



The Pennsylvania Housing Finance Agency Housing Fact Sheet



Montgomery County

POPULATION DATA

Population by Gender

	2000	1990	% Change
Male	361,969	325,475	11.2%
Female	388,128	352,636	10.1%
Total	750,097	678,111	10.6%

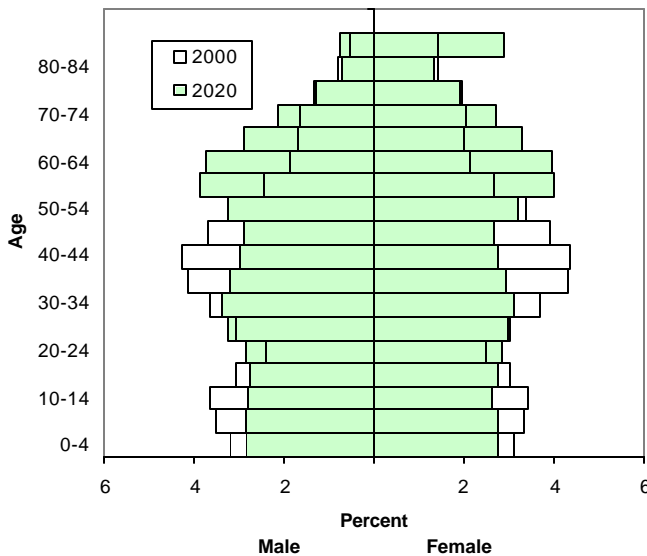
Urban / Rural Population

	2000	1990	% Change
Urban	723,896	611,969	18.3%
Rural	26,201	66,142	-60.4%
Total	750,097	678,111	10.6%

Population by Race and Hispanic Origin (2000)

	Number	% of Total
Total	750,097	
White	649,031	86.5%
Black or African American	55,190	7.4%
American Indian and Alaska Native	1,010	0.1%
Asian, Native Hawaiian and other Pacific Islander	29,716	4.0%
Some Other Race	5,576	0.7%
Two or more races	9,574	1.3%
Hispanic Origin	15,463	2.1%

Age Comparison 2000-2020

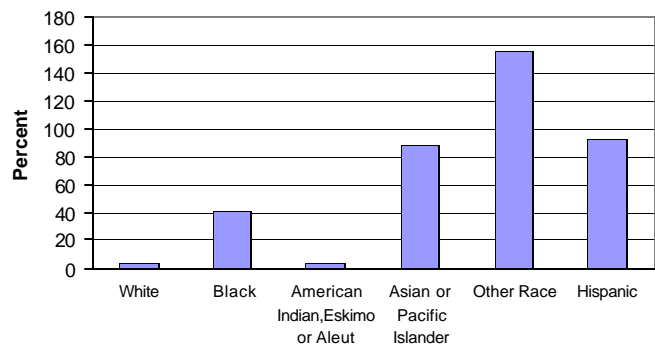


Census and Projected Population (Based on April 1990)

Age	April 1990	July 2000	July 2010	July 2020
0-4	45,837	39,735	37,287	40,241
5-19	123,099	138,164	125,608	117,472
20-24	44,516	37,832	45,907	40,647
25-54	295,473	308,386	286,491	261,352
55-64	67,193	66,041	94,997	110,399
65-84	91,102	91,574	89,541	115,643
85+	10,891	17,743	24,315	25,980
Total	678,111	699,475	704,146	711,734

Population by Race/Hispanic Origin 1990-2000 (Single Race Only)

Percent Change



Family Households

	2000	1990	% Change
Total households	286,255	254,596	12.4%
Family households	198,871	182,117	9.2%
Married couple family with children	77,578	68,277	13.6%
Married couple family without children	88,811	87,657	1.3%
Female householder (no husband present) with children	11,997	8,480	41.5%
Male householder (no wife present) with children	3,615	1,951	85.3%
Non-family households	87,384	72,479	20.6%



Types of Housing Units (2000)

Housing units	297,434
Single family homes (detached 1 unit housing)	166,543
Townhouses/duplexes (attached 1 unit housing)	55,745
Small apartment buildings (less than 5 units)	23,107
Large apartment buildings (5 or more unit housing)	49,321
Mobile homes	2,627
Other types of housing units	91

Housing Values (2000)

Median value of specified owner-occupied housing	\$160,700
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Persons in Households

	2000	1990	% Change
Total households	286,255	254,596	12.4%
1 person	73,031	61,888	18.0%
2 persons	94,832	83,044	14.2%
3 persons	46,705	43,893	6.4%
4 persons	43,949	39,926	10.1%
5 persons	19,320	18,345	5.3%
6 persons	6,294	5,404	16.5%
7 or more persons	2,124	2,096	1.3%
Persons 65 and older			
Living alone	28,387	26,141	8.6%

Renter / Owner Costs (2000)

Median cost of specified renter-occupied housing	\$757
Median cost of specified owner-occupied housing	
with a mortgage	\$1,423
not mortgaged	\$465

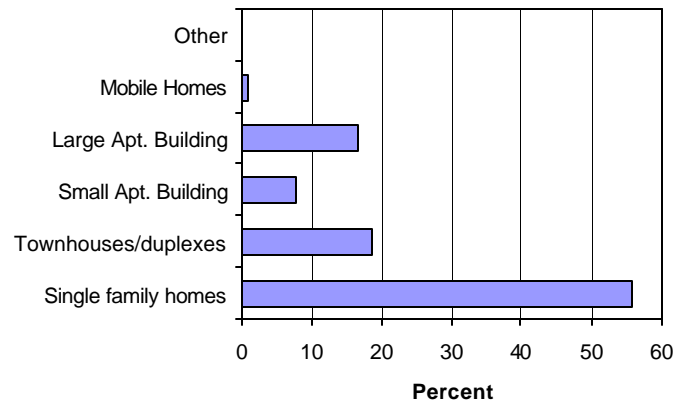
House Heating Fuel

	2000	1990	% Change
Utility gas	138,395	105,971	30.6%
Bottled, tank or lp gas	4,215	2,863	47.2%
Electricity	57,269	47,752	19.9%
Fuel oil, kerosene, etc.	83,353	94,178	-11.5%
Coal or coke	544	1,300	-58.2%
Wood	998	1,779	-43.9%
Solar energy	14	65	-78.5%
Other Fuel	938	801	17.1%
No fuel used	372	286	30.1%

Number of Rooms

	2000	1990	% Change
1 room	3,196	2,228	43.4%
2 rooms	8,225	5,555	48.1%
3 rooms	22,237	21,523	3.3%
4 rooms	31,634	32,717	-3.3%
5 rooms	36,860	33,590	9.7%
6 rooms	54,468	50,597	7.7%
7 rooms	48,290	42,466	13.7%
8 rooms	44,235	36,809	20.2%
9+ rooms	48,289	40,371	19.6%

Type of Housing Units



Occupancy and Tenure (2000)

Total housing units	297,434
Occupied housing units	286,098
Owner occupied	210,237
Renter occupied	75,861
Vacant units	11,336

Urban / Rural Housing (2000)

Urban housing units	287,881
Rural housing units	9,553
Total housing units	297,434
Percent urban	96.8%
Percent rural	3.2%

Plumbing (2000)

Complete plumbing facilities	296,464
Lacking complete plumbing facilities	970

Year Structure Built

	Number	% of Total
Total	297,434	
1999 to March 2000	5,075	1.7%
1995 to 1998	15,422	5.2%
1990 to 1994	18,148	6.1%
1980 to 1989	35,774	12.0%
1970 to 1979	42,310	14.2%
1960 to 1969	43,091	14.5%
Before 1960	137,614	46.3%

Building Permits

New Residential Housing Units

1998	3,800
1999	3,675
2000	3,058
2001	2,874
2002	2,653



Persons Below Poverty, by Age

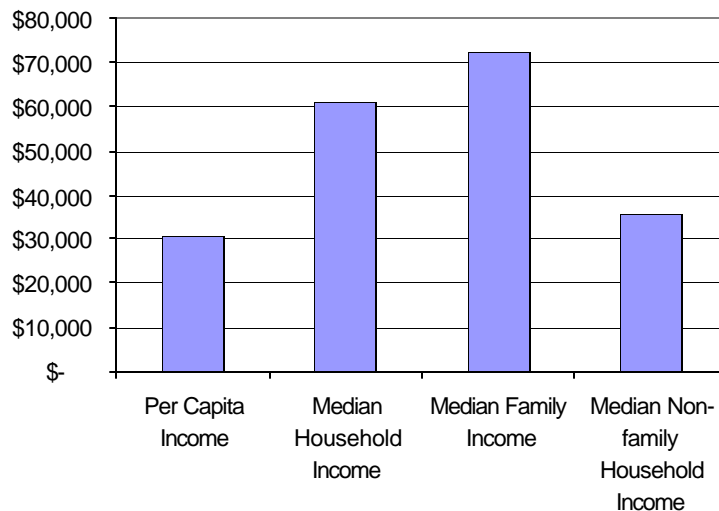
	1999	1989
Under 12 years	2,857	4,196
12 to 17	2,938	1,725
18 to 24	4,836	3,165
25 to 44	8,033	5,711
45 to 64	5,375	3,505
65 to 74	2,101	2,417
75 years and over	3,252	3,060

Per Capita Income	Median Household Income	Median Family Income	Median Non-family Household Income
\$30,898	\$60,829	\$72,183	\$35,360

Household and Family Income (2000)

	Households	Families
Less than \$10,000	12,344	3,734
\$10,000 to \$14,999	10,412	2,947
\$15,000 to \$19,999	10,972	4,662
\$20,000 to \$24,999	12,221	5,918
\$25,000 to \$29,999	13,244	6,817
\$30,000 to \$34,999	14,007	7,682
\$35,000 to \$39,999	14,546	8,375
\$40,000 to \$44,999	14,014	8,727
\$45,000 to \$49,999	12,872	8,282
\$50,000 to \$59,999	25,868	18,457
\$60,000 to \$74,999	35,877	28,189
\$75,000 to \$99,999	42,693	36,010
\$100,000 to \$124,999	25,288	21,712
\$125,000 to \$149,999	13,439	11,661
\$150,000 to \$199,999	13,091	11,717
\$200,000 and more	15,367	13,981

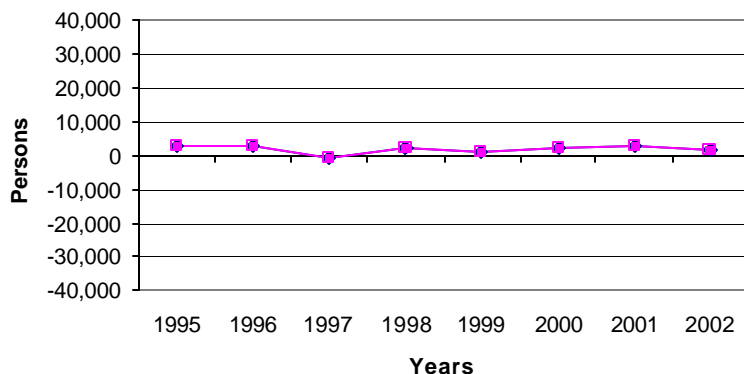
Incomes 1999



Affordable Housing

Percent of Income by Tenure	Percent of County Median Income		
	Below 80%	80% to 115%	Above 115%
Owner-Occupied			
< 30% for housing	27,429	7,626	61,224
30% or more for housing	29,172	41,673	2,472
Renter-Occupied			
< 30% for housing	46,809	21,447	924
30% or more for housing	24,949	24,035	9,440

Population Migration



Migration Summary

	For the Period	
	1995-2000	1985-1990
Same Residence	429,699	432,206
Moved		
Same PA County	131,395	125,046
From Other PA County	83,650	72,699
From Other States	43,661	41,881
From Overseas	14,257	6,279
To Other States	53,201	54,044



Industry (Employed Persons Age 16 and Older) (2000)

Agriculture, forestry, fishing and hunting, and mining	1,039
Construction	21,691
Manufacturing	57,831
Wholesale trade	15,069
Retail trade	43,445
Transportation and warehousing, and utilities	12,384
Information	13,412
Finance, insurance, real estate and rental and leasing	38,494
Professional, scientific, management, administrative, and waste management services	49,471
Education, health and social services	83,269
Arts, entertainment, recreation, accommodation and food services	20,902
Other services (except public administration)	17,220
Public administration	10,461

Occupation (Employed Persons Age 16 and Older) (2000)

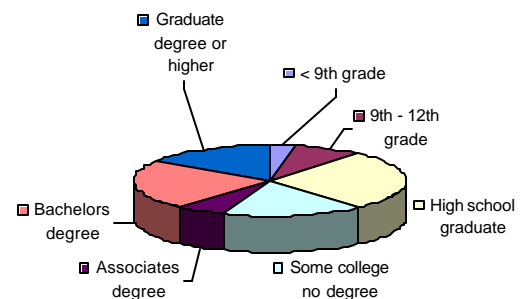
Management, professional, and related occupations	171,063
Service Occupations	40,413
Sales and office occupations	108,422
Farming, fishing, and forestry occupations	405
Construction, extraction, and maintenance occupations	26,380
Production, transportation, and material moving occupations	38,005

Educational Attainment

Persons Age 25 and Older (2000)

Total persons age 25+	515,871
< 9 th grade	15,649
9 th - 12 th grade	43,658
High school graduate	140,839
Some college no degree	85,342
Associates degree	30,596
Bachelors degree	118,910
Graduate or professional	80,877

Educational Attainment



Gender by Age by Employment Disability by Employment Status (2000)

16-20 years	Male	Female
With an employment disability:	2,119	2,003
Employed	1,151	1,034
Not employed	968	969
No Employment disability:	19,407	18,806
Employed	9,075	8,531
Not employed	10,332	10,275
21-64 years	Male	Female
With an employment disability:	26,278	26,008
Employed	18,609	15,946
Not employed	7,669	10,062
No Employment disability:	180,805	194,965
Employed	163,789	147,696
Not employed	17,016	47,269
65 and Older	Male	Female
With a disability	13,205	20,289
No disability	30,362	40,633

Employment Status by Gender (2000)

Male:	
In armed forces	843
Civilian: employed	203,792
Civilian: unemployed	8,537
Not in labor force	66,627
Female:	
In armed forces	78
Civilian: employed	180,896
Civilian: unemployed	9,428
Not in labor force	118,799

Commuter Summary (2000)

Work within county of residence	245,619
Work within PA; outside county of residence	123,269
Work outside PA	10,944