

# Changes in Homeownership in Pennsylvania's Rural Municipalities

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KRISTEN CROSSNEY, PHD

WEST CHESTER UNIVERSITY

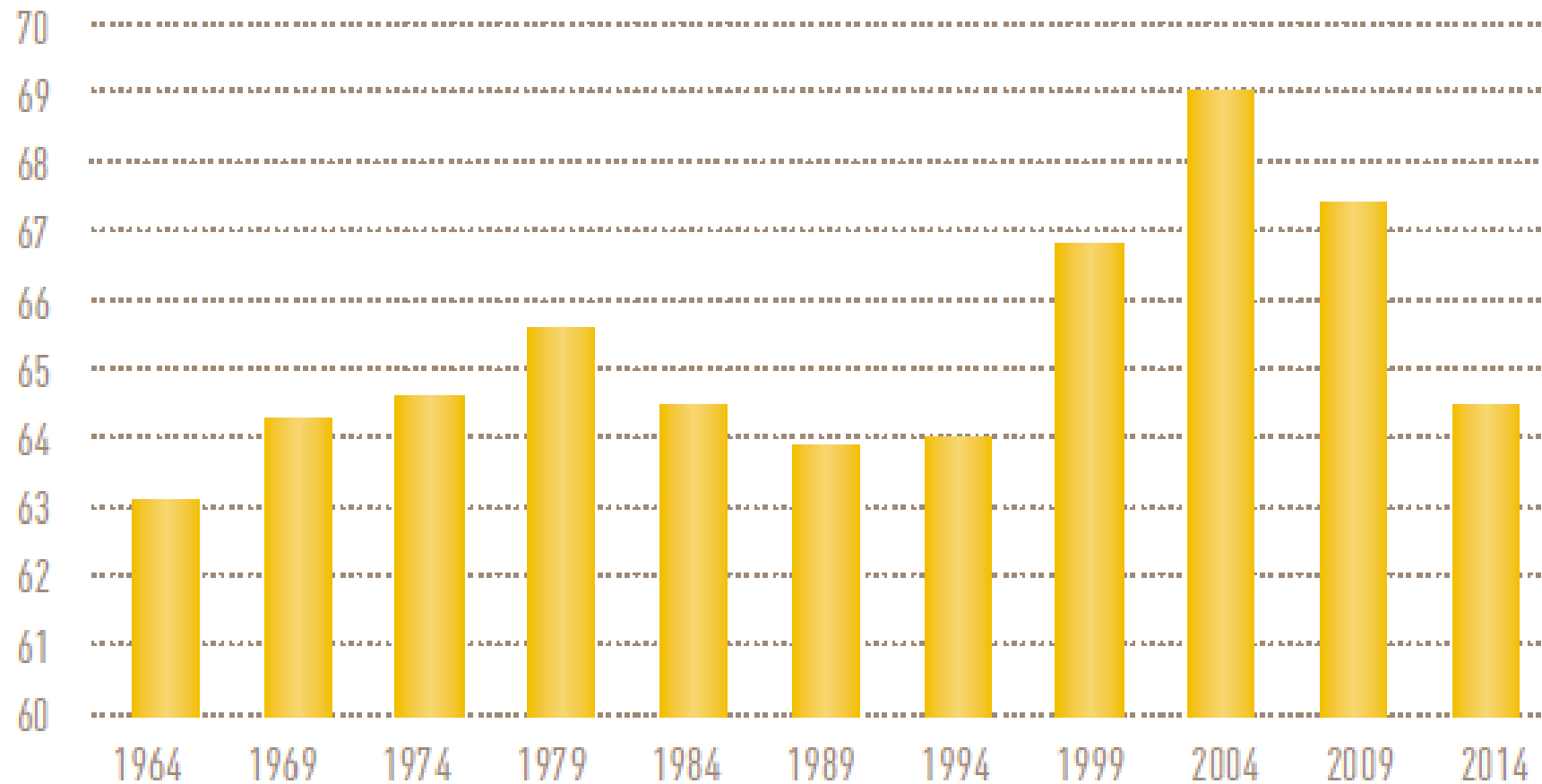
# Why Homeownership?

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- “American Dream”
- Pride in ownership
- Privacy
- Financial stability
- Tax advantages
- Asset Accumulation

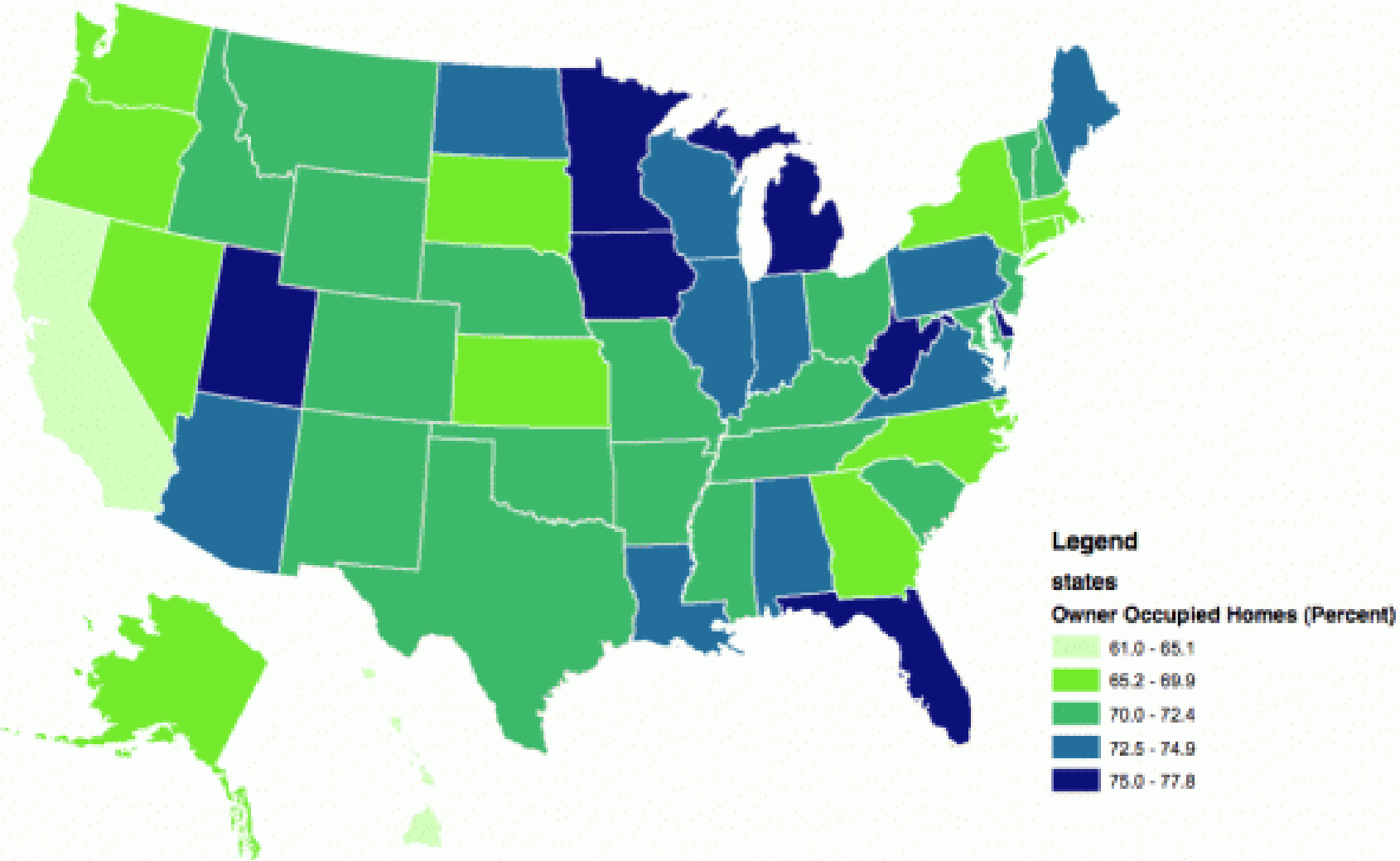
# The Recent Homeownership Rate Decline Has Erased the Increases in the 1990s and 2000s

US Homeownership Rate (Percent)



Source: JCHS tabulations of US Census Bureau, Housing Vacancy Surveys.

# Rural & Small Town Homeownership by State, 2010



# Rural Pennsylvania Counties

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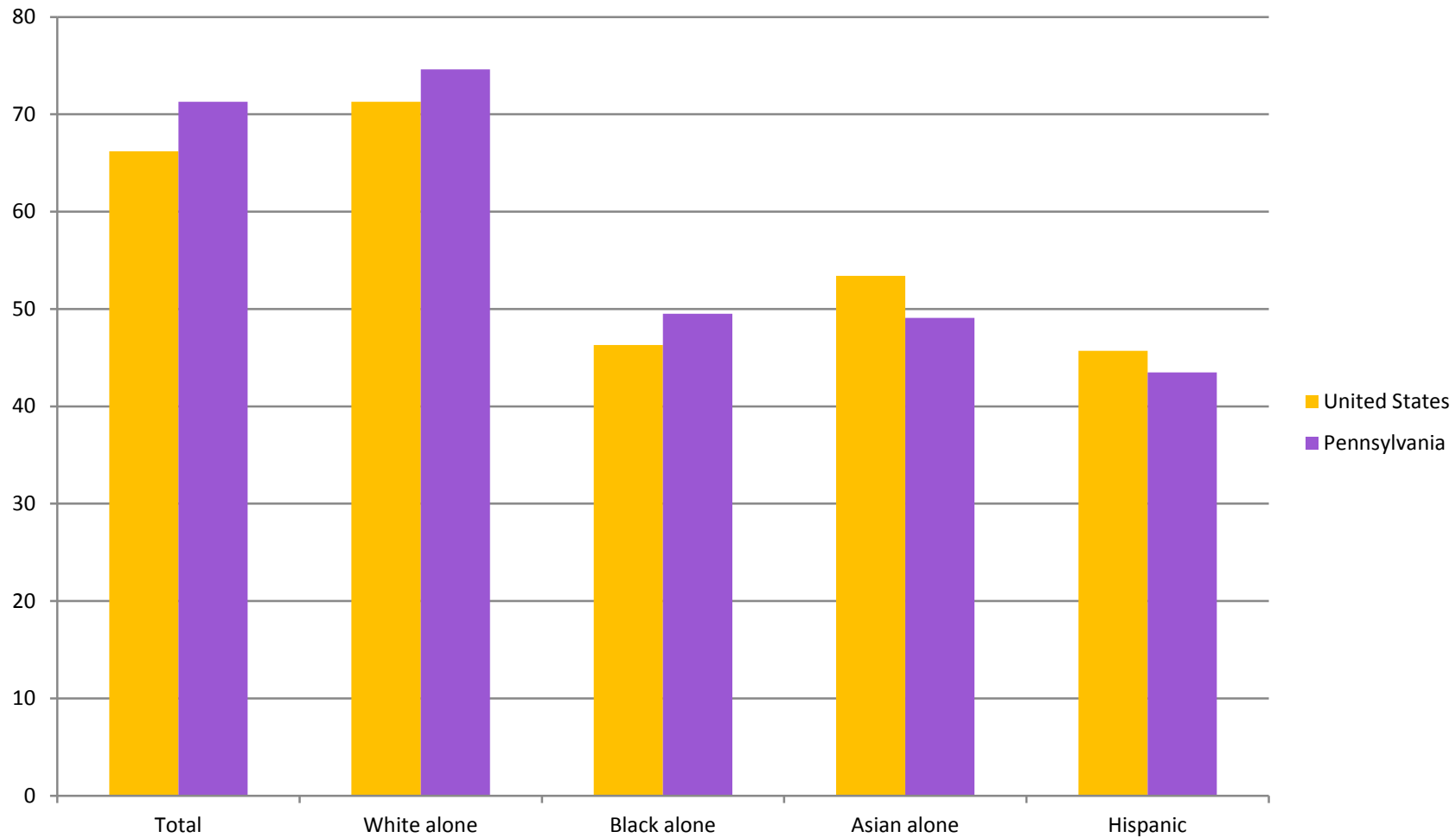
- 3.5 million people live in rural counties (27% total population)
- Average per capita income: \$34,521
  - Urban: \$45,197
- Poverty rate: 14%
- College degree or higher: 19%
  - Urban: 30%

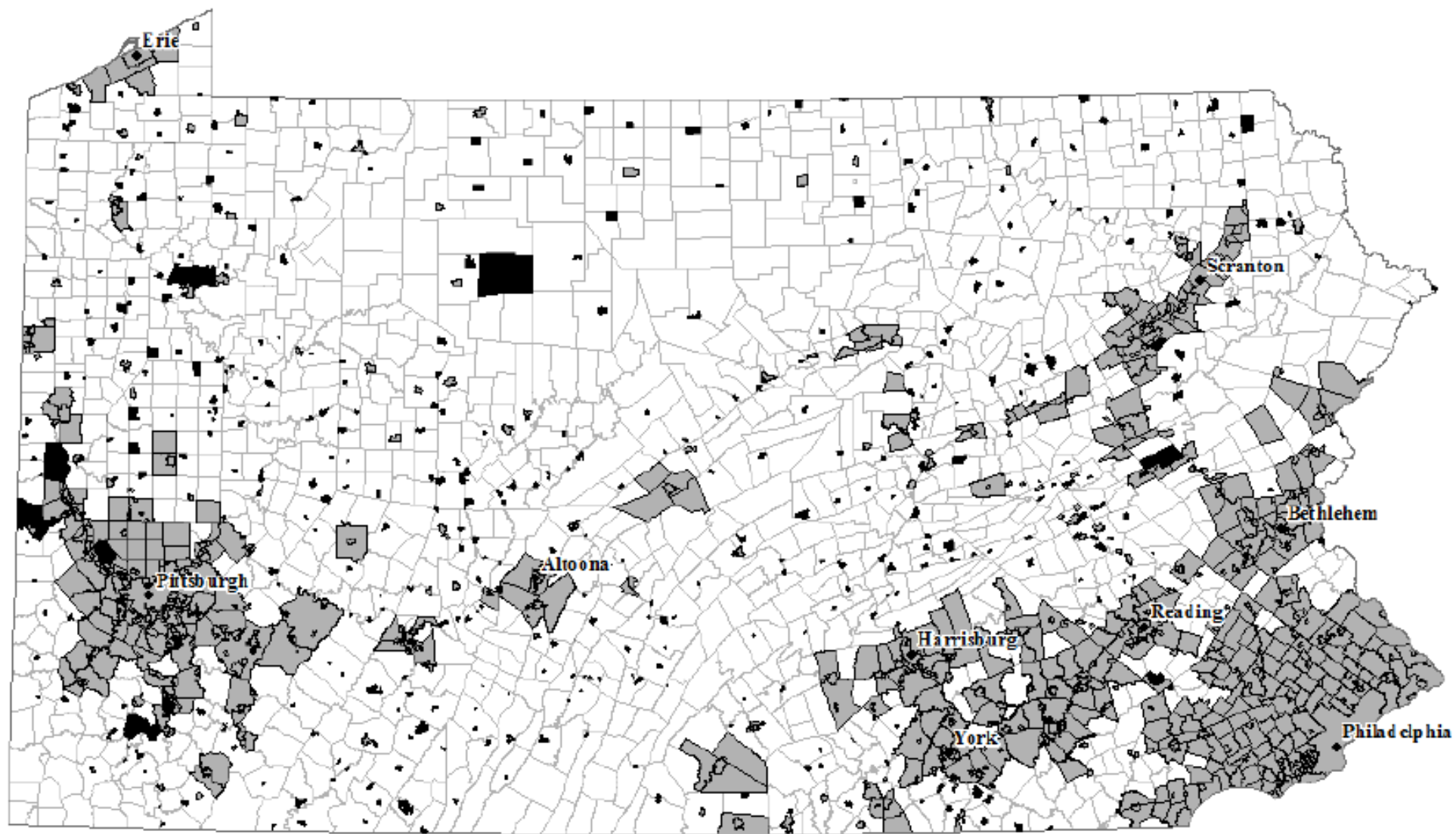
# Rural Pennsylvania Counties

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- Homeownership rate: 74%
  - urban: 68%
- 85% of all housing units are occupied
  - 55% of vacant properties are for seasonal or recreational use
- Average housing value: \$155, 498
  - urban: \$230,407
- Average rent: \$612
  - Urban: \$839
- Pennsylvania's small cities and boroughs experienced a 4.5% decline in homeownership from 2000-2010

# Homeownership Rate by Race and Ethnicity



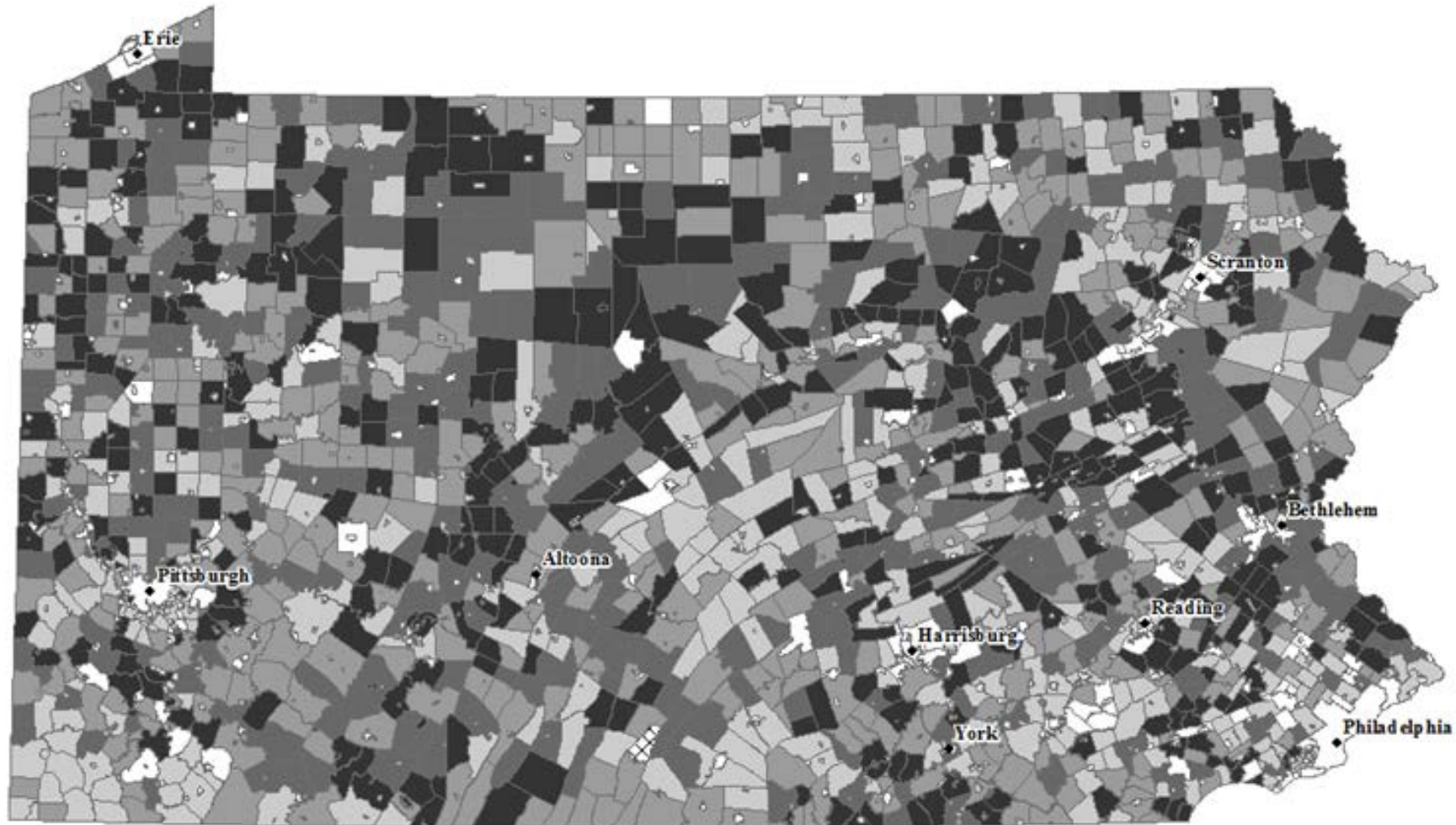


0 12.5 25 50  
Miles

## Rural Municipality Types and Urban Areas

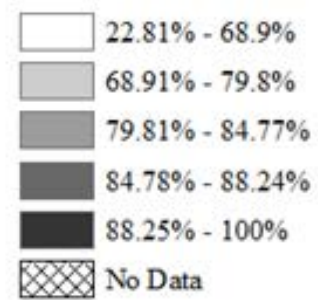
- Rural Cities and Boroughs
- Rural Townships
- Urban





0 12.5 25 50 Miles

### % Owner Occupied Housing 2015



Projection: Lambert Conformal Conic

# Types of Municipalities in Pennsylvania (n=2,570).

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	City	Borough	Townships of the 1st Class	Townships of the 2nd Class	Total
Rural	2	423	1	1,167	1,593
Urban	55	544	91	287	977
Total	57	967	92	1,454	2,570

# Main Research Questions

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- What is the relationship between demographic and market characteristics, and homeownership rates?
- What are the different types of rural cities and boroughs with respect to demographic and market characteristics, and homeownership rates?
- How are homeownership rates and changes spatially distributed?

# Homeownership Rate by Rural Municipality Type, Pennsylvania. 1980-2015 (n=1,593).

	1980	1990	2000	2010	2015
<b>Cities and</b>	73.8%	72.1%	72.0%	69.7%	69.9%
<b>Boroughs</b>	98,854	95,932	99,054	94,716	93,322
<b>Townships</b>	83.6%	84.1%	85.2%	83.8%	83.9%
	572,976	651,999	744,160	787,393	777,607
<b>Rural</b>	82.0%	82.3%	83.4%	82.0%	82.1%
	671,830	747,931	843,214	882,109	870,929

# Homeownership Rate Changes in Pennsylvania Rural Municipalities (n=1,593).

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	2000-2010	2010-2015	2000-2015
Cities and Boroughs	-2.32	0.23	-2.09
Townships	-1.38	0.03	-1.36
All Rural Municipalities	-1.38	0.06	-1.31

What is the relationship between demographic and market characteristics, and homeownership rates?

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# Homeownership in Rural Cities and Boroughs

	2000		2010		2015	
Group	mean	std dev	mean	std dev	mean	std dev
Declining (38)	78.35%	9.95	77.83%	12.87	63.37%	15.87
Stable (353)	74.40%	11.24	72.40%	12.27	72.57%	12.75
Increasing (34)	73.06%	10.87	66.40%	10.87	81.23%	10.60
Rural Cities and Boroughs (425)	74.65%	11.14	72.40%	12.41	72.44%	13.39

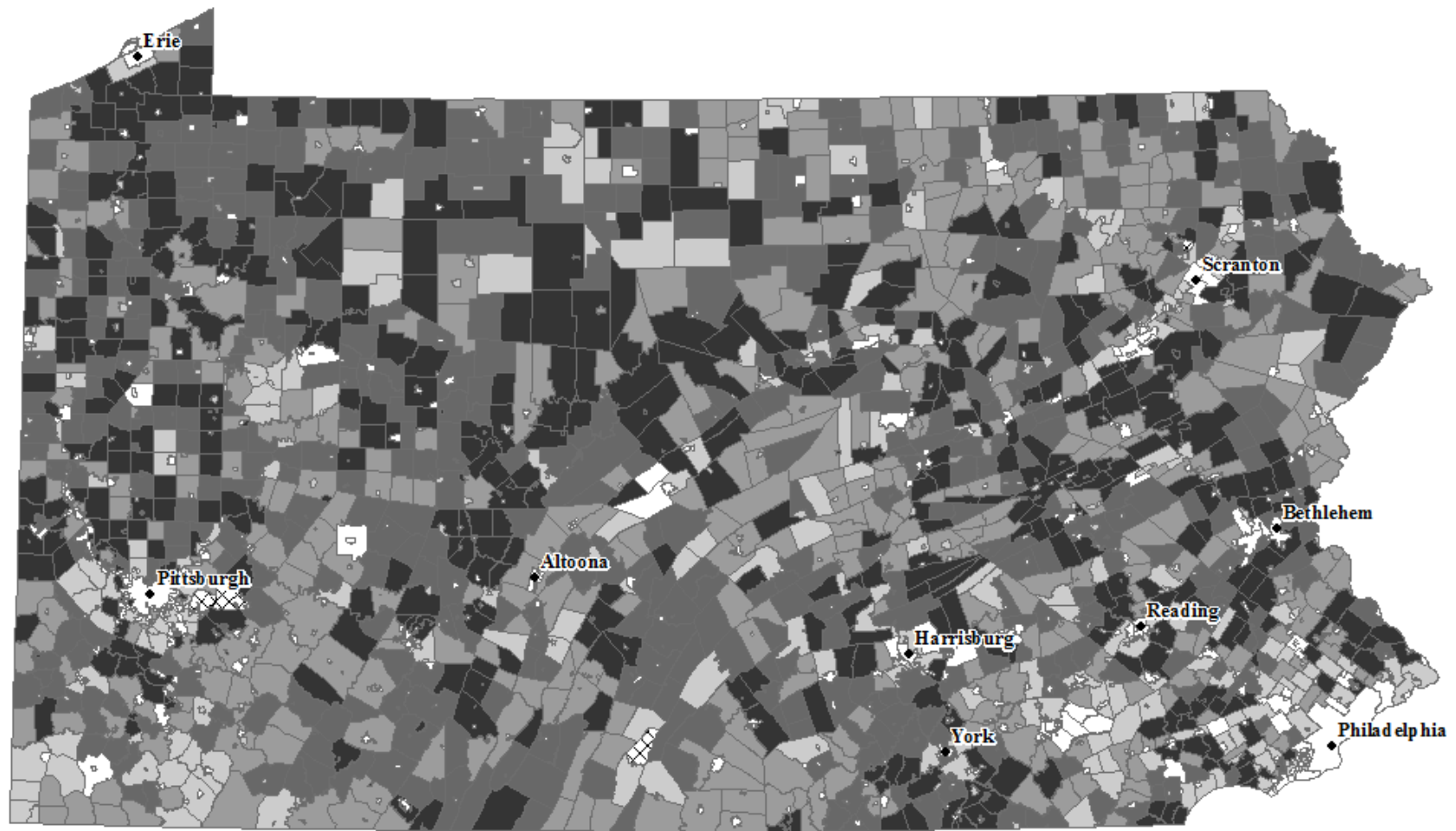
What are the different types of rural cities and boroughs with respect to demographic and market characteristics?

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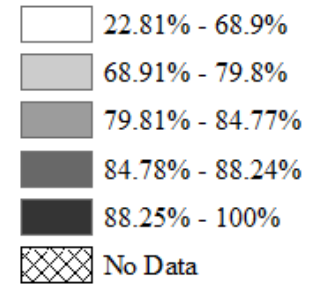
How are homeownership rates and changes spatially distributed?

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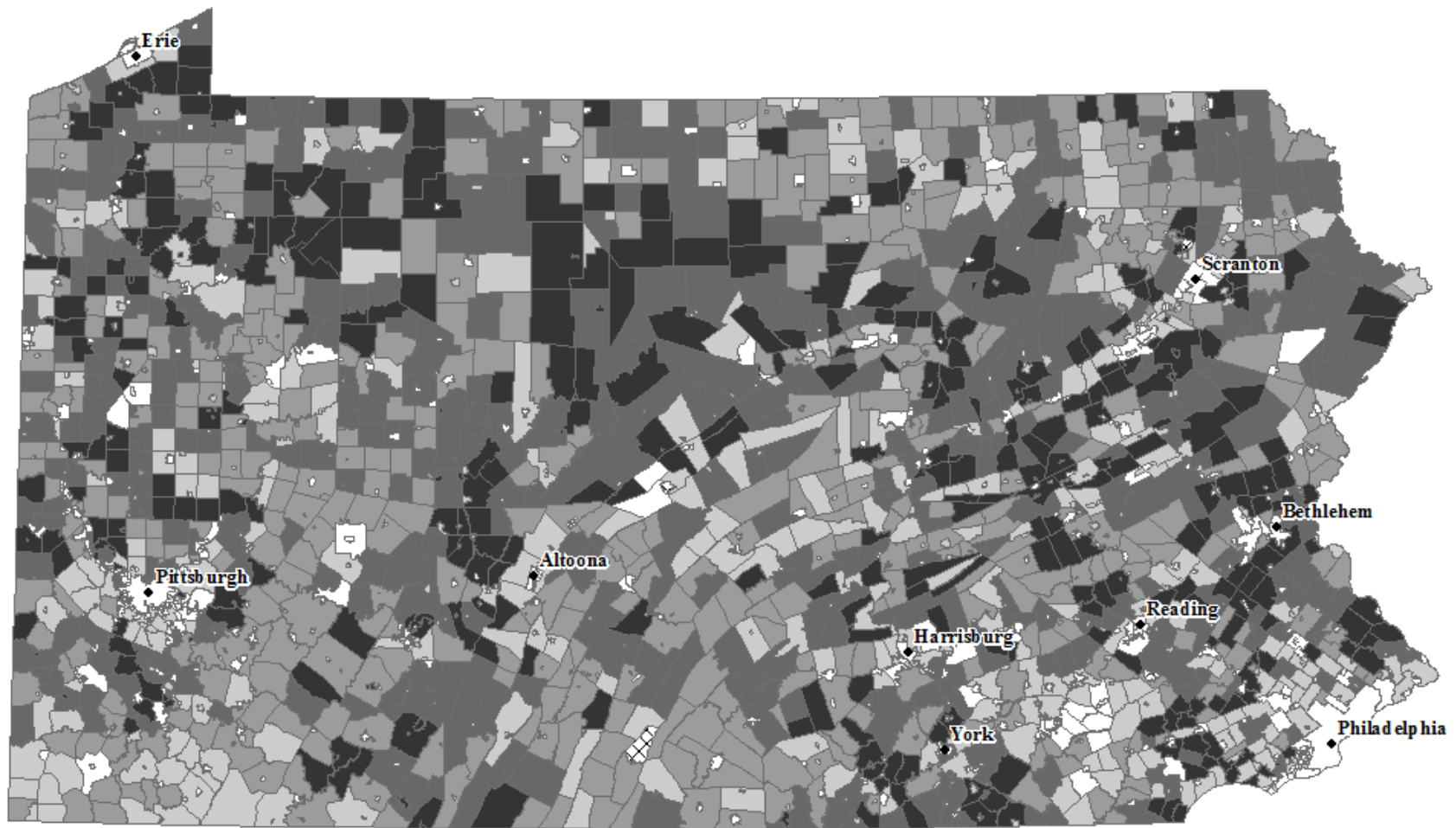


0 12.5 25 50 Miles

### % Owner Occupied Housing 2000

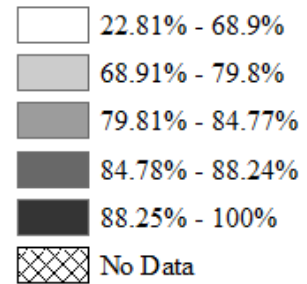


Projection: Lambert Conformal Conic

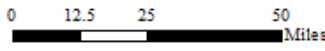
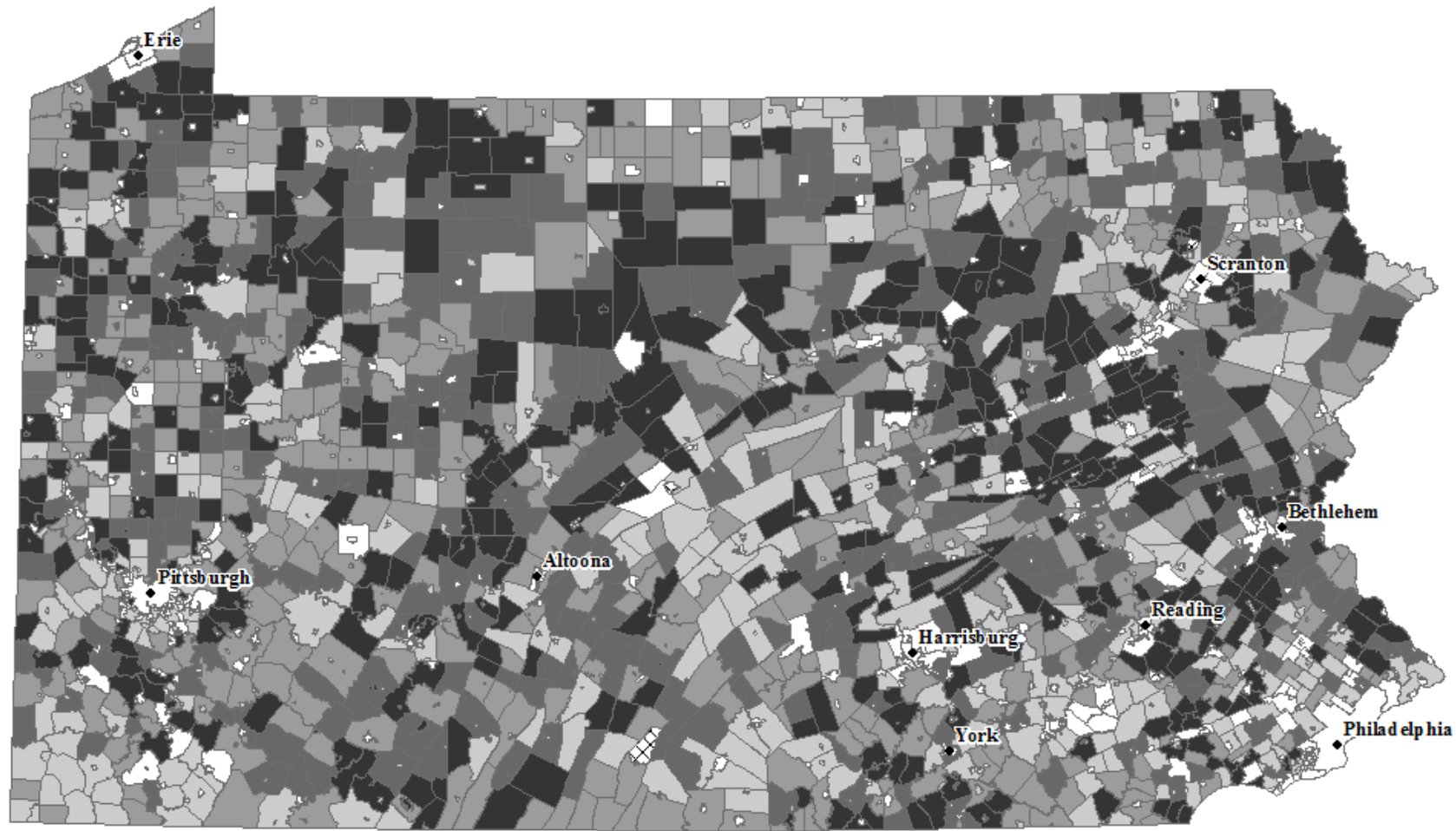


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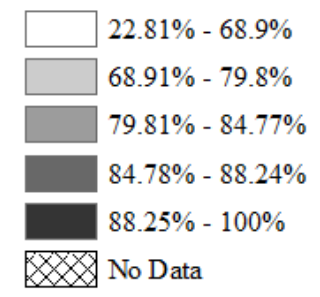
### % Owner Occupied Housing 2010



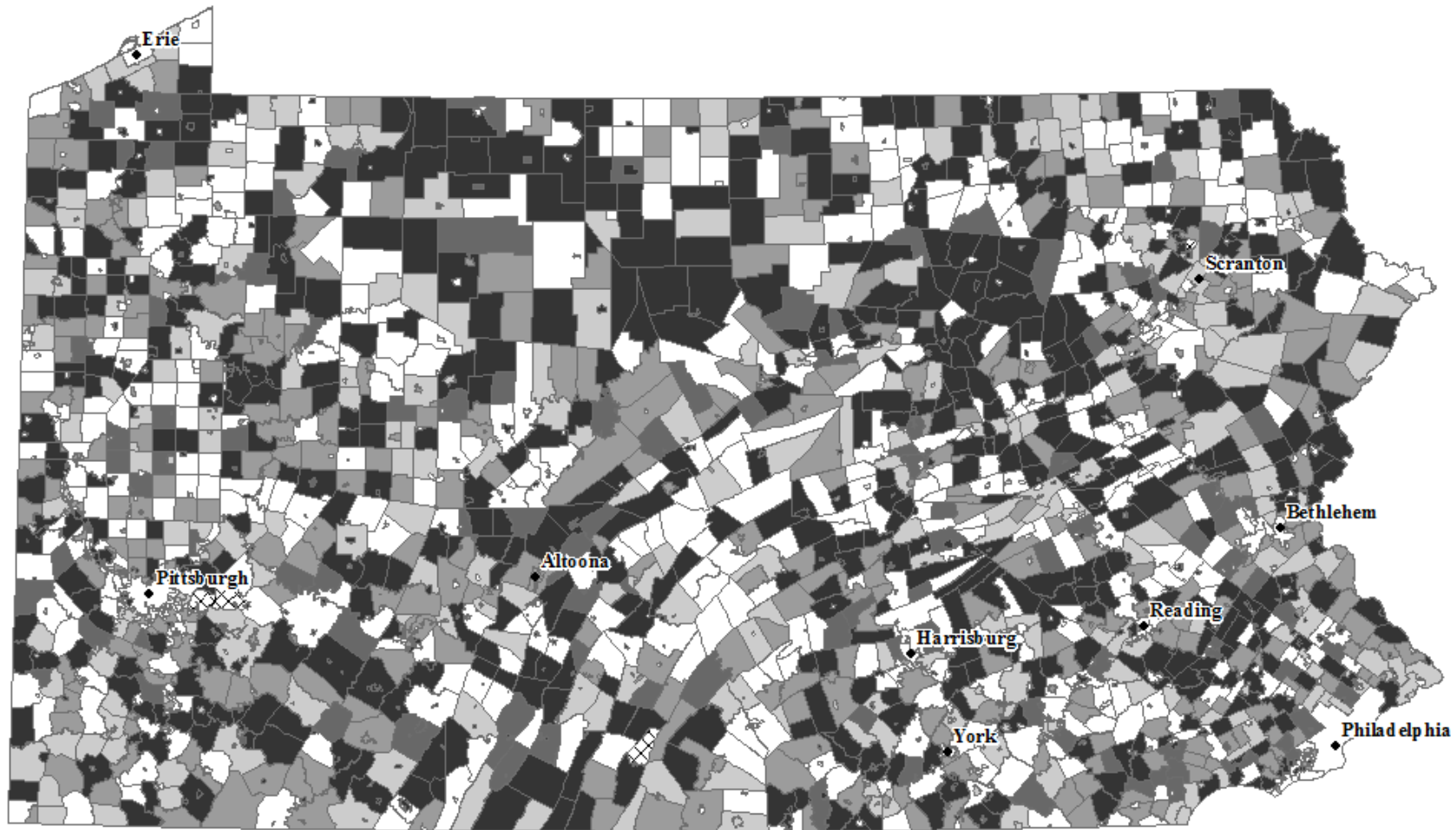
Projection: Lambert Conformal Conic



**% Owner Occupied Housing 2015**

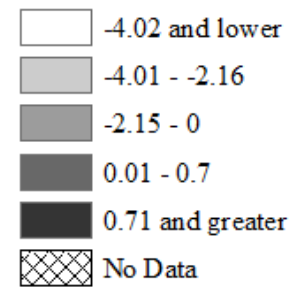


Projection: Lambert Conformal Conic



0 12.5 25 50 Miles

### Change in % Owner Occupancy 2000-2015



Projection: Lambert Conformal Conic

# Policy Considerations

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- First time homebuyer incentives
  - IDAs
  - Downpayment assistance
- Stabilize existing homeowners
- Community Land Trusts
- Rental housing options
- Need more research and better understanding of rural areas

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