

Poverty Status

Poverty status is another good indicator of the viability of an area's economy. The *Poverty Status Table* provides details for the Township, County and State. The 2000 Census reported a total of 274 persons in the Township living below the poverty

Another means of minimizing costs of community services and facilities is to preserve agricultural, forest and other open land. These lands generate little demand for services and make a positive net contribution to tax coffers. Fortunately, in terms of services provided by Pike County and the school districts, the tax burden is spread beyond the boundaries of the Township across the greater market area where business and industry comprise a larger part of the land use mix.

Future Considerations

A number of questions are key to the future economic base of Palmyra Township. Should officials and residents be content with the level of commercial development in the Township or encourage more residential development in the place of commercial development, and rely more on the regional economy? What are the tax consequences of residential development and associated demand for facilities and services without commercial development to broaden the tax base? Should the Township encourage economic development to improve the tax base and what are the environmental and community character consequences of economic development? If economic development is important, what type of development is desired -- retail and service establishments, attraction of industry, self-reliant (home occupations, cooperatives), or a combination of strategies? If internal economic development is not the priority, what can Township officials and residents do to strengthen the regional economy and reinforce the tax base which supports services provided to planning area residents by the school districts and County?

In recent years the economic development community has posited the idea of *sustainable* economic development. The authors of *Rural Environmental Planning For Sustainable Communities* suggest that:

A sustainable local economy is one that maintains mutually beneficial and equitable relationships internally, that is, within the community, and externally, with the larger society and economy. A healthy rural economy is able to change and renew itself through expansion and through spinoff activities based on existing resources and production. As the economy becomes more sustainable, investment funds increase along with local control of technology.

Because each rural region is unique, development strategies differ. The distinctive attributes and

comparative advantages of rural communities provide starting points for people to gain fresh perspective on the kinds of goods and services that could be produced to create unique economic roles for their own communities.

Rural communities have what most people value - a cleaner environment, scenic vistas, distinctive ethnic cultures and lifestyles, folk arts and folkways - and herein lies the opportunity for rural residents to improve their economies. Exploiting the differences between rural and urban communities means applying rural standards to growth, land use, commercial zoning, and conservation. It also means applying rural standards to the selection of economic development strategies. For example, when a community adopts a plan advocating more beds for tourists, the plan may recommend the development of a network of bed and breakfasts rather than supporting the recruitment of a national motel chain. If recreational tourism is part of an adopted plan, one strategy could be to implement low-impact recreational development, leaving scenic and wild areas undisturbed rather than encouraging large-scale resorts and condominiums with their accompanying commercial centers.

Creating an economic development strategy with the potential to conserve resources, increase local productivity, and equitably distribute the benefits is an art as well as a science. The science lies in inventorying basic building materials and designing the appropriate strategy. The art involves creativity incorporating the elements of sustainable economic development in the design. These elements are as follows:

1. *Emphasizing human development.* *Development of human skills and talent fosters a competitive economy through the creation of new products, services, and production technologies.*
2. *Expanding local control of resources.* *The human community depends on sustainable use of land, water, and natural resources.*
3. *Increasing internal investment capacity.* *Residents need capital to underwrite business start-ups and expansions.*
4. *Changing economic and social structures to increase opportunity and reduce dependency.* *An*

economy cannot develop with social and economic structures that prolong poverty and underemployment.

These four elements are not only key components in a development strategy, they are also an evaluation tool - a way to measure a proposed strategy or to assess an economy moving toward sustainability.

As is the case with most growth and development issues facing the Township, taking a regional approach to economic development will provide the greatest opportunity for sustaining the Township and regional economic well-being. Local officials should monitor and participate in County economic development efforts and make economic considerations one of the key elements of cooperation for area municipalities.

Demographic Profiles

The following *demographic profiles* are taken from the Year 2000 Census and are intended to provide the full details about the permanent population characteristics of Palmyra Township and Pike County.

Table DP-1. Profile of General Demographic Characteristics: 2000

Geographic area: Palmyra township, Pike County, Pennsylvania

[For information on confidentiality protection, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
Total population	3,145	100.0	HISPANIC OR LATINO AND RACE		
SEX AND AGE			Total population	3,145	100.0
Male.....	1,611	51.2	Hispanic or Latino (of any race).....	50	1.6
Female.....	1,534	48.8	Mexican.....	3	0.1
Under 5 years.....	149	4.7	Puerto Rican.....	28	0.9
5 to 9 years.....	196	6.2	Cuban.....	1	-
10 to 14 years.....	211	6.7	Other Hispanic or Latino.....	18	0.6
15 to 19 years.....	188	6.0	Not Hispanic or Latino.....	3,095	98.4
20 to 24 years.....	88	2.8	White alone.....	3,037	96.6
25 to 34 years.....	268	8.5	RELATIONSHIP		
35 to 44 years.....	494	15.7	Total population	3,145	100.0
45 to 54 years.....	436	13.9	In households.....	3,145	100.0
55 to 59 years.....	218	6.9	Householder.....	1,330	42.3
60 to 64 years.....	212	6.7	Spouse.....	794	25.2
65 to 74 years.....	453	14.4	Child.....	787	25.0
75 to 84 years.....	184	5.9	Own child under 18 years.....	636	20.2
85 years and over.....	48	1.5	Other relatives.....	95	3.0
Median age (years).....	44.3	(X)	Under 18 years.....	37	1.2
18 years and over.....	2,452	78.0	Nonrelatives.....	139	4.4
Male.....	1,216	38.7	Unmarried partner.....	82	2.6
Female.....	1,236	39.3	In group quarters.....	-	-
21 years and over.....	2,385	75.8	Institutionalized population.....	-	-
62 years and over.....	809	25.7	Noninstitutionalized population.....	-	-
65 years and over.....	685	21.8	HOUSEHOLD BY TYPE		
Male.....	336	10.7	Total households	1,330	100.0
Female.....	349	11.1	Family households (families).....	934	70.2
RACE			With own children under 18 years.....	335	25.2
One race.....	3,118	99.1	Married-couple family.....	794	59.7
White.....	3,081	98.0	With own children under 18 years.....	257	19.3
Black or African American.....	17	0.5	Female householder, no husband present.....	88	6.6
American Indian and Alaska Native.....	3	0.1	With own children under 18 years.....	46	3.5
Asian.....	6	0.2	Nonfamily households.....	396	29.8
Asian Indian.....	1	-	Householder living alone.....	318	23.9
Chinese.....	4	0.1	Householder 65 years and over.....	141	10.6
Filipino.....	-	-	Households with individuals under 18 years.....	374	28.1
Japanese.....	-	-	Households with individuals 65 years and over.....	466	35.0
Korean.....	-	-	Average household size.....	2.36	(X)
Vietnamese.....	-	-	Average family size.....	2.79	(X)
Other Asian ¹	1	-	HOUSING OCCUPANCY		
Native Hawaiian and Other Pacific Islander.....	-	-	Total housing units	3,838	100.0
Native Hawaiian.....	-	-	Occupied housing units.....	1,330	34.7
Guamanian or Chamorro.....	-	-	Vacant housing units.....	2,508	65.3
Samoan.....	-	-	For seasonal, recreational, or		
Other Pacific Islander ²	-	-	occasional use.....	2,337	60.9
Some other race.....	11	0.3	Homeowner vacancy rate (percent).....	5.8	(X)
Two or more races.....	27	0.9	Rental vacancy rate (percent).....	11.0	(X)
Race alone or in combination with one or more other races: ³			HOUSING TENURE		
White.....	3,105	98.7	Occupied housing units	1,330	100.0
Black or African American.....	23	0.7	Owner-occupied housing units.....	1,127	84.7
American Indian and Alaska Native.....	19	0.6	Renter-occupied housing units.....	203	15.3
Asian.....	9	0.3	Average household size of owner-occupied units.....	2.37	(X)
Native Hawaiian and Other Pacific Islander.....	-	-	Average household size of renter-occupied units.....	2.35	(X)
Some other race.....	17	0.5			

- Represents zero or rounds to zero. (X) Not applicable.

¹ Other Asian alone, or two or more Asian categories.

² Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

³ In combination with one or more of the other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000.

Table DP-2. Profile of Selected Social Characteristics: 2000

Geographic area: Palmyra township, Pike County, Pennsylvania

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
SCHOOL ENROLLMENT			NATIVITY AND PLACE OF BIRTH		
Population 3 years and over enrolled in school			Total population		
Nursery school, preschool	38	5.5	Native	3,073	97.7
Kindergarten	48	6.9	Born in United States	3,061	97.3
Elementary school (grades 1-8)	331	47.8	State of residence	1,596	50.7
High school (grades 9-12)	189	27.3	Different state	1,465	46.6
College or graduate school	87	12.6	Born outside United States	12	0.4
EDUCATIONAL ATTAINMENT			Foreign born		
Population 25 years and over			Entered 1990 to March 2000		
Less than 9th grade	53	2.3	Naturalized citizen	41	1.3
9th to 12th grade, no diploma	224	9.7	Not a citizen	31	1.0
High school graduate (includes equivalency)	952	41.1	REGION OF BIRTH OF FOREIGN BORN		
Some college, no degree	405	17.5	Total (excluding born at sea)		
Associate degree	134	5.8	Europe	51	70.8
Bachelor's degree	343	14.8	Asia	9	12.5
Graduate or professional degree	206	8.9	Africa	2	2.8
Percent high school graduate or higher	88.0	(X)	Oceania	-	-
Percent bachelor's degree or higher	23.7	(X)	Latin America	3	4.2
MARITAL STATUS			Northern America		
Population 15 years and over			7		
Never married	469	18.1	LANGUAGE SPOKEN AT HOME		
Now married, except separated	1,667	64.3	Population 5 years and over		
Separated	35	1.4	English only		
Widowed	184	7.1	2,835		
Female	145	5.6	Language other than English		
Divorced	236	9.1	170		
Female	117	4.5	Speak English less than "very well"		
GRANDPARENTS AS CAREGIVERS			Spanish		
Grandparent living in household with one or more own grandchildren under 18 years			Speak English less than "very well"		
Grandparent responsible for grandchildren	30	49.2	11		
VETERAN STATUS			Other Indo-European languages		
Civilian population 18 years and over			Speak English less than "very well"		
Civilian veterans	512	20.9	102		
DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION			Asian and Pacific Island languages		
Population 5 to 20 years			Speak English less than "very well"		
With a disability	54	8.8	8		
Population 21 to 64 years			6		
With a disability	532	31.1	0.2		
Percent employed	59.8	(X)	ANCESTRY (single or multiple)		
No disability	1,178	68.9	Total population		
Percent employed	71.0	(X)	3,145		
Population 65 years and over			3,818		
With a disability	243	35.7	Total ancestries reported		
RESIDENCE IN 1995			Arab		
Population 5 years and over			11		
Same house in 1995	1,905	63.4	Czech ¹		
Different house in the U.S. in 1995	1,088	36.2	19		
Same county	292	9.7	Danish		
Different county	796	26.5	14		
Same state	367	12.2	Dutch		
Different state	429	14.3	121		
Elsewhere in 1995	12	0.4	English		
			357		
			French (except Basque) ¹		
			83		
			French Canadian ¹		
			27		
			German		
			1,011		
			Greek		
			11		
			Hungarian		
			31		
			Irish ¹		
			587		
			Italian		
			434		
			Lithuanian		
			18		
			Norwegian		
			38		
			Polish		
			268		
			Portuguese		
			-		
			Russian		
			49		
			Scotch-Irish		
			58		
			Scottish		
			63		
			Slovak		
			29		
			Subsaharan African		
			-		
			Swedish		
			34		
			Swiss		
			7		
			Ukrainian		
			8		
			United States or American		
			229		
			Welsh		
			65		
			West Indian (excluding Hispanic groups)		
			3		
			Other ancestries		
			243		

-Represents zero or rounds to zero. (X) Not applicable.

¹The data represent a combination of two ancestries shown separately in Summary File 3. Czech includes Czechoslovakian. French includes Alsatian. French Canadian includes Acadian/Cajun. Irish includes Celtic.

Source: U.S. Bureau of the Census, Census 2000.

Table DP-4. Profile of Selected Housing Characteristics: 2000

Geographic area: Palmyra township, Pike County, Pennsylvania

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
Total housing units	3,838	100.0	OCCUPANTS PER ROOM		
UNITS IN STRUCTURE			Occupied housing units	1,330	100.0
1-unit, detached	3,360	87.5	1.00 or less	1,318	99.1
1-unit, attached	94	2.4	1.01 to 1.50	10	0.8
2 units	37	1.0	1.51 or more	2	0.2
3 or 4 units	59	1.5			
5 to 9 units	-	-	Specified owner-occupied units	964	100.0
10 to 19 units	4	0.1	VALUE		
20 or more units	-	-	Less than \$50,000	20	2.1
Mobile home	271	7.1	\$50,000 to \$99,999	290	30.1
Boat, RV, van, etc	13	0.3	\$100,000 to \$149,999	304	31.5
			\$150,000 to \$199,999	192	19.9
YEAR STRUCTURE BUILT			\$200,000 to \$299,999	102	10.6
1999 to March 2000	43	1.1	\$300,000 to \$499,999	38	3.9
1995 to 1998	148	3.9	\$500,000 to \$999,999	15	1.6
1990 to 1994	243	6.3	\$1,000,000 or more	3	0.3
1980 to 1989	795	20.7	Median (dollars)	125,700	(X)
1970 to 1979	967	25.2			
1960 to 1969	801	20.9	MORTGAGE STATUS AND SELECTED		
1940 to 1959	655	17.1	MONTHLY OWNER COSTS		
1939 or earlier	186	4.8	With a mortgage	534	55.4
			Less than \$300	11	1.1
ROOMS			\$300 to \$499	31	3.2
1 room	8	0.2	\$500 to \$699	74	7.7
2 rooms	60	1.6	\$700 to \$999	174	18.0
3 rooms	238	6.2	\$1,000 to \$1,499	178	18.5
4 rooms	886	23.1	\$1,500 to \$1,999	35	3.6
5 rooms	911	23.7	\$2,000 or more	31	3.2
6 rooms	842	21.9	Median (dollars)	947	(X)
7 rooms	409	10.7	Not mortgaged	430	44.6
8 rooms	253	6.6	Median (dollars)	291	(X)
9 or more rooms	231	6.0			
Median (rooms)	5.3	(X)	SELECTED MONTHLY OWNER COSTS		
			AS A PERCENTAGE OF HOUSEHOLD		
Occupied housing units	1,330	100.0	INCOME IN 1999		
YEAR HOUSEHOLDER MOVED INTO UNIT			Less than 15.0 percent	335	34.8
1999 to March 2000	165	12.4	15.0 to 19.9 percent	135	14.0
1995 to 1998	341	25.6	20.0 to 24.9 percent	153	15.9
1990 to 1994	196	14.7	25.0 to 29.9 percent	104	10.8
1980 to 1989	343	25.8	30.0 to 34.9 percent	48	5.0
1970 to 1979	172	12.9	35.0 percent or more	176	18.3
1969 or earlier	113	8.5	Not computed	13	1.3
VEHICLES AVAILABLE			Specified renter-occupied units	195	100.0
None	39	2.9	GROSS RENT		
1	419	31.5	Less than \$200	3	1.5
2	620	46.6	\$200 to \$299	5	2.6
3 or more	252	18.9	\$300 to \$499	27	13.8
			\$500 to \$749	84	43.1
HOUSE HEATING FUEL			\$750 to \$999	25	12.8
Utility gas	13	1.0	\$1,000 to \$1,499	9	4.6
Bottled, tank, or LP gas	253	19.0	\$1,500 or more	-	-
Electricity	394	29.6	No cash rent	42	21.5
Fuel oil, kerosene, etc	551	41.4	Median (dollars)	608	(X)
Coal or coke	30	2.3			
Wood	82	6.2	GROSS RENT AS A PERCENTAGE OF		
Solar energy	-	-	HOUSEHOLD INCOME IN 1999		
Other fuel	7	0.5	Less than 15.0 percent	37	19.0
No fuel used	-	-	15.0 to 19.9 percent	23	11.8
			20.0 to 24.9 percent	18	9.2
SELECTED CHARACTERISTICS			25.0 to 29.9 percent	16	8.2
Lacking complete plumbing facilities	5	0.4	30.0 to 34.9 percent	6	3.1
Lacking complete kitchen facilities	5	0.4	35.0 percent or more	50	25.6
No telephone service	8	0.6	Not computed	45	23.1

-Represents zero or rounds to zero. (X) Not applicable.

Source: U.S. Bureau of the Census, Census 2000.

Table DP-1. Profile of General Demographic Characteristics: 2000

Geographic area: Pike County, Pennsylvania

[For information on confidentiality protection, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
Total population	46,302	100.0	HISPANIC OR LATINO AND RACE		
SEX AND AGE			Total population	46,302	100.0
Male.....	23,074	49.8	Hispanic or Latino (of any race).....	2,315	5.0
Female.....	23,228	50.2	Mexican.....	126	0.3
Under 5 years.....	2,723	5.9	Puerto Rican.....	1,354	2.9
5 to 9 years.....	3,666	7.9	Cuban.....	108	0.2
10 to 14 years.....	3,969	8.6	Other Hispanic or Latino.....	727	1.6
15 to 19 years.....	2,904	6.3	Not Hispanic or Latino.....	43,987	95.0
20 to 24 years.....	1,567	3.4	White alone.....	41,569	89.8
25 to 34 years.....	4,625	10.0	RELATIONSHIP		
35 to 44 years.....	8,198	17.7	Total population	46,302	100.0
45 to 54 years.....	6,557	14.2	In households.....	45,910	99.2
55 to 59 years.....	2,681	5.8	Householder.....	17,433	37.7
60 to 64 years.....	2,395	5.2	Spouse.....	11,066	23.9
65 to 74 years.....	4,430	9.6	Child.....	14,163	30.6
75 to 84 years.....	2,046	4.4	Own child under 18 years.....	11,620	25.1
85 years and over.....	541	1.2	Other relatives.....	1,595	3.4
Median age (years).....	39.6	(X)	Under 18 years.....	539	1.2
18 years and over.....	33,950	73.3	Nonrelatives.....	1,653	3.6
Male.....	16,741	36.2	Unmarried partner.....	925	2.0
Female.....	17,209	37.2	In group quarters.....	392	0.8
21 years and over.....	32,685	70.6	Institutionalized population.....	263	0.6
62 years and over.....	8,415	18.2	Noninstitutionalized population.....	129	0.3
65 years and over.....	7,017	15.2	HOUSEHOLD BY TYPE		
Male.....	3,386	7.3	Total households	17,433	100.0
Female.....	3,631	7.8	Family households (families).....	13,026	74.7
RACE			With own children under 18 years.....	6,002	34.4
One race.....	45,623	98.5	Married-couple family.....	11,066	63.5
White.....	43,109	93.1	With own children under 18 years.....	4,830	27.7
Black or African American.....	1,513	3.3	Female householder, no husband present.....	1,333	7.6
American Indian and Alaska Native.....	111	0.2	With own children under 18 years.....	834	4.8
Asian.....	285	0.6	Nonfamily households.....	4,407	25.3
Asian Indian.....	83	0.2	Householder living alone.....	3,607	20.7
Chinese.....	52	0.1	Householder 65 years and over.....	1,470	8.4
Filipino.....	48	0.1	Households with individuals under 18 years.....	6,400	36.7
Japanese.....	30	0.1	Households with individuals 65 years and over.....	4,846	27.8
Korean.....	28	0.1	Average household size.....	2.63	(X)
Vietnamese.....	4	-	Average family size.....	3.06	(X)
Other Asian ¹	40	0.1	HOUSING OCCUPANCY		
Native Hawaiian and Other Pacific Islander.....	3	-	Total housing units	34,681	100.0
Native Hawaiian.....	2	-	Occupied housing units.....	17,433	50.3
Guamanian or Chamorro.....	-	-	Vacant housing units.....	17,248	49.7
Samoan.....	-	-	For seasonal, recreational, or		
Other Pacific Islander ²	1	-	occasional use.....	15,350	44.3
Some other race.....	602	1.3	Homeowner vacancy rate (percent).....	3.6	(X)
Two or more races.....	679	1.5	Rental vacancy rate (percent).....	5.7	(X)
Race alone or in combination with one or more other races: ³			HOUSING TENURE		
White.....	43,714	94.4	Occupied housing units	17,433	100.0
Black or African American.....	1,707	3.7	Owner-occupied housing units.....	14,775	84.8
American Indian and Alaska Native.....	350	0.8	Renter-occupied housing units.....	2,658	15.2
Asian.....	370	0.8	Average household size of owner-occupied units.....	2.64	(X)
Native Hawaiian and Other Pacific Islander.....	19	-	Average household size of renter-occupied units.....	2.57	(X)
Some other race.....	874	1.9			

- Represents zero or rounds to zero. (X) Not applicable.

¹ Other Asian alone, or two or more Asian categories.

² Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

³ In combination with one or more of the other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000.

Table DP-2. Profile of Selected Social Characteristics: 2000

Geographic area: Pike County, Pennsylvania

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
SCHOOL ENROLLMENT			NATIVITY AND PLACE OF BIRTH		
Population 3 years and over enrolled in school			Total population		
Nursery school, preschool	818	6.8	Native	44,010	95.0
Kindergarten	696	5.8	Born in United States	43,626	94.2
Elementary school (grades 1-8)	6,248	52.3	State of residence	9,627	20.8
High school (grades 9-12)	2,770	23.2	Different state	33,999	73.4
College or graduate school	1,412	11.8	Born outside United States	384	0.8
EDUCATIONAL ATTAINMENT			Foreign born		
Population 25 years and over			Entered 1990 to March 2000		
Less than 9th grade	802	2.5	Naturalized citizen	1,493	3.2
9th to 12th grade, no diploma	3,364	10.7	Not a citizen	799	1.7
High school graduate (includes equivalency)	13,004	41.2	REGION OF BIRTH OF FOREIGN BORN		
Some college, no degree	6,398	20.3	Total (excluding born at sea)		
Associate degree	1,971	6.3	Europe	1,307	57.0
Bachelor's degree	3,861	12.2	Asia	261	11.4
Graduate or professional degree	2,125	6.7	Africa	29	1.3
Percent high school graduate or higher	86.8	(X)	Oceania	15	0.7
Percent bachelor's degree or higher	19.0	(X)	Latin America	582	25.4
MARITAL STATUS			Northern America		
Population 15 years and over			98		
Never married	6,737	18.7	LANGUAGE SPOKEN AT HOME		
Now married, except separated	23,265	64.6	Population 5 years and over		
Separated	714	2.0	English only		
Widowed	2,438	6.8	Language other than English		
Female	1,861	5.2	Speak English less than "very well"		
Divorced	2,849	7.9	Spanish		
Female	1,508	4.2	Speak English less than "very well"		
GRANDPARENTS AS CAREGIVERS			Other Indo-European languages		
Grandparent living in household with one or more own grandchildren under 18 years			Speak English less than "very well"		
Grandparent responsible for grandchildren	239	32.6	Asian and Pacific Island languages		
VETERAN STATUS			Speak English less than "very well"		
Civilian population 18 years and over			82		
Civilian veterans	5,915	17.4	ANCESTRY (single or multiple)		
DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION			Total population		
Population 5 to 20 years			46,302		
With a disability	764	7.1	Total ancestries reported		
Population 21 to 64 years			57,801		
With a disability	5,096	19.9	Arab		
Percent employed	58.1	(X)	Czech ¹		
No disability	20,560	80.1	Danish		
Percent employed	72.8	(X)	Dutch		
Population 65 years and over			English		
With a disability	2,559	37.0	French (except Basque) ¹		
RESIDENCE IN 1995			French Canadian ¹		
Population 5 years and over			German		
Same house in 1995	26,348	60.4	Greek		
Different house in the U.S. in 1995	17,089	39.2	Hungarian		
Same county	4,006	9.2	Irish ¹		
Different county	13,083	30.0	Italian		
Same state	2,625	6.0	Lithuanian		
Different state	10,458	24.0	Norwegian		
Elsewhere in 1995	191	0.4	Polish		
			Portuguese		
			Russian		
			Scotch-Irish		
			Scottish		
			Slovak		
			Subsaharan African		
			Swedish		
			Swiss		
			Ukrainian		
			United States or American		
			Welsh		
			West Indian (excluding Hispanic groups)		
			Other ancestries		

-Represents zero or rounds to zero. (X) Not applicable.

¹The data represent a combination of two ancestries shown separately in Summary File 3. Czech includes Czechoslovakian. French includes Alsatian. French Canadian includes Acadian/Cajun. Irish includes Celtic.

Source: U.S. Bureau of the Census, Census 2000.

Table DP-3. Profile of Selected Economic Characteristics: 2000

Geographic area: Pike County, Pennsylvania

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
EMPLOYMENT STATUS			INCOME IN 1999		
Population 16 years and over			Households		
In labor force	35,354	100.0	Less than \$10,000	17,447	100.0
Civilian labor force	20,779	58.8	\$10,000 to \$14,999	1,016	5.8
Employed	20,756	58.7	\$15,000 to \$24,999	1,123	6.4
Unemployed	19,639	55.5	\$25,000 to \$34,999	2,134	12.2
Percent of civilian labor force	1,117	3.2	\$35,000 to \$49,999	2,221	12.7
Armed Forces	5.4	(X)	\$50,000 to \$74,999	3,288	18.8
Not in labor force	23	0.1	\$75,000 to \$99,999	4,106	23.5
Females 16 years and over			\$100,000 to \$149,999	1,957	11.2
In labor force	17,987	100.0	\$150,000 to \$199,999	1,154	6.6
Civilian labor force	9,314	51.8	\$200,000 or more	263	1.5
Employed	9,311	51.8	Median household income (dollars)	185	1.1
Own children under 6 years	8,785	48.8	With earnings	44,608	(X)
All parents in family in labor force	3,251	100.0	Mean earnings (dollars) ¹	13,272	76.1
COMMUTING TO WORK			With Social Security income	52,503	(X)
Workers 16 years and over			Mean Social Security income (dollars) ¹	5,576	32.0
Car, truck, or van -- drove alone	19,302	100.0	With Supplemental Security Income	630	3.6
Car, truck, or van -- carpooled	15,183	78.7	Mean Supplemental Security Income (dollars) ¹	7,287	(X)
Public transportation (including taxicab)	2,472	12.8	With public assistance income	281	1.6
Walked	563	2.9	Mean public assistance income (dollars) ¹	2,062	(X)
Other means	321	1.7	With retirement income	4,213	24.1
Worked at home	104	0.5	Mean retirement income (dollars) ¹	19,253	(X)
Mean travel time to work (minutes) ¹	659	3.4	Families		
	46.0	(X)	Less than \$10,000	13,083	100.0
Employed civilian population 16 years and over			\$10,000 to \$14,999	426	3.3
	19,639	100.0	\$15,000 to \$24,999	418	3.2
OCCUPATION			\$25,000 to \$34,999	1,390	10.6
Management, professional, and related occupations	5,618	28.6	\$35,000 to \$49,999	1,664	12.7
Service occupations	3,451	17.6	\$50,000 to \$74,999	2,756	21.1
Sales and office occupations	5,230	26.6	\$75,000 to \$99,999	3,350	25.6
Farming, fishing, and forestry occupations	69	0.4	\$100,000 to \$149,999	1,712	13.1
Construction, extraction, and maintenance occupations	2,467	12.6	\$150,000 to \$199,999	1,003	7.7
Production, transportation, and material moving occupations	2,804	14.3	\$200,000 or more	221	1.7
INDUSTRY			Median family income (dollars)	143	1.1
Agriculture, forestry, fishing and hunting, and mining	138	0.7	Per capita income (dollars) ¹	49,340	(X)
Construction	1,751	8.9	Median earnings (dollars):		
Manufacturing	1,973	10.0	Male full-time, year-round workers	39,371	(X)
Wholesale trade	623	3.2	Female full-time, year-round workers	26,279	(X)
Retail trade	2,757	14.0	Subject		
Transportation and warehousing, and utilities	1,284	6.5	Number below poverty level		
Information	561	2.9	Percent below poverty level		
Finance, insurance, real estate, and rental and leasing	1,458	7.4	POVERTY STATUS IN 1999		
Professional, scientific, management, administrative, and waste management services	1,478	7.5	Families		
Educational, health and social services	3,583	18.2	With related children under 18 years	668	5.1
Arts, entertainment, recreation, accommodation and food services	2,129	10.8	With related children under 5 years	484	7.6
Other services (except public administration)	978	5.0		168	7.6
Public administration	926	4.7	Families with female householder, no husband present		
CLASS OF WORKER			With related children under 18 years	272	20.8
Private wage and salary workers	15,034	76.6	With related children under 5 years	254	26.9
Government workers	2,862	14.6	With related children under 5 years	82	33.9
Self-employed workers in own not incorporated business	1,677	8.5	Individuals		
Unpaid family workers	66	0.3	18 years and over	3,178	6.9
			65 years and over	2,120	6.3
			Related children under 18 years	376	5.4
			Related children 5 to 17 years	1,038	8.6
			Unrelated individuals 15 years and over	808	8.5
				967	16.6

-Represents zero or rounds to zero. (X) Not applicable.

¹If the denominator of a mean value or per capita value is less than 30, then that value is calculated using a rounded aggregate in the numerator. See text.

Source: U.S. Bureau of the Census, Census 2000.

Table DP-4. Profile of Selected Housing Characteristics: 2000

Geographic area: Pike County, Pennsylvania

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
Total housing units	34,681	100.0	OCCUPANTS PER ROOM		
UNITS IN STRUCTURE			Occupied housing units	17,433	100.0
1-unit, detached	27,986	80.7	1.00 or less	17,217	98.8
1-unit, attached	697	2.0	1.01 to 1.50	178	1.0
2 units	354	1.0	1.51 or more	38	0.2
3 or 4 units	293	0.8			
5 to 9 units	124	0.4	Specified owner-occupied units	13,091	100.0
10 to 19 units	40	0.1	VALUE		
20 or more units	61	0.2	Less than \$50,000	232	1.8
Mobile home	5,088	14.7	\$50,000 to \$99,999	4,414	33.7
Boat, RV, van, etc	38	0.1	\$100,000 to \$149,999	4,812	36.8
			\$150,000 to \$199,999	2,133	16.3
YEAR STRUCTURE BUILT			\$200,000 to \$299,999	1,157	8.8
1999 to March 2000	656	1.9	\$300,000 to \$499,999	278	2.1
1995 to 1998	2,943	8.5	\$500,000 to \$999,999	51	0.4
1990 to 1994	5,025	14.5	\$1,000,000 or more	14	0.1
1980 to 1989	9,618	27.7	Median (dollars)	118,300	(X)
1970 to 1979	7,341	21.2			
1960 to 1969	3,454	10.0	MORTGAGE STATUS AND SELECTED		
1940 to 1959	2,997	8.6	MONTHLY OWNER COSTS		
1939 or earlier	2,647	7.6	With a mortgage	9,252	70.7
			Less than \$300	19	0.1
ROOMS			\$300 to \$499	226	1.7
1 room	135	0.4	\$500 to \$699	977	7.5
2 rooms	1,190	3.4	\$700 to \$999	2,751	21.0
3 rooms	1,938	5.6	\$1,000 to \$1,499	3,846	29.4
4 rooms	6,039	17.4	\$1,500 to \$1,999	1,099	8.4
5 rooms	8,029	23.2	\$2,000 or more	334	2.6
6 rooms	8,180	23.6	Median (dollars)	1,069	(X)
7 rooms	4,777	13.8	Not mortgaged	3,839	29.3
8 rooms	2,335	6.7	Median (dollars)	332	(X)
9 or more rooms	2,058	5.9			
Median (rooms)	5.5	(X)	SELECTED MONTHLY OWNER COSTS		
			AS A PERCENTAGE OF HOUSEHOLD		
Occupied housing units	17,433	100.0	INCOME IN 1999		
YEAR HOUSEHOLDER MOVED INTO UNIT			Less than 15.0 percent	3,733	28.5
1999 to March 2000	2,432	14.0	15.0 to 19.9 percent	2,139	16.3
1995 to 1998	4,906	28.1	20.0 to 24.9 percent	1,818	13.9
1990 to 1994	3,720	21.3	25.0 to 29.9 percent	1,485	11.3
1980 to 1989	4,009	23.0	30.0 to 34.9 percent	1,080	8.2
1970 to 1979	1,412	8.1	35.0 percent or more	2,749	21.0
1969 or earlier	954	5.5	Not computed	87	0.7
VEHICLES AVAILABLE			Specified renter-occupied units	2,538	100.0
None	676	3.9	GROSS RENT		
1	5,406	31.0	Less than \$200	16	0.6
2	7,769	44.6	\$200 to \$299	52	2.0
3 or more	3,582	20.5	\$300 to \$499	292	11.5
			\$500 to \$749	924	36.4
HOUSE HEATING FUEL			\$750 to \$999	697	27.5
Utility gas	1,629	9.3	\$1,000 to \$1,499	241	9.5
Bottled, tank, or LP gas	2,691	15.4	\$1,500 or more	19	0.7
Electricity	6,207	35.6	No cash rent	297	11.7
Fuel oil, kerosene, etc	5,276	30.3	Median (dollars)	701	(X)
Coal or coke	353	2.0			
Wood	1,131	6.5	GROSS RENT AS A PERCENTAGE OF		
Solar energy	-	-	HOUSEHOLD INCOME IN 1999		
Other fuel	119	0.7	Less than 15.0 percent	319	12.6
No fuel used	27	0.2	15.0 to 19.9 percent	304	12.0
			20.0 to 24.9 percent	306	12.1
SELECTED CHARACTERISTICS			25.0 to 29.9 percent	285	11.2
Lacking complete plumbing facilities	75	0.4	30.0 to 34.9 percent	172	6.8
Lacking complete kitchen facilities	67	0.4	35.0 percent or more	832	32.8
No telephone service	96	0.6	Not computed	320	12.6

-Represents zero or rounds to zero. (X) Not applicable.

Source: U.S. Bureau of the Census, Census 2000.