

## Chapter IX - Housing Analysis

### Housing Growth

Wayne County's housing stock has experienced some significant changes in trends over the decade. Housing growth has stagnated similar to Monroe County while second homes have grown again in these two counties as well as Pike. Table IX-1 and Figure IX-1 supply the detailed data.

Wayne County added a mere 257 housing units between 2010 and 2020, for a growth rate of only 0.8%, which was but a small fraction of the Pennsylvania gain (3.2%) and that of New York as well (4.7%), indicating Wayne County had by, 2020, still not fully recovered from an extended real estate recession, although that began to change later in 2020 in response to New York and New Jersey COVID and state policies in regard to the same.

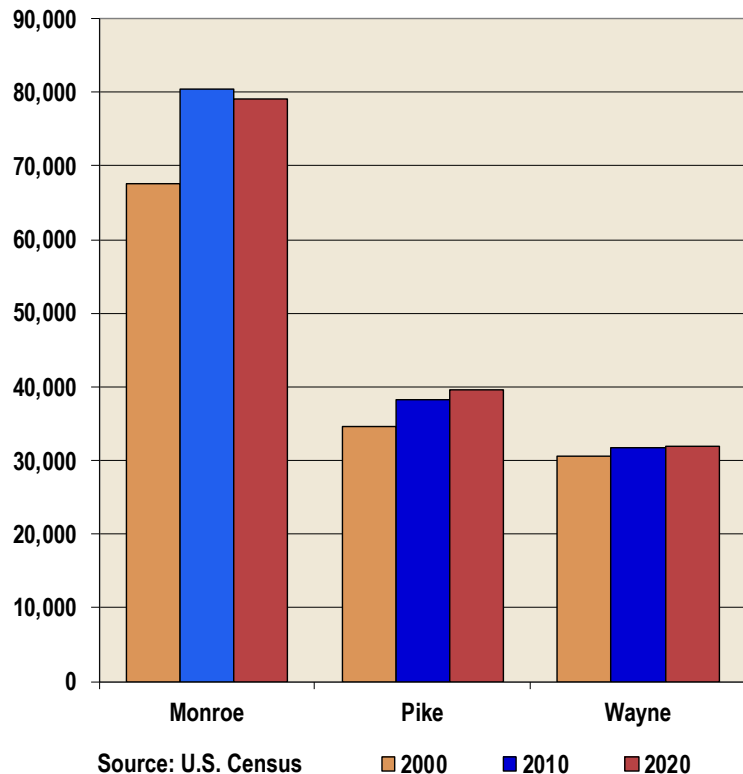
There are, though, strong indications the 2020 Census data is deeply flawed. Lake Township counts by the Census, for example, show a 450 unit (11.2%) housing decline, which is simply not credible.

Buckingham Township also shows an unrealistic 68 unit or 12.9% drop in units and even tiny Prompton Borough is reported as losing 17 units or 13.0% of its stock, which obviously didn't happen. Worst of all, Starrucca Borough is listed as dropping 31 units or 21.8% of its housing as against a population of loss of 14 people or 7.7%. These numbers suggest a great deal was missed in the 2020 Census and Wayne County's housing and population data is way off the mark.

Housing growth within Wayne County is, of course, 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 some Census tabulations.

The addition or removal of some such units and/or different accounting of them in the Census has created some distortions in the housing counts in the past so as to suggest large declines in unit counts that are illusory. It may well be that some of the same issues are reflected in the 2020 Census. Notwithstanding this, there remains what appears to be substantial issues with Wayne County counts.

**Figure IX-1**  
**Total Housing Units by County, 2000 – 2020**



## Wayne County Comprehensive Plan Update

**Table IX-1: Housing Growth, 2010 – 2020**

Geography	Units 2010	Units 2020	10-20 Gain/ Loss	% Chg.	2nd Homes 2010	2nd Homes 2020	10-20 Gain/ Loss	% Chg.
New York State	8,108,130	8,488,066	379,936	4.7%	289,301	344,593	55,292	19.1%
Pennsylvania	5,567,315	5,742,828	175,513	3.2%	161,588	169,072	7,484	4.6%
Broome County, New York	90,563	92,569	2,006	2.2%	1,843	2,141	298	16.2%
Delaware County, New York	31,222	29,953	-1,269	-4.1%	9,276	10,220	944	10.2%
Sullivan County, New York	49,186	49,215	29	0.1%	14,323	17,018	2,695	18.8%
Lackawanna County, Pennsylvania	96,832	99,815	2,983	3.1%	2,036	2,759	723	35.5%
Monroe County, Pennsylvania	80,359	79,114	-1,245	-1.5%	13,590	16,347	2,757	20.3%
Pike County, Pennsylvania	38,350	39,676	1,326	3.5%	14,280	14,671	391	2.7%
Susquehanna County, Pennsylvania	22,968	21,259	-1,709	-7.4%	3,828	4,209	381	10.0%
<b>Wayne County</b>	<b>31,653</b>	<b>31,910</b>	<b>257</b>	<b>0.8%</b>	<b>9,381</b>	<b>11,733</b>	<b>2,352</b>	<b>25.1%</b>
Berlin Township	1,234	1,231	-3	-0.2%	170	184	14	8.2%
Bethany Borough	126	122	-4	-3.2%	4	6	2	50.0%
Buckingham Township	527	459	-68	-12.9%	241	263	22	9.1%
Canaan Township	420	437	17	4.0%	39	78	39	100.0%
Cherry Ridge Township	903	991	88	9.7%	93	176	83	89.2%
Clinton Township	1,165	1,187	22	1.9%	230	265	35	15.2%
Damascus Township	2,296	2,396	100	4.4%	599	813	214	35.7%
Dreher Township	703	834	131	18.6%	110	111	1	0.9%
Dyberry Township	706	695	-11	-1.6%	133	128	-5	-3.8%
Hawley Borough	625	673	48	7.7%	29	18	-11	-37.9%
Honesdale Borough	2,357	2,420	63	2.7%	60	122	62	103.3%
Lake Township	4,009	3,559	-450	-11.2%	1,721	2,567	846	49.2%
Lebanon Township	408	441	33	8.1%	100	170	70	70.0%
Lehigh Township	1,652	1,765	113	6.8%	788	958	170	21.6%
Manchester Township	682	729	47	6.9%	292	275	-17	-5.8%
Mount Pleasant Township	872	819	-53	-6.1%	231	254	23	10.0%
Oregon Township	399	401	2	0.5%	48	41	-7	-14.6%
Palmyra Township	689	669	-20	-2.9%	114	184	70	61.4%
Paupack Township	4,030	4,293	263	6.5%	2,247	2,530	283	12.6%
Preston Township	954	991	37	3.9%	467	425	-42	-9.0%
Prompton Borough	131	114	-17	-13.0%	32	12	-20	-62.5%
Salem Township	3,019	2,932	-87	-2.9%	1,115	1,384	269	24.1%
Scott Township	443	412	-31	-7.0%	212	242	30	14.2%
South Canaan Township	762	829	67	8.8%	76	119	43	56.6%
Starrucca Borough	142	111	-31	-21.8%	57	26	-31	-54.4%
Sterling Township	734	800	66	9.0%	127	213	86	67.7%
Texas Township	1,099	1,042	-57	-5.2%	41	135	94	229.3%
Waymart Borough	566	558	-8	-1.4%	5	34	29	580.0%

Source: U.S. Census Bureau

## Wayne County Comprehensive Plan Update

### Second Homes

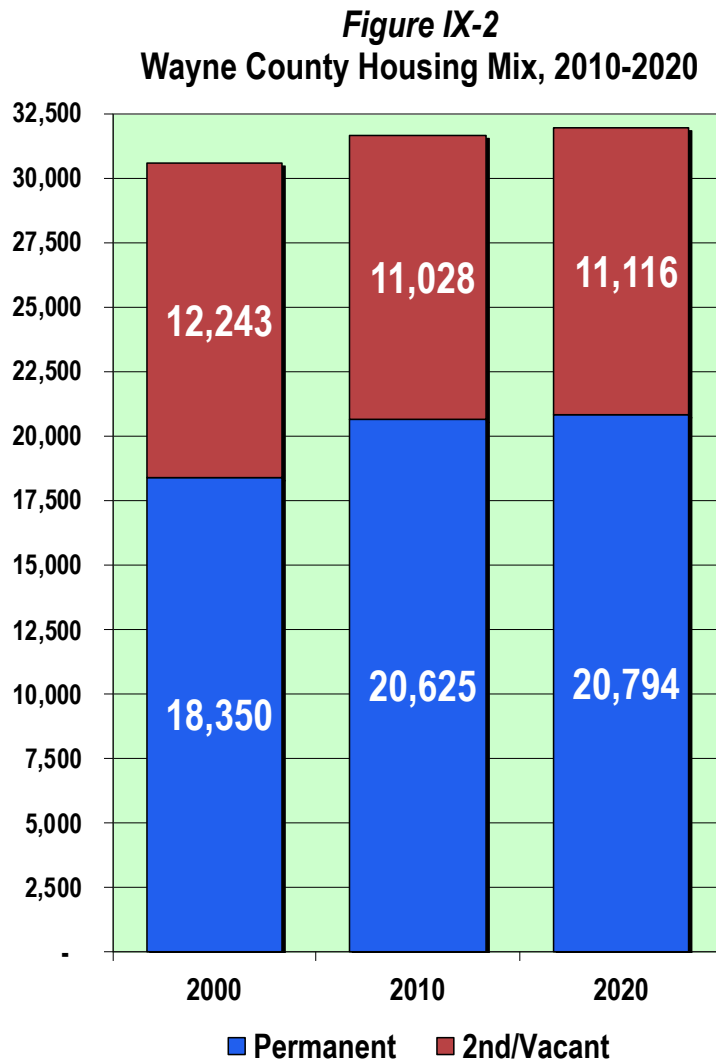
Wayne County has traditionally been a second home resort area, with large concentrations of seasonal housing in the Lake Region as well as parts of the northern and southern regions of the County. The impacts of second homes on both growth and tourism are very important, but have waxed and waned somewhat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

Unfortunately, the 2020 Census is, once again, extremely flawed. Second homes have typically been classified in the Census as vacant housing units for seasonal, recreational or "occasional use." That is to say, they are part of the vacant housing stock along with units sitting empty for reasons of abandonment, being for rent or sale or other reasons.

The "other vacant" category has often been thought to include some second homes but, for 2020, the Census Bureau has relied upon American Community Survey (ACS) sample data to estimate the number of seasonal homes, which is the data used to complete Table IX-1. It shows Wayne County has an estimated 11,733 such units, which figure matches the total of similar ACS estimates by municipality.

Nonetheless, the full Census data shows all vacant units, including those for sale or rent, total only 11,116, which is actually less than the seasonal estimate. This number obviously cannot be reconciled with the estimates and, therefore, the above Figure IX-2 simply utilizes the combined numbers of vacants and seasonal or second home units for comparison purposes and, it is clear there has been no substantial change in the proportion of seasonally vacant units that compose such a significant part of the housing stock.

The ACS data indicates the major second home areas of Wayne County are Lake Township with 2,567 second homes, Paupack Township (2,530), Salem Township (1,384), Lehigh Township (958) and Damascus Township (813).



Source: U.S. Census

## Wayne County Comprehensive Plan Update

### Housing Tenure

ESRI data indicates Wayne County's permanent housing stock was 81.2% owner-occupied in 2022, well above national and state rates. Renter occupied units are found mostly in Honesdale Borough (1,039 units) or 26.8% of the County total), Salem Township (358), Hawley Borough (270) and Lake Township (233).

**Table IX-2: Housing Tenure, 2022**

<b>Geography</b>	<b>Occupied Housing Units</b>	<b>Owner Occupied Units</b>	<b>Renter Occupied Units</b>	<b>% Owner Occupied</b>	<b>% Renter Occupied</b>
United States	128,657,669	83,145,410	45,512,259	64.6%	35.4%
Pennsylvania	5,232,785	3,590,131	1,642,654	68.6%	31.4%
<b>Wayne County</b>	<b>20,653</b>	<b>16,769</b>	<b>3,884</b>	<b>81.2%</b>	<b>18.8%</b>
Berlin Township	997	825	172	82.7%	17.3%
Bethany Borough	117	98	19	83.8%	16.2%
Buckingham Township	247	228	19	92.3%	7.7%
Canaan Township	356	256	100	71.9%	28.1%
Cherry Ridge Township	806	673	133	83.5%	16.5%
Clinton Township	846	693	153	81.9%	18.1%
Damascus Township	1,618	1,442	176	89.1%	10.9%
Dreher Township	562	444	118	79.0%	21.0%
Dyberry Township	547	475	72	86.8%	13.2%
Hawley Borough	566	296	270	52.3%	47.7%
Honesdale Borough	2,115	1,076	1,039	50.9%	49.1%
Lake Township	2,029	1,796	233	88.5%	11.5%
Lebanon Township	290	254	36	87.6%	12.4%
Lehigh Township	820	760	60	92.7%	7.3%
Manchester Township	342	300	42	87.7%	12.3%
Mount Pleasant Township	624	563	61	90.2%	9.8%
Oregon Township	340	286	54	84.1%	15.9%
Palmyra Township	542	458	84	84.5%	15.5%
Paupack Township	1,650	1,553	97	94.1%	5.9%
Preston Township	448	383	65	85.5%	14.5%
Prompton Borough	90	70	20	77.8%	22.2%
Salem Township	1,710	1,352	358	79.1%	20.9%
Scott Township	195	170	25	87.2%	12.8%
South Canaan Township	692	568	124	82.1%	17.9%
Starrucca Borough	76	66	10	86.8%	13.2%
Sterling Township	627	584	43	93.1%	6.9%
Texas Township	893	753	140	84.3%	15.7%
Waymart Borough	506	347	159	68.6%	31.4%

Source: ESRI

## Wayne County Comprehensive Plan Update

### Physical Characteristics

The County's housing stock is mostly composed of single-family detached dwellings. They accounted for 27,718 units or 85.6% of the total in 2020, compared to Pennsylvania and U.S. ratios of 57.1% and 61.7%, respectively. Only 3.1% of Wayne County's housing stock is found in multi-family structures.

**Table IX-3: Physical Characteristics, 2016-2020**

Characteristics	United States Percent	Pennsylvania Percent	Wayne County Percent	Wayne County Estimate
<b>Units in Structure</b>				
Total housing units	138,432,751	5,713,345	32,381	32,381
1-unit, detached	61.7%	57.1%	85.6%	27,718
1-unit, attached	5.9%	18.6%	1.5%	486
2 units	3.5%	4.3%	2.8%	907
3 or 4 units	4.3%	4.0%	1.5%	486
5 to 9 units	4.6%	3.2%	0.7%	227
10 to 19 units	4.3%	2.6%	0.2%	65
20 or more units	9.4%	6.4%	0.7%	227
Mobile home	6.0%	3.8%	7.0%	2,267
Boat, RV, van, etc.	0.1%	0.0%	0.1%	32
<b>Year Structure Built</b>				
Total housing units	138,432,751	5,713,345	32,381	32,381
Built 2014 or later	3.5%	1.8%	1.0%	324
Built 2010 to 2013	2.7%	1.6%	1.9%	615
Built 2000 to 2009	13.6%	8.1%	12.1%	3,918
Built 1990 to 1999	13.9%	9.6%	15.0%	4,857
Built 1980 to 1989	13.4%	9.6%	20.8%	6,735
Built 1970 to 1979	15.0%	12.5%	15.5%	5,019
Built 1960 to 1969	10.5%	10.1%	6.3%	2,040
Built 1950 to 1959	10.2%	13.5%	6.3%	2,040
Built 1940 to 1949	4.8%	7.2%	3.3%	1,069
Built 1939 or earlier	12.4%	25.9%	17.6%	5,699
<b>Bedrooms</b>				
Total housing units	138,432,751	5,713,345	32,381	32,381
No bedroom	2.6%	2.2%	1.5%	486
1 bedroom	10.8%	10.3%	5.9%	1,910
2 bedrooms	25.7%	22.6%	22.6%	7,318
3 bedrooms	39.3%	42.9%	48.9%	15,834
4 bedrooms	17.0%	17.6%	16.8%	5,440
5 or more bedrooms	4.6%	4.5%	4.3%	1,392
<b>House Heating Fuel</b>				
Occupied housing units	122,354,219	5,106,601	18,938	18,938
Utility gas	47.6%	51.3%	10.1%	1,913
Bottled, tank, or LP gas	4.8%	4.6%	18.6%	3,522
Electricity	39.3%	23.5%	22.7%	4,299
Fuel oil, kerosene, etc.	4.6%	15.9%	32.1%	6,079
Coal or coke	0.1%	1.1%	3.0%	568
Wood	1.7%	2.5%	11.7%	2,216
Solar energy	0.2%	0.1%	0.3%	57
Other fuel	0.5%	0.7%	1.2%	227
No fuel used	1.1%	0.5%	0.3%	57

Source: American Community Survey, 2016-2020

## Wayne County Comprehensive Plan Update

### Housing Affordability

Wayne County housing costs are relatively affordable compared to the U.S. and Pennsylvania, as the following table indicates, but a 2023 County housing study by Urban Partners reveals some specific affordability issues.

*Table IX-4: Housing Costs, 2016-2020*

Characteristics	United States Percent	Pennsylvania Percent	Wayne County Percent	Wayne County Estimate
<b>Housing Values</b>				
Owner-occupied units	78,801,376	3,522,269	15,325	15,325
Less than \$50,000	6.6%	6.7%	3.8%	582
\$50,000 to \$99,999	11.0%	14.2%	11.7%	1,793
\$100,000 to \$149,999	12.3%	15.6%	16.6%	2,544
\$150,000 to \$199,999	13.6%	17.1%	23.6%	3,617
\$200,000 to \$299,999	20.0%	21.9%	23.1%	3,540
\$300,000 to \$499,999	20.5%	17.1%	16.0%	2,452
\$500,000 to \$999,999	12.3%	6.3%	4.0%	613
\$1,000,000 or more	3.7%	1.1%	1.1%	169
Median (dollars)	\$229,800	\$187,500	\$178,700	\$178,700
<b>Owner Housing Costs / Income</b>				
Housing units with a mortgage	48,744,731	2,102,661	7,753	7,753
Less than 20.0 percent	46.7%	50.4%	39.8%	3,086
20.0 to 24.9 percent	15.6%	15.6%	14.7%	1,140
25.0 to 29.9 percent	10.3%	9.9%	11.5%	892
30.0 to 34.9 percent	6.8%	6.2%	6.0%	465
35.0 percent or more	20.6%	18.0%	28.0%	2,171
Housing unit without a mortgage	29,428,138	1,395,353	7,509	7,509
Less than 10.0 percent	45.7%	41.4%	39.1%	2,936
10.0 to 14.9 percent	19.3%	19.9%	22.9%	1,720
15.0 to 19.9 percent	10.9%	12.0%	12.0%	901
20.0 to 24.9 percent	6.6%	7.5%	7.7%	578
25.0 to 29.9 percent	4.2%	5.0%	4.8%	360
30.0 to 34.9 percent	2.8%	3.4%	2.2%	165
35.0 percent or more	10.4%	10.8%	11.3%	849
<b>Gross Rent</b>				
Occupied units paying rent	41,390,514	1,496,375	3,001	3,001
Less than \$500	8.9%	11.5%	16.2%	486
\$500 to \$999	34.3%	42.5%	58.0%	1,741
\$1,000 to \$1,499	30.2%	30.6%	19.4%	582
\$1,500 to \$1,999	14.9%	10.1%	2.8%	84
\$2,000 to \$2,499	6.2%	3.1%	2.5%	75
\$2,500 to \$2,999	2.6%	1.1%	0.3%	9
\$3,000 or more	2.8%	1.0%	0.8%	24
Median (dollars)	\$1,096	\$958	\$791	\$791
<b>Gross Rent / Income</b>				
Occupied units paying rent	40,484,226	1,463,883	2,952	2,952
Less than 15.0 percent	13.4%	15.2%	16.9%	499
15.0 to 19.9 percent	13.0%	13.8%	13.0%	384
20.0 to 24.9 percent	12.9%	12.9%	14.0%	413
25.0 to 29.9 percent	11.6%	11.5%	13.6%	401
30.0 to 34.9 percent	9.1%	8.6%	5.9%	174
35.0 percent or more	40.0%	38.1%	36.7%	1,083

Source: American Community Survey, 2016-2020