

The quality and condition of housing are extremely important to the quality of life and prosperity of a community. Attractive, affordable housing that is well maintained will assure a sound tax base that will continue to appreciate in value and provide residents with one component of an environment that is conducive to a healthful and pleasing life. By analyzing existing and historic housing characteristics, those areas of the township which require attention can be identified and recommendations for appropriate actions can be made.

## HISTORIC HOUSING UNIT CONSTRUCTION

**Table 3-1: Total Housing Units, 1990-2000**

	1990	2000	Total Change	% Change
Pennsylvania	4,938,140	5,249,750	311,610	6.31
Dauphin County	102,684	111,133	8,449	8.23
Conewago Township	1,012	1,069	57	5.63
Derry Township	8,164	9,481	1,317	16.13
Londonderry Township	2,240	2,095	-145	-6.47
Mount Joy Township, Lancaster County	2,213	2,947	734	33.17
South Londonderry Township, Lebanon County	1,679	2,138	459	27.34

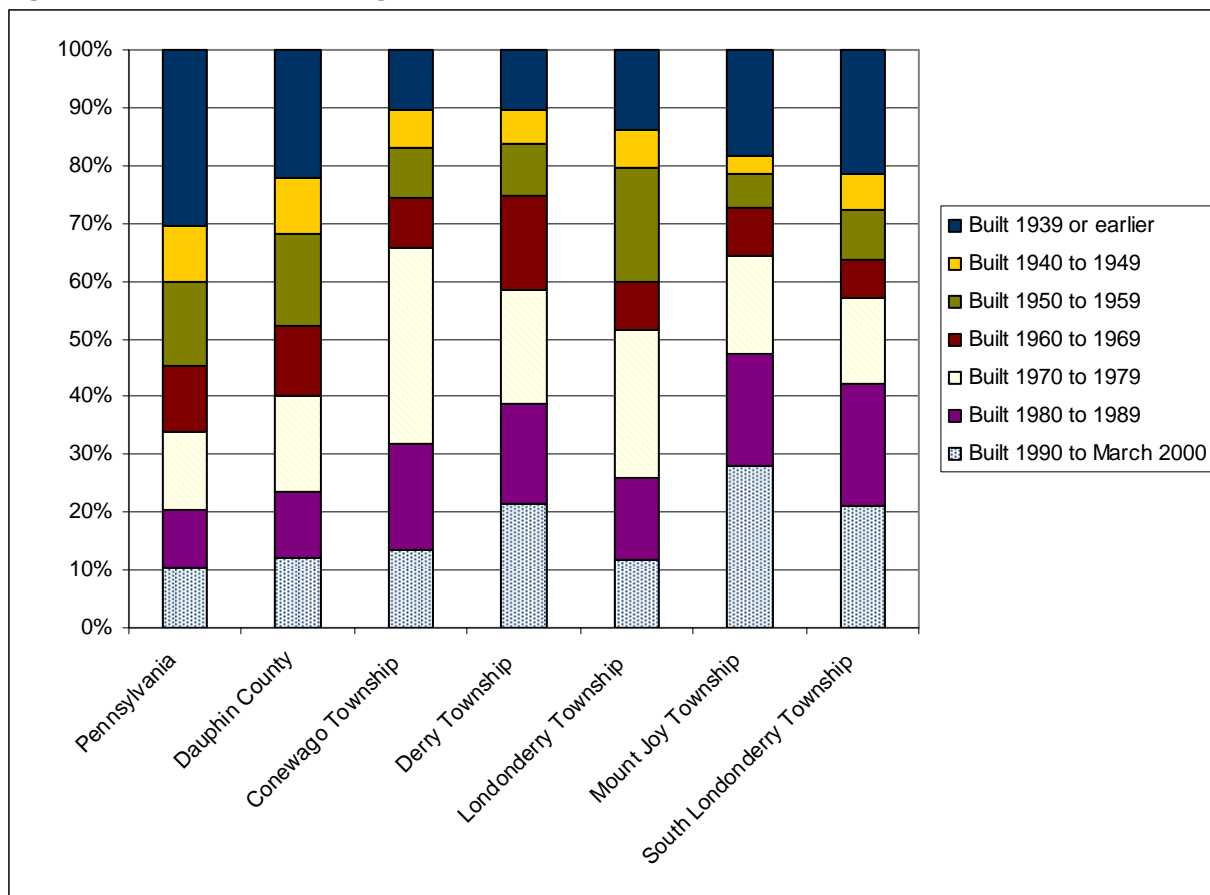
Source: U.S. Census Bureau

**Table 3-2: Year of Housing Unit Construction, 1939-2000**

	Built 1990 to March 2000		Built 1980 to 1989		Built 1970 to 1979		Built 1960 to 1969		Built 1950 to 1959		Built 1940 to 1949		Built 1939 or earlier	
	Total	%	Total	%	Total	%	Total	%	Total	%	Total	%	Total	%
Pennsylvania	546,277	10.41	531,986	10.13	709,768	13.52	595,897	11.35	752,400	14.33	522,749	9.96	1,590,673	30.30
Dauphin County	13,443	12.1	12,702	11.43	18,379	16.54	13,607	12.24	17,697	15.92	10,747	9.67	24,558	22.10
Conewago Township	143	13.38	199	18.62	361	33.77	94	8.79	92	8.61	68	6.36	112	10.48
Derry Township	2,048	21.6	1,622	17.11	1,887	19.90	1,518	16.01	859	9.06	575	6.06	972	10.25
Londonderry Township	246	11.76	295	14.10	537	25.67	174	8.32	414	19.79	134	6.41	292	13.96
Mount Joy Township, Lancaster County	829	28.04	569	19.24	509	17.21	241	8.15	174	5.88	89	3.01	546	18.46
South Londonderry Township, Lebanon County	453	21.19	447	20.91	322	15.06	140	6.55	187	8.75	131	6.13	458	21.42

Source: U.S. Census Bureau

**Figure 3-1: Year of Housing Unit Construction, 1939-2000**



Source: U.S. Census Bureau

**■ State and County Statistics and Trends**

- Pennsylvania still contains a lot of older homes; in 2000, over 30% of the homes in the state were constructed prior to 1939.
- Next to older homes, housing units from the 1950s and the 1970s comprise the second and third largest percentages of the housing stock.
- Dauphin County contains slightly newer homes than the state. There are a smaller percentage of homes in the county that were constructed prior to 1939.

**■ Conewago Township and Regional Trends**

- The largest decade for housing unit construction in the township was the 1970s. In 2000, over one third of all of the housing units in the township were constructed during the 1970s.
- Although the housing stock in Conewago Township is newer than Londonderry Township, the 1970s was also the largest decade of housing unit construction in Londonderry Township.
- Of the surrounding municipalities, Conewago Township has the largest percentage of homes that were constructed since 1970. Mount Joy has the largest percentage of homes that were constructed since 1980 and of homes that were constructed since 1990.
- Conewago Township has a larger percentage of homes constructed in each decade since 1970 than the county and the state.

## ***RECENT RESIDENTIAL CONSTRUCTION***

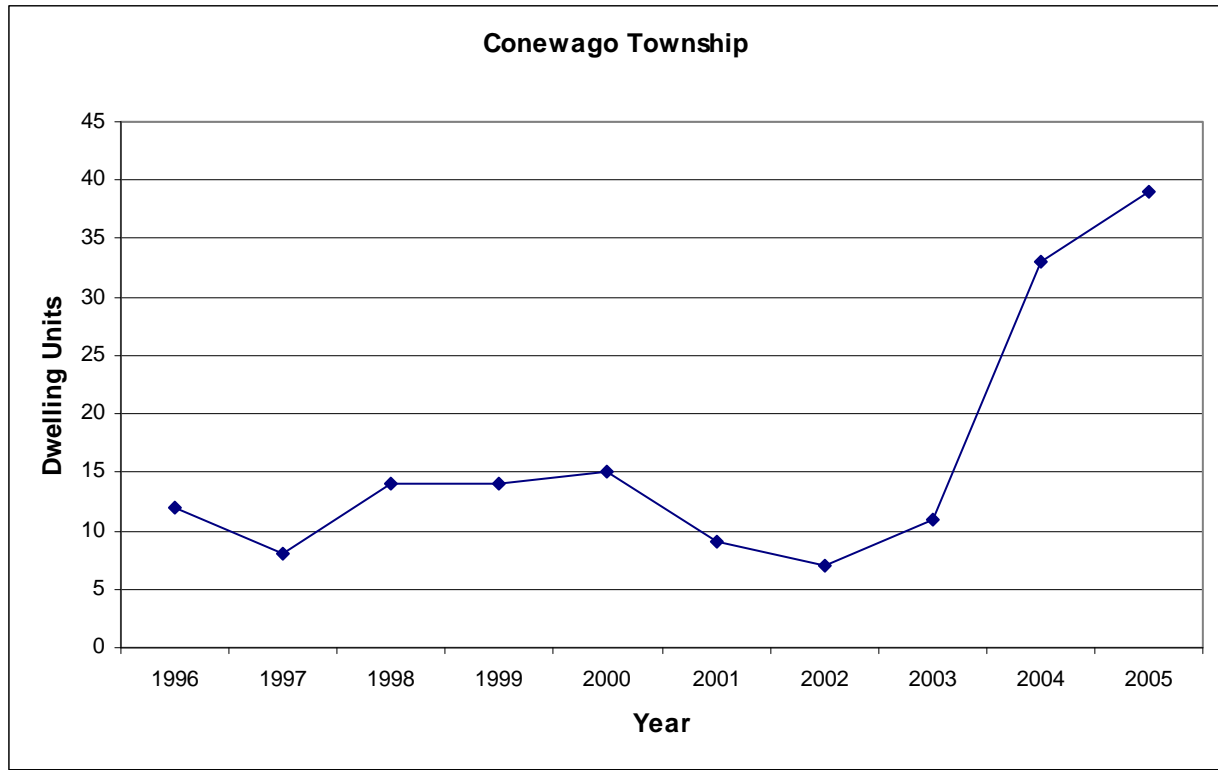
Building permit data from Conewago Township and its contiguous municipalities in Dauphin County were analyzed for the years 1995 to 2005 to examine recent trends in residential construction.

**Table 3-3: Recent Residential Construction\* for Conewago Township and Contiguous Dauphin County Municipalities, 1996-2005**

	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	Total
Conewago Township	12	8	14	14	15	9	7	11	33	39	162
Derry Township	229	251	160	127	104	109	134	117	111	113	1,455
Londonderry Township	26	28	20	17	12	32	14	30	17	10	206

\* Residential Construction based on building permit data  
Source: Dauphin County Planning Commission Annual Report, 2005

**Figure 3-2: Recent Residential Construction\* in Conewago Township, 1996-2005**



\* Residential Construction based on building permit data  
Source: Dauphin County Planning Commission Annual Report, 2005

## ■ Conewago Township and Regional Trends

- Between 1996 and 2003, residential construction in Conewago Township ranged from seven to fifteen new dwellings per year.
- The township has seen an increase in new residential construction every year since 2002. In 2004 and 2005, there were 33 and 39 new dwelling units, respectively. Increases during this time largely represent construction of new units in the Hills of Waterford.
- The amount of recent residential construction in Conewago Township is comparable to that which has occurred in Londonderry Township. Although Londonderry Township had a greater amount of residential construction for the period 1996 to 2005, residential construction in Londonderry Township has declined since 2003.
- Derry Township continues to see a greater amount of residential construction than Conewago Township. Between 1996 and 2005, Derry Township added nearly nine times the amount of new dwelling units than Conewago added.
- In 2005, 33 of the 39 new dwellings in Conewago Township were single family detached dwellings. The other six new units were mobile homes.

## ***TYPE OF HOUSING***

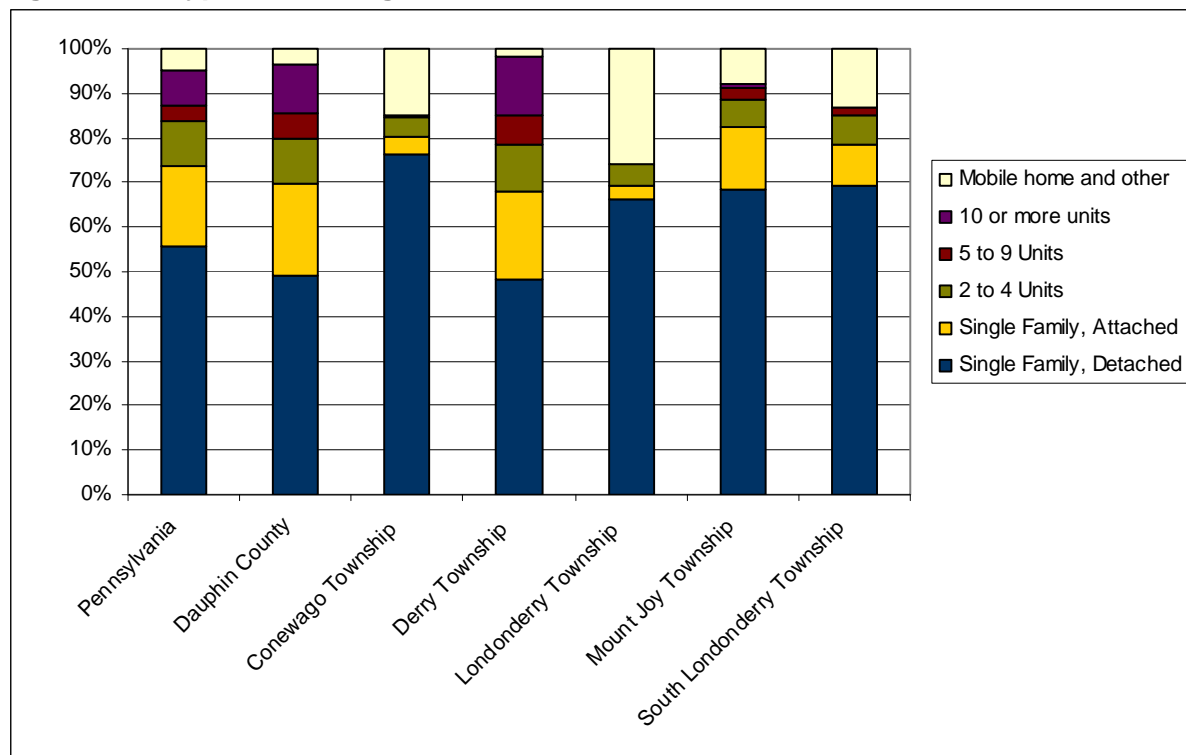
This section examines that type of housing units that existed in the township at the time of the 2000 U.S. Census. It is important to examine the types of housing units that are available to residents and to perspective residents to determine if an adequate supply of different housing choices is available.

**Table 3-4: Type of Housing, 2000**

	Single Family, Detached		Single Family, Attached		2 to 4 Units		5 to 9 Units		10 or more units		Mobile home and other	
	Total	%	Total	%	Total	%	Total	%	Total	%	Total	%
Pennsylvania	2,935,248	55.91	940,396	17.91	515,543	9.82	179,909	3.43	415,405	7.91	263,249	5.01
Dauphin County	54,748	49.26	22,613	20.35	11,159	10.04	6,612	5.95	12,042	10.84	3,959	3.56
Conewago Township	815	76.24	43	4.02	48	4.49	4	0.37	0	0.00	159	14.87
Derry Township	4,588	48.39	1,876	19.79	996	10.51	600	6.33	1,262	13.31	159	1.68
Londonderry Township	1,389	66.40	59	2.82	101	4.83	0	0.00	0	0.00	543	25.96
Mount Joy Township, Lancaster County	2,028	68.58	414	14.00	184	6.22	69	2.33	26	0.88	236	7.98
South Londonderry Township, Lebanon County	1,478	69.13	201	9.40	139	6.50	38	1.78	0	0.00	282	13.19

Source: U.S. Census Bureau

**Figure 3-3: Type of Housing, 2000**



Source: U.S. Census Bureau

**■ State and County Statistics and Trends**

- Single family detached housing is the dominant housing type in the state, followed by single family attached housing units.
- Multi-family housing units account for approximately 20% of the housing stock in the state.
- Mobile homes account for nearly 5% of the housing stock in the state.

**■ Conewago Township and Regional Trends**

- Over 75% of the housing units in Conewago Township are single family detached homes. This is much higher than the county, and state, and is also higher than any of the surrounding municipalities. Single family detached housing units are often more common in more rural and agricultural areas.
- The second most common type of housing in the township is the mobile home. Mobile homes in Conewago Township account for 14.87% of the housing stock, compared to 3.56% in the county and 5.01% in the state. Conewago Township has a higher percentage of mobile homes than the surrounding municipalities, with the exception of Londonderry Township.
- There are fewer single family attached and multi family housing units located in Conewago Township than in surrounding municipalities. This is primarily due to the lack of public water and sewer systems that this type of development requires. With the expansion of public sewer to the Hills of Waterford and the Laurel Woods area, and the potential expansion of public water and public sewer in the area of SR 743, there is an elevated potential for this type of development to come into the township.
- Although South Londonderry Township offers slightly more multi family housing opportunities, it has the most similar composition of housing units to Conewago.

- All of the municipalities in the area, with the exception of Derry Township, offer a higher percentage of single family detached housing units than the county and the state. Derry Township has more single family attached and multi family housing units as a result of housing units that were built to accommodate factory workers and medical center students and employees.

## ***TENURE AND OCCUPANCY STATISTICS***

Tenure refers to the distinction between owner occupied and renter occupied housing units. Although it is important to provide rental opportunities, a sense of pride is often instilled with home ownership, encouraging better maintenance of a property. Blighted conditions and uninhabitable structures often result from absentee landlords, careless tenants, or outright neglect of a property.

The U.S. Census states that a housing unit is vacant if, “no one is living in it at the time of enumeration, unless its occupants are only temporarily absent. Units temporarily occupied at the time of enumeration entirely by people who have a usual residence elsewhere are also classified as vacant. Vacancy status is determined by the terms under which the unit may be occupied, e.g. for rent, for sale, or for seasonal use only.”

Occupancy and vacancy rates are key indicators of the health of a community’s housing market and can have an affect on local economic stability. A high occupancy rate can be indicative of limited housing availability in a community and an inability to absorb new residents moving into a community. A sudden growth of a single company or a new industry could conceivably require the development of new homes or increase the travel time for workers, thus adding to commuting costs and stress on the transportation system. Conversely, a high vacancy rate can be an indicator of too many units which can lead to deflated prices and lower demand.

Generally, a vacancy rate between 4% and 6% is considered a healthy rate. Below 4% is an indicator of too few housing units, which may lead to inflated prices, higher demand for new housing and increased development potential; whereas, a vacancy rate greater than 6% is an indicator of too many units, which may lead to deflated prices and lower demand.

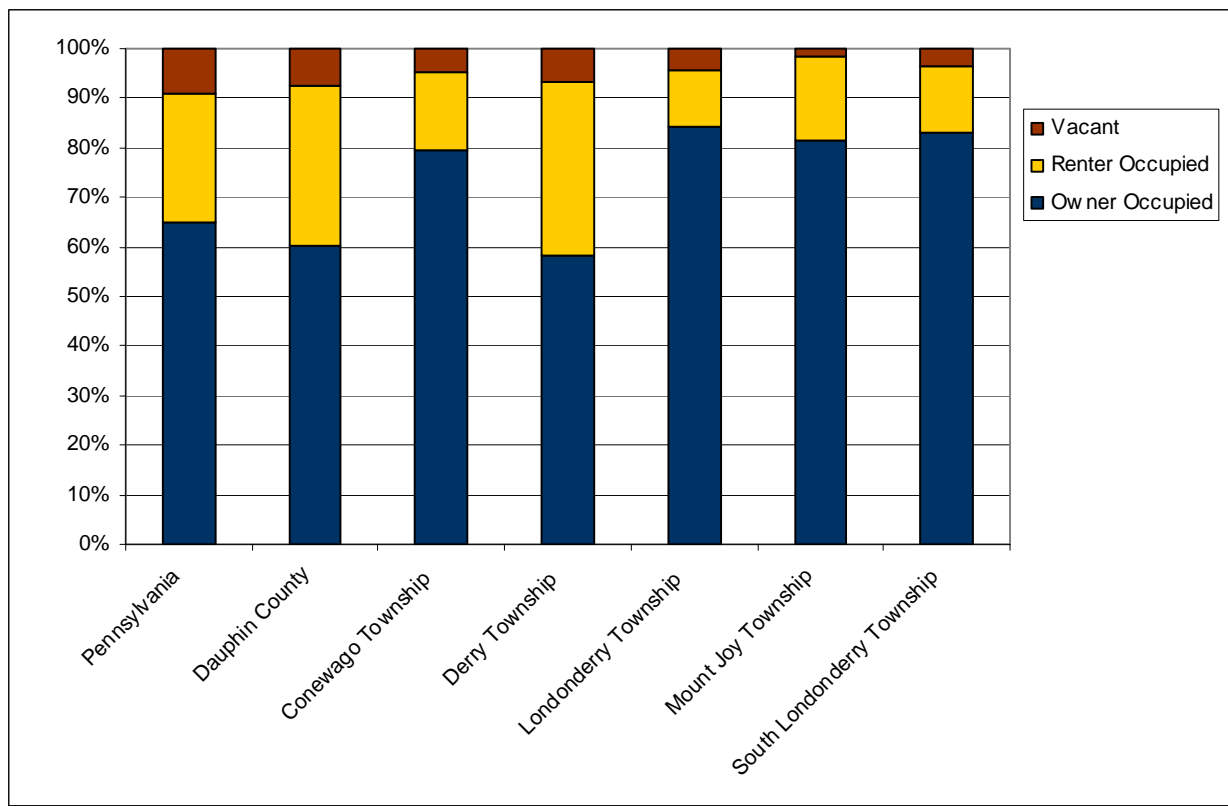
It is important to remember that the vacancy rate in an area is constantly changing as new units are constructed, units come on the market, and units are sold. Homes that are considered vacant for recreational, seasonal, or occasional use may also cloud the true picture in some instances. This is not the case in Conewago Township, however; at the time of the 2000 U.S. Census, there were only two homes in the township that were placed in this category. The vacancy rates that are collected by the U.S. Census represent the status of homes in the municipality at a single point in time and although they serve as a guide, it is important to recognize that they are constantly fluctuating.

**Table 3-5: Tenure and Occupied Status of Housing Units, 2000**

	Occupied Housing Units		Owner Occupied		Renter Occupied		Vacant	
	Total	% of Total	Total	% of Total	Total	% of Total	Total	% of Total
Pennsylvania	4,777,003	90.99	3,406,337	64.89	1,370,666	26.11	472,747	9.01
Dauphin County	102,670	92.38	67,136	60.41	35,534	31.97	8,463	7.62
Conewago Township	1,019	95.32	851	79.61	168	15.72	50	4.68
Derry Township	8,861	93.46	5,518	58.20	3,343	35.26	620	6.54
Londonderry Township	2,004	95.66	1,762	84.11	242	11.55	91	4.34
Mount Joy Township, Lancaster County	2,896	98.27	2,407	81.68	489	16.59	51	1.73
South Londonderry Township, Lebanon County	2,062	96.45	1,776	83.07	286	13.38	76	3.55

Source: U.S. Census Bureau

**Figure 3-4: Tenure and Occupancy Status, 2000**



Source: U.S. Census Bureau

**■ State and County Statistics and Trends**

- Dauphin County is roughly in line with the state in the distribution of housing units classified as owner-occupied, renter occupied, or vacant.
- There is a slightly larger percentage of renter occupied housing in the county than in the state, and slightly lower percentages of owner occupied housing and vacant housing units in the county than in the state.
- Although an initial review of the vacancy rates in the county and the state appear high, adjusting these rates to account for the influence of seasonal housing results in 7.12% of

all units in the county, and 6.21% of all units in the state vacant for other reasons. After the adjustment, these numbers are still somewhat high.

#### ■ **Conewago Township and Regional Trends**

- In 2000, the vacancy rate in Conewago Township was 4.68%, which is considered healthy. The vacancy rate in Conewago Township was lower than the county and the state, but higher than all of the surrounding municipalities, with the exception of Derry Township.
- Conewago Township also has a greater relative percentage of owner occupied housing units than the county and the state. Compared to the surrounding municipalities, Conewago Township has a higher percentage of owner occupied housing units than Derry Township, but the other three surrounding municipalities have slightly higher owner occupancy rates.
- Conewago Township has a lower renter occupancy rate than the county or the state. Considering the high percentage of single family detached dwellings in the township, it is surprising that the renter-occupancy rate in the township is not lower.

### ***VALUE OF HOUSING***

Considering the value of the housing in a region can indicate a number of characteristics relating to the type and condition of housing opportunities in an area. Places that have a more expensive housing stock may indicate that there are not enough housing units that are considered to be affordable by the population of the area. On the contrary, areas that possess housing units which are significantly lower in value may indicate that the area contains dilapidated properties or older homes that are in need of remediation. The United States Bureau of the Census collects information relating to the value of specified owner-occupied homes, which are defined as, “the total number of owner occupied housing units described as either a one family house detached from any other house or a one family house attached to one or more houses on less than ten acres, with no business on the property.” The value of specified owner occupied units, and the median value of housing units in the township and in the region are shown in the following tables.

The median represents the middle value (if the total number of values is an odd number) or the average of two middle values (if the total number of values is an even number) in an ordered list of data values. The median divides the total frequency distribution (total list of values) into two equal parts: one-half of the cases fall below the median and one-half of the cases exceed the median.

In the following tables, the 1990 Adjusted values represent U.S. Census 1990 median values that have been adjusted using the Consumer Price Index (CPI) to their value in 2000 dollars. The CPI is a measure of the average change in prices over time in a market basket of goods and services.

**Table 3-6: Median Value of Housing, 2000**

	1990	1990 Adjusted*	2000	% Change, 1990-2000	% Change, 1990 Adjusted* to 2000
Pennsylvania	69,100	91,212	97,000	40.38	6.35
Dauphin County	71,100	93,852	99,900	40.51	6.44
Conewago Township	94,900	125,268	146,300	54.16	16.79
Derry Township	106,800	140,976	151,300	41.67	7.32
Londonderry Township	77,500	102,300	107,500	38.71	5.08
Mount Joy Township, Lancaster County	91,700	121,044	121,800	32.82	0.62
South Londonderry Township, Lebanon County	88,600	116,952	131,100	47.97	12.10

\* Represents 1990 median values adjusted to year 2000 dollar equivalents by use of the CPI.

Source: U.S. Census Bureau

**■ State and County Statistics and Trends**

- The median value of housing units in Dauphin County was slightly higher than the state median values in 1990 and 2000.
- The increase in the median value of housing in Dauphin County was slightly larger than the state increase, although the increases were very similar.

**■ Conewago Township and Regional Trends**

- The median value of housing in the township was higher than all of the surrounding municipalities with the exception of Derry Township in both 1990 and 2000.
- The median value of housing in the township was also considerably higher than the county and the state values in both 1990 and 2000.
- The percentage increase in the median value of housing in Conewago Township between 1990 and 2000 was higher than increases in any of the surrounding townships, and was higher than the county and the state increases.
- All of the municipalities in the region had higher median values than the county and the state in both 1990 and 2000.

**Table 3-7: Value of Housing, 2000 (1 of 3)**

	Total	Less than \$50,000		\$50,000 to \$99,999		\$100,000 to \$124,999		\$125,000 to \$149,999	
		Total	%	Total	%	Total	%	Total	%
Pennsylvania	2,889,484	435,193	15.06	1,079,698	37.37	392,826	13.60	310,267	10.74
Dauphin County	59,315	5,789	9.76	23,951	40.38	10,874	18.33	6,945	11.71
Conewago Township	634	4	0.63	95	14.98	116	18.30	120	18.93
Derry Township	5,000	71	1.42	770	15.40	772	15.44	859	17.18
Londonderry Township	1,209	41	3.39	472	39.04	304	25.14	158	13.07
Mount Joy Township, Lancaster County	1,954	8	0.41	520	26.61	516	26.41	375	19.19
South Londonderry Township, Lebanon County	1,427	0	0.00	403	28.24	253	17.73	234	16.40

Source: U.S. Census Bureau

**Table 3-7: Value of Housing, 2000 (2 of 3)**

	Total	\$150,000 to \$174,999		\$175,000 to \$199,999		\$200,000 to \$249,999		\$250,000 to \$299,999		\$300,000 to \$399,999	
		Total	%	Total	%	Total	%	Total	%	Total	%
Pennsylvania	2,889,484	209,382	7.25	134,790	4.66	138,295	4.79	76,517	2.65	61,608	2.13
Dauphin County	59,315	4,146	6.99	2,406	4.06	2,341	3.95	1,318	2.22	1,036	1.75
Conewago Township	634	71	11.20	69	10.88	77	12.15	29	4.57	37	5.84
Derry Township	5,000	520	10.40	557	11.14	618	12.36	318	6.36	240	4.80
Londonderry Township	1,209	40	3.31	44	3.64	100	8.27	15	1.24	35	2.89
Mount Joy Township, Lancaster County	1,954	205	10.49	150	7.68	95	4.86	69	3.53	7	0.36
South Londonderry Township, Lebanon County	1,427	159	11.14	236	16.54	99	6.94	27	1.89	16	1.12

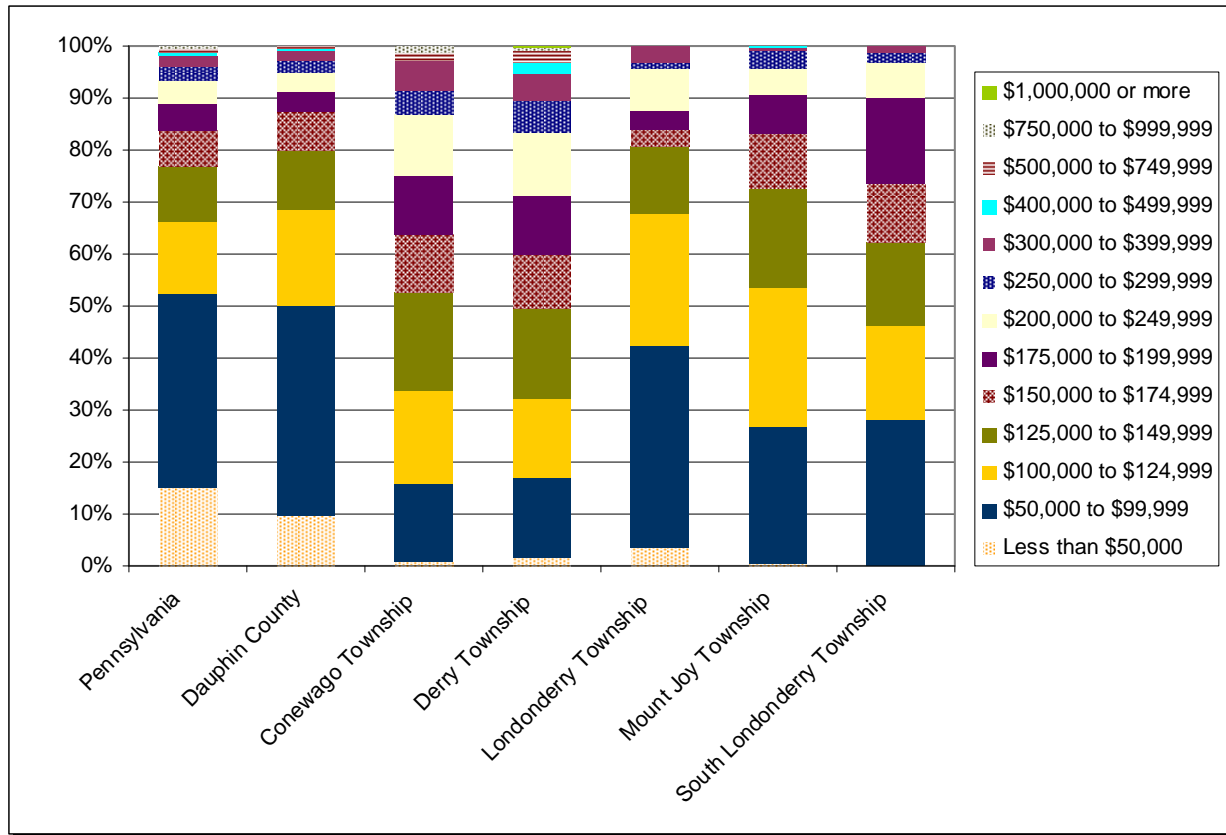
Source: U.S. Census Bureau

**Table 3-7: Value of Housing, 2000 (3 of 3)**

	Total	\$400,000 to \$499,999		\$500,000 to \$749,999		\$750,000 to \$999,999		\$1,000,000 or more	
		Total	%	Total	%	Total	%	Total	%
Pennsylvania	2,889,484	22,817	0.79	18,113	0.63	5,541	0.19	4,437	0.15
Dauphin County	59,315	256	0.43	157	0.26	52	0.09	44	0.07
Conewago Township	634	0	0.00	8	1.26	8	1.26	0	0.00
Derry Township	5,000	128	2.56	100	2.00	21	0.42	26	0.52
Londonderry Township	1,209	0	0.00	0	0.00	0	0.00	0	0.00
Mount Joy Township, Lancaster County	1,954	9	0.46	0	0.00	0	0.00	0	0.00
South Londonderry Township, Lebanon County	1,427	0	0.00	0	0.00	0	0.00	0	0.00

Source: U.S. Census Bureau

**Figure 3-5: Value of Housing, 2000**



Source: U.S. Census Bureau

**■ State and County Statistics and Trends**

- Housing values in Dauphin County very closely resemble housing values in the state.

**■ Conewago Township and Regional Trends**

- Housing values in Conewago Township are generally higher than those in the state and the county.
- Housing values in Conewago Township very closely resemble the value of housing units in Derry Township. Derry Township has a slightly higher percentage of units valued at less than \$100,000 and a slightly higher percentage of units valued at \$400,000 or more.
- Compared to housing values in the other surrounding townships, housing values in Conewago Township are higher.