

# **Housing Appendix – The Year 2000 Census Data**

## **Housing Data Comparison 1990 to 2000**

Since completion of the Background Profiles for the Northern York County Region Comprehensive Plan in 2001, additional census data have become available for the year 2000. These data are presented on the Appendix Housing Profile Table. The following statements reflect changes which occurred in the region during the 1990s.

- ❑ The number of housing units has increased from 4,412 in 1990 to 5,541 units in 2000 (by 25.0%) for a total of 1,129 new units. Housing grew at a faster rate than population (21.8%) for the period. All municipalities experienced growth in housing. Carroll Township added 523 new units (43% increase), Franklin Township added 322 units (22% increase), Monaghan Township grew by 137 units (18% growth), Dillsburg Borough by 120 units (14% increase) and Franklinton Borough by 61 units (37% growth).
- ❑ The percentage distribution of housing units across the region stayed relatively constant.
- ❑ Tenure in housing (owner-occupied and renter-occupied) saw a slight shift towards higher percentages of owner-occupied housing in 2000 (80.3%) compared to 1990 (77.2%); so similarly renter-occupied percentages were lower in 2000 (19.7%) compared to 1990 (22.8%). From the municipal perspective, the greatest shifts occurred in Carroll Township and Dillsburg Borough, with more new housing being built as owner-occupied than renter-occupied.
- ❑ Vacancy rates are an indicator of the demand and cost for new housing. A low vacancy rate indicates a need for new housing and drives up the cost of housing; whereas, a high vacancy rate indicates a glut of housing units and drives down the cost of housing. Two to four percent vacancy rate is generally considered a healthy rate and indicates new housing is meeting demands. The region's owner-occupied vacancy rate (2.0%) is acceptable; however, the renter-occupied vacancy rate (5.8%) is higher than would be desired, indicating renter-occupied units may not be absorbed into the housing markets as quickly as desired.

The review of the municipal data reveals that vacancy rates were relatively low across the region for owner-occupied units, with the exception of Franklinton Borough, which pulled up the average for the region. The vacancy rate was extremely low in Carroll Township (.5%). These rates may be an indicator of the continuing demand for housing in the region and should alert municipal officials to impending needs regarding infrastructure improvements to keep pace with development pressure. The vacancy rates for renter-occupied units were high in Franklinton Borough and Franklin Township, which may be an indicator of a lesser demand for these units.

- The number of persons per unit has been decreasing over the past three decades. For the region, the decrease continued in the owner-occupied units, which means fewer people occupying more houses (this decrease may be the primary reason for population growth at a slower rate than housing growth). The number of persons per renter-occupied unit appears to have stabilized.
- The type of homes is indicated by the number of units in a structure. In 1990, 68.8% of all housing was single-family detached units. By the year 2000, this percentage increased to 71.2%, indicating more single-family detached homes were built in the 1990s compared to other types of homes. This increase in percentage was due to new single-family detached units built in Carroll Township and Dillsburg Borough. Franklin Township, Franklinton Borough, and Monaghan Township all added duplex developments in the 1990's, which increase their percentages of 1-unit attached dwellings. The addition of the new townhouse development at the edge of Franklinton Borough was the reason for a significant increase in the two to four unit structures, increasing from 9.9 percent of total housing in 1990 to 26.6 percent in 2000. The time lag between construction and occupancy of these new duplex and townhouse units may account for the high vacancy rates for renter-occupied units in Franklin Township and Franklinton Borough.
- A significant increase in the value of housing occurred in the decade. In 1990, the median owner-occupied housing values of the region's municipalities ranged from a high of \$94,300 (Monaghan Township) to a low of \$58,100 (Franklinton Borough); by the year 2000, the range increased from a high of \$146,700 (Carroll Township) to \$94,408 (Franklinton Borough). In 1990, only 2.1% of the homes were valued at over \$199,000. By 2000 the percentage of homes increased to 13.2%.

The value of contract-rent also increased during the period. In 1990, the median contract-rent housing values ranged from a high of \$368/month (Carroll Township) to a low of \$313/month (Dillsburg Borough). By the year 2000, the range increased from a high of \$615 (Monaghan Township) to a low of \$494 (Dillsburg Borough).

The region has seen dramatic changes in the housing stock over the last decade. The region must continue to track and monitor the growth and development of residential land uses over the next 20-years to ensure that planning of infrastructure and roadways is keeping pace with development and that the development is being guided to the most appropriate locations in the region.