Analysis of the

WILKES-BARRE--HAZLETON PENNSYLVANIA HOUSING MARKET

as of October 1, 1969

A Report by the
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL HOUSING ADMINISTRATION
WASHINGTON, D. C. 20411

January 1970

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FHA Housing Market Analysis
Wilkes-Barre--Hazleton, Pennsylvania, as of October 1, 1969

Foreword

This analysis has been prepared for the assistance and guidance of the Federal Housing Administration in its operations. The factual information, findings, and conclusions may be useful also to builders, mortgagees, and others concerned with local housing problems and trends. The analysis does not purport to make determinations with respect to the acceptability of any particular mortgage insurance proposals that may be under consideration in the subject locality.

The factual framework for this analysis was developed by the Field Market Analysis Service as thoroughly as possible on the basis of information available on the "as of" date from both local and national sources. Of course, estimates and judgments made on the basis of information available on the "as of" date may be modified considerably by subsequent market developments.

The prospective demand or occupancy potentials expressed in the analysis are based upon an evaluation of the factors available on the "as of" date. They cannot be construed as forecasts of building activity; rather, they express the prospective housing production which would maintain a reasonable balance in demand-supply relationships under conditions analyzed for the "as of" date.

Department of Housing and Urban Development
Federal Housing Administration
Field Market Analysis Service
Washington, D. C.

FHA HOUSING MARKET ANALYSIS - WILKES-BARRE--HAZLETON, PENNSYLVANIA AS OF OCTOBER 1, 1969[1/]

The Wilkes-Barre--Hazleton, Pennsylvania, Housing Market Area (HMA) is defined as coextensive with the Wilkes-Barre--Hazleton Standard Metropolitan Statistical Area, which consists of Luzerne County, Pennsylvania, located in northeastern Pennsylvania. The economy of the HMA has grown substantially in recent years as a number of manufacturers of apparel and electronics products have established factories in the area, in contrast to the previous long period of economic decline. The decline was the result of steadily decreasing employment in anthracite mining, the former mainstay of the local economy.

The resurgence of economic growth has slowed the out-migration, especially of young people, which had accompanied the lack of employment opportunities in the HMA, and the population of the area has begun to grow again as a result. Residential construction activity has increased somewhat, but not sufficiently to meet the demand for housing, especially for rental accommodations. Consequently, vacancies have declined significantly, prices have risen steadily, and a shortage of housing has become evident throughout most of the HMA. There is some evidence, however, that speculative builders in at least one segment of the area have misjudged the market and that recent developments in the mortgage market have reduced speculative construction.

1/ Data in this analysis are supplementary to a previous FHA analysis of the area as of June 1, 1966.

Anticipated Housing Demand

The demand for new housing units financed at market interest rates during the October 1, 1969 to October 1, 1971 forecast period will total about 1,100 housing units annually, including about 740 single-family houses, approximately 260 units in multifamily structures, and about 100 mobile homes. This level of demand is greater than the estimated annual level of construction since June 1, 1966. However, the number of new households has exceeded net additions to the housing inventory since that time, and about 200 households a year have been accommodated through absorption of vacant housing units. Vacancy levels are now quite low and additional new households will require new housing units. Absorption of new sales housing units should be closely watched, however, for assurance that the problems recently encountered by speculative builders are not a continuing phenomenon.

The present demand estimates are not intended to be predictions of short-term construction volume, but rather suggestive levels of construction designed to provide stability in the housing market based on long-term trends evident in the area. Annual demand for single-family houses by price class and for multifamily units by gross monthly rent and unit size is shown in table I.

Occupancy Potential for Subsidized Housing

Federal assistance in financing costs for new housing for low- or moderate-income families may be provided through four different programs administered by FHA--monthly rent-supplement payments, principally in rental projects financed with market-interest-rate mortgages insured under Section 221(d)(3); partial payments for interest for home mortgages insured primarily under Section 235; partial payment for interest for project mortgages insured under Section 236; and below-market-interest-rate financing for project mortgages insured under Section 221(d)(3).

Household eligibility for federal subsidy programs is determined primarily by evidence that household or family income is below established limits. Some families may be alternatively eligible for assistance under one or more of these programs or under other assistance programs using federal or state support. Since the potential for each program is estimated separately, there is no attempt to eliminate the overlaps among program estimates. Accordingly, the occupancy potentials discussed for various programs are not additive. Furthermore, future approvals under each program should take into account any intervening approvals under other programs which serve the same requirements. The potentials discussed in the following paragraphs reflect estimates adjusted for housing provided under alternative FHA or other programs and have been calculated to reflect the capacity of the market in view of existing vacancy. The successful attainment of the calculated potential for subsidized housing may well depend upon construction in suitable accessible locations, as well as upon the distribution of rents and sales prices over the complete range attainable for housing under the specified programs.

The annual occupancy potentials for subsidized housing in FHA programs discussed below are based upon 1969 incomes, on the occupancy of substandard housing, on estimates of the elderly population, on October 1, 1969 income limits, and on available market experience.[1/] Excepting Section 221(d)(3)BMIR, the occupancy potentials by size of units required are shown in table II. As of October 1, 1969, there is no subsidized housing under any of the FHA programs in the HMA, and there is none under construction.

Section 221(d)(3)BMIR. If federal funds are available, a total of about 375 units of Section 221(d)(3)BMIR housing can be absorbed annually during the next two years.[2/]

Rent-Supplements. Under the rent-supplement program, there is an annual occupancy potential for approximately 300 units for families and 340 units for elderly couples and individuals. However, 67 percent of the families eligible for rent-supplements are also eligible for public housing and there are 374 units of public housing for families under construction in the HMA.[3/] Thus, 67 percent (200 units) of this potential can be met by public housing, leaving a potential for 100 units for families in the first year.

In the case of rent-supplement housing for the elderly, all of the elderly eligible for rent-supplements are eligible for public housing. The 176 units of public housing for the elderly under construction reduces the occupancy potential for rent-supplements for the elderly to 164 units in the first year.

About five percent of the families and 17 percent of the elderly couples and individuals eligible for rent-supplements also are eligible for housing under Section 236.

Section 235, Sales Housing. Under Section 235, utilizing exception income limits, there is an annual occupancy potential for about 340 sales housing units for low- and moderate-income families; using regular income limits, the potential would be only 140 units. All of the families eligible for Section 235 housing also are eligible under the Section 236 program (but are not additive thereto) and about five percent are eligible under the rent-supplement program.

1/ Families with incomes inadequate to purchase or rent nonsubsidized housing generally are eligible for one form or another of subsidized housing. However, little or no housing has been provided under some of the subsidized programs and absorption rates remain to be tested.

2/ At the present time, funds for allocations are available only from recaptures resulting from reductions, withdrawals, and cancellations of outstanding allocations.

3/ As of November 1, 1969, there are 350 completed federally-aided public housing units in the HMA, 300 of which are for the elderly. There are also 200 existing state-aided middle-income units.

Section 236, Rental Housing. If exception income limits are used, there is an annual occupancy potential in the HMA for about 340 units for families and 130 units for elderly couples and individuals. Using regular income limits, the potentials are reduced to about 140 units for families and 120 units for elderly couples and individuals. About five percent of the families and 45 percent of the elderly also are eligible under the rent-supplement program.

The Sales Market

In June 1966, it was judged that construction of new sales housing was keeping pace with demand. Since that time, the demand for new sales housing has increased, and although residential construction activity also has increased, it has not moved ahead at a rate fast enough to maintain a balance in the market; a shortage of single-family units has developed. Complicating this is a combination of recent tightening in the mortgage market and misjudgments by speculative builders in the Mountain Top area[1/] which have resulted in a significant number of vacancies in speculatively-built units in that submarket. Because of these developments, speculative activity in the HMA has declined substantially. Virtually all single-family construction in the HMA is carried on by small builders on scattered sites or in small subdivisions.

Because of a scarcity of suitable land, there has been very little construction in Wilkes-Barre City in recent years. As is the case in most densely populated areas, the bulk of single-family residential construction activity has moved outward from the core. It is now concentrated in the Back Mountain area, the Mountain Top area, and the Wilkes-Barre area outside of Wilkes-Barre City. The Back Mountain and Mountain Top areas have been the two fastest growing community areas in the HMA since 1960, and they should continue to grow steadily during the next two years.

Prices of new single-family units have risen substantially since 1966, and most single-family construction in the HMA is now in the $25,000-$30,000 range. There are exceptions to this, of course; in one subdivision in the Kingston submarket area the median price is about $45,000 for a three- or four-bedroom house.

In the Mountain Top area, where one of the principal attractions is the nearness of Crestwood Industrial Park, there are two principal subdivisions; most new houses in these areas are priced at $25,000-$35,000. Local sources report that a substantial part of the recent price increases can be attributed to increases in land prices. In the Mountain Top area, improved lots currently sell for $3,500 to $5,000; a one-third acre lot is typical.

1/ The community areas mentioned in this report are coterminous with the community areas defined by the Luzerne County Planning Commission.

Rental Market

Although the proportion of households that are renters has declined steadily in the HMA since 1960, the number of renter households has increased since June 1966 and there is a shortage of modestly designed, modern, rental accommodations. Real estate agents and other local sources report a tight rental market with very few vacancies in acceptable rental units.

The rental inventory in the HMA is composed principally of converted residences, duplexes, and single-family structures. There are few multifamily structures containing more than five units in the HMA, other than converted residences; most of the rental housing under construction consists of low-rent public housing.

Monthly rents in well-kept apartment houses dating from the mid-1950's range from $115 for a one-bedroom apartment to $125-$135 for a two-bedroom apartment, including some utilities. In newer, but modestly designed projects, gross monthly rents range from $139 for a one-bedroom apartment to $159-$169 for a two-bedroom unit. In more luxurious projects, monthly rents range from $150 for a one-bedroom unit to $205 for a three-bedroom unit, not including utilities. There have been vacancy problems with apartments in the upper rent ranges, but vacancies have declined recently.

In September 1969, there were two major multifamily developments under construction in the HMA. There were 161 units under construction in Wilkes-Barre Township in a project which may contain over 1,000 units, eventually. Forty-eight apartment units were under construction in a project that is to contain 196 apartments and 20 townhouses within 12 to 18 months. These apartments are reportedly to command monthly rents ranging from $170 for a one-bedroom apartment to $240 for the best two-bedroom apartment.

Economic, Demographic, and Housing Factors

The preceding demand forecasts are based on the following analysis of the economic, demographic, and housing factors of the Wilkes-Barre--Hazleton, HMA.

Employment. Throughout most of the history of the HMA, anthracite mining has been the principal source of basic employment. The reliance upon mining resulted in very severe unemployment when mining employment began to decline in the late 1920's. As recently as 1958, the unemployment rate was estimated at 17 percent, but it has declined at a fairly steady rate since then and it was estimated at 4.2 percent in 1968.

Largely because of the efforts of local Chambers of Commerce, in cooperation with government agencies such as the Pennsylvania Industrial Development Authority, the economy of the HMA has become much more diversified than it was formerly. At present, the apparel industry employs the largest number of manufacturing workers in the HMA, and there is a marked shortage of labor in this industry.

Lending further diversification to the economy of the HMA are firms such as the Radio Corporation of America, the largest manufacturing employer in the HMA, whose plant in the Crestwood Industrial Park produces a wide variety of semiconductors. Other large manufacturing plants in the HMA produce glass face plates for television picture tubes, chewing gum, pencils, and tobacco products. This diversity should promote stability in the economy of the HMA in the future.

An important feature of the local economy is the exceptionally high participation by women in the labor force. Many of the new employment opportunities in recent years were for women, especially in the apparel and tobacco products industries. Thus, while many former coal miners were unemployed, housewives found employment at the new factories. Many of these women remain in the labor force, and the situation is expected to continue as women accept assembly line, clerical, and retail sales jobs.

Data provided by the Pennsylvania Bureau of Employment Security indicate that nonagricultural wage and salary employment in the Wilkes-Barre--Hazleton HMA averaged 118,100 during 1968, an increase of 13,200 (2,650 or 2.4 percent, annually) over the average for 1963 (see table III). During the same period, manufacturing employment increased by 8,500 (1,700 or 3.5 percent, annually) to an average of 52,500 in 1968. Because of this rapid growth in manufacturing industries, they now provide 44.5 percent of nonagricultural wage and salary employment in the HMA. In 1963, only 41.9 percent of nonagricultural wage and salary workers were in manufacturing. Most of this growth has been in durable goods industries, reflecting at least two new major manufacturing operations and expansion at several smaller plants.

In the nonmanufacturing sector, growth has been fairly steady, although not as rapid as the gains in manufacturing. Mining employment continues to decline, but it has reached the point at which further cuts cannot seriously affect the pattern of steady growth that has been established. Growth of employment by government has been a leading factor in the growth of nonmanufacturing industries in general, reflecting expansions at area colleges and other government institutions. This should continue during the two-year forecast period of this report.

Overall, the economy of the HMA continues to display a steady recovery from the depressing effects of a steadily declining mining industry, and local employers and businessmen are optimistic. However, the potential work force formerly provided by the unemployed is no longer available because of the low unemployment levels in the area. This, together with the expected behavior of the national economy during the next two years, suggests a slightly slower rate of growth than has been the case recently. It is estimated that nonagricultural employment in the HMA will grow by about 2,150 jobs a year (1.6 percent) during the next two years.

Income. As of October 1, 1969, the median annual income of all families in the HMA after deduction of federal income tax is estimated to be $6,700, and the median income of renter households of two or more persons is estimated at $6,000. In June 1966, the medians were estimated at $6,000 for all families and $5,450 for renter households of two or more persons. Detailed distributions of all families and renter households by annual income after tax are presented in table IV.

Population and Households. The population of the Wilkes-Barre--Hazleton HMA is estimated at 354,600 as of October 1, 1969, an increase of 10,000 persons (3,000 or 0.9 percent, annually) over the population in June 1966. This represents a continuation of a slow, steady increase in population which began in the early 1960's, after decades of declining population in the HMA. The Back Mountain and Mountain Top areas are the two fastest growing community areas in the HMA, with population growth rates of 1.4 percent and 2.6 percent, respectively, between June 1966 and October 1969 (see table V).

The number of households in the HMA increased by about 3,900 (1,175 or 1.1 percent, annually) between June 1966 and October 1969. This represents a faster rate of growth than that of the population, and is accounted for by declining household size. Nonhousehold population is now only about 2.4 percent of the population, but this is an increase over the percentage for 1960 and 1966; this trend should continue as colleges and other institutions in the HMA continue to expand.

By October 1, 1971, the population of the HMA is expected to be about 359,600 and households should number about 113,550.

Housing Inventory. It is estimated that there are approximately 118,650 housing units in the Wilkes-Barre--Hazleton HMA as of October 1, 1969, a net gain of about 3,250 units since June 1, 1966. The increase resulted from the construction of about 2,575 units, the addition of about 500 units through conversion of former single-family residences into rental accommodations, the net in-movement of about 400 mobile homes, and the demolition of about 225 units.

As indicated in table VI, much of the residential construction in the HMA has been outside of building permit-issuing areas. The proportion of the HMA covered by permit-issuing authorities has increased in recent years, so that increases in the number of building permits issued do not necessarily indicate increases in construction activity. Estimates of total residential construction activity indicate that it has increased at a fairly steady rate, however, reaching a peak of about 1,050 privately-financed residential construction starts in 1968. As mentioned in the rental market section of this report, very little of this construction has been of multifamily units, and the percentage of renter households has declined. As of October 1, 1969, there are about 300 single-family units and about 760 multifamily units, including 550 public housing units, under construction in the HMA.

Most of the conversions of single-family residences into multifamily rental units have been in Wilkes-Barre City, and they reflect the tight rental market in the HMA. It is estimated that almost all of the net in-movements of mobile homes have occurred since October 1966. The estimated 225 demolitions, however, represent a decline in the rate of demolitions since 1966.

Vacancy. As indicated in table VII, there were approximately 7,150 vacant housing units in the HMA in October 1969, including about 600 available for sale (a homeowner vacancy rate of 0.8 percent) and about 1,700 available for rent (a renter vacancy rate of 4.2 percent). All of these figures represent reductions from the corresponding figures in June 1966, and they reflect the tightening of both the sales market and the rental market since that time. Furthermore, the estimate of available rental units probably gives a distorted impression of the rental market, because many of these available units are not acceptable to the market. That is, although they may contain all plumbing facilities and are not dilapidated, they do not meet the amenity requirements of potential tenants. It is estimated that if these units are removed from consideration, the renter vacancy rate declines to about 3.4 percent.

Table I

Estimated Annual Demand for New Nonassisted Housing Units
Wilkes-Barre--Hazleton, Pennsylvania, Housing Market Area
October 1, 1969 to October 1, 1971

(A) Single-family

Price class	Number of units
Under $15,000	15
$15,000 - 17,499	75
17,500 - 19,999	80
20,000 - 22,499	90
22,500 - 24,999	100
25,000 - 29,999	130
30,000 - 34,999	100
35,000 and over	150
Total	740

(B) Multifamily

Gross monthly rent[a/]	Efficiency	One bedroom	Two bedroom	Three or more bedrooms
Under $150	10	-	-	-
$150 - 169	-	60	45	-
170 - 189	-	40	30	-
190 - 209	-	10	15	-
210 - 229	-	-	15	15
230 - 249	-	-	10	5
250 and over	-	-	-	5
Total	10	110	115	25

a/ Gross rent is shelter rent plus the cost of utilities.

Source: Estimated by Housing Market Analyst.

Table II

Estimated Annual Occupancy Potential for Subsidized Housing
Wilkes-Barre--Hazleton, Pennsylvania, Housing Market Area
October 1, 1969 to October 1, 1971

(A) Subsidized Sales Housing, Section 235

Eligible family size	Number of units
Four persons or less	240
Five persons or more	100
Total	340

(B) Privately-Financed Subsidized Rental Housing

	Rent-Supplement		Section 236[a]	
	Families	Elderly	Families	Elderly
Efficiency	-	255	-	65
One bedroom	40	85	35	65
Two bedrooms	120	-	170	-
Three bedrooms	85	-	100	-
Four bedrooms or more	55	-	35	-
Total	300	340	340	130

a/ Applications, commitments, and housing under construction under Section 202 are being converted to Section 236 in accordance with instructions issued March 7, 1969.

Source: Estimated by Housing Market Analyst.

Table III

Nonagricultural Wage and Salary Employment by Type of Industry[a]
Wilkes-Barre--Hazleton, Pennsylvania, Housing Market Area, 1963-1969
(Annual averages in thousands)[b]

Industry	1963	1964	1965	1966	1967	1968	12 months ending July 31, 1968	12 months ending July 31, 1969
Wage and salary employment	104.9	106.4	109.5	114.4	116.7	118.1	117.1	120.0
Manufacturing	44.0	45.8	47.4	51.4	51.2	52.5	51.5	53.4
Durable goods	10.6	11.1	11.8	14.2	14.3	15.1	14.5	16.0
Fabricated metal products	1.8	1.8	1.8	2.0	2.0	2.4	2.2	2.3
Nonelectrical machinery	2.1	2.5	2.5	2.7	2.9	2.7	2.8	2.8
Other durable goods	6.7	6.8	7.5	9.5	9.5	10.0	9.6	10.9
Nondurable goods	33.4	34.7	35.6	37.2	36.9	37.5	37.0	37.4
Food products	3.3	3.3	3.6	4.1	4.2	4.3	4.3	4.3
Tobacco products	3.1	3.8	3.7	3.9	3.7	3.6	3.5	3.6
Textile products	3.0	3.4	3.4	3.3	3.1	3.4	3.3	3.3
Apparel & related products	17.8	18.0	18.3	18.6	18.7	19.0	18.7	18.9
Printing & publishing	1.2	1.1	1.2	1.2	1.3	1.3	1.3	1.3
Leather products	3.2	3.2	3.2	3.6	3.4	3.3	3.4	3.2
Other nondurable goods	1.8	1.9	2.2	2.4	2.5	2.6	2.5	2.7
Nonmanufacturing	60.9	60.8	62.1	63.1	65.5	65.6	65.6	66.7
Mining	4.8	4.7	4.1	3.5	2.9	2.3	2.5	2.3
Contract construction	3.7	3.9	4.7	4.9	5.3	5.1	5.0	5.5
Trans. & pub. utilities	6.0	5.8	5.9	6.1	6.5	6.6	6.6	6.5
Wholesale & retail trade	18.5	18.4	18.9	19.3	19.6	19.7	19.7	19.9
Finance, ins., & real estate	3.4	3.4	3.4	3.4	3.6	3.8	3.7	4.1
Service & miscellaneous	11.9	11.9	12.0	12.4	13.3	13.3	13.5	13.5
Government	12.6	12.7	13.1	13.5	14.4	14.7	14.6	14.9

a/ Data exclude self-employed, unpaid family and domestic workers.

b/ Totals may not add due to rounding.

Source: Pennsylvania Bureau of Employment Security.

Table IV

Estimated Percentage Distribution of All Families and Renter Households[a/]
By Annual Income After Deducting Federal Income Tax
Wilkes-Barre--Hazleton, Pennsylvania, Housing Market Area
June 1966 and October 1969

Annual Income	June 1966		October 1969	
	All	Renter	All	Renter
Under $ 2,000	10	12	7	8
$2,000 - 2,999	8	7	7	8
3,000 - 3,999	10	13	8	10
4,000 - 4,999	11	13	9	11
5,000 - 5,999	11	12	11	13
6,000 - 6,999	12	12	12	11
7,000 - 7,999	11	10	10	11
8,000 - 8,999	7	7	8	8
9,000 - 9,999	5	4	7	6
10,000 - 11,999	7	5	10	6
12,000 - 14,999	4	2	6	4
15,000 and over	4	3	5	4
Total	100	100	100	100
Median	$6,000	$5,450	$6,700	$6,000

a/ Excludes one-person renter households.

Source: Estimated by Housing Market Analyst.

Table V

Population and Household Trends in Community Areas
Wilkes-Barre--Hazleton, Pennsylvania, Housing Market Area
April 1960 to October 1971

	April 1, 1960	June 1, 1966	October 1, 1969	October 1, 1971	Average annual change: 1960-1966 Number a/	1960-1966 Percent b/	1966-1969 Number a/	1966-1969 Percent b/	1969-1971 Number a/	1969-1971 Percent b/
HMA total population	346,972	344,600	354,600	359,600	-380	-0.1	3,000	0.9	2,500	0.7
Wilkes-Barre area	162,382	157,600	162,900	165,500	-780	-0.5	1,600	1.0	1,300	0.8
Wilkes-Barre	63,551	59,250	61,750	62,850	-700	-1.1	750	1.2	550	0.9
Hazleton area	61,407	61,400	62,900	63,500	-	-	450	0.7	300	0.5
Hazleton	32,056	31,600	33,000	33,650	- 75	-0.2	420	1.3	325	1.0
Pittston area	54,400	54,300	55,400	55,850	- 15	-	330	0.6	225	0.4
Nanticoke area	25,467	24,700	25,000	25,150	-120	-0.5	90	0.4	75	0.3
Back Mountain area	18,546	20,500	21,500	22,150	320	1.6	300	1.4	325	1.5
Shickshinny area	16,489	16,700	16,650	16,650	35	0.2	- 15	-0.1	-	-
Mountain Top area	8,281	9,400	10,250	10,800	180	2.0	260	2.6	275	2.6
HMA total households	105,755	107,600	111,500	113,550	300	0.3	1,175	1.1	1,025	0.9
Wilkes-Barre area	50,140	50,150	51,950	52,900	-	-	540	1.1	475	0.9
Wilkes-Barre	19,759	19,300	20,200	20,700	-75	-0.4	270	1.4	250	1.2
Hazleton area	18,955	19,400	20,100	20,450	70	0.4	210	1.1	175	0.9
Hazleton	10,070	10,250	10,600	10,750	30	0.3	110	1.0	75	0.8
Pittston area	15,899	16,250	16 750	17,000	55	0.4	150	0.9	125	0.7
Nanticoke area	8,213	8,200	8,200	8,200	-	-	-	-	-	-
Back Mountain area	5,269	5,775	6,325	6,625	80	1.5	170	2.7	150	2.4
Shickshinny area	4,958	5,200	5,200	5,200	40	0.8	-	-	-	-
Mountain Top area	2,321	2,625	2,975	3,175	50	2.0	110	3.7	100	3.4

a/ Estimate may not add to totals due to rounding.
b/ Percentage derived through the use of formula designed to calculate the rate of change on a compound basis.

Source: 1960 Censuses of Population and Housing; 1966, 1969, and 1971 estimated by Housing Market Analyst.

Table VI

Trend of Privately-Financed, Housing Construction
By Community Areas
Wilkes-Barre--Hazleton, Pennsylvania, Housing Market Area

Year	Number of Units Authorized by Building Permits a/								Estimated total private construction starts
	Wilkes-Barre area	Hazleton area	Pittston area	Nanticoke area	Back Mountain area	Shickshinny area	Mountain Top area	Total authorized	
1960	107	45	47	10	44	-	-	253	370
1961	78	73	48	7	52	2	-	260	450
1962	98	106	74	10	52	-	-	340	560
1963	91	72	56	22	51	1	1	294	490
1964	118	70	70	17	33	-	4	312	630
1965	153	101	47	11	31	2	-	345	750
1966	122	78	54	-	47	-	1	302	710b/
1967	146	147	62	6	72	34	101	568	840b/
1968	272	159	58	14	86	30	93	712	1,050
1969 (Jan.-July)	74	59	37	9	32	19	35	265	500

a/ Does not include the following authorizations of low-rent public housing units: 100 in Nanticoke in 1965; 200 in Wilkes-Barre and 50 in Pittston in 1966; 200 in Wilkes-Barre, 100 in Hazleton, and 100 in Nanticoke in 1968; 100 in Hazleton and 50 in Pittston in 1969 (Jan.-July).

b/ Includes zoning permits issued by Luzerne County in 1966 and 1967.

Source: U.S. Bureau of the Census, C-40 Construction Reports; Commonwealth of Pennsylvania, Department of Labor and Industry; estimates by Housing Market Analyst.

Table VII

Components of the Housing Supply
Wilkes-Barre--Hazleton, Pennsylvania, Housing Market Area
April 1960 - October 1969

Components	April 1960	June 1966	October 1969
Total housing supply	113,505	115,400	118,650
Occupied housing units	105,755	107,600	111,500
Owner-occupied	66,758	69,350	72,600
Percent	63.1	64.5	65.1
Renter-occupied	38,997	38,250	38,900
Percent	36.9	35.5	34.9
Vacant housing units	7,750	7,800	7,150
Available vacant	2,798	2,650	2,300
For sale	644	700	600
Homeowner vacancy rate	1.0%	1.0%	0.8%
For rent	2,154	1,950	1,700
Renter vacancy rate	5.2%	4.9%	4.2%
Other vacant[a]	4,952	5,150	4,850

a/ Includes seasonal units, vacant dilapidated units, units rented or sold awaiting occupancy, and units held off the market for absentee owner or for other reasons.

Source: 1960 Census of Housing;
1966 and 1969 estimated by Housing Market Analyst.