

V. HOUSING ANALYSIS



Housing is a fundamental human need. An inventory of existing housing, including the rate of housing growth and characteristics of the existing housing stock, is important in determining current unmet housing needs as well as in forecasting future housing needs. Data included in this chapter will consider housing type, condition, occupancy and affordability. The chapter concludes with housing projections.

A. HOUSING STOCK

The composition of a community's housing stock indicates the extent to which it is providing for a range of housing options. The following table and graphs illustrate the number and percentage of existing housing units by type.

Table 18 Regional Housing Stock, 2000							
	Single-family detached	Single-family attached	Multi-family dwelling	Mobile Home	Boat, RV, Van, etc.	Total	%
Glen Rock Borough	459	112	182	0	0	753	17%
Railroad Borough	60	21	33	2	0	116	2%
Shrewsbury Borough	1,103	50	216	0	0	1,369	31%
Shrewsbury Township	1,893	177	27	117	0	2,214	50%
<i>Region</i>	<i>3,515 (79%)</i>	<i>360 (8%)</i>	<i>458 (10%)</i>	<i>119 (3%)</i>	<i>0</i>	<i>4,452</i>	<i>100%</i>
York County	156,720 (54%)	99,098 (34%)	23,755 (8%)	10,446 (4%)	66 (>1%)	290,115	

Source: US Census Bureau

Based upon the data in Table 18, the Region has more single-family detached dwellings than any other housing type. The same statement is true for each municipality that comprises the Region.

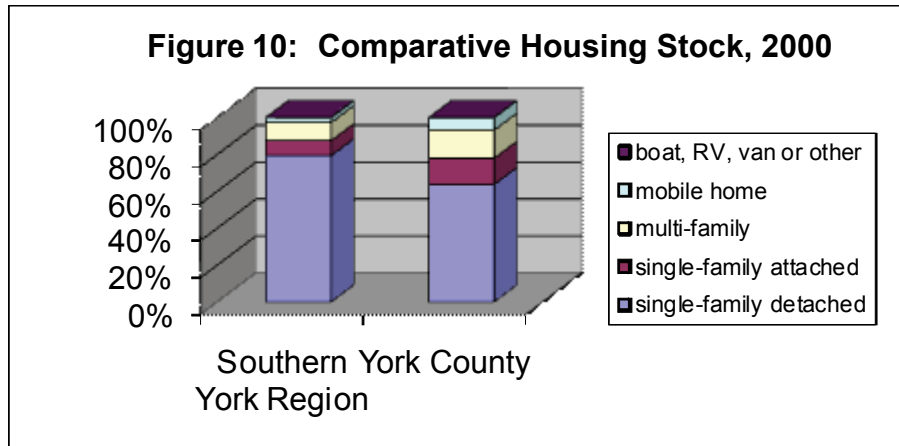
The Region has a higher percentage of single-family attached dwellings (41%) than does the County as a whole (54%). It is very interesting to note that the Region has shown a slight increase in the percentage of single-family attached dwelling units since 1990. In 1990, 7% of the regional housing stock was single family attached and in 2000 that percentage increased to 8% of the regional housing stock. Note that single-family attached dwellings include townhomes, double homes or housing attached to nonresidential structures.

Multi-family dwellings (structures containing 2 or more housing units which include apartment complexes and conversion apartments) constitute 10% of the Region's housing stock but 8% of the County's total housing stock. This represents a decrease from 1990 (12% multi-family dwellings).

In 2000, mobile homes comprised only about 3% of the Region's total housing stock. This is a decrease from 1990 when mobile homes accounted for approximately 5% of the Region's housing stock.

The following figures visually depict comparative housing stock data.

Figure 10, below, shows graphically the composition of the housing stock in the Region as compared to York County.

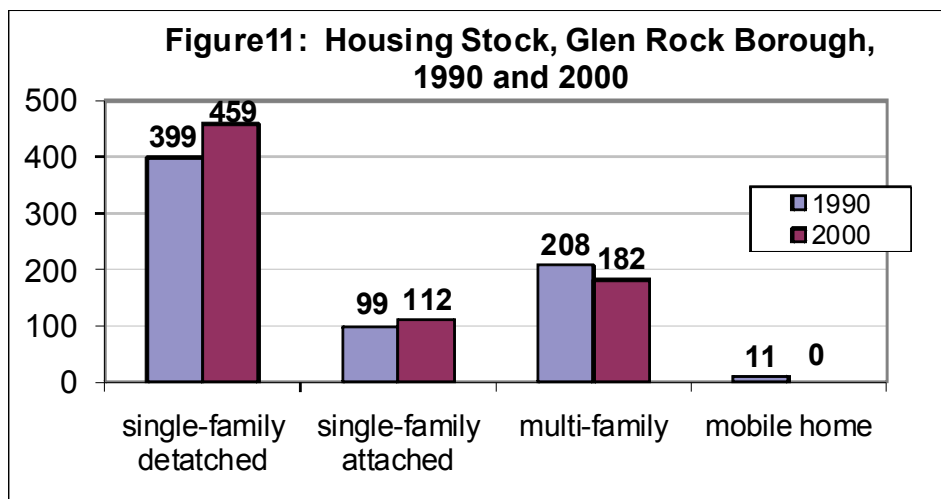


Source: US Census Bureau

Each municipality's individual housing stock is also interesting to analyze. The following series of figures considers each municipality separately, comparing Census 2000 data with 1990 data.



Glen Rock Borough



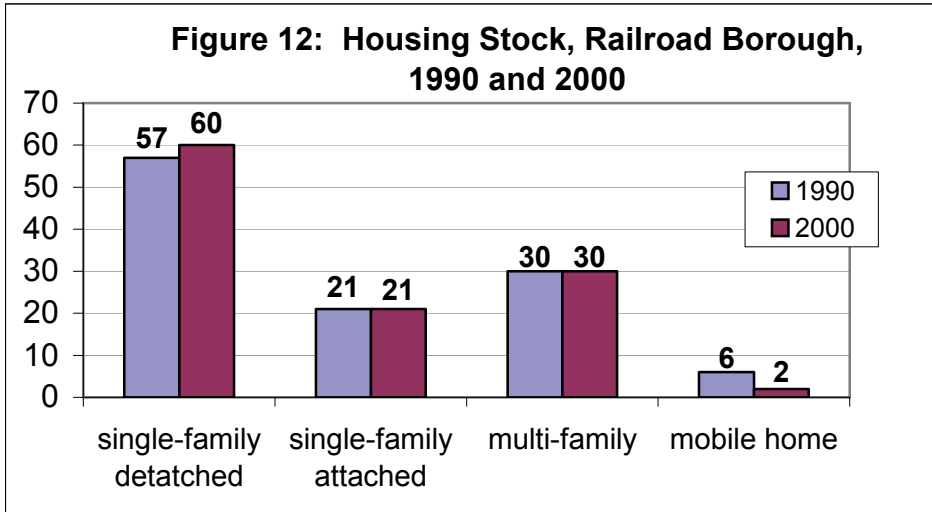
Source: US Census Bureau

As shown, Glen Rock Borough had a 15% increase in single-family attached dwellings from 1990 to 2000.

The Borough also showed a 12.5% decrease in the number of multi-family units.



Railroad Borough



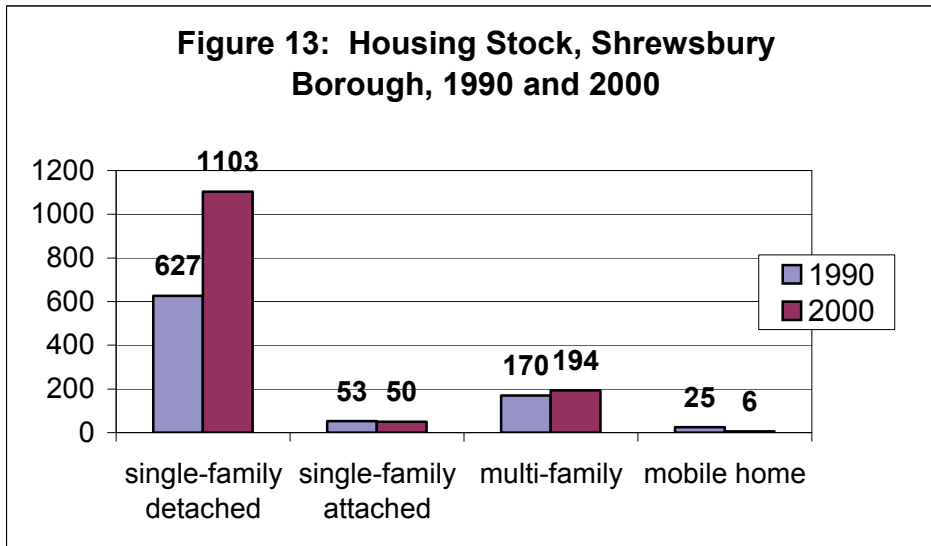
Source: US Census Bureau

As shown, Railroad Borough's housing stock remained largely unchanged from 1990 to 2000.

The Borough had a slight increase in the number of single-family detached dwellings, which represented about a 5% increase.



Shrewsbury Borough



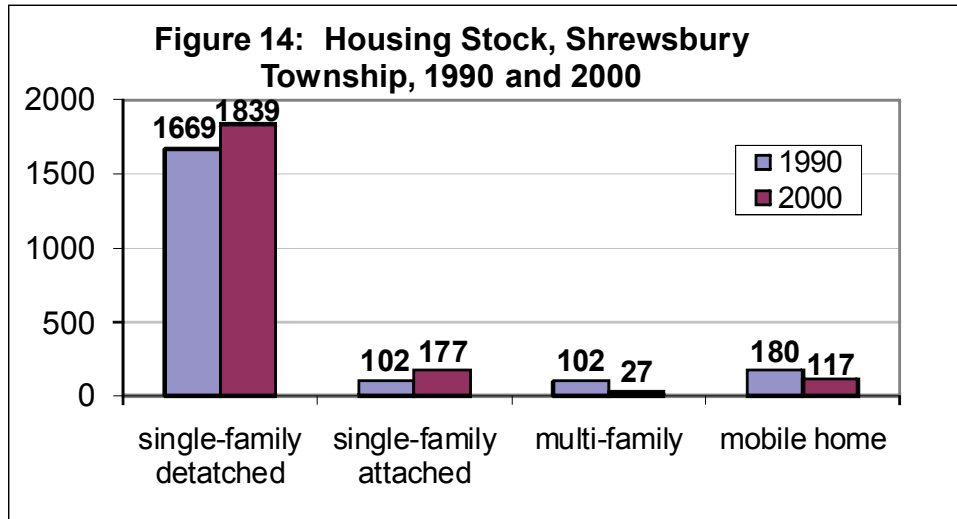
Source: US Census Bureau and Shrewsbury Borough

Shrewsbury Borough's housing stock is largely single-family detached dwellings, increasing 76% between 1990 and 2000.

The Borough had 25 mobile home units in 1990 and no mobile home units in 2000.



Shrewsbury Township



Shrewsbury Township data shows a 74% increase in single-family attached dwellings between 1990 and 2000.

The Township's number of multi-family dwelling units decreased between 1990 and 2000 by that same percentage (74%).

Source: US Census Bureau

Review of the Region's housing stock shows that there is significant variation among the Region's municipalities in terms of existing housing types. Railroad and Glen Rock Boroughs have the broadest mix of housing types. It is safe to say that this mix is reflective of the time period in which these units were built. This statement is supported further in this Chapter with the discussion of data relevant to the year structures were built.

The housing stock of Shrewsbury Borough and Shrewsbury Township, however, is comprised predominantly of single-family detached units. This could be explained by recent housing development trends and will be explored in more detail in subsequent sections of this chapter.

Residential Building Permit History

Table 19, below, presents the residential building permit data for the Region, as submitted to the York County Planning Commission for the period 1996 to 2007. As shown, single-family dwellings comprise the majority of the residential building permits issued.

Table 19 Regional Residential Building Permits, 1996-2007									
	single family	mobile home	double wide	modular	duplex	townhouse	condo	apartment	TOTAL
1996	32	1	0	1	0	0	0	0	34
1997	23	2	1	1	0	0	0	0	27
1998	42	0	1	7	0	0	0	0	50
1999	37	2	0	1	0	0	0	0	40
2000	35	0	1	0	0	24	0	0	60

Table 19 Regional Residential Building Permits, 1996-2007									
	single family	mobile home	double wide	modular	duplex	townhouse	condo	apartment	TOTAL
2001	37	0	0	2	0	52	0	55	146
2002	45	2	0	1	22	24	6	0	100
2003	45	1	0	1	14	6	4	0	71
2004	81	0	0	1	10	12	0	0	104
2005	51	0	0	0	0	47	0	0	98
2006	55	0	0	2	0	0	0	0	57
2007	54	0	0	2	0	0	0	0	56
Total	537	8	3	19	46	165	10	55	843

Source: Building permit data submitted to the YCPC by municipalities

It is also informative to note some highlights of the municipal-level data for the same period.

- Shrewsbury Township had the most, with a total of 517 residential building permits for the period 1996-2007; 56% were for single-family homes.
- Railroad Borough submitted only one (1) residential building permit during the time period.

In summary, the Southern York County Region has historically provided a wide range of housing types for its residents. In recent decades, however, much of the new construction has been single-family detached residences. In order for the Region to continue to be able to offer affordable housing opportunities to residents of all income levels, it should set a goal to maintain a variety of housing types.

➤ *The municipalities should strive to maintain a variety of housing types for the Region's residents.*

B. HOUSING CONDITION

Many factors should be considered in the discussion of housing condition. Much of the data that can be analyzed to determine housing condition is from the US Census. The following presents information related to plumbing and kitchen facilities, year structure was built, persons per room, and lower quartile information for rent and housing value.

Substandard Housing

As important as the diversity of housing types is the condition of the housing. All residents of a community should be entitled to safe housing. Safe housing is reflected in estimates of substandard housing. The US Census Bureau defines substandard as lacking some or all plumbing facilities.

Table 20 presents the data on the issues relevant to substandard housing. As per the data presented in Table 20, a very small percentage of the Region's housing stock is substandard. Less than one half of one percent of the housing lacks either completing plumbing or kitchen facilities. The Region is lower than the County's percentage of each.

Table 20 Substandard Housing Data, 2000		
Area	Percent Housing Lacking Complete Facilities	
	Plumbing	Kitchen
Glen Rock Borough	.3%	0
Railroad Borough	0	1.7%
Shrewsbury Borough	.9%	.4%
Shrewsbury Township	0	.2%
Region	.31%	.26%
York County	.65%	.79%

Source: US Census Bureau

Year Structure Built

Another interesting component in the discussion of housing condition is the age of the unit. Table 21, below, presents data regarding the year the structure was built.

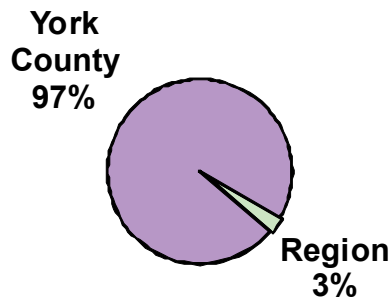
Table 21 Year Structure Built				
	Glen Rock Borough	Railroad Borough	Shrewsbury Borough	Shrewsbury Township
1939 or earlier	329	65	276	331
1940-1949	72	4	36	68
1950-1959	104	7	114	108
1960-1969	48	5	108	216
1970-1979	90	19	289	691
1980-1989	38	7	213	480
1990-1994	37	5	212	201
1995-1998	31	4	107	93
1999-2000	4	0	14	26
TOTAL housing units	753	116	1,369	2,214

Source: US Census Bureau

Per Table 21 above, Glen Rock and Railroad Boroughs show most of their homes built prior to 1960, while Shrewsbury Borough and Shrewsbury Township have had more residential building activity in the more recent years.

Figure 15 presents comparative data for the Region and the County. The percentage of the Region's homes built prior to 1940 is also highlighted.

Figure 15: Total Housing Units, Region and York County, 2000



The Southern York County Region comprises 3% of the County's total housing units.

- 22% of the Region's housing units were built prior to 1940.

Source: US Census Bureau

Persons Per Room

The number of persons per room in a housing unit is used as an index of crowding. A unit with more than one (1) person per room is considered overcrowded. Census 2000 reports the data for owner-occupied and renter-occupied housing units.

- The Region has 4,452 total occupied housing units. 0.49% of the owner-occupied housing units are “overcrowded,” while 4.3% of the renter-occupied housing units meet those criteria.
- York County, with 156,720 total occupied housing units, had 0.64% overcrowded owner-occupied housing units and 2.98% overcrowded rental units.
- The Region exceeds the County in the percentage of rental units that are overcrowded but the County has a higher percentage of owner-occupied housing units that are overcrowded.

Lower Quartile Measurements

Data regarding the value of the lower quartile of owner-occupied housing units is another indicator of housing condition. As defined by the US Census Bureau, “*median divides the distribution into two equal parts: one half of the cases falling below the median and one half above the median. Quartiles divide the distribution into four equal parts. Median and quartile calculations are rounded to the nearest whole dollar. Upper and lower quartiles can be used to note large rent differences among geographic areas.*”

Looking at the lower quartile value of owner-occupied housing units value for the municipal level and the entire Region, Railroad Borough has the lowest lower value quartile for owner occupied units at \$84,200 and Shrewsbury Borough had the highest with \$117,700. The lower value quartile for the County, per Census 2000, is \$86,300. The average for the Region is \$101,250.

Lower quartile information is also available for renter-occupied units. Per Census 2000, Shrewsbury Township had the lowest lower contract rent quartile at \$272 and Glen Rock Borough the highest at \$416. The lower contract rent quartile for York County was between those figures at \$352.

Summary Of Housing Condition

Review of the various data presented above gives a good picture of the housing condition in the Region.

- ➔ The Region is below York County in the percentage of housing that lacks complete kitchen and plumbing facilities. Both the Region and the County are below 1% of households lacking complete facilities.
- ➔ The Boroughs of Glen rock and Railroad have a larger percentage of older housing stock (constructed prior to 1960) while Shrewsbury Borough and Shrewsbury Township have more housing stock built post-1970.
- ➔ Less than one-half of one percent of the Region’s owner-occupied housing is overcrowded. Just over 4% of the Region’s renter-occupied housing is overcrowded.
- ➔ The Region’s average lower value quartile for owner-occupied units is above the County’s and the lower value quartile for rent is below the County’s.

➤ *Glen Rock, Railroad and Shrewsbury Boroughs should provide incentives for the improvement of residential properties through existing funding programs and innovative planning and zoning.*

C. HOUSING OCCUPANCY

The characteristics of those persons who occupy the Region’s housing stock influence both the demand for and cost of housing in various ways. Data regarding average household size, tenure/occupancy and vacancy rates are presented in this section.

Average Household Size

Average household size has been declining nationally, over the past decades. This is true locally, as well. Table 22 presents the average household size data from the US Census Bureau, 1990 and 2000. (Note: The average household size for the Region was calculated as the average of the averages for municipalities that comprise the Region).

Table 22		
Average Household Size, 1990 and 2000		
	1990	2000
Glen Rock Borough	2.46	2.56
Railroad Borough	2.83	2.68
Shrewsbury Borough	2.60	2.54
Shrewsbury Township	2.88	2.71
Region (average of averages)	2.69	2.62
York County	2.60	2.52

Source: US Census Bureau

As shown, all of the municipalities in the Region, except for Glen Rock Borough, have demonstrated a decline in the average household size. The County's average household size also decreased from 1990 to 2000. For information, looking back further, the County's average household size in 1970 was 3.03 persons.

Housing Tenure

A look at housing tenure can reveal the extent to which communities are meeting the needs of residents of a variety of income levels and housing needs. Table 23 presents the comparative housing tenure data for 1990 and 2000.

Table 23 Housing Tenure, 1990 and 2000				
	1990		2000	
	Owner-Occupied	Renter-Occupied	Owner-Occupied	Renter-Occupied
Glen Rock Borough	62%	38%	65%	35%
Railroad Borough	63%	37%	48%	52%
Shrewsbury Borough	77%	23%	78%	22%
Shrewsbury Township	85%	15%	88%	12%
Region	79%	21%	80%	20%
York County	74%	26%	76%	24%

Source: US Census Bureau

As shown on the table above, Railroad Borough exhibited the greatest change in the distribution of owners and renters between 1990 and 2000. It is also the only municipality in the Region that has a higher percentage of renter-occupied housing units than owner-occupied units. The Borough should develop incentives to increase owner occupancy and consider restricting the conversion of existing dwellings to apartments. The Region as a whole demonstrated very little variation between the 1990 and 2000 housing tenure figures. The same statement is true for York County.

Vacancy Rate

Vacancy rates are another good indicator of the existence of a housing surplus or shortage. As defined by the US Census Bureau, homeowner vacancy rate is the proportion of the homeowner-housing inventory that is vacant 'for sale only.' The renter vacancy rate is the proportion of the rental-inventory that is vacant for rent.' Homeowner and rental vacancy rates are presented in the following table.

Table 24 Vacancy Rates, 1990 and 2000				
	1990		2000	
	Owner	Renter	Owner	Renter
Glen Rock Borough	0.9%	4.4%	2.4%	7.7%
Railroad Borough	-	2.4%	6.9%	-
Shrewsbury Borough	2.4%	4.8%	1.2%	-
Shrewsbury Township	.5%	4.2%	1.2%	4.3%
Region	1.3%	4.2%	1.4%	3.7%
York County	1.2%	5.6%	1.8%	7.2%

Source: data from US Census Bureau, computed by YCPC

As shown, both the Region and the County have experienced changes in the vacancy rates from 1990 and 2000. The Region's homeowner vacancy rate increased very slightly while the rental vacancy rates decreased. York County's homeowner and rental vacancy rates both increased from 1990.

Vacancy rates in the vicinity of 2% are considered adequate to provide sufficient choice in the housing market for the purchase of homes. That said, in 2000, there seems to be adequate choice in the housing market for purchase of homes in Glen Rock and Railroad Boroughs. In contrast, the housing market in Shrewsbury Borough and Township is constrained with very few homes for sale. This could suggest a high demand for homes in Shrewsbury Borough and Township that has not been substantially diminished by the increased residential development in those municipalities. Railroad Borough shows the highest rate of homeowner vacancy at almost 7%, which is a significant increase from 0% in 1990.

Vacancy rates in the vicinity of 5% are considered adequate for providing sufficient choice in the housing market for those who rent their homes. Shrewsbury Township comes close to meeting that standard at 4.3% rental vacancy rate. Railroad and Shrewsbury Boroughs, in 2000, show 0% renter vacancy rates and Glen Rock Borough indicates an elevation in the rental vacancy rates from 1990-2000.

In summary, the Region's homeowner vacancy rate is close but slightly lower than the County's. The Region's rental vacancy rate is noticeably lower than the County's.

Summary Of Housing Occupancy

This section has presented a lot of data that can be used to examine housing status. Based on data from the US Census Bureau, it can be said that the average household size of the municipalities in the Region have fluctuated between 1990 and 2000 and that the Region's average is higher than that of the County. The Region has a higher rate of homeownership than does the County. The Region also has lower homeowner and rental vacancy rates than York County as a whole.

D. HOUSING AFFORDABILITY

Every municipality in the Commonwealth of Pennsylvania has a responsibility to provide for the diverse housing needs for all income levels by planning and zoning for a wide mix of housing types and densities. This responsibility is specified in the *Pennsylvania Municipalities Planning Code* (MPC) and reflects the “fair share” principles embodied in a line of Pennsylvania exclusionary zoning court decisions.

Access to affordable housing is an issue of increasing significance in many communities, as incomes do not always keep pace with the cost of housing. “Affordable housing” once referred only to low-income, subsidized housing projects or mobile home parks. Currently, it is not unlikely to have a community’s young adults, newly married couples, young families and seniors in need of affordable housing opportunities. The US Department of Housing and Urban Development defines “affordable” housing as that requiring 30% or less of gross income.

Median Household Costs As A Percentage Of Household Income

Review of this data from the US Census Bureau is informative in the discussion of the affordability of housing in the Region.

Comparing data from 1990 and 2000, Glen Rock and Shrewsbury Borough’s median housing costs as a percentage of household income has increased. During the same period, Railroad Borough and Shrewsbury Township experienced a decrease.

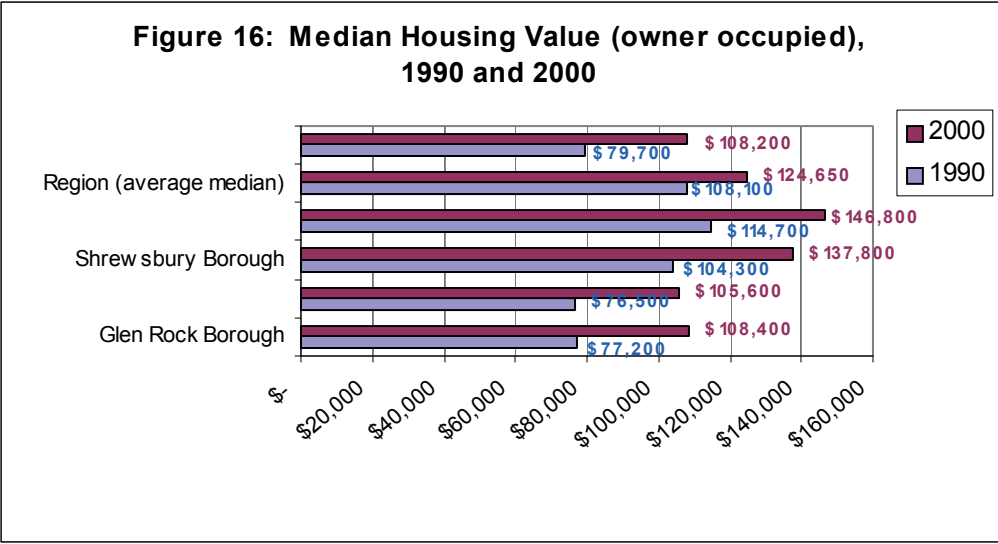
Table 25 Median Housing Costs as Percentage of Household Income, 1990 and 2000		
	1990	2000
Glen Rock Borough	18.5%	21.5%
Railroad Borough	21.4%	17%
Shrewsbury Borough	18.9%	21.8%
Shrewsbury Township	20.6%	19.3%
Region*(average of medians)	19.2%	19.9%
York County	18.4%	18.9%

Source: US Census Bureau

The Regional figure is the average of the median housing costs as a percentage of household income for each municipality that comprises the Region. At 19.9% in 2000, it exceeds the median for York County, indicating that the households in the Region pay a slightly higher proportion of their income for housing than do County households as a whole.

Housing Value

A specific way to measure housing affordability within the Region is to compare municipal housing values with one another and with York County as a whole. The data presented in Figure 16 is from the US Census Bureau. **Value**, as defined by the US Census Bureau, is “*the respondent’s estimate of how much the property (house and lot, mobile home and lot or condominium unit) would sell for if it were for sale.*” The Region’s median housing value is calculated by the average of the medians. (Note: The median divides the total frequency distribution into two (2) equal parts, one-half of the cases fall below the median and one-half of the cases exceed the median).



Source: US Census Bureau

It is no surprise that the median housing values for each municipality, the Region and the County have increased from 1990 to 2000. The most notable increase was in the median housing values in Glen Rock Borough, which increased 40.4% in the ten (10) year period. Railroad Borough had slightly less of an increase at 38%. The County’s median housing value increased 38.5% during the same period.

It does bear repeating that the median housing value is based upon the Census respondent’s estimate of how much their property would sell for if it were for sale. Data regarding actual home sale prices, in particular the average sale price, informs this discussion as follows.

Home Sales Statistics

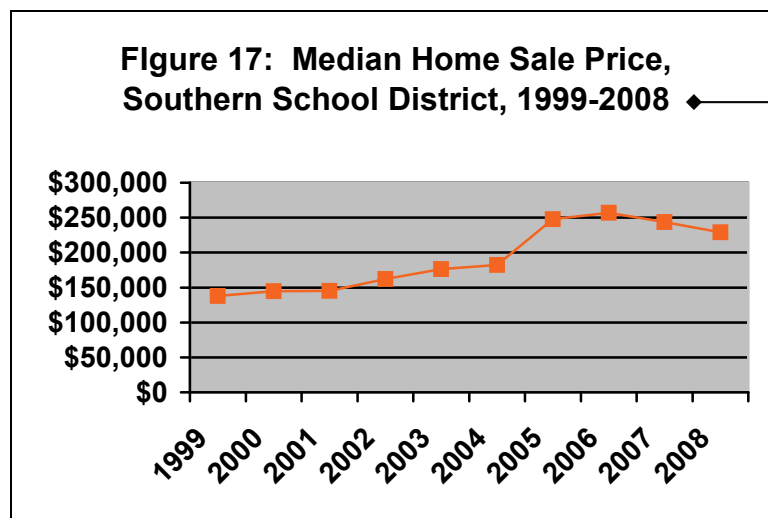
The Realtors Association of York and Adams Counties (RAYAC) compiles home sales statistics for both counties. Data is presented by school district, as well as by municipality. The Southern School District is comprised of the municipalities of the Southern York County Planning Region, as well as Codorus Township and New Freedom Borough. Table 8 presents the median home sale price information for 2006.

- As shown in Table 26, Shrewsbury Borough had the highest median sale price of the municipalities in the Region.
- The median home sale prices for 2006 for each municipality, except for Railroad Borough, the Region and the Southern School District are all greater than the County’s median home sale price.

Table 26 Median Home Sale Price, 2006	
	Median home sale price
Glen Rock	\$175,000
Railroad	\$169,900
Shrewsbury Borough	\$260,000
Shrewsbury Township	\$247,000
REGION (average of medians)	\$212,975
Southern School District	\$257,000
York County	\$172,000

Source: RAYAC

Historical data regarding the *median* sale price is available from 1999, by school district. Figure 17 presents the data for the Southern School District. The sharpest increase in the median home sale price occurred between 2004 and 2005 when the percent change in the median home sale price was nearly 36%. The highest median home sale price was in 2006 (\$257,400).



NOTE: The Southern School District includes Codorus Township and New Freedom Borough, in addition to the four (4) municipalities that comprise the Southern York County Planning Region.

Source: RAYAC

Comparison to York County shows that for 2008, the median sale price for a home in York County was \$164,900, which is much lower than the average sale price for a home in the Southern School District (\$229,000). Over the entire period, 1999-2008, the median home sale price increased 57.2% for York County and 65.9% for the Southern School District, indicating the cost of housing in the Region, which is contained in the Southern School District, has increased more than the County as a whole.

Rental Housing Costs

The cost of rental housing in a community is another measure of the provision of affordable housing. Table 27 presents the median monthly contract rents for the municipalities that comprise the Region, as well as for the County. For clarification, contract rent is defined by the US Census Bureau as the amount of monthly rent agreed to, or contracted for, regardless of any utilities, fees, furnishings, meals or services that

Table 27 Median Monthly Contract Rent 1990 and 2000		
	1990	2000
Glen Rock Borough	\$322	\$488
Railroad Borough	\$275	\$338
Shrewsbury Borough	\$323	\$410
Shrewsbury Township	\$419	\$388
REGION (average of medians)	\$357	\$406
York County	\$329	\$436

Source: US Census Bureau

may be included. It is interesting to note that between 1990 and 2000, with the exception of Shrewsbury Township, the median monthly contract rent rose for each municipality in the Region and for York County. The Region's contract rent was calculated by the average of the medians and it, too, rose from 1990 to 2000.

In terms of affordability, Railroad Borough, Shrewsbury Borough and Shrewsbury Township all have median monthly contract rents below the County's median monthly contract rent. The average median monthly contract rent or the Region as a whole is \$406, which is lower than that of York County at \$436.

Comparison between 1990 and 2000 shows that Glen Rock Borough had the highest percent increase in median monthly contract rent at 52%, which is higher than the increases experienced by the Region (14%) and the County as a whole (33%). Shrewsbury Township is the only municipality in the Region for which the median monthly contract rent decreased (-7%) during the same period.

Summary Of Housing Affordability

This section looks at many aspects of housing affordability and presents data from a variety of sources, mainly the US Census.

- ➔ Households in the Region pay a slightly higher proportion of their income for housing than do County households as a whole.
- ➔ The average median housing value (US Census) for a home in the Region is higher than the County.
- ➔ Per RAYAC, in 2006, the average median home sale value for the Region is \$212,975.
- ➔ Median monthly contract rent for the Region is slightly below the County's median monthly contract rent.

The data in this housing affordability section suggests that much of the owner-occupied housing constructed in the Region has been in the higher-income range and that median home values and average home sale prices have continued to rise in the recent past. Median contract rents in the Region's Boroughs have risen, while Shrewsbury Township's have decreased.

➤ *Encourage the provision of a range of affordable housing opportunities by ensuring that zoning permits a variety of housing types and densities.*

E. HOUSING PROJECTIONS

To most accurately predict the need for future housing, it is necessary to correlate projected population growth with changes in average household size. To do so, each municipality's trend in household size was charted between 1970 and 2000, then extrapolated, using the geometric extrapolation method, to the years 2010 and 2020. This results in a continuing reduction in average household size throughout the Region, as shown in the following table (Table 28).

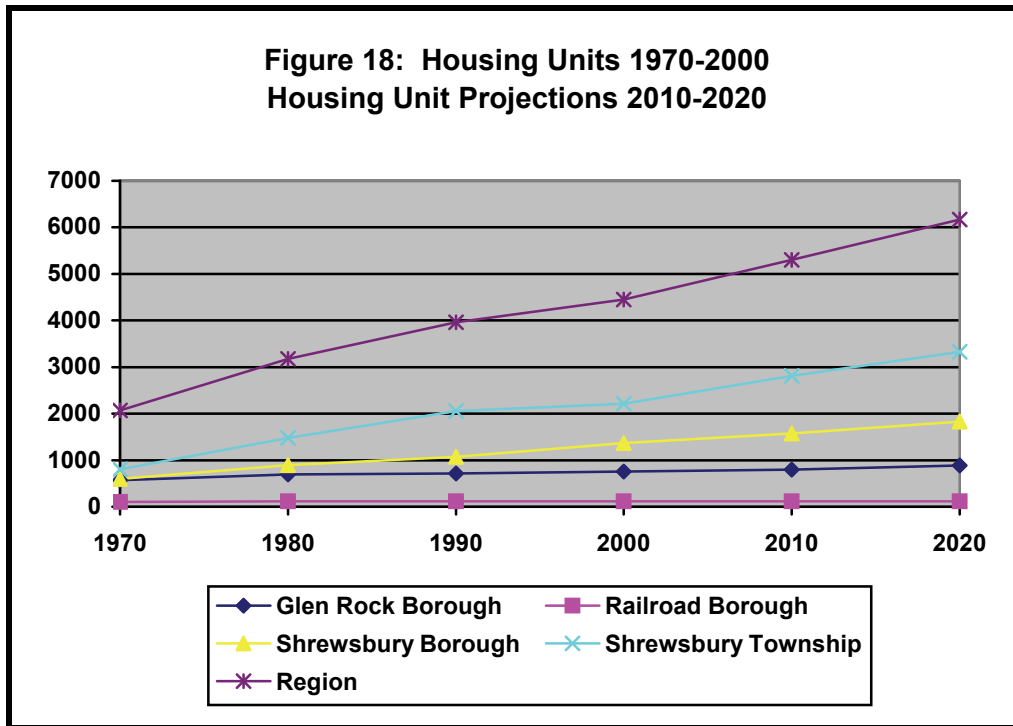
Table 28 Existing and Projected Average Household Size						
	Actual				Projected	
	1970	1980	1990	2000	2010	2020
Glen Rock Borough	2.86	2.53	2.46	2.56	2.55	2.54
Railroad Borough	3.14	2.78	2.83	2.68	2.63	2.58
Shrewsbury Borough	2.94	2.95	2.60	2.54	2.49	2.44
Shrewsbury Township	3.35	3.15	2.88	2.71	2.64	2.57
Region (average of averages)	3.07	2.85	2.69	2.62	2.58	2.53

Source: US Census and YCPC (projections)

Next, each municipality's year 2010 and 2020 population projection, as determined in Chapter IV, was divided by its projected average household size to yield the projected number of housing units (see Table 29 and Figure 18). The number of housing units in the Region, as a whole, is expected to increase from 4,452 in 2000 to 5,299 in 2010 and to 6,165 in 2020. This represents ten (10) year increases of 19% and 16% respectively.

Table 29 Existing and Projected Housing Units						
	Actual				Projected	
	1970	1980	1990	2000	2010	2020
Glen Rock Borough	568	692	717	753	795	884
Railroad Borough	102	115	114	116	116	119
Shrewsbury Borough	600	894	1,075	1,369	1,576	1,831
Shrewsbury Township	803	1,476	2,053	2,214	2,812	3,331
Region	2,073	3,177	3,959	4,452	5,299	6,165

Source: US Census and YCPC (projections)



Source: US Census Bureau and YCPC (projections)

F. HOUSING NEED

While the Region’s population has been growing at an average rate of 23.8% per decade since 1970, the Region’s housing has been growing at a rate of 30.1% per decade, largely because of declining average household sizes. For this reason, part of the need for new housing units is to accommodate not just new, but also existing residents in smaller households.

To determine the number of additional dwelling units needed in 2010, municipal building permit data for 2000-2007 was reviewed to obtain the number of dwelling units that have been built since 2000. Those numbers were then added to the total number of dwelling units reported in the 2000 Census for each municipality to yield the current total number of existing housing units. Subtracting the number of existing housing units from the projected number, results in the number of new housing units that will be needed to accommodate future residents (*for the 2020 need, it is assumed that the projected need for 2010 was met*). The table below demonstrates the housing need calculation.

**Table 30
Housing Need 2010 & 2020**

	Total Housing Units 2000	New Housing Units 2000-2007	Total Housing Units 2007	Projected Housing Units 2010	New Housing Units Needed By 2010	Projected Housing Units 2020	New Housing Units Needed 2010-2020
Glen Rock Borough	753	74	827	827*	0	884	57
Railroad Borough	116	0	116	116	0	119	3
Shrewsbury Borough	1,369	183	1,552	1,576	24	1,831	255
Shrewsbury Township	2,214	435	2,649	2,812	163	3,331	519
Region	4,452	692	5,144	5,331	187	6,165	834

*For Glen Rock Borough, the number of housing units existing in 2007 exceeds the projected housing units (795), thus the number shown in the 2010 projected column reflects the 2007 existing units. Source: US Census, Municipal Building Permit Data and YCPC

When taking into consideration the number of dwelling units for which building permits have been issued since the 2000 Census, Glen Rock Borough has already exceeded the number of dwellings needed to accommodate its projected population to the year 2010. As a result, the projected number of housing units for Glen Rock in 2010 (795) was replaced by the 2007 housing units figure in the above table. For the Region as a whole, 187 new housing units will be needed by 2010, plus an additional 834 units will be needed by 2020, for a total of 1,021 new housing units. For 2010 and 2020, the majority of the responsibility for providing new housing units is borne by Shrewsbury Township. With regard to the Boroughs, Shrewsbury Borough is projected to provide the most new housing units.

G. HOUSING MIX

The 2000 Comprehensive Plan set forth a goal of maintaining the Region's 1990 housing mix through the year 2010. Based on the 2000 Census data, the Region's housing mix varied slightly from the 1990 recommended mix in all categories (see Table 31). However, when adding in the housing units from 2000-2007 per building permit data, the percentage of single-family detached dwellings was on target with the recommended mix, while the percentage of single-family attached, multi-family and mobile home units continued to vary from the goal. For 2006, the largest deviation is in the percentage of single-family attached dwellings, which exceeds the goal by four percent (4%).

**Table 31
Regional Housing Mix (number/percent)**

	1990	2000	2007
Single-Family Detached Dwelling	3,833 / 76%	3,515 / 79%	3,927 / 76%
Single-Family Attached Dwelling	336 / 7%	360 / 8%	571 / 11%
Multi-Family Dwelling	616 / 12%	458 / 10%	523 / 10%
Mobile Home	229 (5%)	119 / 3%	123 / 3%

Source: US Census and Municipal Building Permit Data

Considering the escalating price of housing throughout the Region, the 2007 housing mix, depicted in Table 31, represents a more desirable goal for the future. As compared to the 2000 Plan goal, it encourages a higher percentage of single-family attached dwellings that will provide increased opportunities for lower income households to become homeowners, while only slightly decreasing the percentage of multi-family dwellings and mobile homes. Although this mix is recommended for the Region, as stated previously in this Chapter, each municipality should strive to maintain a mix of dwelling types.

➤ *Strive to maintain the Region's 2007 housing mix to assure the continued provision of a variety of housing types and opportunities for existing and future residents of the Region.*