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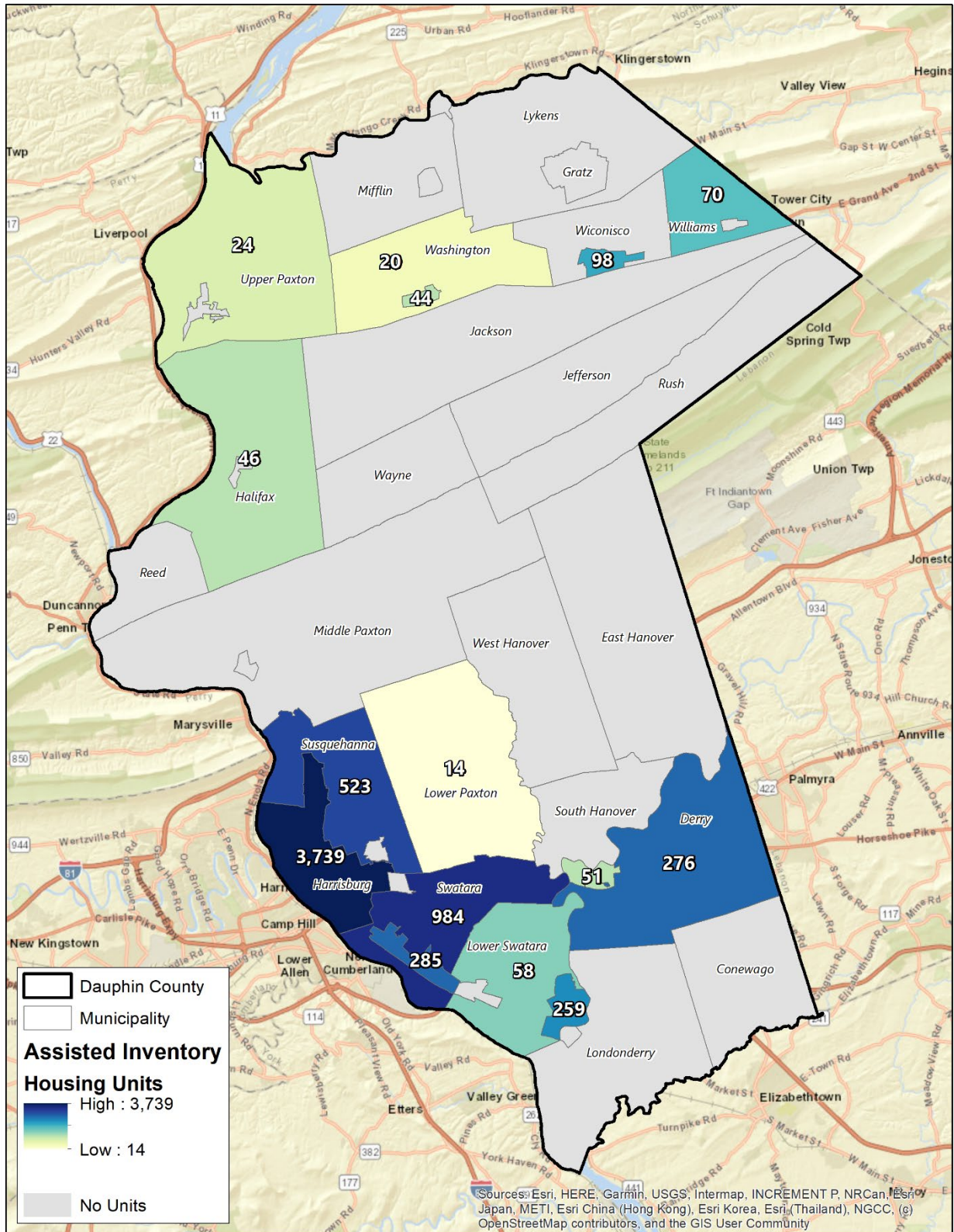
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Inventory of Assisted Units

Municipality	Total Assisted Units
Dauphin County	6491
Berrysburg borough	0
Conewago township	0
Dauphin borough	0
Derry township	276
East Hanover township	0
Elizabethville borough	44
Gratz borough	0
Halifax borough	0
Halifax township	46
Harrisburg city	3739
Highspire borough	0
Hummelstown borough	51
Jackson township	0
Jefferson township	0
Londonderry township	0
Lower Paxton township	14
Lower Swatara township	58
Lykens borough	98
Lykens township	0
Middle Paxton township	0

Municipality	Total Assisted Units
Middletown borough	259
Mifflin township	0
Millersburg borough	0
Paxtang borough	0
Penbrook borough	0
Pillow borough	0
Reed township	0
Royalton borough	0
Rush township	0
South Hanover township	0
Steelton borough	285
Susquehanna township	523
Swatara township	984
Upper Paxton township	24
Washington township	20
Wayne township	0
West Hanover township	0
Wiconisco township	0
Williams township	70
Williamstown borough	0

Map 1 Assisted Housing Inventory



Cost Burden

In this analysis, a household is considered cost burdened if the household spends more than 30% of household income on housing. CHAS data was used to determine cost burden by income tier and tenure. Because CHAS data is a custom tabulation created for HUD, there are limitations on the income tiers that can be analyzed. The income tiers utilized are 0-30% AMI, 31-50% AMI, 51-80% AMI and above 80% AMI.

Using Comprehensive Housing Affordability Strategy (CHAS) data creates a more granular picture, which allows for a more nuanced analysis, especially of lower income groups. The CHAS dataset is a custom tabulation of census data produced by HUD. It provides actual household counts within each income tier and adjusts for household size, while ACS data only provides aggregated data such as median household income for a county.

In 2018, 27.2% of all households in Dauphin County and 35.9% in Harrisburg were cost burdened. Renters are more likely to be cost burdened than owners in both the County and the City, with 41.2% and 42.6% of all renters paying more than 30% of their household income on housing costs in Dauphin County and Harrisburg, respectively, compared to 18.8% and 23.0% of homeowners.

Renters

Among renters, households earning 0-50% AMI in both Dauphin County and Harrisburg were the most cost burdened. Renters earning 0-50% AMI are the most likely group to be cost burdened among all households in both Dauphin County and Harrisburg. These renters account for 73.9% of all cost-burdened renter households in Dauphin County and 86.6% of all cost-burdened renter households in Harrisburg. Expectedly, as income increases, the degree of cost burdened also decreases significantly.

Figure 1 Cost Burdened Renter-Occupied Households by Income Tier

			Dauphin County	Harrisburg	Dauphin County, excluding Harrisburg
Total Renter Households			41,080	13,425	27,655
Renter Cost Burdened Households	Total	#	16,905	5,725	11,180
		% Cost Burdened	41.15%	42.64%	40.43%
	0 - 30% AMI	#	7155	3,075	4,080
		% Cost Burdened	75.71%	74.73%	76.48%
	31 - 50% AMI	#	5340	1,880	3,460
		% Cost Burdened	77.11%	73.58%	79.18%
	51 - 80% AMI	#	3595	700	2,895
		% Cost Burdened	36.85%	23.73%	42.54%
	81 - 100% AMI	#	560	45	515
		% Cost Burdened	12.60%	3.80%	15.80%
	100%+ AMI	#	255	25	230
		% Cost Burdened	2.43%	0.96%	2.91%

Source: 2014-2018 CHAS

Owners

Among homeowners, households earning 0-30% AMI in both Dauphin County and Harrisburg were the most cost-burdened at rates of 79.0% and 75.8%, respectively. In Dauphin County, 18.8% of all homeowners, inclusive of all income tiers, were cost burdened. These households account for 24.9% and 38.2% of cost burdened households in Dauphin County and Harrisburg, respectively. Similar to renters, the rate of cost burden decreases significantly as household income increases.

Figure 2 Owner-Occupied Households by Income Tier

			Dauphin County	Harrisburg	Dauphin County, excluding Harrisburg
Total Owner Households			70,605	7,095	63,510
Owner Cost Burdened Households	Total	#	13,275	1,634	11,641
		% Cost Burdened	18.80%	23.03%	18.33%
	0 - 30% AMI	#	3300	625	2,675
		% Cost Burdened	78.95%	75.76%	79.73%
	31 - 50% AMI	#	3175	560	2,615
		% Cost Burdened	61.06%	61.54%	60.96%
	51 - 80% AMI	#	3800	345	3,455
		% Cost Burdened	37.13%	23.31%	39.46%
	81 - 100% AMI	#	1395	75	1320
		% Cost Burdened	17.06%	8.06%	18.22%
	100%+ AMI	#	1605	29	1576
		% Cost Burdened	3.75%	0.98%	3.95%

Source: 2014-2018 CHAS

Housing Gap Analysis

The Housing Gap Analysis indicates the number of additional housing units by tenure and affordability that are needed for the housing inventory to match the number of households within the corresponding affordability/income tier based on Area Median Income (AMI) established by HUD. For the gap to be equal to zero for a particular income tier and tenure, all households in that group must occupy a unit that is affordable to a household in that income tier (i.e. a 31-50% AMI household lives in a unit affordable to a 31-50% AMI household). Factors that contribute to the gap - which is a measure of the mismatch between households and units - include:

- 1) having more households than units in a particular tier (i.e. 1,000 households but only 500 units); and/or
- 2) having households outside of a particular tier residing in those units (i.e. 1,000 households and 1,500 units for a particular tier but 750 of the units occupied by households outside the tier leading to only 750 units available to the 1,000 households).

Comprehensive Housing Affordability (CHAS) data, which is a custom tabulation of ACS data for use by HUD, was used in the analysis. CHAS data provides a count of units and households by income tier and tenure including occupancy data. Due to the constraints of the dataset, renters and owners in this analysis are separated into slightly different income tiers:

Renters

- 0 – 30% AMI
- 31 – 50% AMI
- 51 – 80% AMI
- Greater than 80% AMI

Owners

- 0 – 50% AMI
- 51 – 80% AMI
- 81 – 100% AMI
- Greater than 100% AMI

To determine the gap at the county level, the number of households and housing units (both occupied and vacant units) were counted within each income tier by tenure. Units occupied by households outside of the income tier were subtracted out of the total because these units are not available to households in the specified tier. The difference in the number of households in a tier/tenure and the number of units occupied by households in that tier/tenure is referred to as the gap. The gap represents the mismatch in households and units based on both the number of units in the AMI tier and/or households outside the AMI tier residing in the units as described above. Vacant units are not included in the housing gap as the calculation relies on occupancy data and habitability cannot be confirmed. However, vacant units are useful to reference as they are part of the potential supply of available housing, and may be readily available or suitable for rehabilitation. The gap represented in the graphics below do not represent the number of units that need to be built. Rather they demonstrate a need for available and affordable units across all income tiers and all municipalities within the County.

Within each income tier, it is possible for a household to be cost burdened – paying more than 30% of household income on housing costs – despite residing in a unit that is affordable within that tier. For example, a 62% AMI household residing in a unit affordable to a household earning 75% AMI is cost burdened but both the household and the unit “match” in that they both are categorized in the 51-80% AMI tier.

Dauphin County

In Dauphin County, the number of total housing units exceeds the number of households in the County. However, renters earning 0-30% AMI and 31-80%+ AMI have housing gaps for different reasons. The supply of affordable housing units is insufficient for households earning 0-30% AMI. As a result, these households must reside in housing units that are more costly than what would be considered affordable to these households. Renter households earning 81%+ AMI also do not have enough available units appropriately affordable to them. This leads to many high-earning households reside in housing units that would be affordable to lower income households. The low vacancy rates of rental units affordable to these households is indicative of a strong demand for affordable housing within these ranges.

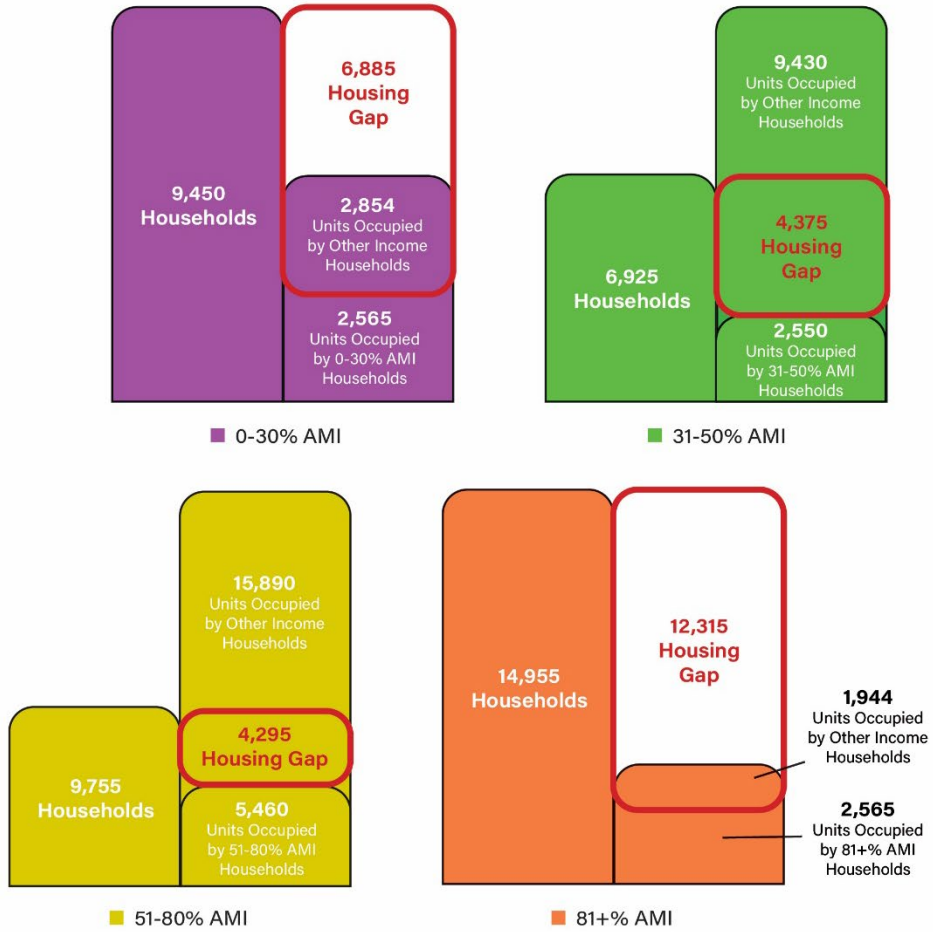
In the 31-50% AMI and 51-80% AMI income tier, the supply of affordable housing units is greater than the number of households. However, a housing gap exists at this income tier is due to the number of households from other income brackets occupying existing units as a result of the aforementioned shortage of appropriate housing units for households earning 0-30% AMI and 81%+ AMI.

Figure 3 Dauphin County Renter Housing Gap by Income Bracket

	Renter Households	0-30% AMI	31-50% AMI	51-80% AMI	81%+ AMI
Dauphin County	Total Households	9,450	6,925	9,755	14,955
	Affordable Housing Units	5,419	11,980	21,350	4,584
	Units Occupied by Other Income Households	2,854	9,430	15,890	1,944
	Gap	6,885	4,375	4,295	12,315

Source: 2014-2018 CHAS

HOUSING GAP FOR RENTER HOUSEHOLDS IN DAUPHIN COUNTY



Source: 2014-2018 CHAS

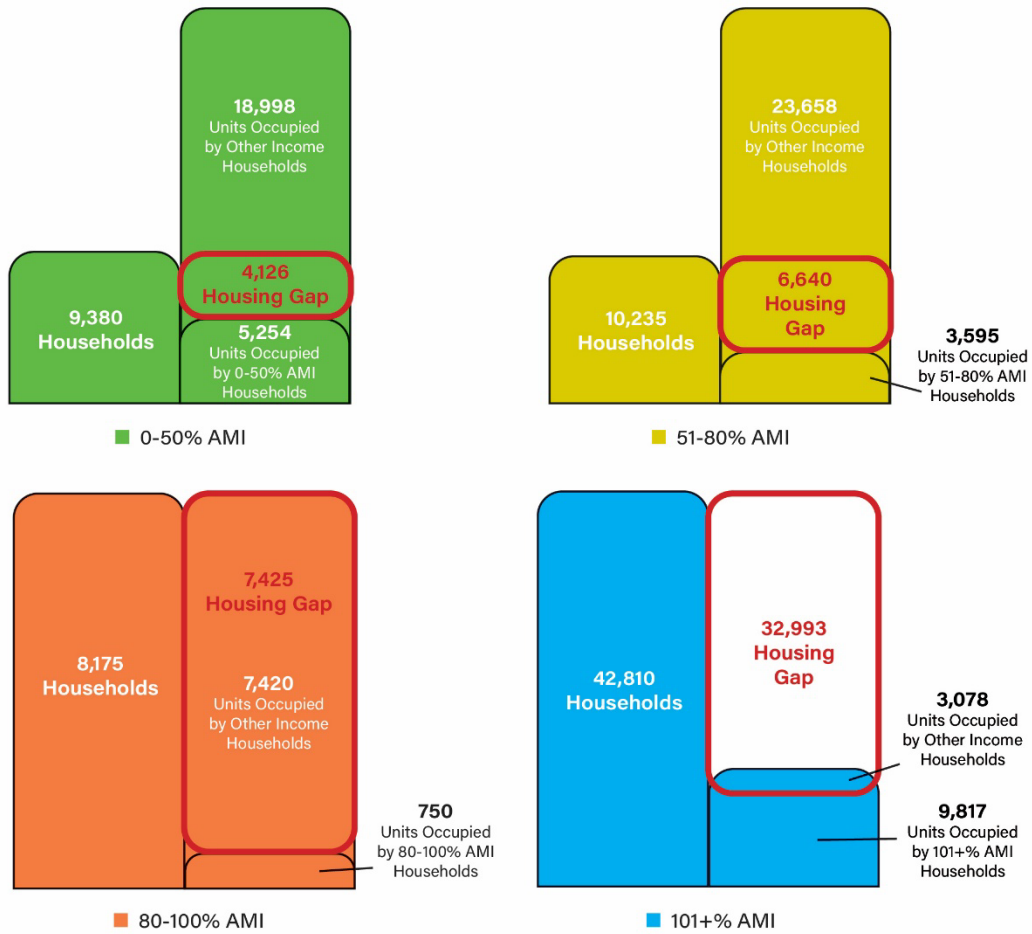
For owner-occupied households, there is a shortage of housing units at the 100%+ AMI tier. As a result, households earning 101%+ AMI are occupying housing units affordable to lower income households and are the largest group occupying housing affordable at all income levels. Consequently, this creates a housing gap at all income tiers between 0-100% AMI despite there being more affordable housing units than households at each of these income tiers.

Figure 4 Dauphin County Homeowner Housing Gap by Income Bracket

	Owner Households	0-50% AMI	51-80% AMI	80-100% AMI	101%+ AMI
Dauphin County	Total Households	9,380	10,235	8,175	42,810
	Affordable Housing Units	24,252	27,253	8,170	12,895
	Units Occupied by Other Income Households	18,998	23,658	7,420	3,078
	Gap	4,126	6,640	7,425	32,993

Source: 2014-2018 CHAS

HOUSING GAP FOR OWNER HOUSEHOLDS IN DAUPHIN COUNTY



Source: 2014-2018 CHAS

Harrisburg

Similar to Dauphin County, the number of total housing units exceeds the number of households in Harrisburg. Additionally, the distribution of affordable housing is concentrated at the 31-80% AMI income bracket. As a result, many renter households earning 0-30% AMI must look at housing beyond of their typical range while households earning 80%+ AMI must look down market. This is illustrated in Figure 9, where 0-30% AMI households are almost equally represented in housing affordable to 0-30% AMI, 31-50% AMI, and 51-80% AMI. Households earning 80%+ AMI are shown to primarily reside in housing affordable to 51-80% AMI due to the dearth of appropriately affordable housing units.

Figure 5 Harrisburg Renter Housing Gap by Income Bracket

	Renter Households	0-30% AMI	31-50% AMI	51-80% AMI	81%+ AMI
Harrisburg	Total Households	4,115	2,555	2,950	3,800
	Affordable Housing Units	2,325	5,325	6,180	593
	Units Occupied by Other Income Households	1,005	4,080	4,780	289
	Gap	2,795	1,310	1,550	3,496

Source: 2014-2018 CHAS

The housing gap for homeowners in Harrisburg is most narrow for 0-50% AMI households as there is a glut of housing units affordable at this income bracket. As a result, higher earning households must purchase housing down market. Homeowner households earning 101%+ AMI are the largest income group, resulting in these households competing with lower income households for housing. The quality of owner-occupied housing may be a concern as these households occupy the vast majority of housing units considered affordable to households earning 51% AMI or more.

Figure 6 Harrisburg Homeowner Housing Gap by Income Bracket

	Owner Households	0-50% AMI	51-80% AMI	80-100% AMI	100%+ AMI
Harrisburg	Total Households	1,735	1,480	930	2,950
	Affordable Housing Units	5,738	1,378	208	336
	Units Occupied by Other Income Households	4,258	1,183	175	268
	Gap	255	1,285	897	2,882

Source: 2014-2018 CHAS

Housing Affordability

Housing affordability varies among renters and owners throughout the County. In any given municipality in the County, no more than 74% of the population can afford median housing value. In the City of Harrisburg and the Boroughs of Steelton and Highspire, less than half of the population can afford median housing value. For renters, more households appear able to afford the median rent. For example in Halifax, nearly 90% (88.8%) of households can afford the median rent, while only 55% can afford the median housing value. Similarly, in Middle Paxton Township, 90% of households can afford the median rent while only 56.5% can afford the median housing value. Affordability is measured where a household pays no more than 30% of their monthly income on housing. For both owners and renters, the household income needed to afford the median housing value and the median gross rent was calculated, and the percent of households in each municipality that had incomes at or above the income needed is outlined below.

For owners, cost of housing assumed a 30-year fixed-rate 3.875% with 20% downpayment. Cost includes mortgage principal and interest; \$100/month insurance; Annual energy bill = \$2,060; Monthly = \$172; adjusted for inflation (2018 dollars) = \$185. 2018 millage rates were used to calculate property tax.

Municipality	% of Households that can afford the median housing value	% of households that can afford median gross rent
Dauphin County	54.0%	71.9%
Berrysburg borough	73.4%	82.8%
Conewago township	65.5%	84.9%
Dauphin borough	71.2%	82.3%
Derry township	51.6%	75.1%
East Hanover township	61.6%	85.2%
Elizabethville borough	57.0%	79.0%
Gratz borough	64.3%	77.5%
Halifax borough	60.9%	78.7%
Halifax township	55.3%	88.8%
Harrisburg city	48.0%	53.4%
Highspire borough	46.9%	60.0%
Hummelstown borough	47.8%	74.2%
Jackson township	71.4%	83.6%
Jefferson township	62.0%	79.3%
Londonderry township	63.7%	77.5%
Lower Paxton township	61.1%	73.8%
Lower Swatara township	65.9%	74.8%
Lykens borough	62.8%	67.7%

Municipality	% of Households that can afford the median housing value	% of households that can afford median gross rent
Lykens township	60.1%	75.5%
Middle Paxton township	56.5%	90.0%
Middletown borough	52.0%	63.0%
Mifflin township	58.5%	82.3%
Millersburg borough	57.8%	78.4%
Paxtang borough	69.4%	82.5%
Penbrook borough	55.0%	69.4%
Pillow borough	71.8%	80.4%
Reed township	63.1%	81.6%
Royalton borough	63.9%	67.9%
Rush township	77.7%	83.2%
South Hanover township	62.2%	76.9%
Steelton borough	48.0%	59.8%
Susquehanna township	62.4%	66.9%
Swatara township	60.1%	71.4%
Upper Paxton township	54.9%	76.3%
Washington township	66.7%	82.9%
Wayne township	70.7%	85.8%
West Hanover township	68.4%	79.3%
Wiconisco township	67.9%	60.0%
Williams township	61.7%	63.8%
Williamstown borough	54.4%	79.1%

Community Profiles

Dauphin County

The population of Dauphin County increased by 7,532 residents between 2010 and 2019 to 275,632. This represents a 2.8% increase since 2010. In Dauphin County, there are 1,547 units that lack plumbing and/or kitchen facilities, rendering them substandard per HUD's definition of substandard housing. There are 6491 assisted units in the inventory.

Population	275,632
Race-White	70.1%
Race-Black/Af Am	19.5%
Race-Asian	4.4%
Race-Am Ind/Alaska Native	0.3%
Race-Other (incl. multiracial)	5.7%
Hispanic	9.2%

Owner Occupied Units	70,933
Renter Occupied Units	41,279
Owner Vacancy Rate	1.6
Rental Vacancy Rate	6.1
Med home value	\$165,200
Med Gross Rent	\$922
Number of Substandard Units	1,547

Median Household Income	\$60,715
Households that can Afford Median Housing Value	54.0%
Households that can Afford Median Gross Rent	71.9%

Berrysburg Borough

The population of Berrysburg Borough decreased by 29 residents between 2010 and 2019 to 339. This represents a 7.9% decrease since 2010. In Berrysburg Borough, there are no substandard units per HUD's definition of substandard housing. There are no assisted units in the inventory.

Population	339
Race-White	96.5%
Race-Black/Af Am	0.0%
Race-Asian	0.0%
Race-Am Ind/Alaska Native	0.0%
Race-Other (incl. multiracial)	3.5%
Hispanic	7.7%

Owner Occupied Units	103
Renter Occupied Units	32
Owner Vacancy Rate	5.5
Rental Vacancy Rate	0
Med home value	\$108,200
Med Gross Rent	\$688
Number of Substandard Units	0

Median Household Income	\$56,250
Households that can Afford Median Housing Value	73.4%
Households that can Afford Median Gross Rent	82.8%

Conewago Township

The population of Conewago Township increased by 81 residents between 2010 and 2019 to 3,078. This represents a 2.7% increase since 2010. In Conewago Township, there are no substandard units per HUD's definition of substandard housing. There are no assisted units in the inventory.

Population	3,078
Race-White	91.1%
Race-Black/Af Am	3.1%
Race-Asian	4.6%
Race-Am Ind/Alaska Native	0.0%
Race-Other (incl. multiracial)	1.2%
Hispanic	1.3%

Owner Occupied Units	981
Renter Occupied Units	142
Owner Vacancy Rate	0
Rental Vacancy Rate	9.6
Med home value	\$244,700
Med Gross Rent	\$965
Number of Substandard Units	0

Median Household Income	\$89,946
Households that can Afford Median Housing Value	65.5%
Households that can Afford Median Gross Rent	84.9%

Dauphin Borough

The population of Dauphin Borough decreased by 17 residents between 2010 and 2019 to 774. This represents a 2.1% decrease since 2010. In Dauphin Borough, there are 2 units that lack plumbing and/or kitchen facilities, rendering them substandard per HUD's definition of substandard housing. There are no assisted units in the inventory.

Population	774
Race-White	95.0%
Race-Black/Af Am	1.3%
Race-Asian	1.4%
Race-Am Ind/Alaska Native	0.0%
Race-Other (incl. multiracial)	2.3%
Hispanic	3.4%

Owner Occupied Units	269
Renter Occupied Units	61
Owner Vacancy Rate	0.7
Rental Vacancy Rate	0
Med home value	\$162,500
Med Gross Rent	\$800
Number of Substandard Units	2

Median Household Income	\$75,114
Households that can Afford Median Housing Value	71.2%
Households that can Afford Median Gross Rent	82.3%

Derry Township

The population of Derry Township increased by 414 residents between 2010 and 2019 to 25,093. This represents a 1.7% increase since 2010. In Derry Township, there are 94 units that lack plumbing and/or kitchen facilities, rendering them substandard per HUD's definition of substandard housing. There are 276 assisted units in the inventory.

Population	25,093
Race-White	82.0%
Race-Black/Af Am	2.8%
Race-Asian	7.1%
Race-Am Ind/Alaska Native	0.4%
Race-Other (incl. multiracial)	7.8%
Hispanic	9.2%

Owner Occupied Units	6,321
Renter Occupied Units	3,551
Owner Vacancy Rate	0.2
Rental Vacancy Rate	7
Med home value	\$255,300
Med Gross Rent	\$1,067
Number of Substandard Units	94

Median Household Income	\$76,330
Households that can Afford Median Housing Value	51.6%
Households that can Afford Median Gross Rent	75.1%

East Hanover Township

The population of East Hanover Township increased by 217 residents between 2010 and 2019 to 5,935. This represents a 3.8% increase since 2010. In East Hanover Township, there are no substandard units per HUD's definition of substandard housing. There are no assisted units in the inventory.

Population	5,935
Race-White	97.0%
Race-Black/Af Am	0.6%
Race-Asian	1.0%
Race-Am Ind/Alaska Native	0.0%
Race-Other (incl. multiracial)	1.3%
Hispanic	1.7%

Owner Occupied Units	2,064
Renter Occupied Units	168
Owner Vacancy Rate	0
Rental Vacancy Rate	0
Med home value	\$200,200
Med Gross Rent	\$903
Number of Substandard Units	0

Median Household Income	\$73,375
Households that can Afford Median Housing Value	61.6%
Households that can Afford Median Gross Rent	85.2%

Elizabethville Borough

The population of Elizabethville Borough increased by 101 residents between 2010 and 2019 to 1,611. This represents a 6.7% increase since 2010. In Elizabethville Borough, there are 8 units that lack plumbing and/or kitchen facilities, rendering them substandard per HUD's definition of substandard housing. There are 44 assisted units in the inventory.

Population	1,611
Race-White	97.6%
Race-Black/Af Am	0.7%
Race-Asian	0.0%
Race-Am Ind/Alaska Native	0.0%
Race-Other (incl. multiracial)	1.6%
Hispanic	4.8%

Owner Occupied Units	380
Renter Occupied Units	257
Owner Vacancy Rate	0
Rental Vacancy Rate	8.9
Med home value	\$112,800
Med Gross Rent	\$636
Number of Substandard Units	8

Median Household Income	\$46,964
Households that can Afford Median Housing Value	57.0%
Households that can Afford Median Gross Rent	79.0%

Gratz Borough

The population of Gratz Borough decreased by 20 residents between 2010 and 2019 to 745. This represents a 2.6% decrease since 2010. In Gratz Borough, there are no substandard units per HUD's definition of substandard housing. There are no assisted units in the inventory.

Population	745
Race-White	95.6%
Race-Black/Af Am	2.1%
Race-Asian	2.0%
Race-Am Ind/Alaska Native	0.0%
Race-Other (incl. multiracial)	0.3%
Hispanic	5.2%

Owner Occupied Units	212
Renter Occupied Units	68
Owner Vacancy Rate	2.8
Rental Vacancy Rate	9.3
Med home value	\$118,000
Med Gross Rent	\$569
Number of Substandard Units	0

Median Household Income	\$60,547
Households that can Afford Median Housing Value	64.3%
Households that can Afford Median Gross Rent	77.5%

Halifax Borough

The population of Halifax Borough increased by 148 residents between 2010 and 2019 to 989. This represents a 17.6% increase since 2010. In Halifax Borough, there are 3 units that lack plumbing and/or kitchen facilities, rendering them substandard per HUD's definition of substandard housing. There are 46 assisted units in the inventory.

Population	989
Race-White	94.1%
Race-Black/Af Am	2.1%
Race-Asian	2.5%
Race-Am Ind/Alaska Native	0.0%
Race-Other (incl. multiracial)	1.2%
Hispanic	0.5%

Owner Occupied Units	181
Renter Occupied Units	217
Owner Vacancy Rate	7.2
Rental Vacancy Rate	3.9
Med home value	\$118,400
Med Gross Rent	\$673
Number of Substandard Units	3

Median Household Income	\$43,889
Households that can Afford Median Housing Value	60.9%
Households that can Afford Median Gross Rent	78.7%

Halifax Township

The population of Halifax Township increased by 17 residents between 2010 and 2019 to 3,500. This represents a 0.5% increase since 2010. In Halifax Township, there are no substandard units per HUD's definition of substandard housing. There are no assisted units in the inventory.

Population	3,500
Race-White	96.6%
Race-Black/Af Am	0.0%
Race-Asian	2.6%
Race-Am Ind/Alaska Native	0.0%
Race-Other (incl. multiracial)	0.8%
Hispanic	2.3%

Owner Occupied Units	1,156
Renter Occupied Units	229
Owner Vacancy Rate	1.2
Rental Vacancy Rate	0
Med home value	\$172,900
Med Gross Rent	\$668
Number of Substandard Units	0

Median Household Income	\$59,107
Households that can Afford Median Housing Value	55.3%
Households that can Afford Median Gross Rent	88.8%

Harrisburg City

The population of Harrisburg City decreased by 319 residents between 2010 and 2019 to 49,209. This represents a 0.6% decrease since 2010. In Harrisburg City, there are 380 units that lack plumbing and/or kitchen facilities, rendering them substandard per HUD's definition of substandard housing. There are 3,739 assisted units in the inventory.

Population	49,209
Race-White	34.9%
Race-Black/Af Am	51.5%
Race-Asian	4.6%
Race-Am Ind/Alaska Native	0.5%
Race-Other (incl. multiracial)	8.5%
Hispanic	21.8%

Owner Occupied Units	7,322
Renter Occupied Units	13,221
Owner Vacancy Rate	4.7
Rental Vacancy Rate	7
Med home value	\$78,900
Med Gross Rent	\$834
Number of Substandard Units	380

Median Household Income	\$37,356
Households that can Afford Median Housing Value	48.0%
Households that can Afford Median Gross Rent	53.4%

Highspire Borough

The population of Highspire Borough increased by 93 residents between 2010 and 2019 to 2,492. This represents a 3.9% increase since 2010. In Highspire Borough, there are 6 units that lack plumbing and/or kitchen facilities, rendering them substandard per HUD's definition of substandard housing. There are no assisted units in the inventory.

Population	2,492
Race-White	74.8%
Race-Black/Af Am	20.8%
Race-Asian	1.0%
Race-Am Ind/Alaska Native	0.3%
Race-Other (incl. multiracial)	3.0%
Hispanic	11.5%

Owner Occupied Units	579
Renter Occupied Units	525
Owner Vacancy Rate	5.2
Rental Vacancy Rate	4.5
Med home value	\$97,800
Med Gross Rent	\$871
Number of Substandard Units	6

Median Household Income	\$42,212
Households that can Afford Median Housing Value	46.9%
Households that can Afford Median Gross Rent	60.0%

Hummelstown Borough

The population of Hummelstown Borough increased by 150 residents between 2010 and 2019 to 4,688. This represents a 3.3% increase since 2010. In Hummelstown Borough, there are no substandard units per HUD's definition of substandard housing. There are 51 assisted units in the inventory.

Population	4,688
Race-White	94.7%
Race-Black/Af Am	0.3%
Race-Asian	1.3%
Race-Am Ind/Alaska Native	0.0%
Race-Other (incl. multiracial)	3.7%
Hispanic	3.3%

Owner Occupied Units	1,223
Renter Occupied Units	963
Owner Vacancy Rate	0
Rental Vacancy Rate	2.8
Med home value	\$190,500
Med Gross Rent	\$749
Number of Substandard Units	0

Median Household Income	\$58,145
Households that can Afford Median Housing Value	47.8%
Households that can Afford Median Gross Rent	74.2%

Jackson Township

The population of Jackson Township decreased by 150 residents between 2010 and 2019 to 1,791. This represents a 7.7% decrease since 2010. In Jackson Township, there are 4 units that lack plumbing and/or kitchen facilities, rendering them substandard per HUD's definition of substandard housing. There are no assisted units in the inventory.

Population	1,791
Race-White	99.5%
Race-Black/Af Am	0.1%
Race-Asian	0.0%
Race-Am Ind/Alaska Native	0.0%
Race-Other (incl. multiracial)	0.4%
Hispanic	0.1%

Owner Occupied Units	647
Renter Occupied Units	72
Owner Vacancy Rate	0
Rental Vacancy Rate	11.1
Med home value	\$162,500
Med Gross Rent	\$736
Number of Substandard Units	4

Median Household Income	\$75,804
Households that can Afford Median Housing Value	71.4%
Households that can Afford Median Gross Rent	83.6%

Jefferson Township

The population of Jefferson Township decreased by 43 residents between 2010 and 2019 to 319. This represents a 11.9% decrease since 2010. In Jefferson Township, there are 2 units that lack plumbing and/or kitchen facilities, rendering them substandard per HUD's definition of substandard housing. There are no assisted units in the inventory.

Population	319
Race-White	99.4%
Race-Black/Af Am	0.0%
Race-Asian	0.3%
Race-Am Ind/Alaska Native	0.0%
Race-Other (incl. multiracial)	0.3%
Hispanic	1.3%

Owner Occupied Units	121
Renter Occupied Units	26
Owner Vacancy Rate	0
Rental Vacancy Rate	13.3
Med home value	\$174,300
Med Gross Rent	\$825
Number of Substandard Units	2

Median Household Income	\$64,219
Households that can Afford Median Housing Value	62.0%
Households that can Afford Median Gross Rent	79.3%

Londonderry Township

The population of Londonderry Township decreased by 7 residents between 2010 and 2019 to 5,228. This represents a 0.1% decrease since 2010. In Londonderry Township, there are no substandard units per HUD's definition of substandard housing. There are no assisted units in the inventory.

Population	5,228
Race-White	95.0%
Race-Black/Af Am	0.0%
Race-Asian	0.0%
Race-Am Ind/Alaska Native	0.0%
Race-Other (incl. multiracial)	5.0%
Hispanic	6.2%

Owner Occupied Units	1,952
Renter Occupied Units	245
Owner Vacancy Rate	0
Rental Vacancy Rate	5.8
Med home value	\$144,100
Med Gross Rent	\$889
Number of Substandard Units	0

Median Household Income	\$64,543
Households that can Afford Median Housing Value	63.7%
Households that can Afford Median Gross Rent	77.5%

Lower Paxton Township

The population of Lower Paxton Township increased by 1,705 residents between 2010 and 2019 to 49,065. This represents a 3.6% increase since 2010. In Lower Paxton Township, there are 73 units that lack plumbing and/or kitchen facilities, rendering them substandard per HUD's definition of substandard housing. There are 14 assisted units in the inventory.

Population	49,065
Race-White	72.2%
Race-Black/Af Am	15.7%
Race-Asian	7.5%
Race-Am Ind/Alaska Native	0.1%
Race-Other (incl. multiracial)	4.5%
Hispanic	5.4%

Owner Occupied Units	13,899
Renter Occupied Units	6,838
Owner Vacancy Rate	1.2
Rental Vacancy Rate	3.6
Med home value	\$190,700
Med Gross Rent	\$1,035
Number of Substandard Units	73

Median Household Income	\$69,902
Households that can Afford Median Housing Value	61.1%
Households that can Afford Median Gross Rent	73.8%

Lower Swatara Township

The population of Lower Swatara Township increased by 569 residents between 2010 and 2019 to 8,837. This represents a 6.9% increase since 2010. In Lower Swatara Township, there are 138 units that lack plumbing and/or kitchen facilities, rendering them substandard per HUD's definition of substandard housing. There are 58 assisted units in the inventory.

Population	8,837
Race-White	87.2%
Race-Black/Af Am	3.4%
Race-Asian	2.3%
Race-Am Ind/Alaska Native	1.1%
Race-Other (incl. multiracial)	6.1%
Hispanic	8.6%

Owner Occupied Units	3,258
Renter Occupied Units	447
Owner Vacancy Rate	0.8
Rental Vacancy Rate	7.6
Med home value	\$146,100
Med Gross Rent	\$895
Number of Substandard Units	138

Median Household Income	\$66,590
Households that can Afford Median Housing Value	65.9%
Households that can Afford Median Gross Rent	74.8%

Lykens Borough

The population of Lykens Borough increased by 28 residents between 2010 and 2019 to 1,807. This represents a 1.6% increase since 2010. In Lykens Borough, there are 13 units that lack plumbing and/or kitchen facilities, rendering them substandard per HUD's definition of substandard housing. There are no assisted units in the inventory.

Population	1,807
Race-White	97.4%
Race-Black/Af Am	0.2%
Race-Asian	0.1%
Race-Am Ind/Alaska Native	0.0%
Race-Other (incl. multiracial)	2.3%
Hispanic	1.7%

Owner Occupied Units	527
Renter Occupied Units	255
Owner Vacancy Rate	0
Rental Vacancy Rate	15.3
Med home value	\$76,800
Med Gross Rent	\$685
Number of Substandard Units	13

Median Household Income	\$40,625
Households that can Afford Median Housing Value	62.8%
Households that can Afford Median Gross Rent	67.7%

Lykens Township

The population of Lykens Township increased by 78 residents between 2010 and 2019 to 1,696. This represents a 4.8% increase since 2010. In Lykens Township, there are 9 units that lack plumbing and/or kitchen facilities, rendering them substandard per HUD's definition of substandard housing. There are 98 assisted units in the inventory.

Population	1,696
Race-White	97.8%
Race-Black/Af Am	0.2%
Race-Asian	0.0%
Race-Am Ind/Alaska Native	0.0%
Race-Other (incl. multiracial)	2.1%
Hispanic	2.8%

Owner Occupied Units	399
Renter Occupied Units	70
Owner Vacancy Rate	2.4
Rental Vacancy Rate	0
Med home value	\$170,700
Med Gross Rent	\$858
Number of Substandard Units	9

Median Household Income	\$62,688
Households that can Afford Median Housing Value	60.1%
Households that can Afford Median Gross Rent	75.5%

Middle Paxton Township

The population of Middle Paxton Township increased by 104 residents between 2010 and 2019 to 5,080. This represents a 2.1% increase since 2010. In Middle Paxton Township, there are no substandard units per HUD's definition of substandard housing. There are no assisted units in the inventory.

Population	5,080
Race-White	97.7%
Race-Black/Af Am	1.1%
Race-Asian	0.0%
Race-Am Ind/Alaska Native	0.0%
Race-Other (incl. multiracial)	1.2%
Hispanic	0.4%

Owner Occupied Units	1,726
Renter Occupied Units	332
Owner Vacancy Rate	4.1
Rental Vacancy Rate	15.7
Med home value	\$204,000
Med Gross Rent	\$750
Number of Substandard Units	0

Median Household Income	\$73,606
Households that can Afford Median Housing Value	56.5%
Households that can Afford Median Gross Rent	90.0%

Middletown Borough

The population of Middletown Borough increased by 414 residents between 2010 and 2019 to 9,315. This represents a 4.7% increase since 2010. In Middletown Borough, there are no substandard units per HUD's definition of substandard housing. There are 259 assisted units in the inventory.

Population	9,315
Race-White	76.9%
Race-Black/Af Am	11.9%
Race-Asian	3.8%
Race-Am Ind/Alaska Native	0.5%
Race-Other (incl. multiracial)	6.9%
Hispanic	9.1%

Owner Occupied Units	2,010
Renter Occupied Units	1,998
Owner Vacancy Rate	1.2
Rental Vacancy Rate	8.8
Med home value	\$115,100
Med Gross Rent	\$880
Number of Substandard Units	0

Median Household Income	\$45,777
Households that can Afford Median Housing Value	52.0%
Households that can Afford Median Gross Rent	63.0%

Mifflin Township

The population of Mifflin Township increased by 30 residents between 2010 and 2019 to 814. This represents a 3.8% increase since 2010. In Mifflin Township, there are no substandard units per HUD's definition of substandard housing. There are no assisted units in the inventory.

Population	814
Race-White	99.8%
Race-Black/Af Am	0.0%
Race-Asian	0.0%
Race-Am Ind/Alaska Native	0.0%
Race-Other (incl. multiracial)	0.2%
Hispanic	0.4%

Owner Occupied Units	201
Renter Occupied Units	43
Owner Vacancy Rate	0
Rental Vacancy Rate	0
Med home value	\$167,500
Med Gross Rent	\$696
Number of Substandard Units	0

Median Household Income	\$58,750
Households that can Afford Median Housing Value	58.5%
Households that can Afford Median Gross Rent	82.3%

Millersburg Borough

The population of Millersburg Borough decreased by 38 residents between 2010 and 2019 to 2,519. This represents a 1.5% decrease since 2010. In Millersburg Borough, there are 61 units that lack plumbing and/or kitchen facilities, rendering them substandard per HUD's definition of substandard housing. There are no assisted units in the inventory.

Population	2,519
Race-White	97.7%
Race-Black/Af Am	0.0%
Race-Asian	2.3%
Race-Am Ind/Alaska Native	0.0%
Race-Other (incl. multiracial)	0.0%
Hispanic	0.6%

Owner Occupied Units	585
Renter Occupied Units	555
Owner Vacancy Rate	0
Rental Vacancy Rate	10.9
Med home value	\$99,100
Med Gross Rent	\$647
Number of Substandard Units	61

Median Household Income	\$42,269
Households that can Afford Median Housing Value	57.8%
Households that can Afford Median Gross Rent	78.4%

Paxtang Borough

The population of Paxtang Borough increased by 165 residents between 2010 and 2019 to 1,726. This represents a 10.6% increase since 2010. In Paxtang Borough, there are no substandard units per HUD's definition of substandard housing. There are no assisted units in the inventory.

Population	1,726
Race-White	65.8%
Race-Black/Af Am	26.7%
Race-Asian	2.0%
Race-Am Ind/Alaska Native	1.6%
Race-Other (incl. multiracial)	3.9%
Hispanic	12.2%

Owner Occupied Units	496
Renter Occupied Units	193
Owner Vacancy Rate	0
Rental Vacancy Rate	0
Med home value	\$137,500
Med Gross Rent	\$1,057
Number of Substandard Units	0

Median Household Income	\$71,833
Households that can Afford Median Housing Value	69.4%
Households that can Afford Median Gross Rent	82.5%

Penbrook Borough

The population of Penbrook Borough decreased by 24 residents between 2010 and 2019 to 2,984. This represents a 0.8% decrease since 2010. In Penbrook Borough, there are no substandard units per HUD's definition of substandard housing. There are no assisted units in the inventory.

Population	2,984
Race-White	49.8%
Race-Black/Af Am	44.0%
Race-Asian	0.0%
Race-Am Ind/Alaska Native	0.3%
Race-Other (incl. multiracial)	5.9%
Hispanic	11.1%

Owner Occupied Units	610
Renter Occupied Units	650
Owner Vacancy Rate	0
Rental Vacancy Rate	2.1
Med home value	\$114,400
Med Gross Rent	\$736
Number of Substandard Units	0

Median Household Income	\$45,982
Households that can Afford Median Housing Value	55.0%
Households that can Afford Median Gross Rent	69.4%

Pillow Borough

The population of Pillow Borough increased by 22 residents between 2010 and 2019 to 320. This represents a 7.4% increase since 2010. In Pillow Borough, there is 1 unit that lacks plumbing and/or kitchen facilities, rendering it substandard per HUD's definition of substandard housing. There are no assisted units in the inventory.

Population	320
Race-White	89.1%
Race-Black/Af Am	8.8%
Race-Asian	0.0%
Race-Am Ind/Alaska Native	0.0%
Race-Other (incl. multiracial)	2.2%
Hispanic	2.2%

Owner Occupied Units	101
Renter Occupied Units	17
Owner Vacancy Rate	0
Rental Vacancy Rate	19
Med home value	\$95,600
Med Gross Rent	\$783
Number of Substandard Units	1

Median Household Income	\$49,861
Households that can Afford Median Housing Value	71.8%
Households that can Afford Median Gross Rent	80.4%

Reed Township

The population of Reed Township decreased by 23 residents between 2010 and 2019 to 216. This represents a 9.6% decrease since 2010. In Reed Township, there are no substandard units per HUD's definition of substandard housing. There are no assisted units in the inventory.

Population	216
Race-White	86.1%
Race-Black/Af Am	0.0%
Race-Asian	0.0%
Race-Am Ind/Alaska Native	0.0%
Race-Other (incl. multiracial)	13.9%
Hispanic	0.0%

Owner Occupied Units	76
Renter Occupied Units	11
Owner Vacancy Rate	0
Rental Vacancy Rate	0
Med home value	\$139,300
Med Gross Rent	\$863
Number of Substandard Units	0

Median Household Income	\$55,000
Households that can Afford Median Housing Value	63.1%
Households that can Afford Median Gross Rent	81.6%

Royalton Borough

The population of Royalton Borough increased by 314 residents between 2010 and 2019 to 1,221. This represents a 34.6% increase since 2010. In Royalton Borough, there are no substandard units per HUD's definition of substandard housing. There are no assisted units in the inventory.

Population	1,221
Race-White	89.6%
Race-Black/Af Am	9.5%
Race-Asian	0.0%
Race-Am Ind/Alaska Native	0.3%
Race-Other (incl. multiracial)	0.6%
Hispanic	0.3%

Owner Occupied Units	311
Renter Occupied Units	185
Owner Vacancy Rate	2.7
Rental Vacancy Rate	8.4
Med home value	\$123,800
Med Gross Rent	\$990
Number of Substandard Units	0

Median Household Income	\$57,500
Households that can Afford Median Housing Value	63.9%
Households that can Afford Median Gross Rent	67.9%

Rush Township

The population of Rush Township increased by 76 residents between 2010 and 2019 to 307. This represents a 32.9% increase since 2010. In Rush Township, there are 30 units that lack plumbing and/or kitchen facilities, rendering them substandard per HUD's definition of substandard housing. There are no assisted units in the inventory.

Population	307
Race-White	99.3%
Race-Black/Af Am	0.7%
Race-Asian	0.0%
Race-Am Ind/Alaska Native	0.0%
Race-Other (incl. multiracial)	0.0%
Hispanic	1.0%

Owner Occupied Units	99
Renter Occupied Units	13
Owner Vacancy Rate	2
Rental Vacancy Rate	0
Med home value	\$147,900
Med Gross Rent	\$550
Number of Substandard Units	30

Median Household Income	\$73,750
Households that can Afford Median Housing Value	77.7%
Households that can Afford Median Gross Rent	83.2%

South Hanover Township

The population of South Hanover Township increased by 549 residents between 2010 and 2019 to 6,797. This represents an 8.8% increase since 2010. In South Hanover Township, there are no substandard units per HUD's definition of substandard housing. There are no assisted units in the inventory.

Population	6,797
Race-White	94.3%
Race-Black/Af Am	2.3%
Race-Asian	0.7%
Race-Am Ind/Alaska Native	0.0%
Race-Other (incl. multiracial)	2.7%
Hispanic	8.3%

Owner Occupied Units	1,970
Renter Occupied Units	619
Owner Vacancy Rate	0
Rental Vacancy Rate	0
Med home value	\$243,100
Med Gross Rent	\$1,266
Number of Substandard Units	0

Median Household Income	\$84,949
Households that can Afford Median Housing Value	62.2%
Households that can Afford Median Gross Rent	76.9%

Steelton Borough

The population of Steelton Borough decreased by 37 residents between 2010 and 2019 to 5,953. This represents a 0.6% decrease since 2010. In Steelton Borough, there are 22 units that lack plumbing and/or kitchen facilities, rendering them substandard per HUD's definition of substandard housing. There are 285 assisted units in the inventory.

Population	5,953
Race-White	41.0%
Race-Black/Af Am	41.8%
Race-Asian	0.1%
Race-Am Ind/Alaska Native	0.0%
Race-Other (incl. multiracial)	17.0%
Hispanic	21.7%

Owner Occupied Units	1,091
Renter Occupied Units	985
Owner Vacancy Rate	2.7
Rental Vacancy Rate	14.2
Med home value	\$87,200
Med Gross Rent	\$860
Number of Substandard Units	22

Median Household Income	\$42,524
Households that can Afford Median Housing Value	48.0%
Households that can Afford Median Gross Rent	59.8%

Susquehanna Township

The population of Susquehanna Township increased by 918 residents between 2010 and 2019 to 24,954. This represents a 3.8% increase since 2010. In Susquehanna Township, there are 409 units that lack plumbing and/or kitchen facilities, rendering them substandard per HUD's definition of substandard housing. There are 523 assisted units in the inventory.

Population	24,954
Race-White	60.6%
Race-Black/Af Am	27.3%
Race-Asian	5.6%
Race-Am Ind/Alaska Native	0.1%
Race-Other (incl. multiracial)	6.4%
Hispanic	7.0%

Owner Occupied Units	6,688
Renter Occupied Units	3,841
Owner Vacancy Rate	2
Rental Vacancy Rate	6.6
Med home value	\$164,900
Med Gross Rent	\$1,081
Number of Substandard Units	409

Median Household Income	\$64,959
Households that can Afford Median Housing Value	62.4%
Households that can Afford Median Gross Rent	66.9%

Swatara Township

The population of Swatara Township increased by 1,430 residents between 2010 and 2019 to 24,792. This represents a 6.1% increase since 2010. In Swatara Township, there are 256 units that lack plumbing and/or kitchen facilities, rendering them substandard per HUD's definition of substandard housing. There are 984 assisted units in the inventory.

Population	24,792
Race-White	61.8%
Race-Black/Af Am	23.6%
Race-Asian	6.9%
Race-Am Ind/Alaska Native	0.2%
Race-Other (incl. multiracial)	7.6%
Hispanic	9.0%

Owner Occupied Units	5,917
Renter Occupied Units	3,375
Owner Vacancy Rate	1.1
Rental Vacancy Rate	3.7
Med home value	\$155,400
Med Gross Rent	\$977
Number of Substandard Units	256

Median Household Income	\$59,539
Households that can Afford Median Housing Value	60.1%
Households that can Afford Median Gross Rent	71.4%

Upper Paxton Township

The population of Upper Paxton Township increased by 98 residents between 2010 and 2019 to 4,259. This represents a 2.4% increase since 2010. In Upper Paxton Township, there are 18 units that lack plumbing and/or kitchen facilities, rendering them substandard per HUD's definition of substandard housing. There are 24 assisted units in the inventory.

Population	4,259
Race-White	97.3%
Race-Black/Af Am	0.8%
Race-Asian	1.1%
Race-Am Ind/Alaska Native	0.7%
Race-Other (incl. multiracial)	0.0%
Hispanic	1.4%

Owner Occupied Units	1,479
Renter Occupied Units	301
Owner Vacancy Rate	0
Rental Vacancy Rate	0
Med home value	\$159,000
Med Gross Rent	\$753
Number of Substandard Units	18

Median Household Income	\$55,324
Households that can Afford Median Housing Value	54.9%
Households that can Afford Median Gross Rent	76.3%

Washington Township

The population of Washington Township decreased by 72 residents between 2010 and 2019 to 2,196. This represents a 3.2% decrease since 2010. In Washington Township, there are no substandard units per HUD's definition of substandard housing. There are 20 assisted units in the inventory.

Population	2,196
Race-White	99.8%
Race-Black/Af Am	0.2%
Race-Asian	0.0%
Race-Am Ind/Alaska Native	0.0%
Race-Other (incl. multiracial)	0.0%
Hispanic	0.7%

Owner Occupied Units	723
Renter Occupied Units	145
Owner Vacancy Rate	2.3
Rental Vacancy Rate	0
Med home value	\$142,400
Med Gross Rent	\$767
Number of Substandard Units	0

Median Household Income	\$67,214
Households that can Afford Median Housing Value	66.7%
Households that can Afford Median Gross Rent	82.9%

Wayne Township

The population of Wayne Township decreased by 5 residents between 2010 and 2019 to 1,336. This represents a 0.4% decrease since 2010. In Wayne Township, there are 3 units that lack plumbing and/or kitchen facilities, rendering them substandard per HUD's definition of substandard housing. There are no assisted units in the inventory.

Population	1,336
Race-White	97.5%
Race-Black/Af Am	0.0%
Race-Asian	1.0%
Race-Am Ind/Alaska Native	0.0%
Race-Other (incl. multiracial)	1.5%
Hispanic	1.3%

Owner Occupied Units	482
Renter Occupied Units	29
Owner Vacancy Rate	2.6
Rental Vacancy Rate	0
Med home value	\$185,600
Med Gross Rent	\$573
Number of Substandard Units	3

Median Household Income	\$83,854
Households that can Afford Median Housing Value	70.7%
Households that can Afford Median Gross Rent	85.8%

West Hanover Township

The population of West Hanover Township increased by 1,009 residents between 2010 and 2019 to 10,352. This represents a 10.8% increase since 2010. In West Hanover Township, there are 13 units that lack plumbing and/or kitchen facilities, rendering them substandard per HUD's definition of substandard housing. There are no assisted units in the inventory.

Population	10,352
Race-White	91.3%
Race-Black/Af Am	5.5%
Race-Asian	0.6%
Race-Am Ind/Alaska Native	0.0%
Race-Other (incl. multiracial)	2.6%
Hispanic	1.7%

Owner Occupied Units	3,710
Renter Occupied Units	261
Owner Vacancy Rate	2.7
Rental Vacancy Rate	0
Med home value	\$216,500
Med Gross Rent	\$1,114
Number of Substandard Units	13

Median Household Income	\$86,401
Households that can Afford Median Housing Value	68.4%
Households that can Afford Median Gross Rent	79.3%

Wiconisco Township

The population of Wiconisco Township decreased by 152 residents between 2010 and 2019 to 1,058. This represents a 12.6% decrease since 2010. In Wiconisco Township, there are 2 units that lack plumbing and/or kitchen facilities, rendering them substandard per HUD's definition of substandard housing. There are no assisted units in the inventory.

Population	1,058
Race-White	97.4%
Race-Black/Af Am	0.0%
Race-Asian	1.4%
Race-Am Ind/Alaska Native	0.0%
Race-Other (incl. multiracial)	1.2%
Hispanic	0.0%

Owner Occupied Units	385
Renter Occupied Units	51
Owner Vacancy Rate	0.7
Rental Vacancy Rate	0
Med home value	\$78,800
Med Gross Rent	\$829
Number of Substandard Units	2

Median Household Income	\$47,283
Households that can Afford Median Housing Value	67.9%
Households that can Afford Median Gross Rent	60.0%

Williams Township

The population of Williams Township decreased by 109 residents between 2010 and 2019 to 1,003. This represents a 9.8% decrease since 2010. In Williams Township, there are no substandard units per HUD's definition of substandard housing. There are 70 assisted units in the inventory.

Population	1,003
Race-White	89.8%
Race-Black/Af Am	5.4%
Race-Asian	0.0%
Race-Am Ind/Alaska Native	3.9%
Race-Other (incl. multiracial)	0.9%
Hispanic	12.0%

Owner Occupied Units	331
Renter Occupied Units	111
Owner Vacancy Rate	4.6
Rental Vacancy Rate	0
Med home value	\$99,100
Med Gross Rent	\$825
Number of Substandard Units	0

Median Household Income	\$49,808
Households that can Afford Median Housing Value	61.7%
Households that can Afford Median Gross Rent	63.8%

Williamstown Borough

The population of Williamstown Borough decreased by 153 residents between 2010 and 2019 to 1,234. This represents a 11.0% decrease since 2010. In Williamstown Borough, there are no substandard units per HUD's definition of substandard housing. There are no assisted units in the inventory.

Population	1,234
Race-White	97.0%
Race-Black/Af Am	1.1%
Race-Asian	0.0%
Race-Am Ind/Alaska Native	0.0%
Race-Other (incl. multiracial)	1.9%
Hispanic	5.8%

Owner Occupied Units	348
Renter Occupied Units	177
Owner Vacancy Rate	3.5
Rental Vacancy Rate	4.8
Med home value	\$73,300
Med Gross Rent	\$653
Number of Substandard Units	0

Median Household Income	\$46,767
Households that can Afford Median Housing Value	54.4%
Households that can Afford Median Gross Rent	79.1%

