

Demographic Trends in Housing

2017 PHFA Housing Forum

May 12, 2017



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Pennsylvania
State Data Center

Presentation Overview

- Introduction to the PaSDC / Institute
- Census 2020 Commercial
- Trends in Housing



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Vision

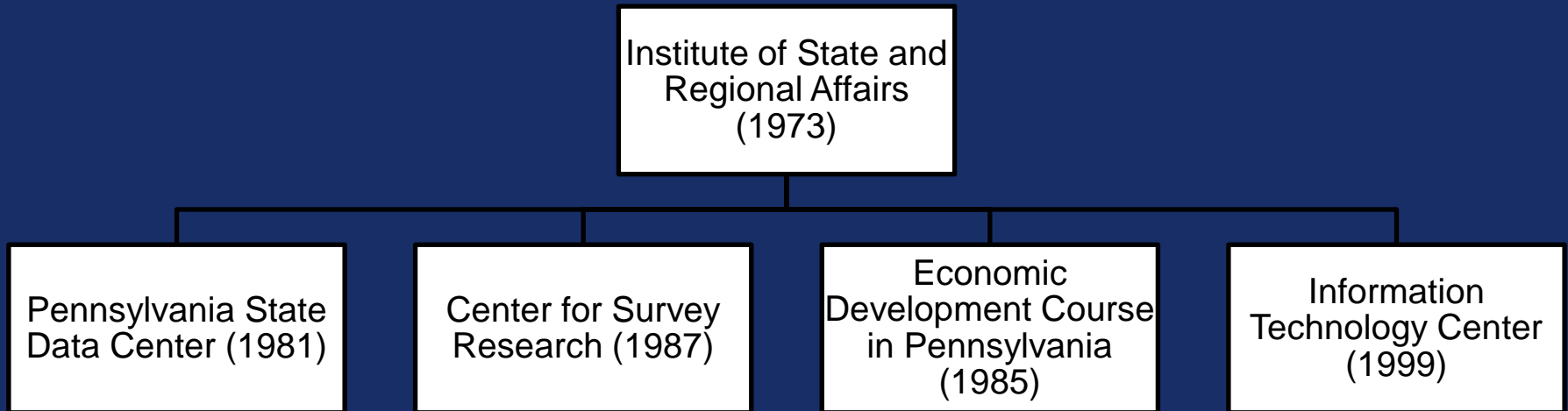
- To be a university-based resource for interdisciplinary applied research, service and training with an excellence recognized by a diverse state and regional constituency.
- *The Institute was established in 1973 as a means to connect the resources of Penn State Harrisburg to the enhancement and well-being of the Commonwealth and its citizens.*



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Institute of State and Regional Affairs at Penn State Harrisburg



Pennsylvania State Data Center

Who

- We are the Commonwealth's Official Source for Population and Socio-Economic Statistics

What

- Liaison to U.S. Census Bureau

When

- Established in 1981 by Executive Order of the Governor

Where

- Located at Penn State Harrisburg within the Institute of State and Regional Affairs



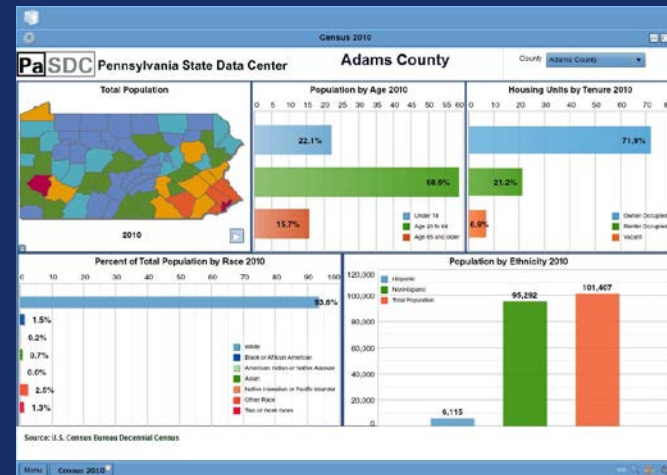
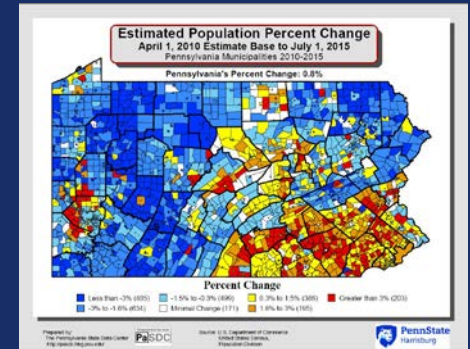
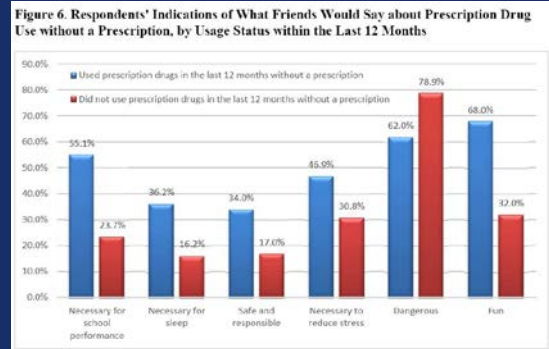
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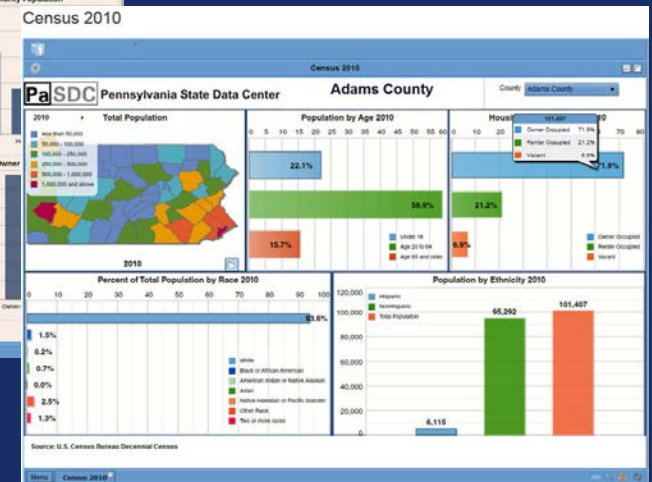
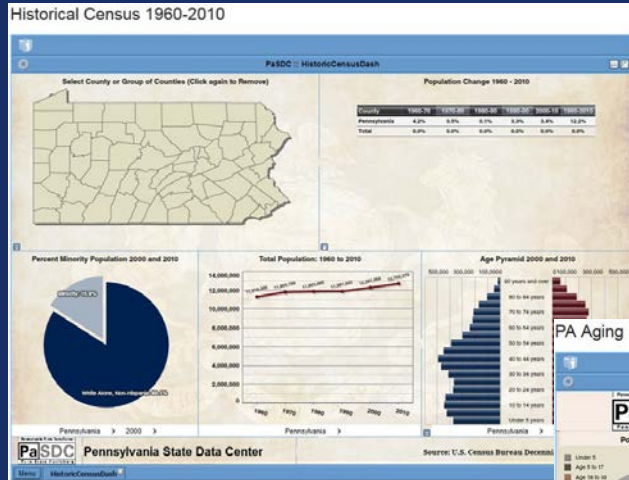
What We Do

• DATA

- Collection
- Management
- Analysis
- Visualization
- Research design
- Training
- Technology
- Solutions



Tour of the PaSDC Dashboards



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Census 2020 Commercial

- Why is it important?
- Things you can help with this year
 - LUCA
 - BAS



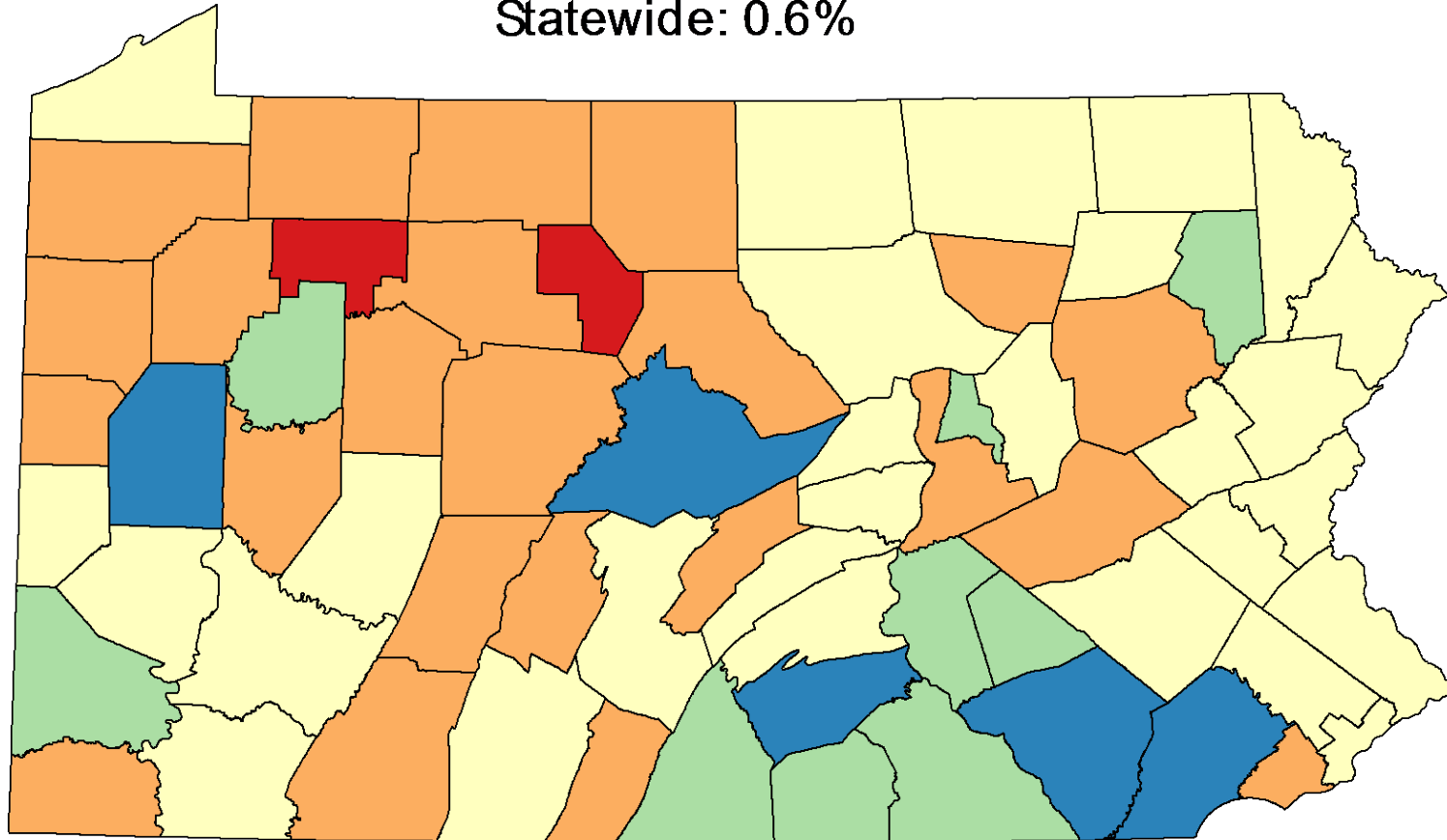
Trends in Housing in Pennsylvania

- Areas of growth
- Change in Occupancy Status
- Tenure
- Median Monthly Housing costs
- Affordability



Percent Change in Housing Units, 2010 to 2015

Statewide: 0.6%



■ Less than -1.0% ■ -1.0% to 0.0% ■ 0.1% to 1.0% ■ 1.1% to 2.0% ■ Greater than 2.0%

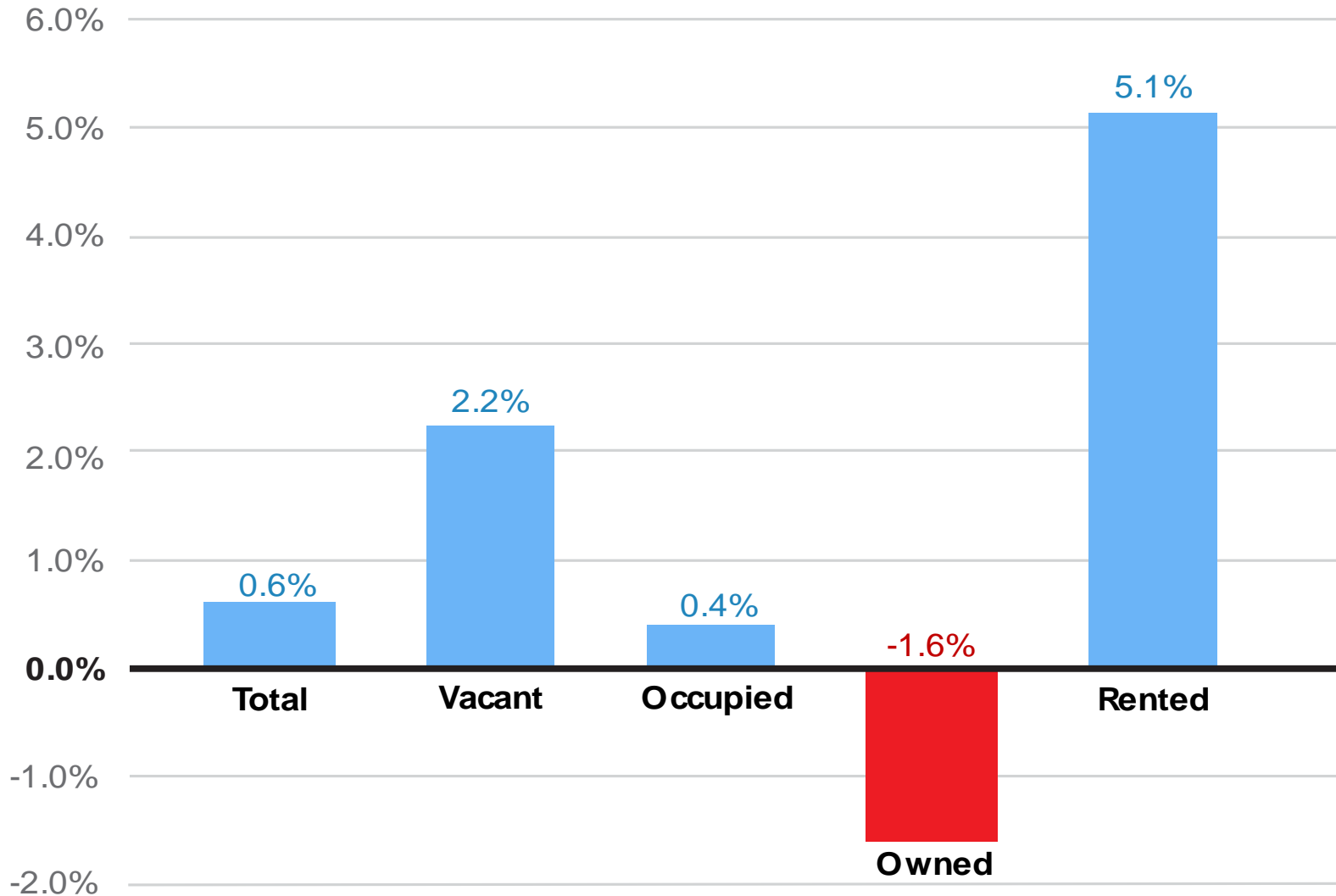
Basic Demographics of Housing in Pennsylvania

Trends from 2010 to 2015

- Number of housing units increased only 0.6% since 2010
- As with population, growth occurring in South Central PA
- Cumberland County had the highest percent increase in housing units
- Chester County had largest increase in housing units
- Cameron County had the largest percent decrease in housing units
- Delaware County lost the most housing units



Percent Change in Pennsylvania Housing Units 2010 to 2015



Occupancy Status and Tenure

- Overall, Pennsylvania saw less than a 1 percent increase in housing
- Overall, vacant housing rates increased more than occupied housing rates.
- Owner occupied declined (-1.6 %) while rental housing increased by 5.1 percent



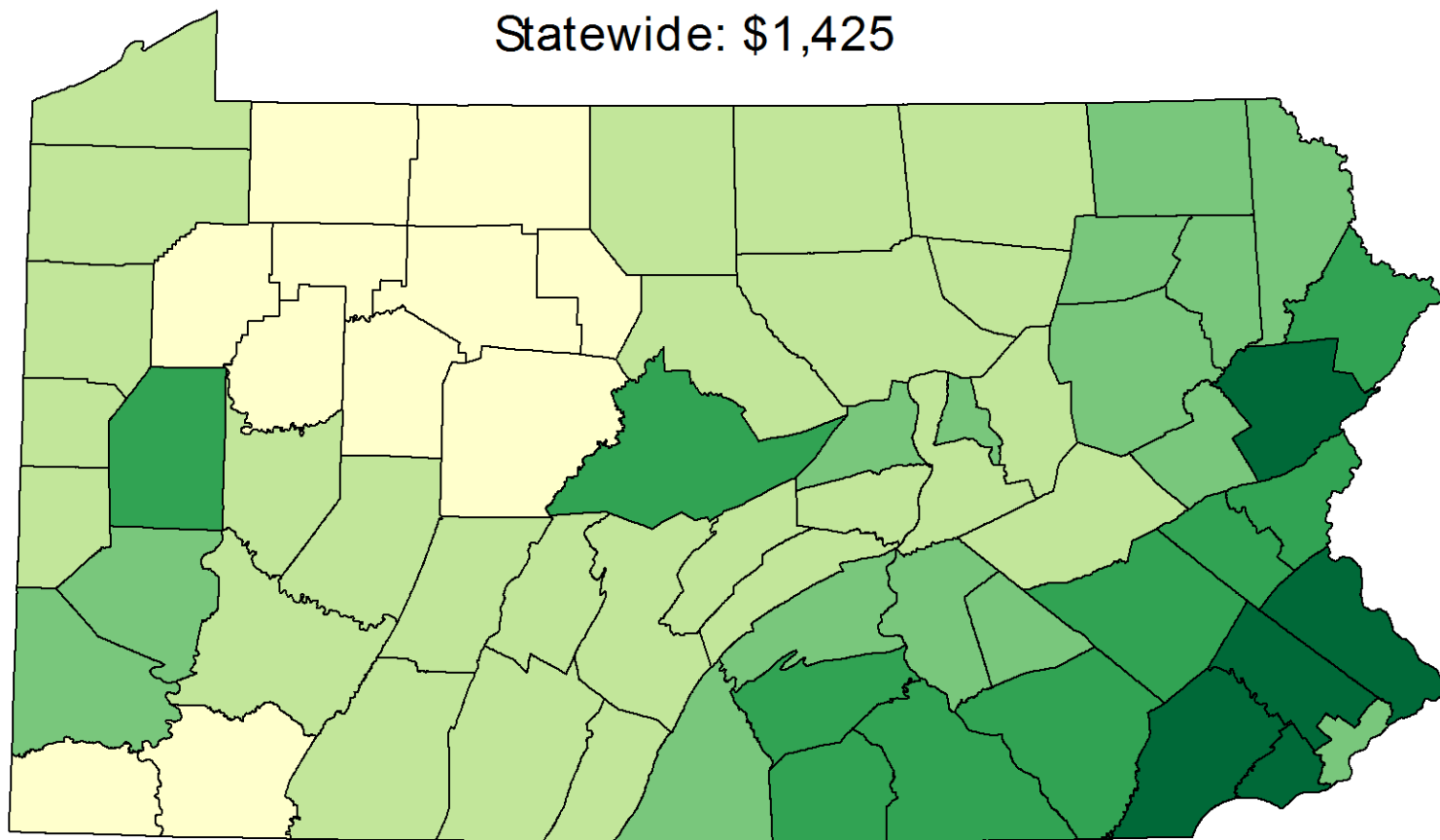
Monthly Housing Costs

- Pennsylvania average housing cost \$1,425
- Counties in eastern PA have highest costs
- North central and southwest PA have lowest costs
- Forest (\$836) and Venango (\$909)
- Chester (\$2,191) and Bucks (\$2,070)
- Centre (\$1,453) home to Penn State



Median Monthly Housing Costs, 2015

Statewide: \$1,425



Less than \$1,000 \$1,000 to \$1,199 \$1,200 to \$1,399
\$1,400 to \$1,699 \$1,700 or Greater

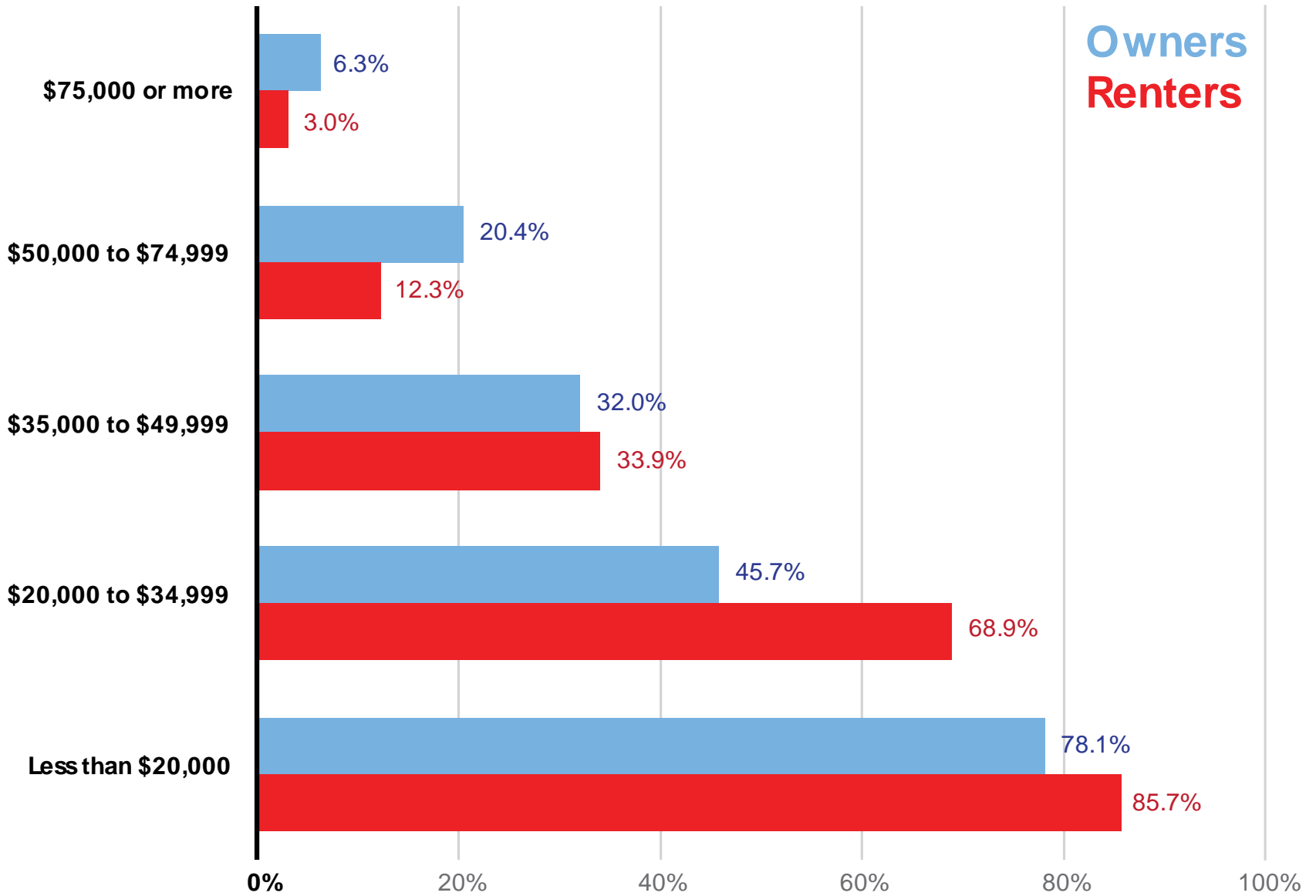


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Source: U.S. Department of Commerce
U.S. Census Bureau
2015 American Community Survey
5-Year Estimates

Percent of Pennsylvania Households where Housing Costs Exceeded 30 Percent of Household Income in 2015



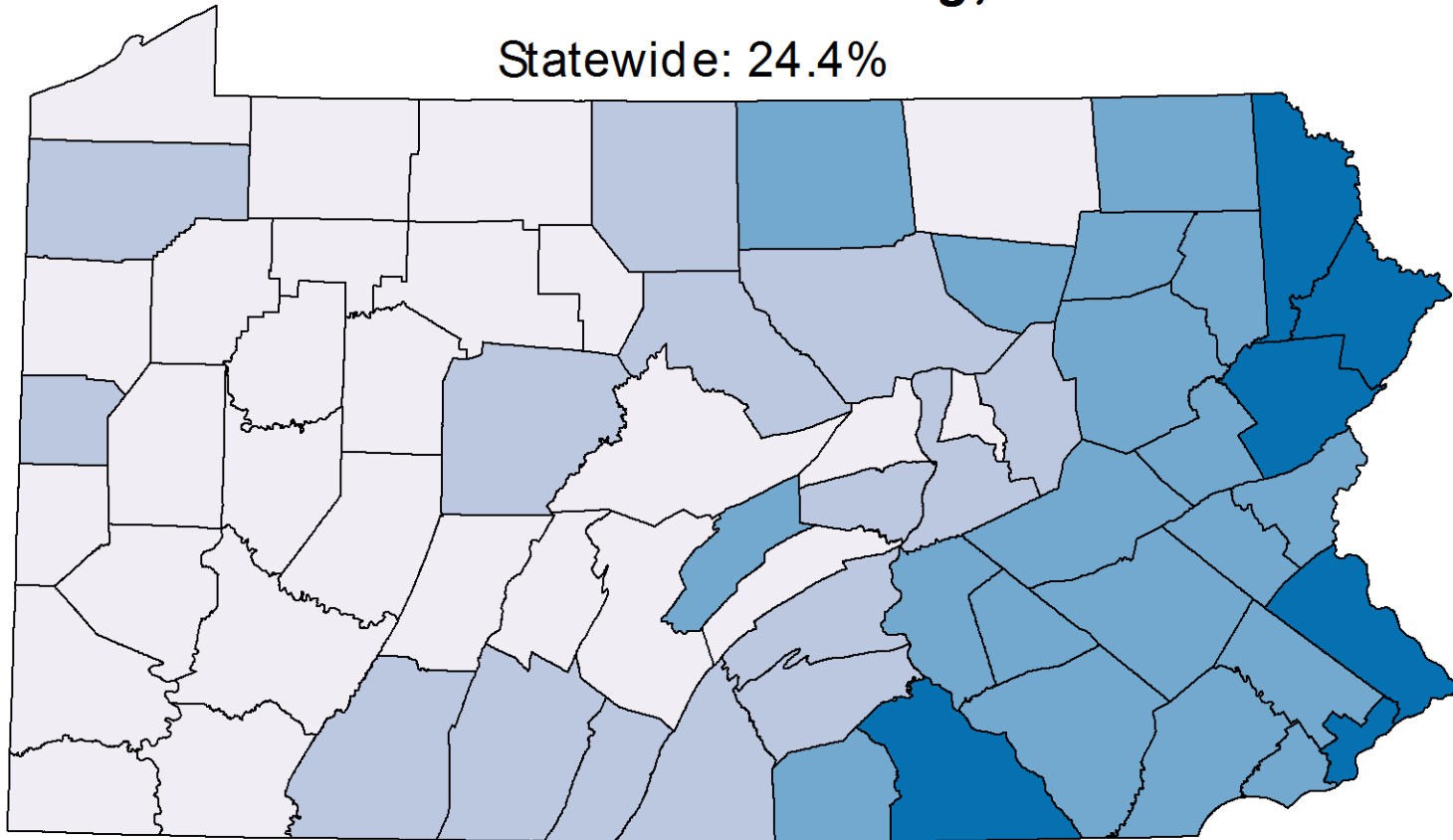
Affordability

- Renters – as income increases percent of households that spend over 30% of income on housing decreases
- Owners – as income increases percent of households that spend over 30% of income on housing decreases until higher income brackets. Higher income brackets see percentage increasing



Percent of Owners who Pay 30 Percent or More in Housing, 2015

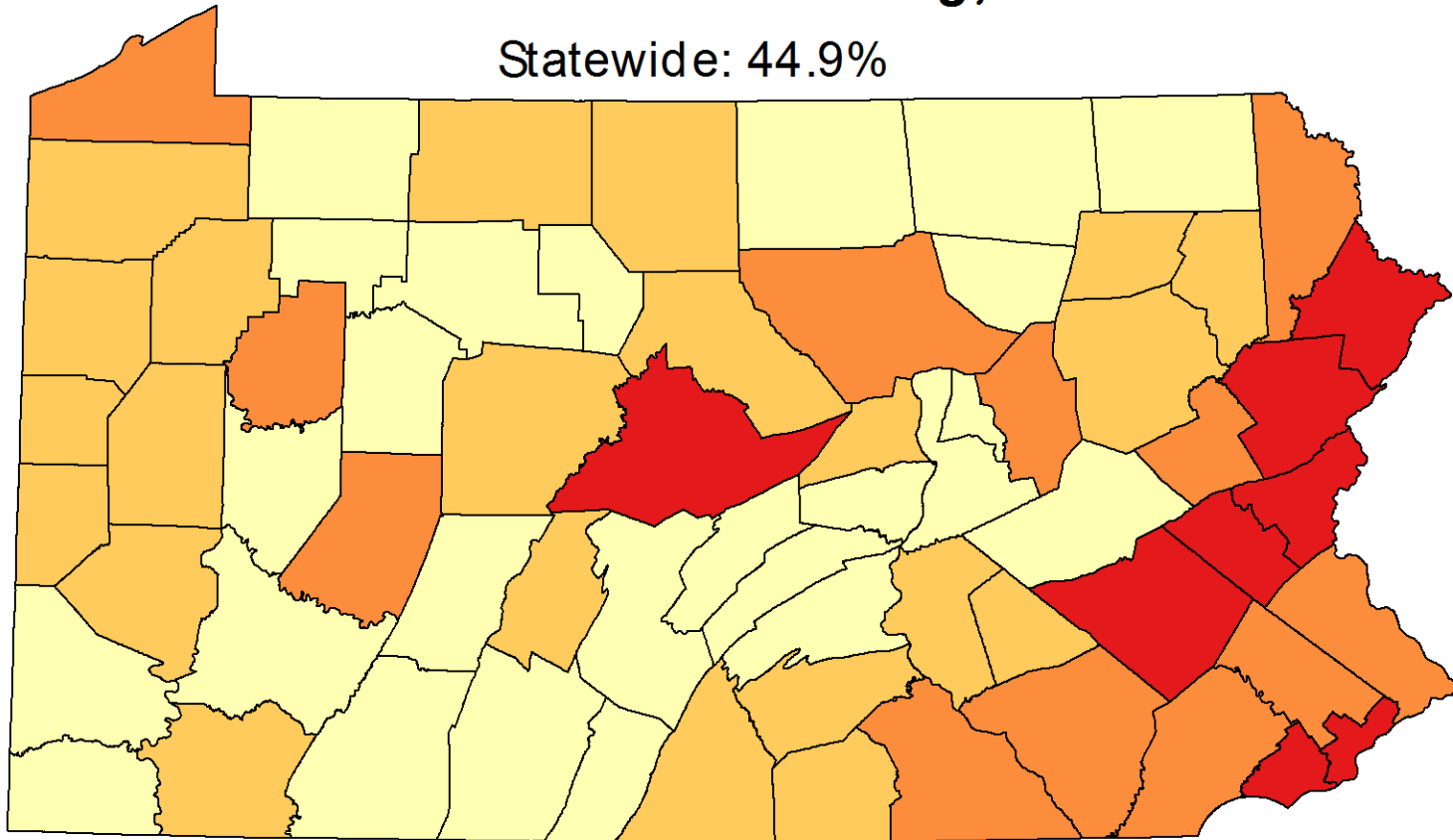
Statewide: 24.4%



Legend: Less than 20% 20% to 22.4% 22.5% to 30.0% Greater than 30%

Percent of Renters who Pay 30 Percent or More in Housing, 2015

Statewide: 44.9%



Less than 40% 40.0% to 45.0% 45.1% to 50.0% Greater than 50%



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Source: U.S. Department of Commerce
U.S. Census Bureau
2015 American Community Survey
5-Year Estimates

Affordability by County

- Owner
 - Eastern part of state have higher percentage paid for housing
 - Highest: Monroe (38.5), York (37.7), Wayne (31.3)
 - Lowest: Elk (14.2), Clarion (15.6), Cameron (15.7)
- Renter
 - Eastern part of state have higher percentage paid for housing
 - Highest: Pike (55.2), Monroe (53.3), Philadelphia (52.5)
 - Lowest: Forest (28.9), Juniata (32.9), Sullivan (32.9)
 - Centre County and other counties with large student populations also have high percent of households paying over 30% of income on housing



Questions?

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