



Comprehensive Development Plan

Shenango Township, Lawrence County, PA

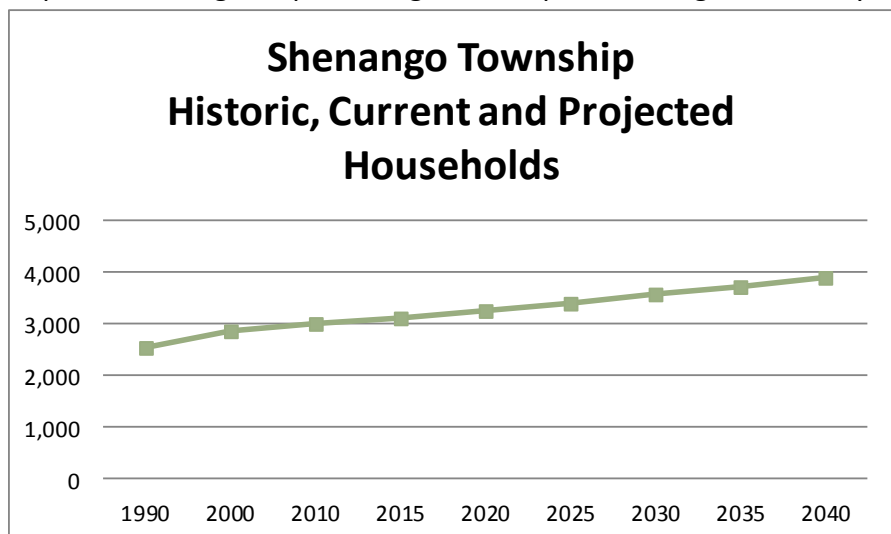
Chapter 4 – Housing and Households

Background

Between 1990 and 2010, Shenango Township gained 552 housing units defined as “...a house, an apartment, a mobile home, a group of rooms, or a single room occupied or intended to be occupied as separating living quarters.” (Table 4-1) This represents an increase of about eighteen percent (18%) over a twenty (20) year period, or an average of about .9% annually. This rate of growth in housing units was the highest in the region. It should be noted that American Community Survey (ACS) data (Table DP-1) from the 2010 U.S. Census are adjusted every four (4) years and benchmark data can be revised.

Projections for households, defined as “...all of the people who occupy a housing unit,” provided by the Southwestern Pennsylvania Commission (SPC) indicate a slow but steady increase in households through 2040. SPC’s projections put 3,014 households in 3,219 housing units in 2010 and projects an increase of 884 households or about twenty-eight percent (28%) over three (3) decades or slightly less than one percent (.93%) average annual growth. This projection for households approximates the .84% average annual population growth rate also projected by SPC in their Cycle 9a forecast. While any long-term trend is subject to a variety of socio-economic factors at both the regional and local level, the projections made by SPC provide a positive back drop for continued residential development in Shenango Township.

In 2000, the Township reported the highest percentage of occupied housing units of any community in the region, at 95.3%. In 2010, Shenango Township reported the second highest occupancy rate at 93.6% with Hickory Township at 94.7% (Table 4-3). The great majority of occupied housing units in the region are occupied by owners in the comparable Townships from 76.9% (Taylor) to 98.3% (Wayne).



Hickory and Shenango Townships reported the lowest percentage of vacant housing units at 5.3% and 6.4% respectively. This characteristic of a community's housing stock is an ingredient of sustainability as owner-occupied housing is usually well-maintained and continues to increase in value over a period of years.

Between 1990 and 2010 average household size in Shenango Township has decreased from 2.72 persons to 2.48 persons with renter occupied households slightly smaller than owner-occupied households (Table 4-4). This trend is projected to continue region-wide through 2040 by the SPC to a household size of about 2.39 persons. An increase in single parent households, married couples without children and single person households as the population ages are all factors for the continuing decrease in household size.

TABLE 4-1
TOTAL HOUSING UNITS
1990-2010

	Lawrence Co.	Hickory Twp.	New Castle City	Shenango Twp.	Slippery Rock Twp.	S. New Castle Boro.	Taylor Twp.	Wayne Twp.
2010	40,975	1,066	11,304	3,219	1,400	303	494	1,143
2000	39,635	982	11,709	2,996	1,285	326	506	946
1990	38,844	947	12,463	2,667	1,199	322	490	1,094

Source: U.S. Census Bureau, 2007-2011 American Community Survey, 2010; Table DP-1, 2000 and 1990.

TABLE 4-2
TOTAL HOUSEHOLDS
HISTORIC, CURRENT AND PROJECTED

	Lawrence Co.	Hickory Twp.	New Castle City	Shenango Twp.	Slippery Rock Twp.	S. New Castle Boro.	Taylor Twp.	Wayne Twp.
1990	36,350	895	11,374	2,557	1,122	303	470	1,025
2000	37,091	925	10,727	2,854	1,203	309	474	894
2010	37,126	1,010	9,765	3,014	1,273	279	455	1,056
2015	37,846	1,064	9,570	3,130	1,320	275	454	1,150
2020	38,811	1,115	9,539	3,254	1,367	276	456	1,229
2025	40,169	1,172	9,660	3,407	1,423	282	463	1,304
2030	41,695	1,230	9,839	3,573	1,480	287	474	1,374
2035	43,163	1,282	10,014	3,734	1,531	294	482	1,433
2040	44,621	1,332	10,190	3,898	1,579	304	491	1,485

Source: U.S. Census Bureau, 2007-2011 American Community Survey, 2010; Table DP-1, 2000 and 1990; Projections Southwestern Pennsylvania Commission, Cycle 9a Forecast.

TABLE 4-3
HOUSING OCCUPANCY, 1990-2010

	Lawrence Co.		Hickory Twp.		New Castle City		Shenango Twp.		Slippery Rock Twp.		S. New Castle Boro.		Taylor Twp.		Wayne Twp.	
2010																
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Total housing units	40,975	100.0	1,066	100	11,304	100	3,219	100.0	1,400	100.0	303	100.0	494	100.0	1,143	100.0
Occupied housing units	37,126	90.6	1,010	94.7	9,765	86.4	3,014	93.6	1,273	90.9	279	92.1	455	92.1	1,056	92.4
Owner Occupied	27,967	75.3	845	83.7	5,935	60.8	2,573	85.4	1,096	86.1	235	84.2	350	76.9	932	88.3
Renter Occupied	9,59	24.7	165	16.3	3,830	39.2	441	14.6	177	13.9	44	15.8	105	23.1	124	11.7
Vacant housing units	3,849	9.4	56	5.3	1,539	13.6	205	6.4	127	9.1	24	7.9	39	7.9	87	7.6
For rent	1,139	2.8	6	0.6	639	5.7	52	1.6	17	1.2	7	2.3	8	1.6	12	1.0
Rented, not occupied	56	0.1	2	0.2	19	0.2	4	0.1	2	0.1	1	0.3	2	0.4	0	0.0
For sale only	717	1.7	5	0.5	274	2.4	63	2.0	10	0.7	9	3.0	10	2.0	25	2.2
Sold, not occupied	263	0.6	3	0.3	113	1	15	0.5	1	0.1	2	0.7	4	0.8	8	0.7
For seasonal, rec. or occ'l use	469	1.1	18	1.7	35	0.3	8	0.2	42	3.0	2	0.7	3	0.6	11	1.0
All other vacants	1,205	2.9	22	2.1	459	4.1	63	2.0	55	3.9	3	1.0	12	2.4	31	2.7

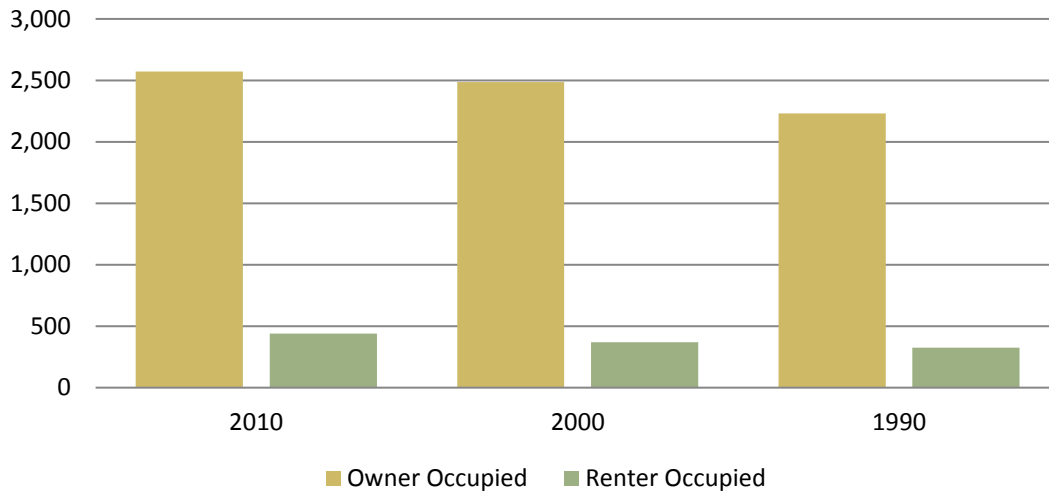
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	Lawrence Co.		Hickory Twp.		New Castle City		Shenango Twp.		Slippery Rock Twp.		S. New Castle Boro.		Taylor Twp.		Wayne Twp.	
2000																
Total housing units	39,635	100.0	982	100.0	11,709	100.0	2,996	100.0	1,285	100.0	326	100.0	506	100.0	946	100.0
Occupied housing units	37,091	93.6	925	94.2	10,727	91.6	2,854	95.3	1,203	93.6	309	94.8	474	93.7	894	94.5
Owner Occupied	28,673	77.3	800	86.5	6,930	64.6	2,485	87.1	1,036	86.1	277	89.6	373	78.7	802	89.7
Renter Occupied	8,418	22.7	125	13.5	3,797	35.4	369	12.9	167	13.9	32	10.4	101	21.3	92	10.3
Vacant housing units	2,544	6.4	57	5.8	982	8.4	142	4.7	82	6.4	17	5.2	32	6.3	52	5.5
For rent	673	26.5	8	0.8	388	3.3	25	0.8	10	0.8	2	0.6	10	2.0	3	0.3
Rented, not occupied	476	18.7	7	0.7	179	1.5	25	0.8	7	0.5	8	2.5	5	1.0	22	2.3
For sale only	318	12.5	5	0.5	120	1.0	11	0.4	13	1.0	2	0.6	4	0.8	1	0.1
Sold, not occupied	302	11.9	22	2.2	28	0.2	9	0.3	33	2.6	1	0.3	3	0.6	7	0.7
For seasonal, rec. or occ'l use	2	0.1	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
All other vacants	773	30.4	15	1.5	267	2.3	72	2.4	19	1.5	4	1.2	10	2.0	19	2.0
1990																
Total housing units	38,844	100.0	947	100.0	12,463	100.0	2,667	100.0	1,199	100.0	322	100.0	490	100.0	1,094	100.0
Occupied housing units	36,350	93.6	895	94.5	11,374	91.3	2,557	95.9	1,122	93.6	303	94.1	470	95.9	1,025	93.7
Owner Occupied	27,671	71.2	739	78.0	7,198	57.8	2,232	83.7	954	79.6	267	82.9	383	78.2	899	82.2

TABLE 4-3
HOUSING OCCUPANCY, 1990-2010

	Lawrence Co.		Hickory Twp.		New Castle City		Shenango Twp.		Slippery Rock Twp.		S. New Castle Boro.		Taylor Twp.		Wayne Twp.	
<i>Renter Occupied</i>	8,679	22.3	156	16.5	4,176	33.5	325	12.2	168	14.0	36	11.2	87	17.8	126	11.5
Vacant housing units	2,494	6.4	156	16.5	1,089	8.7	110	4.1	77	6.4	19	5.9	20	4.1	69	6.3
For rent	793	2.0	52	5.5	499	4.0	30	1.1	3	0.3	1	0.3	11	2.2	14	1.3
Rented, not occupied	337	0.9	8	0.8	131	1.1	16	0.6	6	0.5	6	1.9	2	0.4	7	0.6
For sale only	337	0.9	0	0	131	1.1	16	0.6	6	0.5	6	1.9	2	0.4	7	0.6
Rented or sold, not occupied	287	0.7	2	0.2	144	1.2	5	0.2	12	1.0	6	1.9	1	0.2	1	0.1
For seasonal, rec. or occ'l use	229	0.6	23	2.4	14	0.1	10	0.4	20	1.7	0	0.0	0	0.0	8	0.7
All other vacants	848	2.2	79	8.3	301	2.4	49	1.8	36	3.0	6	1.9	6	1.2	39	3.6

Shenango Township Occupancy 1990-2010



Shenango Township Vacant Housing Uses 1990-2010

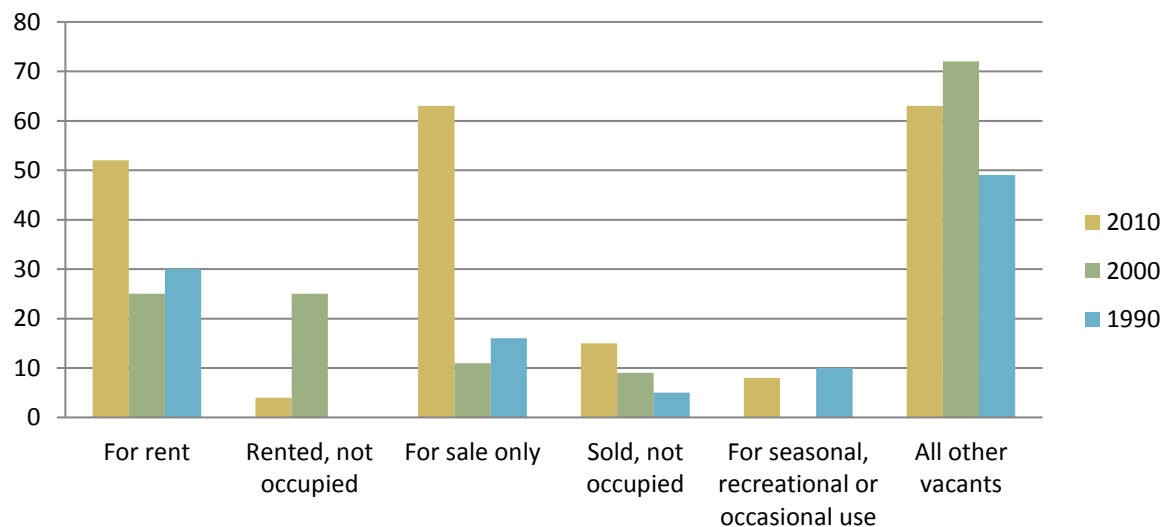


TABLE 4-4
AVERAGE HOUSEHOLD SIZE
HISTORIC, CURRENT AND PROJECTED

	Lawrence Co.	Hickory Twp.	New Castle City	Shenango Twp.	Slippery Rock Twp.	S. New Castle Boro.	Taylor Twp.	Wayne Twp.
2010 Total	2.39	2.45	2.30	2.48	2.57	2.54	2.13	2.47
Owner Occupied	2.50	2.53	2.40	2.56	2.59	2.57	2.24	2.50
Renter Occupied	2.08	2.02	2.15	2.01	2.44	2.41	1.78	2.24
2000 Total	2.47	2.54	2.36	2.56	2.64	2.61	2.38	2.59
Owner Occupied	2.58	2.60	2.47	2.63	2.64	2.60	2.48	2.60
Renter Occupied	2.12	2.21	2.15	2.11	2.60	2.75	1.99	2.58
1990 Total	Not Available							
Owner Occupied	2.67	2.66	2.57	2.72	2.85	2.67	2.79	2.70
Renter Occupied	2.26	2.26	2.15	2.57	2.76	2.56	2.09	2.71
2015 Total	2.38	2.43	2.29	2.47	2.55	2.53	2.09	2.44
2020 Total	2.36	2.41	2.28	2.45	2.54	2.51	2.07	2.42
2025 Total	2.35	2.39	2.26	2.43	2.53	2.50	2.05	2.39
2030 Total	2.33	2.37	2.25	2.42	2.51	2.48	2.04	2.37
2035 Total	2.32	2.35	2.24	2.40	2.50	2.47	2.03	2.35
2040 Total	2.30	2.33	2.23	2.39	2.49	2.45	2.03	2.32

Source: U.S. Census Bureau, 2007-2011 American Community Survey, 2010; Table DP-1, 2000 and 1990; Southwestern Pennsylvania Commission, Cycle 9a Forecast

Housing Unit Trends

The predominant type of housing unit being constructed in the region is a single-family detached dwelling. In the year 2000, each of the comparable Townships in the region also reported a relatively high percentage of mobile homes. While single-family detached housing was reported in the low seventy percent to high eighty percent range, mobile homes constituted as many as one in four housing units (Slippery Rock Township at 25%) to a low of one in ten units (Shenango Township at 10%). Ten years later, mobile homes represented a smaller percentage of housing units in some municipalities (19.3% to 8.8% in Hickory Township) while gaining in others (15.4% to 17.1% in Taylor Township). Shenango Township's mobile

home units fell to 7.8% from 10% of total housing units between 2000 and 2010 and single-family detached units increased from 83.8% to 86.4% (Table 4-5).

The age of housing units also bears on valuation at the local level. County-wide almost one third of all housing units were built by 1939 or earlier, and the highest percentage of these 70+ year old houses were built in New Castle (52%) and South New Castle Borough (44.7%). As discussed in Chapter 3, several periods of growth were recorded in the region. The post World War II flight to the suburbs resulted in a 21.4% increase in housing units in Shenango Township, which surpassed all housing built prior to 1939. That decade's housing construction activity in the Township exceeded the growth recorded in any municipality and the County during any decade from 1940 to 2010. The formative period of development in every Township following the 1950 to 1959 housing surge occurred between 1970 and 1999 (Table 4-6). During these three (3) decades housing to accommodate growing rural/suburban development patterns resulted in the following municipal permit statistics:

Township	Combined Percentage of Construction
Hickory	34.9
Shenango	33.7
Slippery Rock	46.9
Taylor	40.4
Wayne	22.5

A slowdown in housing construction occurred between 1980 and 1989 with the decline of steel manufacturing in the region, but the thirty (30) year trend analyzed was the most productive in terms of housing construction for each Township following the 1950 to 1959 decade.

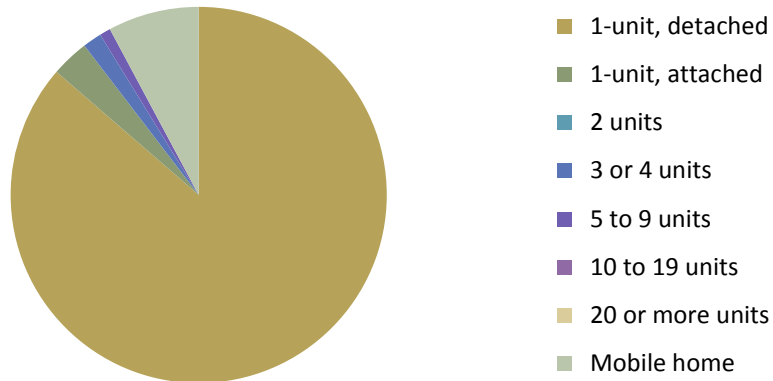
Since the year 2000 several Townships have experienced continued residential growth, more so earlier in the decade than in the second half when credit was unavailable and the housing market experienced a significant decline. Slippery Rock Township reported that 13.5% of all housing units were constructed beginning with the year 2000 and later, while Shenango Township's 9% of all units ranked second in the region. In addition, both Hickory Township and Wayne Township reported 8.2% and 7.4% respectively in additional housing units as a percentage of the total during the previous decade, 2000 to 2009. In actual numbers of housing units, Shenango Township's 278 units ranked first with Slippery Rock Township's 186 units ranked second.

TABLE 4-5
UNITS IN STRUCTURE
2000-2010

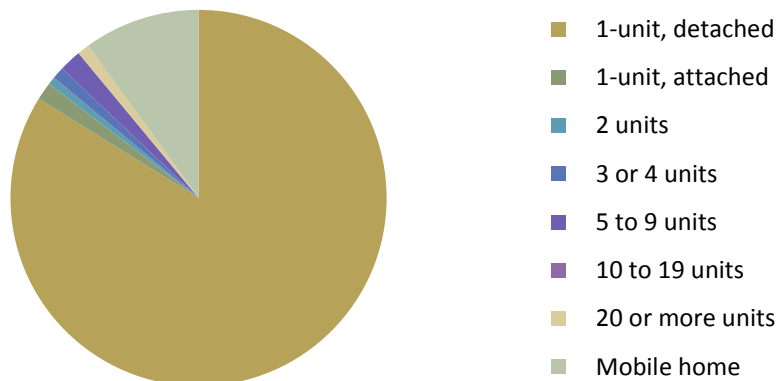
2010																
	Lawrence Co.		Hickory Twp.		New Castle City		Shenango Twp.		Slippery Rock Twp.		S. New Castle Boro.		Taylor Twp.		Wayne Twp.	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Total housing units	40,937	100.0	1,040	100.0	11,307	100.0	3,078	100.0	1,379	100.0	273	100.0	480	100.0	1,084	100.0
1-unit, detached	31,625	77.3	902	86.7	7,884	69.7	2,658	86.4	1,078	78.2	254	93.0	302	62.9	948	87.5
1-unit, attached	1,384	3.4	11	1.1	585	5.2	100	3.2	0	0.0	3	1.1	0	0.0	0	0.0
2 units	1,269	3.1	0	0.0	673	6.0	0	0.0	23	1.7	0	0.0	27	5.6	5	0.5
3 or 4 units	1,412	3.4	6	0.6	885	7.8	50	1.6	0	0.0	0	0.0	16	3.3	0	0.0
5 to 9 units	981	2.4	6	0.6	325	2.9	29	0.9	0	0.0	0	0.0	34	7.1	0	0.0
10 to 19 units	459	1.1	16	1.5	221	2.0	0	0.0	0	0.0	0	0.0	19	4.0	0	0.0
20 or more units	943	2.3	8	0.8	684	6.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Mobile home	2,848	7.0	91	8.8	50	0.4	241	7.8	278	20.2	16	5.9	82	17.1	131	12.1
Boat, RV, van, etc.	16	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
2000																
Total housing units	39,635	100.0	981	100.0	11,703	100.0	2,995	100.0	1,285	100.0	327	100.0	508	100.0	952	100.0
1-unit, detached	29,737	75.0	729	74.3	8,190	70.0	2,511	83.8	940	73.2	264	80.7	358	70.5	836	87.8
1-unit, attached	841	2.1	4	0.4	335	2.9	46	1.5	12	0.9	4	1.2	5	1.0	8	0.8
2 units	1,729	4.4	11	1.1	928	7.9	20	0.7	3	0.2	11	3.4	15	3.0	4	0.4
3 or 4 units	1,331	3.4	14	1.4	743	6.3	31	1.0	0	0.0	0	0.0	4	0.8	0	0.0
5 to 9 units	1,120	2.8	0	0.0	471	4.0	57	1.9	2	0.2	0	0.0	17	3.3	0	0.0
10 to 19 units	398	1.0	11	1.1	214	1.8	0	0.0	0	0.0	0	0.0	18	3.5	0	0.0
20 or more units	1,121	2.8	23	2.3	748	6.4	31	1.0	0	0.0	0	0.0	13	2.6	0	0.0
Mobile home	3,330	8.4	189	19.3	74	0.6	299	10.0	321	25.0	48	14.7	78	15.4	104	10.9
Boat, RV, van, etc.	28	0.1	0	0.0	0	0.0	0	0.0	7	0.5	0	0.0	0	0.0	0	0.0

Source: U.S. Census Bureau, 2007-2011 American Community Survey, 2010; Table DP-1, 2000.

Shenango Township Units in Structure, 2010



Shenango Township Units in Structure, 2000



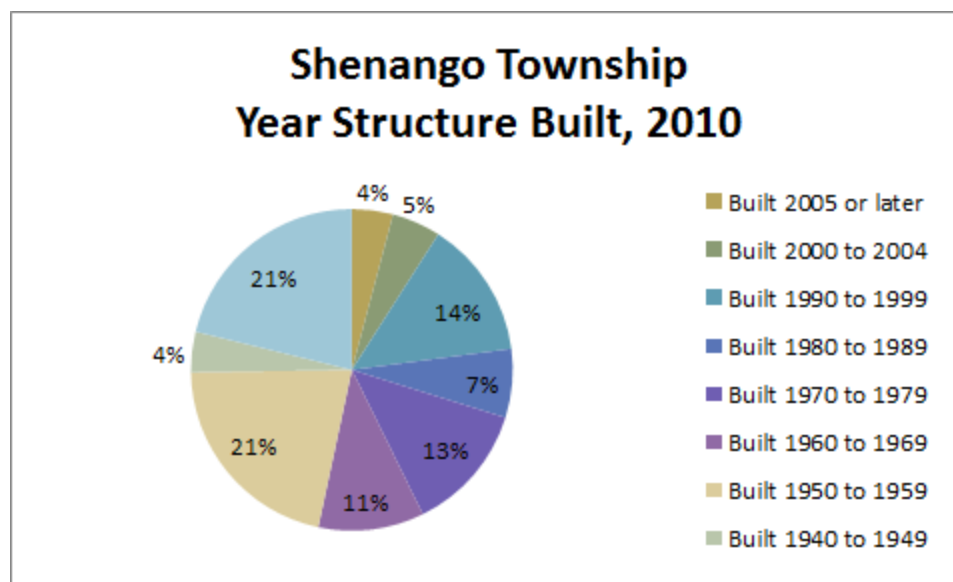
Median Number of Rooms, 2010

Lawrence County	5.9
Hickory Township	6.0
New Castle City	5.7
Shenango Township	5.9
Slippery Rock Twp	5.6
S. New Castle Boro	5.7
Taylor Township	5.2
Wayne Township	5.9

TABLE 4-6
YEAR STRUCTURE BUILT, 2010

	Lawrence Co.		Hickory Twp.		New Castle City		Shenango Twp.		Slippery Rock Twp.		S. New Castle Boro.		Taylor Twp.		Wayne Twp.	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Total housing units	40,937	100.0	1,040	100.0	11,307	100.0	3,078	100.0	1,379	100.0	273	100.0	480	100.0	1,084	100.0
Built 2005 or later	794	1.9	10	1.0	14	0.1	127	4.1	118	8.6	3	1.1	0	0.0	11	1.0
Built 2000 to 2004	1,789	4.4	75	7.2	91	0.8	151	4.9	68	4.9	13	4.8	9	1.9	69	6.4
Built 1990 to 1999	3,196	7.8	135	13.0	144	1.3	427	13.9	174	12.6	14	5.1	48	10.0	76	7.0
Built 1980 to 1989	2,713	6.6	81	7.8	228	2.0	212	6.9	191	13.9	5	1.8	59	12.3	61	5.6
Built 1970 to 1979	4,644	11.3	147	14.1	939	8.3	398	12.9	281	20.4	5	1.8	87	18.1	107	9.9
Built 1960 to 1969	3,692	9.0	102	9.8	808	7.1	327	10.6	114	8.3	17	6.2	42	8.8	135	12.5
Built 1950 to 1959	7,241	17.7	111	10.7	1,870	16.5	659	21.4	185	13.4	51	18.7	83	17.3	148	13.7
Built 1940 to 1949	3,767	9.2	74	7.1	1,450	12.8	125	4.1	68	4.9	43	15.8	33	6.9	120	11.1
Built 1939 or earlier	13,101	32.0	305	29.3	5,763	51.0	652	21.2	180	13.1	122	44.7	119	24.8	357	32.9

Source: U.S. Census Bureau, 2007-2011 American Community Survey



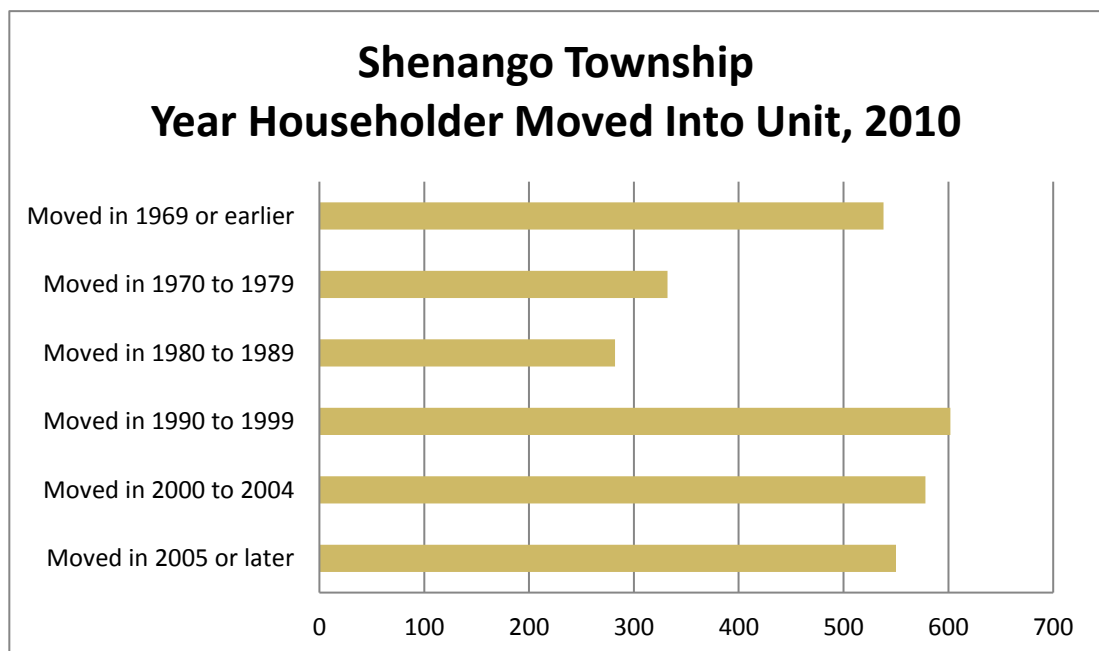
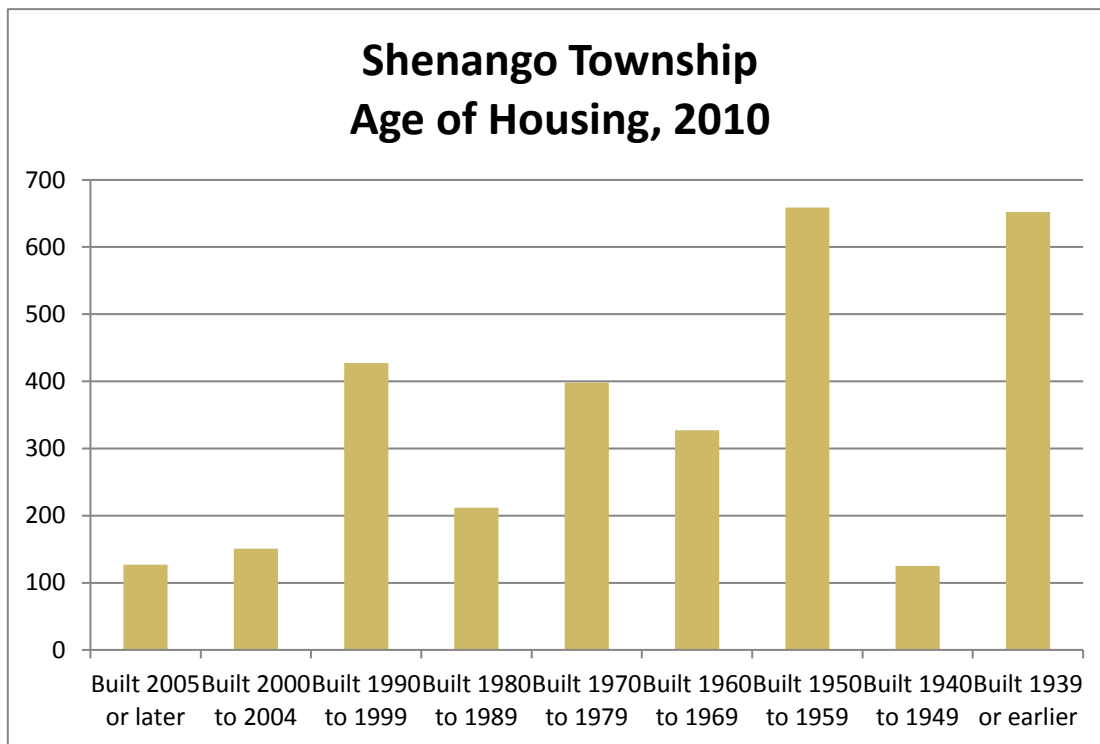


TABLE 4-7
YEAR HOUSEHOLDER MOVED INTO UNIT, 2010

	Lawrence Co.		Hickory Twp.		New Castle City		Shenango Twp.		Slippery Rock Twp.		S. New Castle Boro.		Taylor Twp.		Wayne Twp.	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Occupied housing units	36,613	100.0	914	100.0	9,568	100.0	2,882	100.0	1,266	100.0	250	100.0	438	100.0	979	100.0
Moved in 2005 or later	9,686	26.5%	126	13.8%	3,243	33.9%	550	19.1%	375	29.6%	44	17.6%	100	22.8%	187	19.1%
Moved in 2000 to 2004	6,215	17.0%	174	19.0%	1,368	14.3%	578	20.1%	180	14.2%	58	23.2%	71	16.2%	156	15.9%
Moved in 1990 to 1999	7,505	20.5%	249	27.2%	1,859	19.4%	602	20.9%	294	23.2%	43	17.2%	106	24.2%	230	23.5%
Moved in 1980 to 1989	4,119	11.3%	93	10.2%	951	9.9%	282	9.8%	174	13.7%	39	15.6%	8	1.8%	106	10.8%
Moved in 1970 to 1979	3,430	9.4%	90	9.8%	699	7.3%	332	11.5%	92	7.3%	15	6.0%	70	16.0%	113	11.5%
Moved in 1969 or earlier	5,658	15.5%	182	19.9%	1,448	15.1%	538	18.7%	151	11.9%	51	20.4%	83	18.9%	187	19.1%

Source: U.S. Census Bureau, 2007-2011 American Community Survey

Housing Value, Owner-Occupied Units

In 1990 only a few housing units in each municipality were valued at \$100,000 or more, as the following chart illustrates:

Municipality	1990 Houses Valued Over \$100,000	% of Total Units
Hickory Township	18	3.8
New Castle City	36	.6
Shenango Township	58	3.4
Slippery Rock Township	16	3.2
New Castle Borough	0	0
Taylor Township	1	.3
Wayne Township	19	2.9

The rest of the housing stock, over 95% in each community, was valued at less than \$99,999 (Table 4-8). Median values were as follows:

Municipality	1990 Median Value
Hickory Township	\$ 53,000
New Castle City	\$ 29,100
Shenango Township	\$ 47,500
Slippery Rock Township	\$ 49,800
New Castle Borough	\$ 30,500
Taylor Township	\$ 39,200
Wayne Township	\$ 40,200

Shenango Township's owner-occupied median housing value ranked third in 1990 with Hickory Township ranked first, and Slippery Rock Township ranked second.

In 2010, as housing values in the County increased, median values in many municipalities more than doubled as the following chart illustrates:

Municipality	2010 Median Value	% Increase Since 1990
Hickory Township	\$ 118,000	223
New Castle City	\$ 56,000	195
Shenango Township	\$ 121,400	255
Slippery Rock Township	\$ 136,600	275
New Castle Borough	\$ 67,100	220
Taylor Township	\$ 76,200	195
Wayne Township	\$ 97,900	243

Shenango Township's owner-occupied median housing value ranked second in 2010 with Slippery Rock Township ranked first, and Hickory Township ranked third. Median value increased by 275% in Slippery Rock Township between 1990 and 2010 and by 255% in Shenango Township, demonstrating that investing in either community's continued sustainable housing and property values is a marketable selling point. Further, given that Shenango Township has permitted more multi-family housing units since 2001 than all comparable municipalities combined, gives the Township an advantage in the provision of housing options for a wider range of persons, including aging residents preferring to remain in the community after adult children have acquired their own housing.

Housing Costs, Mortgage and Rent

Mortgage costs expectedly increased as housing value increased in the last decade. In the year 2000 the range of monthly mortgage payments were between \$500 and \$999 for the highest percentage of homeowners in most communities in the region with mortgages.

Between 2000 and 2010 mortgage payments in Shenango Township in the two (2) ranges \$700 to \$999 and \$1,000 to \$1,499, as a percentage of housing units, increased from 14.4% and 4.7% in 2000 to 35.8% and 32.7% in 2010. During the period analyzed, housing units with a mortgage increased from 53.7% in 2000 to 62.4% in 2010, which was the highest percentage of all communities compared, plus Lawrence County. This statistic is indicative of a willingness on homebuyers' part to invest in the Township's future.

During the same period the median rent increased from \$509 to \$6523, placing Shenango Township third highest behind Slippery Rock and Hickory Townships. In the year 2000, Shenango Township's median rent was the highest among communities in the region, while in 2010 Median Rent was competitive among other more rural townships.

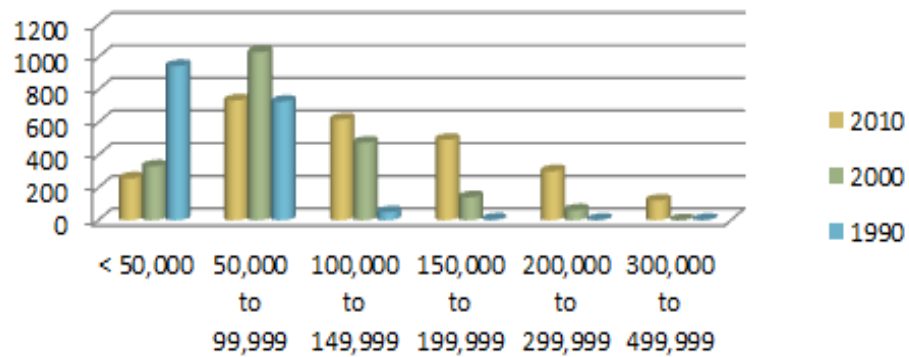
TABLE 4-8
VALUE SPECIFIED OWNER OCCUPIED UNITS
1990-2010

	Lawrence Co.		Hickory Twp.		New Castle City		Shenango Twp.		Slippery Rock Twp.		S. New Castle Boro.		Taylor Twp.		Wayne Twp.	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
2010																
Total	28,498	100.0	839	100.0	6,214	100.0	2,526	100.0	958	100.0	219	100.0	312	100.0	865	100.0
< 50,000	5,037	17.7%	86	10.3%	2,617	42.1%	257	10.2%	84	8.8%	55	25.1%	52	16.7%	123	14.2%
50,000 to 99,999	10,226	35.9%	276	32.9%	2,852	45.9%	735	29.1%	235	24.5%	146	66.7%	176	56.4%	317	36.6%
100,000 to 149,999	5,542	19.4%	161	19.2%	522	8.4%	618	24.5%	232	24.2%	11	5.0%	64	20.5%	225	26.0%
150,000 to 199,999	4,058	14.2%	175	20.9%	152	2.4%	494	19.6%	186	19.4%	4	1.8%	16	5.1%	111	12.8%
200,000 to 299,999	2,275	8.0%	95	11.3%	33	0.5%	301	11.9%	140	14.6%	3	1.4%	4	1.3%	60	6.9%
300,000 to 499,999	1,062	3.7%	40	4.8%	8	0.1%	121	4.8%	46	4.8%	0	0.0%	0	0.0%	29	3.4%
500,000 to 999,999	249	0.9%	0	0.0%	15	0.2%	0	0.0%	35	3.7%	0	0.0%	0	0.0%	0	0.0%
1,000,000 >	49	0.2%	6	0.7%	15	0.2%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Median (%)	94,400	(X)	118,000	(X)	56,000	(X)	121,400	(X)	136,600	(X)	67,100	(X)	76,200	(X)	97,900	(X)
2000																
Total	23,244	100.0	534	100.0	6,451	99.9	2,041	100.0	632	100.0	229	100.0	305	100.0	627	100.0
< 50,000	6,759	29.1	52	9.7	4,059	62.9	331	16.2	68	10.8	97	42.4	99	32.5	106	16.9
50,000 to 99,999	10,596	45.6	274	51.3	2,151	33.3	1,031	50.5	368	58.2	124	54.1	176	57.7	292	46.6
100,000 to 149,999	3,667	15.8	132	24.7	221	3.4	476	23.3	152	24.1	8	3.5	22	7.2	121	19.3
150,000 to 199,999	1,451	6.2	58	10.9	15	0.2	142	7.0	42	6.6	0	0.0	8	2.6	67	10.7
200,000 to 299,999	629	2.7	18	3.4	5	0.1	61	3.0	0	0.0	0	0.0	0	0.0	41	6.5

TABLE 4-8
VALUE SPECIFIED OWNER OCCUPIED UNITS
1990-2010

	Lawrence Co.		Hickory Twp.		New Castle City		Shenango Twp.		Slippery Rock Twp.		S. New Castle Boro.		Taylor Twp.		Wayne Twp.	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
300,000 to 499,999	119	0.5	0	0.0	0	0.0	0	0.0	2	0.3	0	0.0	0	0.0	0	0.0
500,000 to 999,999	15	0.1	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
1,000,000 >	8	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Median (%)	72,200	(X)	90,300	(X)	42,300	(X)	87,600	(X)	86,100	(X)	54,200	(X)	62,400	(X)	83,400	(X)
1990																
Total	21,604	100.0	474	100.0	6,443	100.0	1,735	100.0	503	100.0	229	100.0	304	100.0	665	100.0
< 50,000	13,539	62.7	208	43.9	5,606	87.0	946	54.4	254	50.5	199	86.9	204	67.1	421	63.3
50,000 to 99,999	6,975	32.3	248	52.3	801	12.4	728	42.0	233	46.3	30	13.1	99	32.6	225	33.8
100,000 to 149,999	793	3.7	17	3.6	30	0.5	50	2.9	14	2.8	0	0.0	1	0.3	14	2.1
150,000 to 199,999	189	0.9	1	0.2	5	0.1	5	0.3	2	0.4	0	0.0	0	0.0	5	0.8
200,000 to 299,999	80	0.4	0	0.0	1	0.0	3	0.2	0	0.0	0	0.0	0	0.0	0	0.0
300,000 >	28	0.1	0	0.0	0	0.0	3	0.2	0	0.0	0	0.0	0	0.0	0	0.0
Median (%)	41,500	(X)	53,000	(X)	29,100	(X)	47,500	(X)	49,800	(X)	30,500	(X)	39,200	(X)	40,200	(X)
Source: U.S. Census Bureau, 2007-2011 American Community Survey; U.S. Census Bureau, Table DP-4, 2000 & 1990.																

Shenango Township Value of Homes, 1990-2010



Shenango Township Selected Monthly Mortgage Costs 2000-2010



TABLE 4-9
SELECTED MONTHLY OWNER COSTS (SMOC)
2000-2010

	Lawrence Co.		Hickory Twp.		New Castle City		Shenango Twp.		Slippery Rock Twp.		S. New Castle Boro.		Taylor Twp.		Wayne Twp.	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
2010																
Housing units with a mortgage	16,367	57.7	431	51.4	3,514	56.5	1,576	62.4	510	53.2	123	56.2	153	49.0	485	56.1
Less than \$300	40	0.2%	0	0.0%	0	0.0%	0	0.0%	9	1.8%	0	0.0%	3	2.0%	19	3.9%
\$300 to \$499	574	3.5%	4	0.9%	146	4.2%	47	3.0%	0	0.0%	9	7.3%	10	6.5%	11	2.3%
\$500 to \$699	1,731	10.6%	36	8.4%	605	17.2%	164	10.4%	29	5.7%	27	22.0%	8	5.2%	56	11.5%
\$700 to \$999	4,447	27.2%	131	30.4%	1,257	35.8%	333	21.1%	50	9.8%	64	52.0%	43	28.1%	143	29.5%
\$1,000 to \$1,499	5,753	35.1%	123	28.5%	1,150	32.7%	469	29.8%	305	59.8%	23	18.7%	75	49.0%	158	32.6%
\$1,500 to \$1,999	2,297	14.0%	100	23.2%	232	6.6%	252	16.0%	73	14.3%	0	0.0%	10	6.5%	65	13.4%
\$2,000 or more	1,525	9.3%	37	8.6%	124	3.5%	311	19.7%	44	8.6%	0	0.0%	4	2.6%	33	6.8%
Median (dollars)	1,101	(X)	1,150	(X)	948	(X)	1,233	(X)	1,286	(X)	816	(X)	1,066	(X)	1,043	(X)
2000																
Housing units with a mortgage	12,008	51.7	275	51.5	3,040	47.1	1,095	53.7	343	54.3	101	44.1	139	45.6	352	56.1
Less than \$300	80	0.3	5	0.9	39	0.6	7	0.3	0	0.0	0	0.0	2	0.7	0	0.0
\$300 to \$499	1,411	6.1	15	2.8	459	7.1	121	5.9	48	7.6	14	6.1	17	5.6	33	5.3
\$500 to \$699	3,447	14.8	60	11.2	1,283	19.9	355	17.4	101	16.0	40	17.5	33	10.8	86	13.7
\$700 to \$999	3,999	17.2	81	15.2	928	14.4	322	15.8	109	17.2	42	18.3	46	15.1	115	18.3
\$1,000 to \$1,499	2,319	10.0	88	16.5	300	4.7	249	12.2	71	11.2	5	2.2	33	10.8	60	9.6
\$1,500 to \$1,999	527	2.3	26	4.9	31	0.5	25	1.2	10	1.6	0	0.0	4	1.3	55	8.8
\$2,000 or more	225	1.0	0	0.0	0	0.0	16	0.8	4	0.6	0	0.0	4	1.3	3	0.5
Median (dollars)	762	(X)	893	(X)	656	(X)	760	(X)	754	(X)	681	(X)	810	(X)	824	(X)

Source: U.S. Census Bureau, 2007-2011 American Community Survey; U.S. Census Bureau, Table DP-4, 2000.

TABLE 4-10
GROSS RENT, 1990-2010

	Lawrence Co.		Hickory Twp.		New Castle City		Shenango Twp.		Slippery Rock Twp.		S. New Castle Boro.		Taylor Twp.		Wayne Twp.	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
2010																
Specified renter units	8,609	100	102	100	3,601	100	345	100	272	100	38	100	106	100	155	100
Less than \$200	303	3.5%	0	0.0%	216	6.0%	0	0.0%	0	0.0%	0	0.0%	5	4.7%	0	0.0%
\$200 to \$299	706	8.2%	0	0.0%	537	14.9%	0	0.0%	0	0.0%	3	7.9%	4	3.8%	0	0.0%
\$300 to \$499	1,517	17.6%	12	11.8%	819	22.7%	21	6.1%	58	21.3%	3	7.9%	35	33.0%	19	12.3%
\$500 to \$749	2,555	29.7%	56	54.9%	797	22.1%	173	50.1%	83	30.5%	20	52.6%	31	29.2%	64	41.3%
\$750 to \$999	1,643	19.1%	19	18.6%	712	19.8%	50	14.5%	50	18.4%	3	7.9%	12	11.3%	18	11.6%
\$1,000 to \$1,499	634	7.4%	0	0.0%	175	4.9%	27	7.8%	42	15.4%	2	5.3%	9	8.5%	0	0.0%
\$1,500 or more	109	1.3%	0	0.0%	30	0.8%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Median (dollars)	610	(X)	671	(X)	520	(X)	653	(X)	680	(X)	600	(X)	565	(X)	542	(X)
2000																
Specified renter units	8,240	100.0	109	100.0	3,787	100.0	349	100.0	151	100.0	40	100.0	101	100.0	87	100.0
Less than \$200	931	11.3	0	0.0	642	17.0	15	4.3	2	1.3	0	0.0	8	7.9	0	0.0
\$200 to \$299	1,056	12.8	4	3.7	633	16.7	28	8.0	17	11.3	0	0.0	11	10.9	4	4.6
\$300 to \$499	2,969	36.0	62	56.9	1,393	36.8	89	25.5	69	45.7	15	37.5	32	31.7	39	44.8
\$500 to \$749	1,927	23.4	28	25.7	686	18.1	115	33.0	18	11.9	17	42.5	31	30.7	25	28.7
\$750 to \$999	300	3.6	0	0.0	76	2.0	25	7.2	5	3.3	0	0.0	1	1.0	0	0.0
\$1,000 to \$1,499	77	0.9	0	0.0	46	1.2	9	2.6	0	0.0	0	0.0	0	0.0	0	0.0
\$1,500 or more	31	0.4	0	0.0	6	0.2	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Median (dollars)	424	(X)	472	(X)	365	(X)	509	(X)	439	(X)	504	(X)	457	(X)	422	(X)
1990																
Specified renter units	7,531	100.0	115	100.0	3,886	100.0	250	100.0	114	100.0	29	100.0	80	100.0	92	100.0
Less than \$250	5,105	67.8	60	52.2	2,778	71.5	157	62.8	86	75.4	26	89.7	55	68.8	67	72.8
\$250 to \$499	2,328	30.9	55	47.8	1,090	28.0	93	37.2	28	24.6	3	10.3	25	31.3	24	26.1
\$500 to \$749	72	1.0	0	0.0	12	0.3	0	0.0	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
\$750 to \$999	22	0.3	0	0.0	5	0.1	0	0.0	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

\$1,000 to more	4	0.1	0	0.0	1	0.0	0	0.0	0	0.0	0.0	0.0	0.0	0.0	1	1.1
Median (dollars)	211	(X)	245	(X)	201	(X)	224	(X)	215	(X)	206	(X)	225	(X)	211	(X)
<i>Source: U.S. Census Bureau, 2007-2011 American Community Survey; U.S. Census Bureau, Table DP-4, 2000 & 2000.,</i>																

Permit Data

While ACS data (Table 4-6) indicates a total of 278 housing units constructed since the year 2000 in Shenango Township, the Department of Housing and Urban Development's State of the City database indicates permits for 295 housing units were issued. This 17 unit discrepancy may relate to reporting period differences, but the aggregate annual average of slightly less than 25 housing units indicates a slow, steady residential growth pattern. Reported permit records show a marked decline beginning in 2007 in terms of annual averages for reasons discussed.

For the six (6) year period 2001 through 2006, the Township averaged 33.6 housing units annually, while the period 2006 through 2012, that average fell to 15.5. In comparison, while Slippery Rock Township reported a higher percentage of housing units permitted since 2000 as a percentage of all housing units, their six (6) year annual average between 2001 and 2006 was eleven (11) housing units and between 2007 and 2012, five (5) housing units. During the period analyzed, 2001 through 2012, Hickory Township issued 54 permits total, Taylor Township issued two (2) permits total, and Wayne Township issued 65 permits for new housing unit construction. These housing units occurred in a variety of configuration, although aside from two (2) duplex structures constructed in 2011 and 2012 in Hickory Township, all other units permitted in multi-family structures in the region were permitted in Shenango Township between 2001 and 2012.

Total Housing Unit Building Permits for: REGION												
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Total Units	78	77	80	74	54	39	41	30	20	44	15	22
Units in Single-Family Structures	72	69	73	70	54	39	31	19	20	44	13	20
Units in All Multi-Family Structures	6	8	7	4	0	0	10	11	0	0	2	2
Units in 2-unit Multi-Family Structures	0	0	0	4	0	0	10	4	0	0	2	2
Units in 3- and 4-unit Multi-Family Structures	6	8	7	0	0	0	0	7	0	0	0	0
Units in 5+ Unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0

Housing Unit Building Permits for: HICKORY TOWNSHIP												
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Total Units	7	5	7	6	1	2	5	3	2	8	3	5
Units in Single-Family Structures	7	5	7	6	1	2	5	3	2	8	1	3
Units in All Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	2	2
Units in 2-unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	2	2
Units in 3- and 4-unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0
Units in 5+ Unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0

Housing Unit Building Permits for: NEW CASTLE CITY												
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Total Units	9	13	14	15	4	3	2	0	0	1	1	0
Units in Single-Family Structures	9	13	14	15	4	3	2	0	0	1	1	0
Units in All Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0

Units in 2-unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0
Units in 3- and 4-unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0
Units in 5+ Unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0

Housing Unit Building Permits for: SHENANGO TOWNSHIP												
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Total Units	36	38	37	32	34	25	17	18	13	20	10	15
Units in Single-Family Structures	30	30	30	28	34	25	7	7	13	20	10	15
Units in All Multi-Family Structures	6	8	7	4	0	0	10	11	0	0	0	0
Units in 2-unit Multi-Family Structures	0	0	0	4	0	0	10	4	0	0	0	0
Units in 3- and 4-unit Multi-Family Structures	6	8	7	0	0	0	0	7	0	0	0	0
Units in 5+ Unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0

Housing Unit Building Permits for: SLIPPERY ROCK TOWNSHIP												
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Total Units	17	12	7	15	10	5	12	6	4	6	0	2
Units in Single-Family Structures	17	12	7	15	10	5	12	6	4	6	0	2
Units in All Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0
Units in 2-unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0
Units in 3- and 4-unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0
Units in 5+ Unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0

Housing Unit Building Permits for: SOUTH NEW CASTLE BOROUGH												
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Total Units	0	0	0	0	0	0	0	0	0	0	0	0
Units in Single-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0
Units in All Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0
Units in 2-unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0
Units in 3- and 4-unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0
Units in 5+ Unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0

Housing Unit Building Permits for: TAYLOR TOWNSHIP												
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Total Units	0	0	0	0	0	0	1	1	0	0	0	0
Units in Single-Family Structures	0	0	0	0	0	0	1	1	0	0	0	0
Units in All Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0
Units in 2-unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0
Units in 3- and 4-unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0
Units in 5+ Unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0

Housing Unit Building Permits for: WAYNE TOWNSHIP												
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Total Units	9	9	15	6	5	4	4	2	1	9	1	0
Units in Single-Family Structures	9	9	15	6	5	4	4	2	1	9	1	0
Units in All Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0
Units in 2-unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0
Units in 3- and 4-unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0
Units in 5+ Unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0

Summary

As indicated in the response to the community survey in the spring of 2014 (Chapter 11) detached dwellings for younger families was ranked as the highest priority in all four (4) quadrants analyzed. While housing for senior was considered a moderate priority, the demographic characteristics analyzed (Chapter 3) indicate that type of housing may gain importance as the Township's population ages in place. Multi-family housing registered as a higher priority in the northern quadrants where suburban development trends have dominated, while rental housing ranked low in all four (4) quadrants. This response indicates that owner-occupied or condominium units are preferable to high density renter-occupied residential development.

An addendum to the plan document title "Competitive Municipalities, Regional Comparison" was prepared and discussed in order to assess competitiveness in key areas with Neshannock Township, Cranberry Township and Boardman, Ohio. Following are statistical findings:

- Shenango Township's 78.4% of family households ranked first, as of 2010.
- Households with individuals over 65 years of age ranks second (32.1%) to Neshannock Township's first (40.9%).
- Average household size ranks second at 2.56 persons with Cranberry at 2.86 persons.
- The Township ranks third in housing value at a median of \$121,400.
- Mortgage payments rank 4th or lowest at \$1,101 median monthly cost.

Permit records from American Community Survey and Housing and Urban Development's State of the City indicate an annual average of 25 permits for new housing units since 2000 with lower averages between 2006 through 2-013, but higher averages prior to that.

The Township's vacancy rate is 4.1% highlighting that people want to live and maintain existing structures within the township. The City of New Castle is at 8.7% and Hickory Township is at 16.5% vacancy rates.

Shenango Township would note and refer readers to Implementation section that removal of blighted structures, use of CDBG allocation for Housing Rehabilitation programs, applying for other housing/blight removal funding sources and offering a variety of housing types is a priority throughout the community.