

Chapter IX - Housing Analysis

Housing Growth

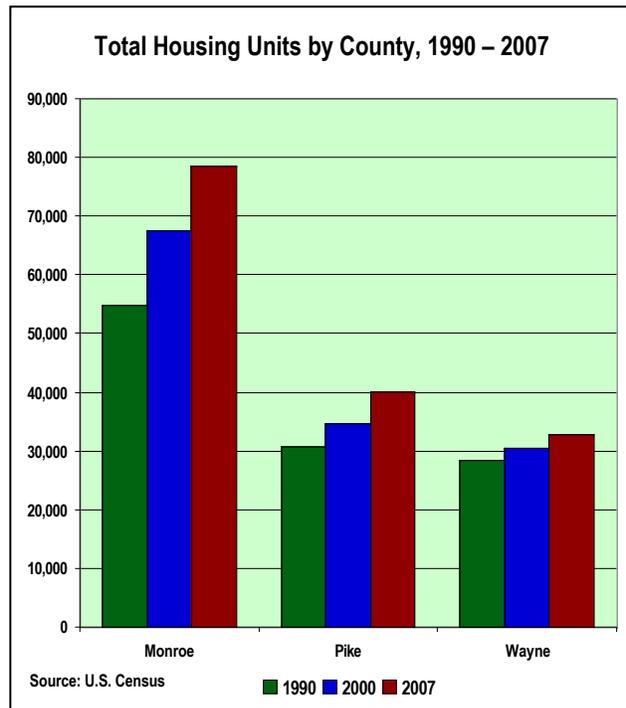
Wayne County's housing stock has experienced some significant changes in trends over the last two decades. The pace of housing growth has gradually accelerated compared to Monroe and Pike Counties while second homes have declined in much the same manner as those counties. Table IX-1 and Figure IX-1, however, illustrate Wayne County's total housing expansion has been slower than either Monroe or Pike. Wayne County added 2,113 housing units between 1990 and 2000, for a growth rate of 7.4%, which was not only less than its population growth rate but also well below the national average of 13.3%. The Monroe County housing stock expanded by 23.3% over the same period, while Pike County grew by 12.4%.

The Census Bureau develops annual housing estimates by county and indicates Wayne County's housing stock has grown by 2,308 units or 7.5% over the 2000-2007 period, a small increase in the yearly pace of construction compared to the 1990's. Pike County also grew faster, adding 15.6% to its stock, while the Monroe pace, at 16.1%, stayed about the same on an annual basis.

Overall, Wayne County's housing stock has not expanded greatly compared to its neighbors but those neighbors are growing at relatively fast rates and some of that housing growth can eventually be expected to spill over into Wayne. The New York City and Northern New Jersey metro area (of which Pike County is part) continues to generate high demand and pricing may well push new buyers further out to seek better values.

Housing growth within Wayne County is affected by some anomalies. These include, for example, non-transient recreational vehicle campgrounds in both Dreher and Manchester Townships where such vehicles (often parked more or less permanently) were apparently counted as housing units in the 1990 Census. The removal of some of these units and/or different accounting of them in the 2000 Census has created some distortions in the housing counts so as to suggest large declines in unit counts that are illusory. Discounting these factors suggests the County's real housing growth was somewhere closer to a 10% expansion for the decade, still less than the national average but greater than otherwise appears.

Figure IX-1



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Table IX-1: Housing Growth, 1990 – 2000

Geography	Units 1990	Units 2000	90-00 Gain/Loss	% Chg.	Seasonal 1990	Seasonal 2000	90-00 Gain/Loss	% Chg.
United States	102,263,678	115,904,641	13,640,963	13.3%	3,081,923	3,578,718	496,795	16.1%
Northeast Region	20,810,637	22,180,440	1,369,803	6.6%	770,986	823,429	52,443	6.8%
Pennsylvania	4,938,140	5,249,750	311,610	6.3%	144,359	148,230	3,871	2.7%
Binghamton – MSA	108,223	110,227	2,004	1.9%	1,288	1,631	343	26.6%
NY--Northern NJ-Long Island – CMSA	7,096,741	8,213,523	1,116,782	15.7%	112,919	154,676	41,757	37.0%
Scranton--WB--Hazleton – MSA	322,709	280,494	-42,215	-13.1%	21,610	7,052	-14,558	-67.4%
Broome County, New York	87,969	88,817	848	1.0%	1,009	1,272	263	26.1%
Delaware County, New York	27,361	28,952	1,591	5.8%	7,950	7,700	-250	-3.1%
Sullivan County, New York	41,814	44,730	2,916	7.0%	13,186	13,309	123	0.9%
Lackawanna County, Pennsylvania	91,707	95,362	3,655	4.0%	1,582	1,915	333	21.0%
Monroe County, Pennsylvania	54,823	67,581	12,758	23.3%	14,935	14,705	-230	-1.5%
Pike County, Pennsylvania	30,852	34,681	3,829	12.4%	18,369	15,350	-3,019	-16.4%
Susquehanna County, Pennsylvania	20,308	21,829	1,521	7.5%	3,943	3,924	-19	-0.5%
Wayne County	28,480	30,593	2,113	7.4%	11,938	10,855	-1,083	-9.1%
Berlin Township	899	1,008	109	12.1%	200	143	-57	-28.5%
Bethany Borough	117	128	11	9.4%	1	2	1	100.0%
Buckingham Township	464	526	62	13.4%	194	208	14	7.2%
Canaan Township	358	369	11	3.1%	59	37	-22	-37.3%
Cherry Ridge Township	791	864	73	9.2%	159	102	-57	-35.8%
Clinton Township	968	1,098	130	13.4%	320	292	-28	-8.8%
Damascus Township	1,956	2,248	292	14.9%	713	671	-42	-5.9%
Dreher Township	1,190	931	-259	-21.8%	737	403	-334	-45.3%
Dyberry Township	551	623	72	13.1%	99	113	14	14.1%
Hawley Borough	644	673	29	4.5%	31	23	-8	-25.8%
Honesdale Borough	2,313	2,414	101	4.4%	28	39	11	39.3%
Lake Township	3,218	3,524	306	9.5%	1,963	1,808	-155	-7.9%
Lebanon Township	277	360	83	30.0%	108	93	-15	-13.9%
Lehigh Township	2,306	2,454	148	6.4%	1,782	1,763	-19	-1.1%
Manchester Township	1,102	754	-348	-31.6%	819	373	-446	-54.5%
Mount Pleasant Township	703	759	56	8.0%	199	171	-28	-14.1%
Oregon Township	294	354	60	20.4%	55	59	4	7.3%
Palmyra Township	520	576	56	10.8%	119	99	-20	-16.8%
Paupack Township	3,164	3,398	234	7.4%	2,063	2,126	63	3.1%
Preston Township	903	1,089	186	20.6%	486	587	101	20.8%
Prompton Borough	104	112	8	7.7%	5	3	-2	-40.0%
Salem Township	2,372	2,757	385	16.2%	1,222	1,235	13	1.1%
Scott Township	405	492	87	21.5%	190	205	15	7.9%
South Canaan Township	611	742	131	21.4%	96	90	-6	-6.3%
Starrucca Borough	141	124	-17	-12.1%	67	28	-39	-58.2%
Sterling Township	556	639	83	14.9%	157	133	-24	-15.3%
Texas Township	1,041	1,062	21	2.0%	52	42	-10	-19.2%
Waymart Borough	512	515	3	0.6%	14	7	-7	-50.0%

Source: U.S. Census Bureau

Wayne County Comprehensive Plan Update

Second Homes

Wayne County has traditionally been a second home resort area, with large concentrations of seasonal housing in the Lake Region as well as parts of the northern and southern regions of the County. The impacts of second homes on both growth and tourism remain very important but have waned over the years.

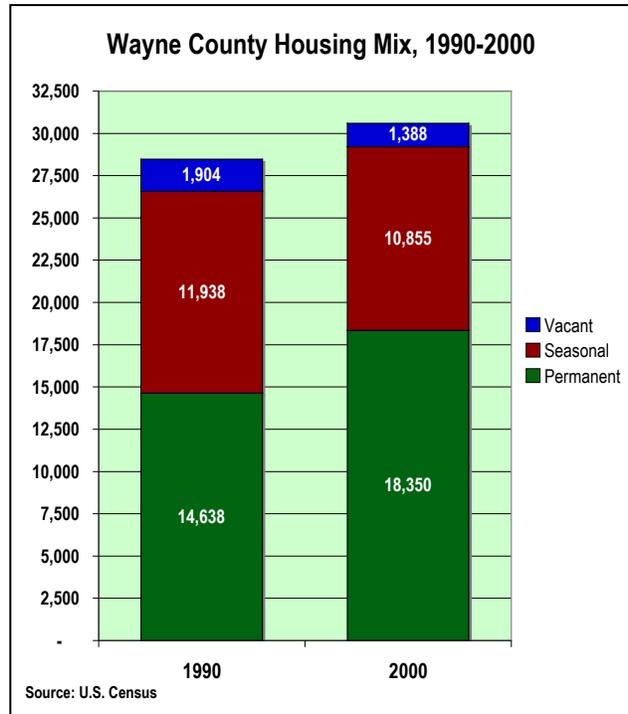
Second homes (those dwellings classified in the Census as “vacant housing units for seasonal; recreational; or occasional use”) represented 35.5% of the total housing stock in Wayne County in 2000, accounting for some 10,855 units. This is more than 10 times the 3.1% national figure (Pennsylvania was even lower at 2.8%), indicating just how important second homes are to the tourism economy of the County. Only Pike County, among Wayne’s neighbors, had a higher percentage of second homes (44.3%) and most counties had far less seasonal housing.

Second home ratios within the County were highest in Lehigh Township (71.8%), Paupack Township (62.6%), Preston Township (53.9%) and Lake Township (51.3%). Some 75.4% of second homes within the County were found within just six municipalities; these four plus Damascus and Salem Townships.

The number of second homes has, nevertheless, fallen over the period 1990-2000, both in absolute and relative terms. The County lost 1,083 second homes, a 9.1% decline, over the decade, dropping from 11,938 units in 1990 or 41.9% of all housing to 10,855 units or 35.5% of all units. This pattern was also evident in Monroe and Pike Counties where second home ratios dropped in similar proportions along with absolute numbers of second homes, indicating ongoing conversions of second homes to first homes in all three counties.

Once again, however, the statistics are somewhat distorted by apparent classification problems related to parked recreational vehicles in Dreher and Manchester Townships. These two municipalities experienced a loss of 780 second homes or 72.0% of all declines within the County during the 1990’s. Therefore, the second home conversion rate for the County as a whole is not nearly as great as the data might otherwise indicate, although there was still a decline in seasonal housing. Excluding the outliers, Lake Township was most affected, with a loss of 155 second homes, while Preston Township gained 100 seasonally occupied units.

Figure IX-2



Wayne County Comprehensive Plan Update

Housing Tenure

Wayne County's permanent housing stock was 80.4% owner-occupied in 2000, well above the national and state rates, as Table IX-2 documents. Renter occupied units are found primarily in Honesdale Borough (959 units or 26.6% of the County total), Hawley Borough (285 units), Salem Township (246 units), Lake Township (240 units) and Texas Township (186 units). Large numbers of both owner and renter units were also occupied by age 55+ householders.

Table IX-2: Housing Tenure, 2000

Geography	Occupied Housing Units	Owner Occupied Units	Renter Occupied Units	% Owner Occupied	% Renter Occupied	% of Owners 55+	% of Renters 55+
United States	105,480,101	69,815,753	35,664,348	66.2%	33.8%	41.1%	21.7%
Pennsylvania	4,777,003	3,406,337	1,370,666	71.3%	28.7%	43.8%	28.1%
Wayne County	18,350	14,745	3,605	80.4%	19.6%	47.8%	31.7%
Berlin Township	813	675	138	83.0%	17.0%	42.4%	23.9%
Bethany Borough	117	94	23	80.3%	19.7%	52.1%	8.7%
Buckingham Township	285	237	48	83.2%	16.8%	55.3%	37.5%
Canaan Township	309	272	37	88.0%	12.0%	46.7%	24.3%
Cherry Ridge Township	726	618	108	85.1%	14.9%	45.1%	31.5%
Clinton Township	763	679	84	89.0%	11.0%	44.8%	39.3%
Damascus Township	1,454	1,285	169	88.4%	11.6%	47.9%	30.8%
Dreher Township	492	409	83	83.1%	16.9%	48.7%	39.8%
Dyberry Township	498	423	75	84.9%	15.1%	44.4%	14.7%
Hawley Borough	593	308	285	51.9%	48.1%	51.0%	46.3%
Honesdale Borough	2,166	1,207	959	55.7%	44.3%	54.2%	38.2%
Lake Township	1,632	1,392	240	85.3%	14.7%	46.8%	23.8%
Lebanon Township	253	218	35	86.2%	13.8%	45.9%	34.3%
Lehigh Township	635	532	103	83.8%	16.2%	47.0%	15.5%
Manchester Township	345	293	52	84.9%	15.1%	48.5%	34.6%
Mount Pleasant Township	541	468	73	86.5%	13.5%	49.1%	24.7%
Oregon Township	282	254	28	90.1%	9.9%	46.1%	28.6%
Palmyra Township	448	397	51	88.6%	11.4%	53.7%	29.4%
Paupack Township	1,176	1,040	136	88.4%	11.6%	51.1%	20.6%
Preston Township	455	388	67	85.3%	14.7%	49.2%	31.3%
Prompton Borough	103	80	23	77.7%	22.3%	56.3%	13.0%
Salem Township	1,400	1,154	246	82.4%	17.6%	46.6%	21.1%
Scott Township	261	214	47	82.0%	18.0%	55.1%	40.4%
South Canaan Township	610	518	92	84.9%	15.1%	40.7%	31.5%
Starrucca Borough	89	79	10	88.8%	11.2%	51.9%	30.0%
Sterling Township	469	408	61	87.0%	13.0%	39.0%	31.1%
Texas Township	943	757	186	80.3%	19.7%	47.3%	26.9%
Waymart Borough	492	346	146	70.3%	29.7%	45.7%	35.6%

Source: U.S. Census Bureau

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Housing Types

The County's housing stock is mostly composed of single-family detached dwellings, which accounted for 23,985 units or 78.4% of the total in 2000. This compared to Pennsylvania and U.S. ratios of 55.9% and 60.3%, respectively. Only 4.1% of Wayne County's stock (1,246 units) was found in multi-family structures in 2000, compared to 15.9% for the Commonwealth and 22.0% nationwide. The multi-family share of housing has grown slightly from 1990 when it was only 2.8% of the stock (793 units). Almost half (616 units) were found in Honesdale Borough.

Table IX-3: Housing Types, 2000

Geography	Housing Units	Single Family Detached	Single Family Attached	Units In 2 Unit Structures	Units In 3+ Unit Structures	Mobile Homes	Boats, RV's, Vans Used As Housing
United States	115,904,641	69,865,957	6,447,453	4,995,350	25,554,043	8,779,228	262,610
Pennsylvania	5,249,750	2,935,248	940,396	273,798	837,059	258,551	4,698
Wayne County	30,593	23,985	392	908	1,246	3,603	459
Berlin Township	1,008	799	18	13	45	128	5
Bethany Borough	136	116	2	5	13	0	0
Buckingham Township	525	448	0	6	0	71	0
Canaan Township	369	283	5	17	0	64	0
Cherry Ridge Township	864	687	11	14	2	150	0
Clinton Township	1,060	805	0	50	32	162	11
Damascus Township	2,248	1,887	12	20	4	243	82
Dreher Township	931	750	5	34	44	98	0
Dyberry Township	568	484	6	9	11	58	0
Hawley Borough	673	370	21	90	173	19	0
Honesdale Borough	2,414	1,266	48	359	616	125	0
Lake Township	3,524	3,155	121	26	53	169	0
Lebanon Township	409	338	3	3	0	61	4
Lehigh Township	2,454	1,396	2	21	9	786	240
Manchester Township	755	531	2	2	21	124	75
Mount Pleasant Township	824	680	7	19	1	114	3
Oregon Township	352	294	2	5	2	47	2
Palmyra Township	576	511	0	8	2	55	0
Paupack Township	3,398	3,176	45	12	83	75	7
Preston Township	942	810	6	6	2	104	14
Prompton Borough	150	125	0	17	8	0	0
Salem Township	2,757	2,303	45	45	9	355	0
Scott Township	557	420	0	0	0	124	13
South Canaan Township	742	628	4	10	0	100	0
Starrucca Borough	141	120	3	0	0	18	0
Sterling Township	639	522	4	7	0	103	3
Texas Township	1,062	709	4	61	56	232	0
Waymart Borough	515	372	16	49	60	18	0

Source: U.S. Census Bureau

Mobile homes accounted for only 3,603 dwelling units in 2000, a 33.0% decline from the 1990 total of 5,377 units. Lehigh Township had the largest number of mobile homes (786), followed by Salem Township (355 units), Damascus Township (243) and Texas Township (232).

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Other Housing Characteristics

Table IX-4 below summarizes data on the age of Wayne County's housing stock. The average age of a dwelling unit in Wayne County in 2000 was 24 years, as compared to 29 years nationwide and 43 years statewide. The oldest homes in Wayne County were found in Hawley, Honesdale and Starrucca Boroughs (all averaging 61 years) while the youngest were found in Lehigh Township (12 years), Lake Township (18 years) and Paupack and Salem Townships (both 19 years).

Table IX-4: Age of Housing

Geography	Housing Units	Units Built In 1990's	Units Built In 1980's	Units Built In 1970's	Units Built In 1960's	Units Built Before 1960	Median Year Built
United States	115,904,641	19,701,058	18,326,847	21,438,863	15,911,903	40,525,970	1971
Pennsylvania	5,249,750	546,277	531,986	709,768	595,897	2,865,822	1957
Wayne County	30,593	6,162	6,805	5,212	2,482	9,932	1976
Berlin Township	1,008	216	154	181	89	368	1973
Bethany Borough	136	2	11	23	22	78	1954
Buckingham Township	525	87	77	64	51	246	1963
Canaan Township	369	65	58	86	34	126	1973
Cherry Ridge Township	864	170	188	133	79	294	1974
Clinton Township	1,060	152	202	156	133	417	1968
Damascus Township	2,248	423	494	382	256	693	1975
Dreher Township	931	132	156	114	64	465	1960
Dyberry Township	568	99	120	132	48	169	1975
Hawley Borough	673	53	56	50	43	471	1939
Honesdale Borough	2,414	200	183	146	182	1,703	1939
Lake Township	3,524	631	1,463	790	133	507	1982
Lebanon Township	409	102	102	57	33	115	1980
Lehigh Township	2,454	1,087	581	298	128	360	1988
Manchester Township	755	157	179	115	67	237	1976
Mount Pleasant Township	824	129	133	147	75	340	1970
Oregon Township	352	79	94	57	18	104	1979
Palmyra Township	576	139	98	114	55	170	1976
Paupack Township	3,398	727	1,086	658	322	605	1981
Preston Township	942	64	68	102	109	599	1954
Prompton Borough	150	14	22	18	10	86	1952
Salem Township	2,757	805	653	730	242	327	1981
Scott Township	557	112	75	149	32	189	1974
South Canaan Township	742	164	123	125	86	244	1973
Starrucca Borough	141	17	11	8	0	105	1939
Sterling Township	639	141	183	136	26	153	1980
Texas Township	1,062	125	201	185	99	452	1968
Waymart Borough	515	70	34	56	46	309	1948

Source: U.S. Census Bureau

Home heating methods vary widely across the County but fuel oil is predominant, accounting for 47.3% of all occupied housing units. Electricity is used to heat another 18.4% of homes and bottled gas (propane) is used in 13.0%. Natural gas heats 10.0% of occupied dwellings.

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Table IX-5: Home Heating Methods in Occupied Units, 2000

Geography	Occupied Housing Units	Units Heated By Natural Gas	Units Heated By Bottled Gas	Units Heated By Electricity	Units Heated By Fuel Oil	Units Heated By Wood	Units Heated By Coal/Other
United States	105,480,101	54,027,880	6,880,185	32,010,401	9,457,850	1,769,781	142,876
Pennsylvania	4,777,003	2,452,941	145,254	786,648	1,217,155	76,060	67,986
Wayne County	18,350	1,830	2,394	3,381	8,674	1,468	532
Berlin Township	813	15	95	123	441	81	58
Bethany Borough	129	50	0	21	46	10	2
Buckingham Township	284	0	16	28	184	54	2
Canaan Township	309	2	30	51	183	29	14
Cherry Ridge Township	726	19	81	133	407	49	37
Clinton Township	740	0	97	125	411	71	32
Damascus Township	1,454	10	130	281	800	184	42
Dreher Township	492	0	90	76	263	48	15
Dyberry Township	482	22	56	82	254	61	7
Hawley Borough	593	160	48	137	236	8	2
Honesdale Borough	2,166	1,281	145	331	365	36	8
Lake Township	1,632	16	395	376	716	70	55
Lebanon Township	259	0	27	33	150	37	12
Lehigh Township	635	10	95	110	354	19	45
Manchester Township	346	2	16	42	193	81	5
Mount Pleasant Township	553	6	47	70	320	85	25
Oregon Township	280	0	37	37	126	62	16
Palmyra Township	448	24	41	95	235	34	12
Paupack Township	1,176	2	236	431	399	83	19
Preston Township	462	0	26	39	317	70	10
Prompton Borough	126	0	18	15	85	5	3
Salem Township	1,400	19	329	338	642	30	27
Scott Township	238	0	13	8	151	64	0
South Canaan Township	610	0	85	86	354	55	30
Starrucca Borough	93	0	8	12	52	13	8
Sterling Township	469	6	55	74	265	37	25
Texas Township	943	183	146	147	382	77	8
Waymart Borough	492	3	32	80	343	15	13

Source: U.S. Census Bureau

Dwelling unit sizes are relatively large in Wayne County compared to the Commonwealth and the U.S. as a whole. The bulk of units (66.5%) are three or more bedrooms in size. Table IX-6 following provides the details, indicating only 8.6% of the County's units were one bedroom in size or smaller, in contrast to the national figure of 16.3%.

The County's housing stock sizes reflect the larger households that were traditional to this rural area and also indicate there is no significant overcrowding of housing units. Indeed, declining household sizes and aging may well result in many older households having too much house to maintain. It also, at the same time, creates a market for in-migrating wealthier buyers of these older larger homes. Anecdotal evidence provided by realtors suggests this has already been a factor in attracting some metro area households to the area as both second home and permanent home purchasers.

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Table IX-6: Housing Unit Sizes, 2000

Geography	Total Housing Units	Efficiency Units	Units With 1 Bedroom	Units With 2 Bedrooms	Units With 3 Bedrooms	Units With 4 Bedrooms	Units With 5+ Bedrooms
United States	115,904,641	3,422,876	15,509,740	32,906,513	44,469,684	16,011,823	3,584,005
Pennsylvania	5,249,750	83,671	597,366	1,294,804	2,275,007	806,244	192,658
Wayne County	30,593	447	2,191	7,612	14,357	4,719	1,267
Berlin Township	1,008	0	65	220	466	178	79
Bethany Borough	136	0	10	45	56	20	5
Buckingham Township	525	10	31	171	203	78	32
Canaan Township	369	0	16	115	192	34	12
Cherry Ridge Township	864	10	50	193	429	158	24
Clinton Township	1,060	22	36	293	479	164	66
Damascus Township	2,248	91	142	613	946	334	122
Dreher Township	931	8	61	266	362	156	78
Dyberry Township	568	8	27	134	283	94	22
Hawley Borough	673	44	110	146	212	119	42
Honesdale Borough	2,414	0	527	604	861	351	71
Lake Township	3,524	0	107	717	2,038	520	142
Lebanon Township	409	0	21	123	176	63	26
Lehigh Township	2,454	133	115	746	1,156	274	30
Manchester Township	755	18	138	208	271	99	21
Mount Pleasant Township	824	15	58	207	343	157	44
Oregon Township	352	7	16	72	172	65	20
Palmyra Township	576	0	35	124	298	89	30
Paupack Township	3,398	0	77	792	1,811	586	132
Preston Township	942	16	190	282	291	122	41
Prompton Borough	150	0	0	37	70	41	2
Salem Township	2,757	9	163	535	1,532	441	77
Scott Township	557	29	35	185	180	90	38
South Canaan Township	742	2	12	151	420	137	20
Starrucca Borough	141	7	0	40	48	34	12
Sterling Township	639	6	30	150	331	91	31
Texas Township	1,062	3	65	360	461	130	43
Waymart Borough	515	9	54	83	270	94	5

Source: U.S. Census Bureau

Housing conditions are reflected to some degree in the 2000 Census data regarding the lack of complete plumbing and kitchen facilities. Wayne County's housing stock had a higher proportion of units without such facilities than either Pennsylvania or the U.S. as a whole but the numbers are, nevertheless, small relative to total housing counts. Some 2.8% of units lacked complete plumbing and 2.4% were without complete kitchen facilities (see Table IX-7 following).

These numbers must be evaluated, however, in the context of the many second homes and recreational vehicles in the housing stock. Manchester Township, for example, had the highest percentage of homes without complete plumbing, this being explained by the Reflection Lakes development with its many RV's. Likewise, Damascus Township, with many cabins on the Delaware River and Duck Harbor Pond, had many homes without complete kitchen facilities.

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Table IX-7: Plumbing and Kitchen Facilities, 2000

Geography	Total Housing Units	With Complete Plumbing	Without Complete Plumbing	% Without Complete Plumbing	With Complete Kitchens	Without Complete Kitchens	% Without Complete Kitchens
United States	115,904,641	114,569,474	1,335,167	1.2%	114,388,787	1,515,854	1.3%
Pennsylvania	5,249,750	5,171,587	78,163	1.5%	5,165,606	84,144	1.6%
Wayne County	30,593	29,750	843	2.8%	29,874	719	2.4%
Berlin Township	1,008	1,002	6	0.6%	1,000	8	0.8%
Bethany Borough	136	136	0	0.0%	136	0	0.0%
Buckingham Township	525	510	15	2.9%	506	19	3.6%
Canaan Township	369	367	2	0.5%	367	2	0.5%
Cherry Ridge Township	864	831	33	3.8%	845	19	2.2%
Clinton Township	1,060	993	67	6.3%	993	67	6.3%
Damascus Township	2,248	2,108	140	6.2%	2,111	137	6.1%
Dreher Township	931	904	27	2.9%	906	25	2.7%
Dyberry Township	568	563	5	0.9%	561	7	1.2%
Hawley Borough	673	662	11	1.6%	654	19	2.8%
Honesdale Borough	2,414	2,414	0	0.0%	2,406	8	0.3%
Lake Township	3,524	3,505	19	0.5%	3,505	19	0.5%
Lebanon Township	409	369	40	9.8%	373	36	8.8%
Lehigh Township	2,454	2,327	127	5.2%	2,416	38	1.5%
Manchester Township	755	643	112	14.8%	666	89	11.8%
Mount Pleasant Township	824	789	35	4.2%	789	35	4.2%
Oregon Township	352	339	13	3.7%	341	11	3.1%
Palmyra Township	576	571	5	0.9%	576	0	0.0%
Paupack Township	3,398	3,396	2	0.1%	3,398	0	0.0%
Preston Township	942	882	60	6.4%	879	63	6.7%
Prompton Borough	150	150	0	0.0%	150	0	0.0%
Salem Township	2,757	2,741	16	0.6%	2,749	8	0.3%
Scott Township	557	493	64	11.5%	493	64	11.5%
South Canaan Township	742	737	5	0.7%	738	4	0.5%
Starrucca Borough	141	122	19	13.5%	122	19	13.5%
Sterling Township	639	633	6	0.9%	632	7	1.1%
Texas Township	1,062	1,053	9	0.8%	1,052	10	0.9%
Waymart Borough	515	510	5	1.0%	510	5	1.0%

Source: U.S. Census Bureau

Housing Costs

Table IX-8 following provides the details on Wayne County housing costs, values and affordability. The median contract rent was \$397 per month in 2000 and the median gross rent (contract rent plus utilities) was \$481 per month, well below the Pennsylvania median of \$531 per month and the U.S. median of \$602 per month.

Some 1,602 renter households, or 44.4% of all renters, paid out 30% or more of their household incomes in gross rent, which could indicate an affordability problem, depending upon the nature of the households. Some smaller households without other obligations are often able and willing to pay more of their incomes out in housing expenses, for example. Regardless, housing expenses were relatively high for many within the County.

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The median housing value for owner occupied units was \$103,900 in 2000, somewhat higher than the Commonwealth as a whole \$94,800 but lower than the U.S. median of \$111,800. The highest values were found in communities surrounding the Borough of Honesdale. These include Oregon Township, Bethany Borough, Lebanon Township and Cherry Ridge Township. Paupack Township also had a relatively high value.

The owners of 2,451 such units (16.6% of all owner occupied units) paid out 30% or more of their household incomes toward housing costs, indicating affordability was less of an issue with owner units than with renters but was still a significant problem. Housing price gains since 2000 may have exacerbated this situation. They have also created some gentrification impacts. While Wayne County housing is expensive for residents it remains relatively inexpensive to buyers from the metro region, a fact that drives growth. It also increases equity in homes.

Table IX-8: Housing Costs, 2000

Geography	Median Contract Rent	Median Gross Rent	Renter Occupied Units With Rent 30% Or More of Household Income	Median Housing Value	Owner Occupied Units With Housing Costs 30% Or More of Income
United States	\$ 519	\$ 602	15,626,421	\$ 111,800	12,044,731
Pennsylvania	\$ 438	\$ 531	590,325	\$ 94,800	600,717
Wayne County	\$ 397	\$ 481	1,602	\$ 103,900	2,451
Berlin Township	\$ 438	\$ 555	81	\$ 116,000	122
Bethany Borough	\$ 508	\$ 575	14	\$ 126,700	20
Buckingham Township	\$ 325	\$ 457	27	\$ 93,000	31
Canaan Township	\$ 323	\$ 383	9	\$ 111,000	15
Cherry Ridge Township	\$ 410	\$ 496	44	\$ 123,100	84
Clinton Township	\$ 369	\$ 453	42	\$ 101,800	110
Damascus Township	\$ 404	\$ 535	77	\$ 116,500	245
Dreher Township	\$ 463	\$ 533	35	\$ 110,600	67
Dyberry Township	\$ 385	\$ 500	22	\$ 116,600	57
Hawley Borough	\$ 364	\$ 409	146	\$ 87,000	77
Honesdale Borough	\$ 384	\$ 443	421	\$ 87,000	168
Lake Township	\$ 440	\$ 522	92	\$ 100,500	290
Lebanon Township	\$ 415	\$ 535	16	\$ 126,100	25
Lehigh Township	\$ 448	\$ 596	46	\$ 92,800	116
Manchester Township	\$ 325	\$ 408	20	\$ 86,400	39
Mount Pleasant Township	\$ 371	\$ 441	22	\$ 114,900	42
Oregon Township	\$ 400	\$ 467	4	\$ 131,300	27
Palmyra Township	\$ 490	\$ 633	22	\$ 112,700	68
Paupack Township	\$ 497	\$ 632	73	\$ 123,200	257
Preston Township	\$ 339	\$ 469	30	\$ 92,000	22
Prompton Borough	\$ 360	\$ 373	7	\$ 104,300	36
Salem Township	\$ 416	\$ 511	108	\$ 103,600	211
Scott Township	\$ 325	\$ 413	19	\$ 76,500	25
South Canaan Township	\$ 402	\$ 505	32	\$ 117,200	64
Starrucca Borough	\$ 600	\$ 700	6	\$ 74,200	13
Sterling Township	\$ 458	\$ 557	21	\$ 115,800	66
Texas Township	\$ 376	\$ 490	104	\$ 92,100	85
Waymart Borough	\$ 415	\$ 483	62	\$ 86,400	69

Source: U.S. Census Bureau