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Wilkes-Barre-
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Analysis of the

WILKES-BARRE--HAZLETON

PENNSYLVANIA

STANDARD METROPOLITAN

STATISTICAL AREA

HOUSING MARKET

as of June 1, 1966

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ANALYSIS OF THE HOUSING MARKET
WILKES-BARRE--HAZLETON, PENNSYLVANIA
STANDARD METROPOLITAN STATISTICAL AREA
AS OF JUNE 1, 1966

Field Market Analysis Service
Federal Housing Administration
Department of Housing and Urban Development

Foreword

As a public service to assist local housing activities through clearer understanding of local housing market conditions, FHA initiated publication of its comprehensive housing market analyses early in 1965. While each report is designed specifically for FHA use in administering its mortgage insurance operations, it is expected that the factual information and the findings and conclusions of these reports will be generally useful also to builders, mortgagees, and others concerned with local housing problems and to others having an interest in local economic conditions and trends.

Since market analysis is not an exact science, the judgmental factor is important in the development of findings and conclusions. There will be differences of opinion, of course, in the interpretation of available factual information in determining the absorptive capacity of the market and the requirements for maintenance of a reasonable balance in demand-supply relationships.

The factual framework for each analysis is developed as thoroughly as possible on the basis of information available from both local and national sources. Unless specifically identified by source reference, all estimates and judgments in the analysis are those of the authoring analyst and the FHA Market Analysis and Research Section.

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ANALYSIS OF THE HOUSING MARKET
WILKES-BARRE--HAZLETON, PENNSYLVANIA
STANDARD METROPOLITAN STATISTICAL AREA
AS OF JUNE 1, 1966

Summary and Conclusions

1. The Wilkes-Barre--Hazleton, Pennsylvania, Standard Metropolitan Statistical Area (SMSA) consists of Luzerne County, Pennsylvania. Historically, anthracite mining was the mainstay of the Luzerne County economy, employing a peak of 67,200 workers in 1926. Since then, mining employment has declined to an average of only 4,100 jobs in 1965. Concurrent with the declining employment in mining, manufacturing has increased in importance in the area, and accounted for about 43 percent (47,500) of all nonagricultural wage and salary employees in 1965. Producers of nondurable goods accounted for about 75 percent (35,800) of total manufacturing employment. Firms manufacturing apparel and related products employed over half (18,500) of all workers in nondurable goods manufacturing industries. The Radio Corporation of America (RCA) operates the largest single manufacturing plant in Luzerne County. RCA, whose facility produces semi-conductors (transistors, etc.), is among those firms which have been attracted to the area in recent years.
2. Nonagricultural wage and salary employment averaged 109,800 during 1965, reflecting an increase of 3,100 jobs over the average for 1964. Since 1961, annual increments have averaged 1,925 jobs, including 1,575 in manufacturing. The economy apparently "bottomed out" around 1958, when a level of wage and salary employment was reached and remained almost unchanged until the 1961-1965 period of expansion. During 1965, unemployment averaged 8,400 persons, or 6.3 percent of the work force of the SMSA. The most recent peak in unemployment was reached in 1958, when some 17.0 percent of the work force was jobless. Since that time, except for a slight rise in 1961, unemployment has trended downward. Nonagricultural wage and salary employment, spurred by the location of a new glass-manufacturing plant into the area and by expansions at other firms, is expected to grow by about 3,200 during the next two years, or 1,600 annually. Around one-half of the expected new positions will be filled by females.
3. Current median annual income for all families in the Wilkes-Barre--Hazleton SMSA is about \$6,000, after deduction of Federal income tax, and the median after-tax income of renter households of two-or-more persons is \$5,450.

4. The current population of the SMSA is about 344,600 persons, reflecting a decrease of around 2,375 persons since April 1960. During the 1950-1960 intercensal period, the population declined by 45,250. The population losses since 1960 are judged to have been concentrated in the earliest years, however, and a modest rate of increase has been maintained recently. During the two-year forecast period, the population is expected to increase by around 3,600 persons, or 1,800 annually.
5. Households currently number about 107,600, up around 1,850 (300 annually) since April 1960. During the 1950-1960 period, the number of households declined by some 910. Households will increase by about 1,200, or 600 annually, during the two-year forecast period.
6. The housing inventory currently totals 115,400 units. Since April 1960, about 3,575 private housing units have been constructed, an average of 580 units a year. Only about 80 units of private housing in structures containing three or more units have been built since April 1960; of these units, about 50 were built in the past year. Available information indicates a slight upward movement in private construction activity, to an annual rate of about 700 units during the past two years. Currently, about 300 single-family and 50 private multifamily units are under construction. During the two-year forecast period, around 320 housing units are to be demolished as a result of urban renewal activity.
7. There are presently about 2,650 available vacant housing units in the SMSA. Around 700 units are available for sale only, or a sales vacancy ratio of 1.0 percent, and the remaining 1,950 units are for rent, a rental vacancy ratio of 4.9 percent. The current sales vacancy rate is unchanged from April 1960, while the rental vacancy rate now is somewhat lower than in April 1960.
8. Based on the expected increase in the number of households during the next two years and on expected demolition activity, there will be demand for about 760 units of privately-financed housing during each of the next two years. About 680 units of the annual demand will be for sales housing and 80 units for rental housing. An additional 60 units of privately-financed middle-income rental housing might be marketed annually at the lower rents possible with aid in financing or assistance in land acquisition and cost, excluding public low-rent housing or rent-supplement accommodations. Demand for new sales housing by sales price range is expected to approximate the pattern indicated on page 25. Annual demand for rental units also is distributed by gross monthly rents and unit sizes on page 26.

ANALYSIS OF THE HOUSING MARKET
WILKES-BARRE--HAZLETON, PENNSYLVANIA
STANDARD METROPOLITAN STATISTICAL AREA
AS OF JUNE 1, 1966

Housing Market Area

The Wilkes-Barre--Hazleton, Pennsylvania, Housing Market Area is defined as being coterminous with the Wilkes-Barre--Hazleton Standard Metropolitan Statistical Area (SMSA), which consists of Luzerne County, Pennsylvania (see the map on page three). For the purpose of discussion, the SMSA is divided into seven "community areas", which are coterminous with those delineated by the Luzerne County Planning Commission (see appendix "A" for a description of the geographic boundaries of these areas). The SMSA had a population of about 347,000 in 1960.^{1/} Luzerne County is located in the northeastern part of the State of Pennsylvania, approximately 95 miles north of Philadelphia and 80 miles northeast of the State capital, Harrisburg. There are four cities in the SMSA: Wilkes-Barre (1960 Census population 63,550), Hazleton (32,050), Pittston (12,400), and Nanticoke (15,600); Kingston borough had a 1960 population of 20,250 persons. In all, there are a total of some 73 separate townships and municipalities in Luzerne County. Wilkes-Barre and Kingston, located in the northeast-central part of the county, are separated by the Susquehanna River. The river bisects the SMSA, running toward the southwest. The other three large municipalities are more widely separated; Hazleton is located in the southern-most portion of the county, Pittston is in the northeast, and Nanticoke is near the geographic center of the SMSA. The population centers generally describe the locations of the northern and eastern-middle fields of the eastern Pennsylvania anthracite region.

The topography of the Wilkes-Barre-Hazleton SMSA is generally mountainous. The northwestern half of Luzerne County is a part of the Allegheny Plateau, and the ridges of the Appalachians traverse the remainder of the county. The county ranges in altitude from a low of 480 feet above sea level at the point where the Susquehanna leaves the county, to a high of 2,464 feet. Hazleton, at 2,160 feet, has the highest altitude of any city in Pennsylvania.

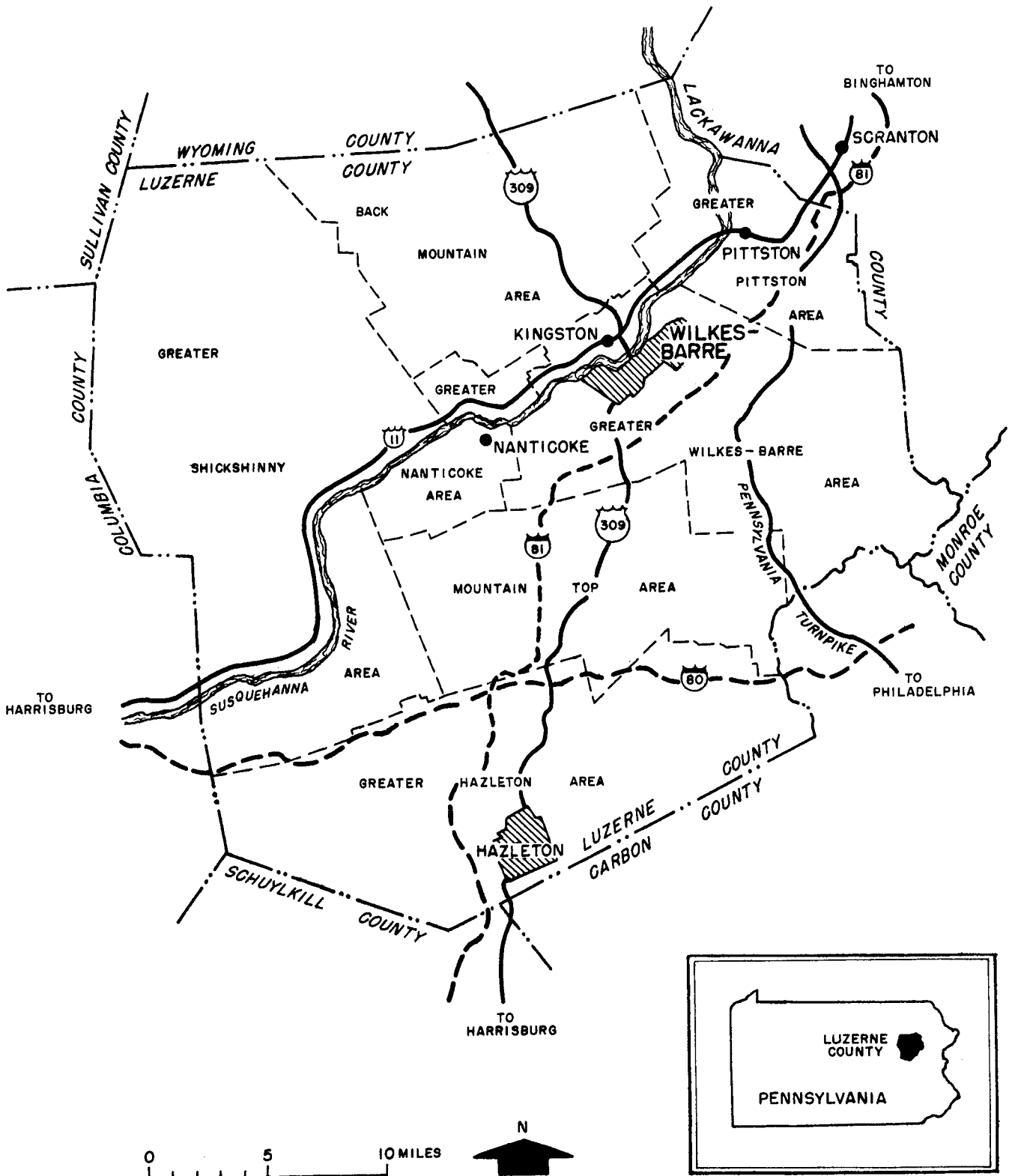
Several existing U.S. and State highways serve Luzerne County, including the northeastern extension of the Pennsylvania Turnpike. Two highways in the Interstate system, presently under construction, also will serve the area: north-south I-81 generally parallels U.S. 11, and east-west I-80 will provide greatly-improved access to the eastern seaboard and the industrial midwest. A third highway, I-84, is planned to begin just north of the SMSA and continue in an easterly direction to Boston, Massachusetts.

^{1/} Since the rural farm population of Luzerne County constituted only 1.1 percent of the total population in 1960, all demographic and housing data used in this analysis refer to the total of farm and nonfarm data.

Luzerne County is provided with adequate rail and motor freight carrier service. The main air terminal is the Wilkes-Barre/Scranton Airport, located in the SMSA near the Pennsylvania Turnpike at the Lackawanna County line. The Hazleton area is served by the more limited facilities of the Hazleton Municipal Airport, and there are several small commercial fields at various locations in the SMSA.

According to the 1960 Census, there was a net daily commutation of about 6,100 workers from the Wilkes-Barre--Hazleton SMSA. Around 11,000 area residents commuted to work outside of the SMSA and some 4,900 non-resident persons traveled to jobs inside the area. About 69 percent of the out-commuters and 82 percent of the in-commuters traveled between the SMSA and contiguous counties.

WILKES-BARRE — HAZLETON, PENNSYLVANIA STANDARD METROPOLITAN STATISTICAL AREA



Economy of the Area

Character and History

Anthracite (hard coal) mining was central to the economy of the Wilkes-Barre--Hazleton area for many years. Expansions in mining were responsible for the economic and demographic growth of Luzerne County up to the 1920's, and declines in coal-mining employment resulted in the population losses of later years. The area was first settled in 1769 by agrarian New Englanders, and the major city, Wilkes-Barre, was incorporated as a borough in 1806. The first recorded use of anthracite as a heating fuel occurred in Wilkes-Barre in 1808, and subsequent developments led to the evolution of the main supporting industry of the area. Anthracite mining reached its production peak in Luzerne County during 1918, but employment in mining operations did not reach the highest level until 1926 (at 67,200 workers). Declining demand caused by increased competition from other fuels, coupled with technological improvements which led to more efficient use of labor in coal extraction, have resulted in a decline in mining employment since 1926. The downward trend in anthracite mining, along with the introduction and development of other industries in the area, have reduced mining to a relatively minor role in the economy of Luzerne County, with about 3.7 percent of the 1965 annual average nonagricultural wage and salary employment.

Several manufacturing industries were attracted to the area by the surplus labor pool created by the declines in mining employment. Apparel, accounting for some 17 percent of all nonagricultural wage and salary workers, is now the largest source of manufacturing employment.

Employment

Current Estimate. According to the State of Pennsylvania Department of Labor and Industry, there was an average of 124,000 nonagricultural jobs in the SMSA during 1965. Included were 109,800 wage and salary jobs, 3,100, or 2.9 percent, above the average for 1964. Preliminary data indicate that nonagricultural wage and salary employment has averaged 109,600 during the first four months of 1966, compared with 107,900 in the same period in 1965.

Past Trend. Employment in the Wilkes-Barre--Hazleton SMSA has been growing each year since 1961, which contrasts markedly with the previous decades of declining employment. From 1961 through 1965, nonagricultural wage and salary employment increased by an average of about 1,925 jobs a year. The economy apparently "bottomed out" around 1958, when a level of wage and salary employment was reached that remained almost unchanged until the 1961-1965 period of expansion. Growth in the manufacturing sector has been the prime cause of the reversal in trend. With the exception of a slight dip in 1961, employment in manufacturing increased each year from 1958 to 1965, at an average of around 1,375 jobs a year. Apparel production was the leading source of growth

during the period, a total of some 3,800 jobs. Another rapidly-growing classification was "other durable goods"; several of the firms which began manufacturing operations during the period are in this category (including what is now the largest manufacturing employer in the SMSA).

The trend in nonmanufacturing has been more erratic than that of manufacturing. Jobs in nonmanufacturing declined from 64,500 in 1958 to 60,900 in 1961, increased slightly in 1962, only to slip back to the 1961 level during 1963-1964, and then increased by 1,400 to average 62,300 in 1965. Steadily-declining employment in mining was responsible for the net decrease in total nonmanufacturing employment from 1958 to 1965; mining jobs decreased by a net of some 5,200 over the period. As employment in anthracite mining reaches very low levels, the number of mining jobs lost each year has been declining. During the 1950-1957 period, losses in mining employment averaged about 3,175 jobs a year (see table I). All other nonmanufacturing sectors of employment (except for transportation and public utilities), have shown increases since 1958, especially government and services. Nonagricultural wage and salary employment trends are summarized below (see table II for a detailed presentation).

Annual Average Nonagricultural Wage and Salary Employment
Wilkes-Barre--Hazleton, Pennsylvania, SMSA, 1958-1965
(in thousands)

<u>Year</u>	<u>Nonagricultural wage and salary employment</u>				<u>Change in total from preceding year</u>
	<u>Manu- facturing</u>	<u>Nonmanufacturing</u>		<u>Total</u>	
		<u>Mining</u>	<u>All other</u>		
1958	37.8	9.3	55.2	102.3	-
1959	40.5	6.9	55.5	102.9	.6
1960	41.3	6.0	55.6	102.9	-
1961	41.2	5.5	55.4	102.1	-.8
1962	43.4	5.1	56.3	104.8	2.7
1963	44.0	4.8	56.1	104.9	.1
1964	45.8	4.7	56.2	106.7	1.8
1965	47.5	4.1	58.2	109.8	3.1

Source: State of Pennsylvania Department of Labor and Industry.

Major Industries. Manufacturing has been increasing in importance in the economy of the Wilkes-Barre--Hazleton SMSA. Average annual manufacturing employment increased from 38,100 in 1950 to 47,500 in 1965, comprising some 43 percent of all wage and salary employment during 1965, compared with about 29 percent in 1950. The growth reflects, mostly, the attraction of new manufacturing firms to the area rather than expansions of existing plants. As noted earlier, the large surplus work force of the SMSA,

resulting from the decline in mining employment, has been a strong attraction for manufacturing firms. The availability of 100 percent financing of new plants, assisted by the State of Pennsylvania Industrial Development Authority (PIDA) at very favorable interest rates, has also been instrumental in attracting many firms to the area. Several of the municipalities have promotional organizations which, often with community-wide support, have been very successful in presenting the locational virtues of Luzerne County to out-of-state manufacturing firms. A large number of companies have been persuaded to build new plants in the area. Many of the largest new facilities are located in industrial parks which were constructed especially for the purpose. The greatest part of the plant gains in recent years have been in female-employing industries, rather than those which could absorb the displaced miners (see discussion of female employment).

Producers of nondurable goods account for about 75 percent of total manufacturing employment. The leading nondurable goods manufacturing industry is apparel and related products with an average of 18,500 workers employed during 1965. Firms in this category have supplied much of the employment expansion since 1958, adding a total of around 3,800 jobs through 1965, many in firms new to the area. The second most important nondurable goods category is tobacco products, with an average of 3,700 employees in 1965. Cigar manufacture long has been a feature of the SMSA economy, and a net of some 500 jobs have been added since 1958. Food production is another important nondurable manufacturing industry, but has shown little growth in recent years. The level of employment in the manufacture of leather products, at an average of 3,200 in 1965, reflects an increase of some 600 jobs over the 1958 annual average.

Durable goods manufacturers provide a relatively small proportion of manufacturing employment in the area, but the ratio has increased from 21 percent in 1958 to 25 percent in 1965. The increase was caused, mostly, by the gain of 3,400 (85 percent) jobs in the "other durable goods" classification. Several of the firms newly located in the area are in this category.

In recent years, concurrent with the decline in mining, nonmanufacturing industries have been declining in importance; however, they provided 57 percent of all wage and salary jobs in 1965. The largest source of non-manufacturing employment is wholesale and retail trade. In 1965, trade employment averaged 18,900, up only some 200 jobs since 1958, reflecting the slow rates of change in the trade areas of the SMSA commercial centers. Government, and service and miscellaneous employment also are economically important to the SMSA, averaging 13,100 jobs and 12,400 jobs, respectively, in 1965.

Female Employment. The 1960 Census reported that 39.2 percent of all nonagricultural employees in the SMSA were women, compared with 34.4 percent for the Nation as a whole. The 1950 Census had reported that 30.8 percent of all nonfarm employees in the area were female. The relatively-high proportion of jobs held by females in 1960 reflected the importance of manufacturing employment in the area readily-adaptable to females (apparel and textile production, cigar making, etc.); such employment grew considerably during the 1950 decade. Also, employment in mining (almost exclusively male) declined markedly during the 1950's. The result was a net gain in female employment during the decade, while the number of jobs for males (and total employment) declined. Since 1960 there has been a continued drop in the number of mining jobs, while female-employing industries have maintained substantial growth. Consequently, the current proportion of jobs held by women is somewhat higher than in 1960.

Employment Participation Rates. The ratio of resident civilian nonfarm jobs to the total population of the SMSA is termed the employment participation rate. Census data indicated that this ratio was 34.72 in 1960, representing a slight decline from the 1950 rate of 34.83. The cause of the declining rate during the 1950's was a rate of population loss which was not quite as great as the rate of loss of nonfarm jobs. Since 1960, the decline in nonagricultural employment has been reversed while the population has remained almost constant. As a result, a larger proportion of the work force has found jobs and the employment participation rate has been increasing.

Principal Employers

No one employer is especially important to the economy of the Wilkes-Barre--Hazleton SMSA. The Radio Corporation of America (RCA), a relatively-recent manufacturing arrival in Luzerne County, operates what is now the largest manufacturing plant in the area in terms of employment. The plant, located in the industrial park of Wilkes-Barre, eight miles south of the city, produces semi-conductors (transistors, etc.). The facility began operations in 1960, and employment has grown steadily. The Consolidated Cigar Corporation is a long-established manufacturing employer. The firm operates two plants in the SMSA. Females comprise around four-fifths of the work force of both Consolidated and RCA. Apparel manufacture, by far the largest source of manufacturing employment in Luzerne County, is generally characterized by a great many relatively small plants. According to a directory of manufacturers published in 1963 by the Wilkes-Barre Chamber of Commerce, about 230 separate apparel-and-related-manufacturing plants were in operation at that time in the SMSA. The two largest plants employed about 670 persons, while the median plant size was around 50-60 employees.

Unemployment

During 1965, unemployment averaged 8,400 persons, or 6.3 percent of the work force of the SMSA. The most recent peak in unemployment was reached in 1958, when some 17.0 percent of the work force was jobless. Since that time, except for a slight rise in 1961, unemployment has trended downward (see table I). Joblessness associated with declining employment in anthracite mining had been a problem for many years. Now that annual losses are small in comparison to past years, job creations in other sectors of the economy have absorbed most of the surplus work force. The most recent available estimate of unemployment for April 1966 indicated that 4.5 percent of the work force was unemployed. The April rate qualifies the area for a "C" classification (moderate unemployment) by the U.S. Department of Labor. The SMSA has been classed as an area of "substantial" unemployment (6.0 percent or more of the work force).

Future Employment Prospects

Most of the gains in employment which have taken place in the last four years have been spurred by the location of new firms in the area, and by expansions of other recent arrivals. Given present knowledge of planned future plant arrivals, and barring further developments unforeseeable as of this date, the rate of employment increase should be somewhat lower during the next two years. Based on the trend of nonmanufacturing employment of the past few years, on information provided by some of the larger employers in the area, and on known plans of plant establishment, a gain of about 3,200 nonagricultural jobs (1,600 annually) appears to be a reasonable expectation during the two-year forecast period. Around one-half of these new positions will be filled by females.

Owens-Illinois, Incorporated, of Toledo, Ohio, has just announced plans to establish a new glass-manufacturing facility in Jenkins Township, near Pittston. The plant, which will produce the glass shells for television picture tubes, is expected to begin operations during the fall of 1967. Full production is planned within two years. The plant will supply a new RCA television picture tube factory in Scranton. The Bendix Corporation has leased a building in the Crestwood Industrial Park. The park was built by Wilkes-Barre, and is located eight miles south of the city. Bendix will use the structure to house a support facility for various aerospace operations. The facility will be in full operation within a year. Several of the newest plants in the SMSA (notably RCA, Harte Plastics, and American Tobacco, among others) plan employment expansions which will total over 1,000 new jobs within two years.

Declines in employment in mining will continue to be a dampening factor on the economy of Luzerne County. As noted earlier, however, economic support derived from mining has reached the point where further declines of substantial proportions are not possible.

Luzerne County, with a ready supply of surplus labor, the availability of very favorable plant financing through PIDA, strong, community-wide recruitment and support of new companies, and certain other drawing factors, has proved to be an attractive location for new industry. However, all large employers interviewed expressed an awareness of the recently-tightened labor situation, and the use of PIDA funds is now (reportedly) on a much more selective basis. Whether these factors will lead to a serious slow-down in the recent experience of economic growth remains to be seen.

Income

Average Weekly Wages. Luzerne County is a relatively low-income area, reflecting the importance of low-wage industries (notably apparel and textile manufacture). Average gross weekly earnings of production workers on manufacturing payrolls in the Wilkes-Barre--Hazleton SMSA during 1965 were \$73, far below the averages for the State and Nation. The relatively short work week in the SMSA is partially responsible for the low weekly wage. The following table summarizes the trend of weekly earnings and hours worked of manufacturing production workers in the Wilkes-Barre--Hazleton SMSA, in Pennsylvania, and in the United States.

Average Gross Weekly Hours and Earnings
of Manufacturing Production Workers
1960-1965

<u>Year</u>	<u>Wilkes-Barre-- Hazleton SMSA</u>		<u>Pennsylvania</u>		<u>United States</u>	
	<u>Earnings</u>	<u>Hours</u>	<u>Earnings</u>	<u>Hours</u>	<u>Earnings</u>	<u>Hours</u>
1960	\$62	36.3	\$90	38.9	\$ 90	39.7
1961	63	35.6	92	39.0	92	39.8
1962	68	36.5	95	39.4	97	40.4
1963	70	36.4	98	39.6	100	40.5
1964	71	36.4	102	40.0	103	40.7
1965	73	36.2	108	40.5	108	41.2

Source: U.S. Bureau of Labor Statistics.

Family Income. Current median family income is estimated to be about \$6,000, after the deduction of Federal income tax, and the median after-tax renter household^{1/} income is about \$5,450. Median after-tax family income is expected to increase to about \$6,350 for all families and to \$5,725 for renter households by 1968. A percentage distribution of families, by income, is contained in table III. As may be observed from the table, about 28 percent of all families and 32 percent of all renter households have after-tax incomes of less than \$4,000 annually. About 15 percent of all families and ten percent of all renter households enjoy after-tax incomes in excess of \$10,000 annually.

^{1/} Excludes one person renter households.

Demographic Factors

Population

Current Estimate. The estimated current population of the Wilkes-Barre--Hazleton, Pennsylvania, SMSA is 344,600, reflecting a decrease of some 2,375 since April 1960 (380, or 0.1 percent,^{1/} annually). In general, the areas of greatest population density are the location of the anthracite deposits in Luzerne County, which were the main reason for the communities' existence. The population of Wilkes-Barre is 59,250, and Hazleton has about 31,600 residents. The combined populations of the two largest cities in the SMSA thus comprise only about 26 percent of the total number of residents of Luzerne County. For this reason, and because the area is segmented by mountainous terrain and relatively great distances between the largest population centers, the tabular treatment of demographic factors (see tables IV and V) is based on seven "community areas", as shown in the map on page three and described in appendix "A". References in this report to the various community areas relate to these areas.

Past Trend. The Wilkes-Barre--Hazleton SMSA population declined for many years, concurrent with the eroding economic base. During the 1950-1960 intercensal period, the population of Luzerne County declined by 45,250, representing an average annual rate of loss of 1.2 percent. In the 1940's, population had declined at the same relative average annual rate. Although there has been a continued over-all net loss since April 1960, it is judged that the decline was confined to the first few years of the period, and that a small population increase has taken place more recently. While several suburban areas in the SMSA have shown periods of population gain since 1950, all of the five largest municipalities have declined in number of inhabitants (see table IV).

The following table provides a summary of population trends for the SMSA since 1940, including a projection to 1968.

^{1/} All average annual percentage changes, as used in the demographic section of this analysis, are derived through the use of a formula designed to calculate the rate of change on a compound basis.

Changes in Population
Wilkes-Barre--Hazleton, Pennsylvania, SMSA
April 1940-June 1968

<u>Date</u>	<u>Population</u>	<u>Average annual change</u> <u>from preceding date</u>	
		<u>Number</u>	<u>Percent</u>
April 1940	441,518	-	-
April 1950	392,241	-4,928	-1.2
April 1960	346,972	-4,527	-1.2
June 1966	344,600	- 380	- .1
June 1968	348,200	1,800	.5

Sources: 1940, 1950, and 1960 Censuses of Population.
1966 and 1968 estimated by Housing Market Analyst.

Estimated Future Population. During the two-year forecast period, the population of the SMSA is expected to increase by around 3,600 persons, or 1,800 (0.5 percent) annually. Based on the forecast of employment, without considering its sex distribution, a higher rate of growth might be anticipated. However, a large number of the new jobs will be filled by females, and will not materially affect migration. Also, many of the new positions probably will attract current residents who are presently commuting from the SMSA for employment elsewhere; no increase in population will result thereby.

Net Natural Increase and Migration. Between April 1950 and April 1960, the net natural increase (excess of resident births over resident deaths) of the Wilkes-Barre--Hazleton SMSA averaged about 2,400 annually. Since the population decreased by an annual average of about 4,525 during the decade, net out-migration amounted to 6,925 yearly (2,400 plus 4,525). During the 1940's, net out-migration averaged 7,700 annually. Since April 1960, the average annual rate of population decline has been about 380 persons, and net natural increase has averaged around 1,100 yearly, so that net out-migration has been reduced to an average of less than 1,500 persons each year (see following table).

Components of Population Change
Wilkes-Barre--Hazleton, Pennsylvania, SMSA
April 1950 - June 1966

<u>Source of</u> <u>change</u>	<u>Average annual changes^{a/}</u>	
	<u>April 1950- April 1960-</u> <u>April 1960</u>	<u>June 1966</u>
Net natural increase	2,400	1,100
Migration ^{b/}	<u>-6,925</u>	<u>-1,480</u>
Net change	-4,525	- 380

^{a/} Rounded.

^{b/} (-) Out-migration.

Sources: U.S. Bureau of the Census, State of Pennsylvania
Department of Health, and estimates by Housing
Market Analyst.

Since out-migrants are the most mobile persons, out-migration is a selective process. Since young adult males are generally the most prone to migrate, over the years the adult population of Luzerne County has become more preponderantly female. In April 1960, some 54 percent of the population aged 21 years or more was female, compared to 52 percent in the Nation as a whole. In 1950, 52 percent of the SMSA adult population was female. Although total employment was declining, the number of jobs for females actually increased substantially during the 1950's, indicating that male employment was declining even more rapidly, giving added impetus to male out-migration from the Wilkes-Barre--Hazleton SMSA.

Distribution by Age. The Luzerne County population is relatively old, reflecting many years of out-migration of young adults in the peak family-formation and child-bearing age groups. Between 1950 and 1960, there was a net loss of population in every ten-year age group in the population through the 40-49 year-old group, while the number of persons in groups aged 50 years and over increased. The loss of persons aged 20-39 years was especially marked, amounting to a decline of 36 percent. During the decade, the median age increased from 31.6 years to 36.0 years.

Households

Current Estimate. Households (occupied housing units) currently number about 107,600, reflecting a small increase of about 1,850 since the 1960 Census, or 300 (0.3 percent) annually.

Past Trend. The post-censal experience represents a reversal of the trend of the previous decade. During the 1950-1960 period, the number of households decreased by an average of about 90, or 0.1 percent, annually. The intercensal decline was tempered somewhat by the change in census concept from "dwelling unit" in 1950 to "housing unit" in 1960, which caused a definitional increment in the household count. Household trends for the SMSA are summarized in the following table, including a projection to 1968. Table V provides a detailed presentation of household trends by community areas.

Changes in Households
Wilkes-Barre--Hazleton, Pennsylvania, SMSA
April 1950 - June 1968

<u>Date</u>	<u>Number of households</u>	<u>Average annual change from preceding date</u>	
		<u>Number</u>	<u>Percent</u>
April 1950	106,663	-	-
April 1960	105,755	- 91	-.1
June 1966	107,600	300	.3
June 1968	108,800	600	.6

Sources: 1950 and 1960 Censuses of Housing.
1966 and 1968 estimated by Housing Market Analyst.

Estimated Future Households. Based on the anticipated increase in job opportunities and on other conditions more favorable to family formation and retention than in years past, it is expected that the number of households will increase by about 600 during each of the next two years to a June 1968 total of 108,800. This rate of increase represents a doubling of the over-all rate which has prevailed since April 1960 (300 annually). However, the earlier part of the post-censal period is judged to have had a considerably lower rate of growth than the latter years; the expected growth in the number of households during the forecast period is not dissimilar to the increases of the last one or two years.

Household Size Trends. A persistently declining average household size since 1950 explains the much more rapid rate of loss in population than in the number of households during the 1950's and the divergent trend of the two during the post-censal period. Households averaged 3.62 persons in 1950, and 3.22 persons in 1960. Since 1960, the rate of decline has slowed somewhat, and household size currently averages around 3.13 persons. Part of the decline during the 1950's resulted from the earlier-mentioned change in census concept from "dwelling unit" to "housing unit".

Housing Market Factors

Housing Supply

Current Estimate. There are currently an estimated 115,400 housing units in the Wilkes-Barre--Hazleton SMSA, reflecting a net gain of about 1,900 since April 1960, an average of 310 a year. The growth reflects the construction of some 3,575 private housing units (an average of 580 annually), 100 public housing units, and the loss of approximately 1,775 units. Most of the losses resulted from demolitions in urban renewal areas.

Past Trend. Growth of the housing inventory during the 1950-1960 period amounted to about 2,525 units. A portion of the "growth" of the 1950's is a definitional increment attributable to the census change in concept from "dwelling unit" in 1950 to "housing unit" in 1960.

Units in Structure. The majority of the housing units in Luzerne County are in single-unit structures, and the proportion has been increasing (see following table). Since 1960, new housing construction has been mostly single-family houses, while demolition (especially for urban renewal) has eliminated a substantial number of units in multi-family structures.

Housing Inventory by Units in Structure
Wilkes-Barre--Hazleton, Pennsylvania, SMSA
1960 and 1966

<u>Units in</u> <u>structure</u>	<u>April 1960</u>		<u>June 1966</u>	
	<u>Number</u> <u>of units</u>	<u>Percent</u> <u>of total</u>	<u>Number</u> <u>of units</u>	<u>Percent</u> <u>of total</u>
1 unit ^{a/}	95,408	84.1	97,800	84.7
2 units	9,915	8.7	9,775	8.5
3 or more units	8,128	7.2	7,825	6.8
Total	113,451 ^{b/}	100.0	115,400	100.0

^{a/} Includes trailers.

^{b/} Differs slightly from count of all units (113,505) because units in structure were enumerated on a sample basis.

Sources: 1960 Census of Housing and estimates by Housing Market Analyst.

Year Built. The housing inventory of Luzerne County is quite old. Some 78 percent of the inventory was built prior to 1930, reflecting the early growth period of the area (see the table below). Only ten percent of the current inventory was built in the 1950's and 1960's. In the period since 1950, the 1950-1954 years account for the largest proportion, reflecting the construction which satisfied the pent-up demand of the World War II years.

Distribution of the Housing Inventory by Year Built
Wilkes-Barre--Hazleton, Pennsylvania, SMSA, June 1966

<u>Year built</u>	<u>Percentage distribution</u>
April 1960-May 1966	3.2
1955-March 1960	3.1
1950-1954	3.7
1940-1949	4.0
1930-1939	7.9
1929 and earlier	<u>78.1</u>
Total	100.0

Note: The basic data in the 1960 Census of Housing from which the above estimates were developed reflect an unknown degree of error in "age of structure" occasioned by the accuracy of response to enumerators' questions as well as errors caused by sampling.

Sources: 1960 Census of Housing and estimates by Housing Market Analyst.

Condition. The 1960 Census enumerated 13,200 housing units which were dilapidated or lacked one or more plumbing facilities, equal to twelve percent of the housing inventory. About six percent of the owner-occupied units were substandard, compared to 15 percent of the units occupied by renters. It is judged that some improvement in the housing inventory has taken place since 1960, resulting from demolition activity and rehabilitation of existing structures, as well as the construction of new units. Currently, about ten percent of the inventory is substandard.

Residential Building Activity

Trends in Residential Construction. According to the number of housing units authorized in building permit-issuing places, annual construction activity since 1960 has fluctuated between about 250 units and 350 units. It is estimated that about half of the privately-financed units built since 1960 were in areas covered by building permit systems. The total volume of

private housing construction has averaged about 580 units a year since April 1960. From building permits and information gained from local sources, it is judged that there has been a general trend upward in construction volume; during the past two years, new private housing construction has averaged about 700 units a year.

In general, permit systems cover the long-established political entities of Luzerne County which were settled early and have been developed for many years. Many of the now-developing sections, which contain some of the most important building operations (notably the Mountain Top area), are not covered. Hence, building permits do not reflect accurately the year-to-year changes in total construction activity. With this in mind, it can be seen in the following table that about 250 housing units were authorized in 1960, which increased during the next two years to total 340 units in 1962, dropped to about 290 units in 1963, and then increased again during the following two years to total almost 350 units in 1965. Except for the spurt in 1962, authorizations show a steady trend upward to the 1965 peak. The number of permits issued during the first four months of 1966 represent an annual rate considerably below the number of units authorized in 1965, reflecting unusually severe weather during the first third of 1966 (see table VII).

Private Housing Units Authorized in Permit-Issuing Places
Wilkes-Barre--Hazleton, Pennsylvania, SMSA

<u>Year</u>	<u>Units in structure</u>			<u>SMSA total</u>
	<u>Single family</u>	<u>Two units</u>	<u>Three or more units</u>	
1960	249	4	0	253
1961	250	6	4	260
1962	320	4	16	340
1963	273	12	9	294
1964	290	22	0	312
1965	281	12	52	345
1966 <u>a/</u>	62	2	8	72

a/ First four months.

Sources: U.S. Bureau of the Census, C-40 Construction Reports;
Pennsylvania Building Reports; and local building records.

Private rental-type construction has been at a very low level since 1960. Of the 80 units in structures containing three or more units, about 50 were built in the last twelve months.

Areas of Construction Activity. Of the estimated 3,575 private housing units built in the Wilkes-Barre-Hazleton SMSA since 1960, the Wilkes-Barre area accounts for some 900 units. Between 600 and 700 units have been built in each of the Hazleton, Pittston, and Back Mountain areas. Around 350 new houses have been built in the Mountain Top area during the post-censal period; this area appears to be increasing in its relative share of the new housing construction in Luzerne County. The Nanticoke and Shickshinny areas have accounted for about 120 units and 300 units, respectively, of the new privately-financed housing units built in the SMSA since April 1960.

Included in the estimate of housing construction since 1960 are about 80 units in structures with three or more units and 70 units in duplex structures, so that single-family construction has amounted to some 3,425 units, or about 96 percent of all private housing built. In addition to the privately-financed units, 100 units of public housing have been built (in Nanticoke) since 1960.

Units Under Construction. Based on building permit data, on average construction time for single-family and multifamily structures, on a postal vacancy survey conducted in May 1966, and on other information obtained in the area, there are currently an estimated 350 private housing units and 50 units of public housing under construction in the SMSA. Approximately 300 of the private units are single-family houses, and 50 units are in multifamily structures. About 90 of the single-family units and 25 of the multifamily units now being built are located in the Wilkes-Barre area. The Pittston and Mountain Top areas are the locations of about 70 units and 50 units, respectively, of single-family housing under construction. The remaining units under construction are distributed across the SMSA; the Nanticoke area has the least activity in private housing construction. The 50 units of public housing now under construction are located in Pittston.

Demolition. Based on information gained from local agencies and other sources, it is estimated that about 1,775 housing units have been demolished in the Wilkes-Barre-Hazleton SMSA since 1960. Almost half of these occurred in Wilkes-Barre City, mostly as a result of urban renewal activity. In all, some 1,125 of the demolitions since 1960 have resulted from urban renewal activities in the four cities of the SMSA.

The best available information indicates that about 320 housing units will be removed from the inventory during the two-year forecast period. These units will be approximately evenly divided between owner and renter occupancy.

Tenure of Occupancy

As shown in table VI, the proportion of the occupied housing inventory that is owner-occupied has been increasing since 1950, although at a slower rate in recent years. Currently, about 64 percent of the 107,600 occupied housing units are occupied by owners, compared to 54 percent in 1950 and 63 percent in 1960.

Vacancy

Last Census. As of April 1960, there were 7,750 vacant housing units in the Wilkes-Barre--Hazleton SMSA, of which around 2,800 were available for rent or sale. As shown in table VI, about 650 were available for sale only, indicating a homeowner vacancy rate of 1.0 percent, while some 2,150 were for rent, or a renter vacancy rate of 5.2 percent. Of the available vacancies, about 170 sales vacancies and 560 rental vacancies lacked some or all plumbing facilities.

Postal Vacancy Survey. The results of a postal vacancy survey conducted during May 1966 are shown in table VIII. The survey covered almost 107,100 possible deliveries (excluding trailers), equal to about 93 percent of the estimated current housing inventory. Almost 2,700 vacancies were reported by the survey, or an over-all vacancy rate of 2.5 percent. Vacancies in residences, as reported by the survey, numbered about 2,025, or 2.1 percent of the total number of residences reported. Apartment vacancies amounted to almost 670, equal to 6.0 percent of the total number of apartments enumerated. The Wilkes-Barre Post Office reported the lowest over-all vacancy rate (2.2 percent), while the four smallest offices, Freeland, Glen Lyon (an unincorporated place in the Nanticoke area), Shick-shinny, and White Haven, reported the highest over-all rates of vacancy. The survey enumerated nearly 390 units under construction.

An earlier postal vacancy survey was conducted in the Wilkes-Barre--Hazleton SMSA as of January 1964. The earlier survey (which excluded the White Haven Post Office) reported an over-all vacancy rate of 3.2 percent, somewhat higher than the 1966 survey. In the 1964 survey, 220 housing units were reported under construction.

It is important to note that the postal vacancy survey data are not entirely comparable with the data published by the Bureau of the Census because of differences in definition, area delineations, and methods of enumeration. The census reports units and vacancies by tenure, whereas the postal vacancy survey reports units and vacancies by type of structure. The Post Office Department defines a "residence" as a unit representing one stop for one delivery of mail (one mailbox). These are principally single-family homes, but include row houses, and some duplexes and structures with additional units created by conversion. An "apartment" is a unit on a stop where more than one delivery of mail is possible. Postal surveys omit vacancies in limited areas served by post office boxes and tend to omit units in subdivisions under construction. Although the postal vacancy survey has obvious limitations, when used in conjunction with other vacancy indicators the survey serves a valuable function in the derivation of estimates of local market conditions.

Current Estimate. On the basis of postal vacancy survey results and information gained from local sources, it is judged that there are currently 2,650 available vacant housing units in the SMSA, or an overall available vacancy rate of 2.4 percent. Of the total available vacancies, 700 are available for sale only, a homeowner vacancy rate of 1.0 percent, and 1,950 are available for rent, a renter vacancy rate of 4.9 percent. As shown in table VI, the current sales vacancy rate is unchanged from April 1960, while the rate of rental vacancy now is somewhat lower.

Approximately 100 of the available sales vacancies and 300 of the vacant available rental units are substandard in that they do not contain all plumbing facilities.

After deducting the current number of substandard available vacant units, the present number of available sales and rental vacancies does not appear out of line for an area with the current growth characteristics of the Wilkes-Barre--Hazleton SMSA.

Sales Market

General Market Conditions. Construction of new sales housing since 1960 has about kept pace with demand, as reflected in the unchanged rate of sales vacancy. The over-all market for new sales housing is judged to be sound. Contract construction is the usual practice of homebuilders in Luzerne County. Some speculative construction activity does exist, but on such a minor scale as to be almost negligible. Although presently limited in size, judging from the generally-increasing activity in house construction, the market for new sales housing in Luzerne County is growing. Speculative activity also appears to be increasing somewhat.

Because of the slow rate of growth in the number of households in the SMSA and the availability of existing sales units at low prices, there is relatively little activity in the lowest price ranges of sales housing. According to local builders, the median sale price of new homes in the area is in excess of \$20,000.

Subdivision Activity. Because of the limited demand for new sales housing, there are no large-sized subdivisions in the SMSA. The largest are two subdivisions now under development in the Mountain Top area, which owe their location to the employment opportunities of the Crestwood Industrial Park. There are numerous small-sized subdivisions located throughout the SMSA, usually in or near the largest centers of population.

Rental Market

General Market Conditions. The number of renter households has been declining in the Wilkes-Barre--Hazleton SMSA for many years. As a result, the rental market has had a diminishing base and, until very recently, there has been no apartment construction of consequence.

During the past few years, since the number of households has been growing at an accelerated rate, the rental market has firmed up. The most often heard comment, when discussing the rental market with local realtors and property managers, was to the effect that the middle-income rental market has tightened somewhat in recent months. The firm condition of the rental market holds for the entire SMSA. Many of the incoming management personnel of the companies which have located in Luzerne County recently have indicated some difficulty in obtaining suitable rental units.

Recent Inventory Additions. Although judged to be sound, the rental market of Luzerne County is virtually untested by new projects. After virtually no activity for many years, there has been some very limited construction of new rental units. By far the largest project is a 40-unit complex in Hazleton, which is just being finished. The first units were occupied during May 1966, and 16 of the apartments are still under construction.

The Wilkes-Barre area is the location of several small new apartment projects. One, located in Kingston, is a 12-unit luxury project, four units of which are still under construction. Four of the units were opened in November 1965, and four more in April 1966. Another project in Kingston, which consists of eight units, has been opened about half a year. All of the apartments have two bedrooms. The rents asked for the units in the new projects are high relative to other rentals in the area; the 1960 Census reported that only 1.4 percent of all renter households paid gross rents (includes utilities) of over \$120, and the median gross rent for two-bedroom units was \$53.

Urban Renewal

All of the four cities in Luzerne County have active urban renewal programs, and Luzerne County administers programs for other areas in the county.

Wilkes-Barre is the location of seven urban renewal projects and two general neighborhood renewal programs. In all, urban renewal areas cover some 370 acres of Wilkes-Barre, mostly in the close-in southeast section of the city and along the Lehigh Valley Railroad tracks. Since April 1960, some 700 housing units have been demolished in Wilkes-Barre as a result of urban renewal activities; according to existing plans, around 160 additional units will be removed, including 100 in the two-year forecast period of this analysis.

Two urban renewal projects are located in Hazleton, covering a total of about 55 acres. Some 50 units of housing have been demolished in one project area; another 240 demolitions are scheduled in the other area, about 25 of which will be accomplished within two years.

Nanticoke and Pittston each have one urban renewal project under execution. The project in Nanticoke covers 24 acres of the central city, from which about 210 housing units have been cleared. Nanticoke also has in the proposal stage a 164-acre rehabilitation project which may result in some demolitions within 18 months. Some 38 acres of downtown Pittston are included in the urban renewal project there; about 160 housing units have been demolished.

The Luzerne County Redevelopment Authority is awaiting final approval of a 68-acre project in Laurel Run Borough, in which almost 180 housing units will be demolished. The authority also has a 64-acre project in planning for Kingston Borough, from which some 50 housing units will be cleared within five years.

Public Housing

Two State-aided middle-income housing projects, each containing 100 units, are located in Luzerne County. The Meadowcrest Housing Project is located in Kingston Township, and the Fairview Housing Project is in Fairview Township. Contract rents are relatively low for one-, two-, and three-bedroom units. During recent years, owing to the proximity of the Crestwood Industrial Park, vacancies at Fairview have been less troublesome than at Meadowcrest.

After many years of no activity in Federally-assisted public housing, Luzerne County municipalities have shown greatly-increased interest in low-income accommodations in recent years. Each of the four cities presently has public housing projects under development. The first projects, opened in April 1966, are located in Nanticoke. One is a 50-unit high-rise structure for the elderly; another complex, also of 50 units, is regular low-income housing. The city of Nanticoke has applied for approval of an additional 100 units of public housing, including 76 units for the elderly and 24 units for low-income families.

Wilkes-Barre is developing 200 units of housing for senior citizens, which will be ready for occupancy within two years. Also under development is a 200-unit project for low-income families, to be completed within four years. Construction of a 100-unit project in Hazleton is scheduled to begin in July 1966. Also under development in Hazleton, for occupancy within two years, is a 100-unit project for the elderly, and another 100-unit senior citizen project is being planned. Pittston is developing a 50-unit project for low-income families for occupancy within two years, and housing for the elderly will be provided by a 50-unit project, now under development for occupancy within three years.

Demand for Housing

Quantitative Demand

Based on the expected growth in the number of households during the next two years and on the anticipated level of urban renewal and other demolition activity, demand for new housing units is expected to total about 730 annually during the two-year forecast period. Of the total annual demand, 650 will be for sales units and 80 units will represent demand for rental housing. At the lower rents achievable with below-market-interest-rate financing or assistance in land acquisition and cost, there should be a demand for an additional 60 rental units, excluding public low-rent housing and rent-supplement accommodations.

The annual demand forecast for the next two years is somewhat above the estimated average annual rate of private new housing construction which has prevailed since April 1960 (580 units), but is similar to the estimated rate of construction of the past two years (700 units annually), which reflects the generally-accelerated rate of economic growth. Although there has been virtually no construction of rental units in the area since 1960, the apparent early success of the new 40-unit project in Hazleton and the over-all soundness of the rental market indicate that additional rental units in the volume forecast should be marketed successfully and should facilitate upgrading of families into more adequate housing.

The geographic distribution of sales demand should be similar to the location of the new housing constructed since April 1960 (see discussion of new construction activity), except that the Mountain Top area should receive a somewhat-larger share. Rental demand probably will be concentrated in the Wilkes-Barre, Hazleton, and Pittston areas (not necessarily equally-shared between them), but a small number of rental units may be absorbed in the Mountain Top area.

Qualitative Demand

Sales Housing. Based on current family income, on typical ratios of income to purchase price, and on recent market experience, the annual demand for 650 sales units is distributed by price classes as shown in the following table.

Estimated Annual Demand for New Sales Housing
Wilkes-Barre--Hazleton, Pennsylvania, SMSA
June 1966 to June 1968

<u>Sales price</u>	<u>Number of units</u>	<u>Percent of total</u>
Under \$12,500	15	2
\$12,500 - 14,999	70	10
15,000 - 17,499	100	15
17,500 - 19,999	90	13
20,000 - 24,999	140	21
25,000 - 29,999	100	15
30,000 - 34,999	70	10
35,000 and over	<u>95</u>	<u>14</u>
Total	680	100

Rental Housing. The monthly rentals at which privately-owned net additions to the aggregate rental housing inventory might best be absorbed by the rental market are indicated for various size units in the following table. These net additions may be accomplished by either new construction or rehabilitation at the specified rentals with or without public benefits or assistance through subsidy, tax abatement, or aid in financing or land acquisition. Based on current construction and land costs, the minimum gross monthly rents achievable without public benefits or assistance in financing or land acquisition are judged to be \$95 for one-bedroom units, \$115 for two-bedroom units, and \$135 for three-bedroom units. Virtually all of the rental demand which can be satisfied with market-rate financing should be concentrated at or within a range of 50 percent above these minimums. The prospective demand for efficiency units in new structures is judged to be negligible.

Estimated Annual Demand for New Rental Units
By Gross Monthly Rent and Unit Size
Wilkes-Barre--Hazleton, Pennsylvania, SMSA
June 1966 to June 1968

<u>Unit size</u>	<u>Number of units</u>	<u>Gross monthly rent</u> ^{a/}
One bedroom	20	\$ 75 - \$ 94
" "	40	\$ 95 - \$150
Two bedroom	30	\$ 90 - \$114
" "	35	\$115 - \$175
Three bedroom	10	\$105 - \$134
" "	5	\$135 - \$200

^{a/} Gross rent is shelter rent plus the cost of utilities. The minimum rent for each unit size is calculated on the basis of a long-term mortgage (40 years) at 5½ percent interest and 1½ percent initial annual curtail; changes in these assumptions will affect minimum rents accordingly.

The preceding distribution of average annual demand for new apartments is based on projected tenant-family income, the size distribution of tenant households and rent-paying propensities found to be typical in the area. Thus, it represents a pattern for guidance in the production of rental housing predicated on foreseeable quantitative and qualitative considerations. Individual projects may differ from the general pattern in response to specific neighborhood or submarket requirements.

The location factor is of especial importance in the provision of new units at the lower-rent levels. Families in this user group are not as mobile as those in other economic segments; they are less able or willing to break with established social, church, and neighborhood relationships, and proximity to place of work frequently is a governing consideration in the place of residence preferred by families in this group. Thus, the utilization of lower-priced land for new rental housing in outlying locations to achieve lower rents may be self-defeating unless the existence of a demand potential is clearly evident.

APPENDIX A

Population of Community Areas by Minor Civil Divisions Wilkes-Barre--Hazleton, Pennsylvania, SMSA

	<u>1960 population</u>		<u>1960 population</u>
Wilkes-Barre area:		Nanticoke area:	
Ashley	4,258	Nanticoke	15,601
Hanover	12,781	Newport Twp.	7,083
Laurel Run	855	Plymouth Twp.	2,783
Plains	10,995		
Sugar Notch	1,524	Back Mountain area:	
Warrior Run	833	Dallas	2,229
Wilkes-Barre City	63,551	Dallas Twp.	4,053
Wilkes-Barre Twp.	4,319	Franklin Twp.	880
Courtdale	845	Kingston Twp.	5,450
Edwardsville	5,711	Jackson Twp.	1,364
Larksville	4,390	Lake Twp.	1,895
Luzerne	5,118	Lehman Twp.	2,318
Plymouth	10,401		
Pringle	1,418	Shickshinny area:	
Kingston	20,261	Fairmont Twp.	819
Forty Fort	6,431	Hunlock Twp.	2,057
Swoyersville	6,751	Huntington Twp.	1,355
Bear Creek Twp.	1,684	New Columbus	144
Buck Twp.	256	Ross Twp.	1,360
		Salem Twp.	3,124
Hazleton area:		Shickshinny	1,843
Hazle Twp.	7,478	Union Twp.	768
Hazleton City	32,056	Conyngham Twp.	1,819
West Hazleton	6,278	Hollenback Twp.	626
Foster Twp.	2,683	Nescopeck	1,934
Freeland	5,068	Nescopeck Twp.	640
Jeddo	183		
Black Creek Twp.	1,554	Mountain Top area:	
Butler Twp.	3,094	Dennison Twp.	584
Conyngham	1,163	Dorrance Twp.	983
Sugarloaf Twp.	1,850	Fairview Twp.	2,061
		Nuangola	346
Pittston area:		Rice Twp.	642
Avoca	3,562	Slocum Twp.	796
Dupont	3,669	White Haven	1,778
Duryea	5,626	Wright Twp.	1,423
Hughestown	1,615		
Jenkins Twp.	3,475		
Laflin	235		
Pittston City	12,407		
Pittston Twp.	2,992		
Yatesville	472		
Exeter	4,747		
Exeter Twp.	1,309		
West Pittston	6,998		
West Wyoming	3,166		
Wyoming	4,127		

Sources: 1960 Census of Population.
Luzerne County Planning
Commission.

Table I

Trends of Civilian Work Force Components
Wilkes-Barre--Hazleton, Pennsylvania, SMSA, 1950-1966
 (averages in thousands)

<u>Annual averages</u>	<u>Civilian work force</u>	<u>Unemployment</u>		<u>Employment</u>					
		<u>Number</u>	<u>Rate</u>	<u>Nonag. wage and salary</u>			<u>All other</u>		
				<u>Mining</u>	<u>Other</u>	<u>Total</u>	<u>Farm</u>	<u>Nonfarm</u>	<u>Total</u>
1950	161.2	14.5	9.0	34.5	96.6	131.1	2.4	13.2	146.7
1951	158.4	13.2	8.3	32.9	97.4	130.3	2.3	12.6	145.2
1952	155.2	14.2	9.1	29.1	97.2	126.3	2.2	12.5	141.0
1953	151.9	14.1	9.3	25.0	97.9	122.9	2.2	12.7	137.8
1954	150.1	23.0	15.3	18.0	94.0	112.0	2.4	12.7	127.1
1955	144.9	19.4	13.4	13.9	96.0	109.9	2.3	13.3	125.5
1956	142.1	17.2	12.0	11.6	98.1	109.7	2.1	13.1	124.9
1957	140.1	15.6	11.0	12.2	97.3	109.5	2.0	13.0	124.5
1958 ^{a/}	141.4	24.2	17.0	9.3	93.0	102.3	1.9	13.0	117.2
1959	139.8	22.4	16.0	6.9	96.0	102.9	1.6	12.9	117.4
1960	133.5	16.2	12.1	6.0	96.9	102.9	1.5	12.9	117.3
1961	133.6	16.7	12.5	5.5	96.6	102.1	1.4	13.4	116.9
1962	133.6	13.4	10.0	5.1	99.7	104.8	1.4	14.0	120.2
1963	133.8	12.9	9.6	4.8	100.1	104.9	1.4	14.6	120.9
1964	132.9	10.2	7.7	4.7	102.0	106.7	1.4	14.6	122.7
1965	133.6	8.4	6.3	4.1	105.7	109.8	1.2	14.2	125.2
<u>Jan.- Apr. average</u>									
1965	132.7	9.6	7.2	4.2	103.7	107.9	1.1	14.1	123.1
1966 ^{b/}	132.1	8.0	6.1	3.6	106.0	109.6	1.1	13.5	124.1

^{a/} Data for years prior to 1958 are not strictly comparable with more recent figures because of differences in enumeration procedures; pre-1958 data are based on bi-monthly periods, while monthly intervals were used for subsequent years.

^{b/} Preliminary

Source: State of Pennsylvania Department of Labor and Industry.

Table II

Nonagricultural Wage and Salary Employment by Industry
Wilkes-Barre--Hazleton, Pennsylvania, SMSA, 1958-1966
(in thousands)

Item	Annual averages								First four months avg.	
	1958	1959	1960	1961	1962	1963	1964	1965	1965	1966 ^{a/}
Nonag. wage and salary employment	<u>102.3</u>	<u>102.9</u>	<u>102.9</u>	<u>102.1</u>	<u>104.8</u>	<u>104.9</u>	<u>106.7</u>	<u>109.8</u>	<u>107.9</u>	<u>109.6</u>
Manufacturing	<u>37.8</u>	<u>40.5</u>	<u>41.3</u>	<u>41.2</u>	<u>43.4</u>	<u>44.0</u>	<u>45.8</u>	<u>47.5</u>	<u>47.1</u>	<u>49.1</u>
Durable goods	<u>7.8</u>	<u>8.4</u>	<u>8.8</u>	<u>9.0</u>	<u>10.1</u>	<u>10.6</u>	<u>11.1</u>	<u>11.7</u>	<u>11.5</u>	<u>12.8</u>
Fabricated metal products	1.6	1.6	1.5	1.5	1.7	1.8	1.8	1.8	1.8	1.8
Nonelectrical machinery	2.2	2.2	2.2	2.3	2.2	2.1	2.5	2.5	2.5	2.6
Other durable goods	4.0	4.6	5.1	5.2	6.2	6.7	6.8	7.4	7.2	8.4
Nondurable goods	<u>30.0</u>	<u>32.1</u>	<u>32.5</u>	<u>32.2</u>	<u>33.3</u>	<u>33.4</u>	<u>34.7</u>	<u>35.8</u>	<u>35.6</u>	<u>36.3</u>
Food products	3.5	3.4	3.4	3.3	3.4	3.3	3.3	3.6	3.4	3.8
Tobacco products	3.2	3.1	3.2	3.1	3.1	3.1	3.8	3.7	3.9	3.7
Textile products	3.5	3.7	3.6	3.2	3.1	3.0	3.4	3.5	3.4	3.4
Apparel & related	14.7	16.3	16.7	16.7	17.3	17.8	18.0	18.5	18.4	18.7
Printing & publishing	1.2	1.2	1.2	1.3	1.3	1.2	1.1	1.2	1.1	1.1
Leather products	2.6	3.2	3.1	3.2	3.4	3.2	3.2	3.2	3.3	3.6
Other nondurable goods	1.3	1.2	1.3	1.4	1.7	1.8	1.9	2.1	2.1	2.0
Nonmanufacturing	<u>64.5</u>	<u>62.4</u>	<u>61.6</u>	<u>60.9</u>	<u>61.4</u>	<u>60.9</u>	<u>60.9</u>	<u>62.3</u>	<u>60.8</u>	<u>60.5</u>
Mining	9.3	6.9	6.0	5.5	5.1	4.8	4.7	4.1	4.2	3.6
Contract construction	3.5	3.5	3.4	3.4	3.8	3.7	3.9	4.4	3.7	3.3
Trans. & pub. utilities	7.2	7.0	6.8	6.5	6.3	6.0	5.8	5.9	5.8	5.8
Wholesale & retail trade	18.7	18.6	18.9	18.1	18.3	18.5	18.4	18.9	18.7	18.5
Finance, ins., & real estate	3.0	3.1	3.2	3.5	3.4	3.4	3.4	3.5	3.4	3.5
Service & miscellaneous ^{b/}	11.2	11.6	11.4	11.6	11.8	11.9	12.0	12.4	12.1	12.5
Government	11.6	11.7	11.9	12.3	12.7	12.6	12.7	13.1	12.9	13.3

^{a/} Preliminary.

^{b/} Miscellaneous includes forestry (except logging) and fisheries.

Source: State of Pennsylvania Department of Labor and Industry.

Table III

Estimated Percentage Distribution of All Families
And Renter Households^{a/} by Annual Income
After the Deduction of Federal Income Tax
Wilkes-Barre--Hazleton, Pennsylvania, SMSA, 1966 and 1968

<u>Family income</u>	<u>1966</u>		<u>1968</u>	
	<u>All families</u>	<u>Renter households</u>	<u>All families</u>	<u>Renter households</u>
Under \$2,000	10	12	9	11
\$2,000 - 2,999	8	7	8	8
3,000 - 3,999	10	13	9	11
4,000 - 4,999	11	13	10	12
5,000 - 5,999	11	12	11	12
6,000 - 6,999	12	12	11	11
7,000 - 7,999	11	10	10	10
8,000 - 8,999	7	7	8	8
9,000 - 9,999	5	4	6	5
10,000 -11,999	7	5	8	6
12,000 -14,999	4	2	5	3
15,000 and over	4	3	5	3
Total	<u>100</u>	<u>100</u>	<u>100</u>	<u>100</u>
Median income	\$6,000	\$5,450	\$6,350	\$5,725

^{a/} Excludes one person renter households.

Source: Estimated by Housing Market Analyst.

Table IV

Population Trends in Community Areas
Wilkes-Barre--Hazleton, Pennsylvania, SMSA
1950, 1960, 1966

Community areas	Number of persons			Average annual changes			
	April	April	June	1950-1960		1960-1966	
	<u>1950</u>	<u>1960</u>	<u>1966</u>	<u>Number</u>	<u>Rate ^{a/}</u>	<u>Number ^{b/}</u>	<u>Rate ^{a/}</u>
SMSA total	<u>392,241</u>	<u>346,972</u>	<u>344,600</u>	-4,527	-1.2	-380	- .1
Wilkes-Barre area	<u>190,127</u>	<u>162,382</u>	<u>157,600</u>	- 2,776	-1.6	-780	- .5
Wilkes-Barre	76,826	63,551	59,250	- 1,328	-1.9	-700	-1.1
Kingston	21,096	20,261	20,150	- 84	- .4	- 20	- .1
Remainder	92,205	78,570	78,200	- 1,364	-1.6	- 60	- .1
Hazleton area	<u>69,170</u>	<u>61,407</u>	<u>61,400</u>	- 776	-1.2	-	-
Hazleton	35,491	32,056	31,600	- 343	-1.0	- 75	- .2
Remainder	33,679	29,351	29,800	- 433	-1.4	75	.2
Pittston area	<u>61,059</u>	<u>54,400</u>	<u>54,300</u>	- 666	-1.1	- 15	-
Pittston	15,012	12,407	11,450	- 261	-1.9	-160	-1.3
Remainder	46,047	41,993	42,850	- 405	- .9	140	.3
Nanticoke area	<u>32,953</u>	<u>25,467</u>	<u>24,700</u>	- 749	-2.6	-120	- .5
Nanticoke	20,160	15,601	14,900	- 456	-2.6	-110	- .7
Remainder	12,793	9,866	9,800	- 293	-2.6	- 10	- .1
Back Mountain area	14,744	18,546	20,500	380	2.3	320	1.6
Shickshinny area	17,299	16,489	16,700	- 81	- .5	35	.2
Mountain Top area	6,889	8,281	9,400	139	1.8	180	2.0

^{a/} Percentage derived through the use of a formula designed to calculate the rate of change on a compound basis.

^{b/} Estimates are rounded and may not add to totals.

Sources: 1950 and 1960 Censuses of Population.
1966 estimated by Housing Market Analyst.

Table V

Household Trends in Community Areas
Wilkes-Barre--Hazleton, Pennsylvania, SMSA
1950, 1960, 1966

Community areas	Number of households			Average annual changes			
	April	April	June	1950-1960		1960-1966	
	1950	1960	1966	Number <u>a/</u>	Pct. <u>b/</u>	Number <u>a/</u>	Pct. <u>b/</u>
SMSA total	<u>106,663</u>	<u>105,755</u>	<u>107,600</u>	<u>-91</u>	-.1	300	.3
Wilkes-Barre area	<u>52,091</u>	<u>50,140</u>	<u>50,150</u>	<u>-195</u>	-.4	-	-
Wilkes-Barre	21,056	19,759	19,300	-130	-.6	-75	-.4
Kingston	6,224	6,501	6,550	28	.4	10	.1
Remainder	24,811	23,880	24,300	-93	-.4	70	.3
Hazleton area	<u>18,607</u>	<u>18,955</u>	<u>19,400</u>	<u>35</u>	.2	<u>70</u>	.4
Hazleton	9,782	10,070	10,250	29	.3	30	.3
Remainder	8,825	8,885	9,150	6	.1	45	.5
Pittston area	<u>15,945</u>	<u>15,899</u>	<u>16,250</u>	<u>-5</u>	-	<u>55</u>	.4
Pittston	3,861	3,620	3,500	-24	-.7	-20	-.5
Remainder	12,084	12,279	12,750	19	.2	75	.6
Nanticoke area	<u>9,126</u>	<u>8,213</u>	<u>8,200</u>	<u>-91</u>	-1.0	-	-
Nanticoke	5,944	5,355	5,300	-59	-1.0	-10	-.2
Remainder	3,182	2,858	2,900	-32	-1.0	5	.2
Back Mountain area	4,098	5,269	5,775	117	2.6	80	1.5
Shickshinny area	4,901	4,958	5,200	6	.1	40	.8
Mountain Top area	1,895	2,321	2,625	43	2.0	50	2.0

a/ Components may not add because of rounding.

b/ Percentages derived through the use of a formula designed to calculate the rate of change on a compound basis.

Sources: 1950 and 1960 Censuses of Housing
1966 estimated by Housing Market Analyst.

Table VI

Components of the Housing Inventory
Wilkes-Barre--Hazleton, Pennsylvania, SMSA
April 1950-June 1966

<u>Tenure and vacancy</u>	April 1950	April 1960	June 1966	Average annual changes			
				1950-1960		1960-1966	
				<u>Number</u> ^{a/}	<u>Pct.</u> ^{b/}	<u>Number</u> ^{a/}	<u>Pct.</u> ^{b/}
Total housing inventory	<u>110,981</u>	<u>113,505</u>	<u>115,400</u>	<u>252</u>	.2	<u>310</u>	.3
Occupied housing units	<u>106,663</u>	<u>105,755</u>	<u>107,600</u>	<u>-91</u>	-.1	<u>300</u>	.3
Owner occupied	<u>57,233</u>	<u>66,758</u>	<u>69,350</u>	<u>952</u>	1.1	<u>420</u>	.6
Percent of all occupied	53.6	63.1	64.5	-	-	-	-
Renter occupied	<u>49,430</u>	<u>38,997</u>	<u>38,250</u>	<u>-1,043</u>	-1.0	<u>-120</u>	-.3
Vacant housing units	<u>4,318</u>	<u>7,750</u>	<u>7,800</u>	<u>343</u>	5.8	<u>10</u>	.1
Available vacant	<u>632</u>	<u>2,798</u>	<u>2,650</u>	<u>217</u>	14.9	<u>-25</u>	-.9
For sale only	<u>219</u>	<u>644</u>	<u>700</u>	<u>43</u>	10.7	<u>10</u>	1.3
Homeowner vacancy rate	<u>.4%</u>	1.0%	1.0%	-	-	-	-
For rent	<u>413</u>	<u>2,154</u>	<u>1,950</u>	<u>174</u>	16.3	<u>-35</u>	-1.6
Renter vacancy rate	<u>.8%</u>	5.2%	4.9%	-	-	-	-
Other vacant	<u>3,686</u>	<u>4,952</u>	<u>5,150</u>	<u>127</u>	2.9	<u>30</u>	.6

^{a/} Components may not add because of rounding.

^{b/} Percentages derived through the use of a formula designed to calculate the rate of change on a compound basis.

Sources: 1950 and 1960 Censuses of Housing.
 1966 estimated by Housing Market Analyst.

Table VII

Private Housing Units Authorized by Building Permits
Wilkes-Barre--Hazleton, Pennsylvania, SMSA
1960-1966

<u>Area</u>	<u>Number of units</u>						<u>First four months</u>	
	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>	<u>1965</u>	<u>1965</u>	<u>1966</u>
SMSA total	253	260	340	294	312	345	100	72
Single-family	249	250	320	273	290	281	92	62
Two-unit	4	6	4	12	22	12	0	2
Three- or- more unit	0	4	16	9	0	52	8	8
Coyneham Borough	NA	NA	13	16	13	15	7	7
Dallas Borough	9	12	10	10	7	8	2	1
Exeter Township	32	15	15	12	11	8	2	0
Forty Fort Borough	7	10	26	2	1	7	0	1
Freeland Borough	2	2	12	2	3	1	0	0
Hanover Township	50	22	25	35	28	37	7	7
Hazleton	43	57	59	39	34	64	0	8
Hughestown Borough	0	1	0	3	2	0	0	0
Jackson Township	9	7	10	8	7	4	1	0
Kingston Borough	12	12	14	17	24	40	24	15
Kingston Township	26	33	32	33	19	19	4	12
Nanticoke	10	7	8	19	12	11	6	0
Nescopeck Borough	0	2	0	1	0	2	0	0
Pittston	1	5	9	12	5	10	3	1
Pittston Township	0	NA	2	0	5	4	3	2
Plymouth Borough	NA	0	1	1	9	7	3	3
Plymouth Township	0	0	2	3	5	NA	NA	NA
Sugarloaf Township	NA	NA	11	9	13	17	6	0
Sugar Notch Borough	0	0	0	0	2	0	0	0
West Hazleton Borough	NA	14	11	6	7	4	3	0
West Pittston Borough	8	6	15	7	7	5	1	2
West Wyoming Borough	4	14	24	12	16	9	4	1
White Haven Borough	0	0	0	1	4	0	0	1
Wilkes-Barre	38	34	32	36	54	62	17	11
Wyoming Borough	2	7	9	10	24	11	7	0

Sources: U.S. Bureau of the Census, C-40 Construction Reports; Pennsylvania Building Reports; and local building records.

Table VIII

Wilkes-Barre--Hazleton, Pennsylvania, Area Postal Vacancy Survey
May 23-26, 1966

Postal area	Total residences and apartments					Residences					Apartments					House trailers		
	Total possible deliveries	Vacant units		Under const.		Total possible deliveries	Vacant units		Under const.		Total possible deliveries	Vacant units		Under const.		Total possible deliveries	Vacant No.	%
		All	%	Used	New		All	%	Used	New		All	%	Used	New			
The Survey Area Total	107,096	2,697	2.5	2,528	169	386	95,984	2,032	2.1	1,907	125	279	11,112	665	6.0	621	44	107
Wilkes-Barre	54,785	1,193	2.2	1,106	87	161	48,966	848	1.7	774	74	134	5,819	345	5.9	332	13	27
Main Office	26,647	485	1.8	477	8	42	23,450	306	1.3	302	4	42	3,197	179	5.6	175	4	-
Branches:																		
Ashley	3,232	67	2.1	60	7	2	3,060	52	1.7	47	5	2	172	15	8.7	43	2	-
Kingston	15,527	382	2.5	356	26	39	13,824	288	2.1	268	20	17	1,403	94	5.5	88	6	22
Mountain Top	1,782	55	3.1	15	40	51	1,680	54	3.2	14	40	51	102	1	1.0	1	-	-
Shavertown	1,462	31	2.1	31	-	3	1,373	25	1.8	25	-	3	89	6	6.7	6	-	-
North End Station	6,135	173	2.8	167	6	24	5,579	123	2.2	118	5	19	556	50	9.0	49	1	5
Hazleton	13,689	347	2.5	322	25	51	11,262	235	2.1	223	12	35	2,427	112	4.6	99	13	16
Other Cities and Boroughs	38,622	1,157	3.0	1,100	57	174	35,756	949	2.7	910	39	110	2,866	208	7.3	190	18	64
Dallas	2,901	85	2.9	78	7	15	2,863	81	2.8	74	7	15	38	4	10.5	4	-	-
Freeland	2,616	93	3.6	92	1	5	2,497	78	3.1	77	1	5	119	15	12.6	15	-	-
Glen Lyon	1,327	65	4.9	65	-	-	1,286	55	4.3	55	-	-	41	10	24.4	10	-	-
Mantioke	6,890	187	2.7	164	23	4	5,192	116	2.2	111	5	4	1,698	71	4.2	53	18	-
Pittston	17,220	471	2.7	451	20	133	16,615	406	2.4	386	20	69	605	55	10.7	65	-	64
Main Office	5,791	222	3.8	217	5	72	5,682	193	3.4	188	5	18	109	29	26.6	29	-	54
Branches:																		
Avoca	2,918	50	1.7	48	2	9	2,853	45	1.6	43	2	2	65	5	7.7	5	-	7
Duryea	1,622	77	4.7	70	7	8	1,601	66	4.1	59	7	8	21	11	52.4	11	-	-
West Pittston	3,915	80	2.0	77	3	16	3,772	62	1.6	59	3	13	143	18	12.6	18	-	3
Wyoming	2,974	42	1.4	39	3	28	2,707	40	1.5	37	3	28	267	2	0.7	2	-	-
Plymouth	5,098	154	3.0	152	2	3	4,809	118	2.5	116	2	3	289	36	12.5	36	-	-
Shickahany	1,851	73	3.9	70	3	8	1,801	70	3.9	67	3	8	50	3	6.0	3	-	-
White Haven	719	29	4.0	28	1	6	693	25	3.6	24	1	6	26	4	15.4	4	-	-

The survey covers dwelling units in residences, apartments, and house trailers, including military, institutional, public housing units, and units used only seasonally. The survey does not cover stores, offices, commercial hotels and motels, or dormitories; nor does it cover boarded-up residences or apartments that are not intended for occupancy.

The definitions of "residence" and "apartment" are those of the Post Office Department, i.e.: a residence represents one possible stop with one possible delivery on a carrier's route; an apartment represents one possible stop with more than one possible delivery.

Source: FHA postal vacancy survey conducted by collaborating postmaster(s).