

APPENDIX:

**POPULATION, HOUSING AND ECONOMICS
OF THE PALMERTON AREA**

POPULATION

The following chapter includes information on population, housing and employment for the Boroughs of Bowmanstown and Palmerton and the Townships of Lower Towamensing and Towamensing. These four municipalities will be compared to each other and in certain circumstances to Carbon County.

Total Population

Towamensing Township grew by 11.7%, the most of the four municipalities, between 1990 and 2000. The only municipality to decrease in population was Palmerton at a rate of -2.7%. Carbon County grew at a rate of 3.4%, during the same ten-year period. Lower Towamensing grew faster than the County (at a rate of 6.4%), while Bowmanstown Borough only experienced a 0.9% increase in total population. The total population of all four municipalities was 12,791 in 2000.

**TABLE 1
TOTAL POPULATION
1960-2000**

Political Subdivision	Population					1990-2000 Change	
	1960	1970	1980	1990	2000*	Number	Percent
Bowmanstown Borough	888	864	1,078	888	895	7	0.9
Lower Towamensing Township	2,414	2,360	2,669	2,948	3,173	189	6.4
Palmerton Borough	5,942	5,620	5,455	5,394	5,248	- 146	- 2.7
Towamensing Township	996	1,096	1,920	3,111	3,475	364	11.7
Carbon County	52,889	50,573	53,285	56,846	58,802	1,956	3.4

Source: U.S. Census Bureau

* Note: The estimated 2005 projections from the U.S. Census Bureau are as follows: Bowmanstown Borough - 898; Lower Towamensing Township - 3,381; Palmerton Borough - 5,279; Towamensing Township - 4,009.

The boroughs experienced less growth than the townships because they had limited land available for development. Also, the decrease in the average number of persons per household caused a population decrease in Palmerton in the 1990s. Lower Towamensing and Towamensing from 1990-2000 experienced a higher population increase than the County as a whole.

Population Density

The boroughs have a higher population density than the surrounding townships, with Palmerton having the highest density. The townships have the land area to expand and provide more single family homes on larger plots of land.

**TABLE 2
POPULATION DENSITY
1990-2000**

Political Subdivision	Area (sq.mi.)	1990		2000		Change in Population Density 1990-2000
		Population	Population / Sq.Mi.	Population	Population / Sq.Mi.	
Bowmanstown Borough	0.8	888	1,110	895	1,118.8	8.8
Lower Towamensing Township	21.2	2,948	139.1	3,183	149.7	10.6
Palmerton Borough	2.52	5,394	2,140.5	5,248	2,080.5	- 60
Towamensing Township	28.7	3,111	108.4	3,475	121.1	12.7
Carbon County	387	56,846	146.9	58,802	151.9	5.0

Source: U.S. Census

Age Distribution

The following charts represent the breakdown of age distribution throughout the total population, representing each municipality.

**TABLE 3
AGE DISTRIBUTION
2000**

Age Distribution	Bowmanstown Borough		Lower Towamensing Township		Palmerton Borough		Towamensing Township	
	#	%	#	%	#	%	#	%
0 - 4	59	6.6	166	5.2	318	6.1	170	4.9
5 - 17	120	13.4	561	17.7	893	17.1	666	19.2
18 - 24	66	7.4	238	7.5	428	8.2	195	5.6
25 - 34	117	13.1	409	12.9	726	13.8	408	11.7
35 - 44	148	16.5	577	18.2	800	15.2	667	19.2
45 - 54	134	15.0	458	14.4	703	13.4	562	16.2
55 - 64	99	11.1	320	10.1	417	7.9	346	9.9
65 - 74	80	8.9	253	8.0	395	7.5	283	8.2
75 - 84	60	6.7	155	4.9	446	8.5	133	3.8
85+	12	1.3	36	1.1	122	2.3	45	1.3
TOTAL	895	100	3,173	100	5,248	100	3,475	100
Median Age*	-	40.8	-	38.8	-	38.1	-	39.9

Source: U.S. Census

*Note: The 2000 median age for Pennsylvania is 38.0.

All four municipalities are currently above the state median age. The region can expect to continue to see an increase in the number of older persons, as part of a Statewide trend.

Household Size

The term “household” refers to all persons living in a housing unit, whether related or not. Average household size is another indicator of population changes. According to the 2000 census, all the municipalities experienced a decrease from 1990-2000; the largest being Towamensing Township (-5.6%). The decreases are consistent to the statistics of the entire United States. More people are waiting to become married, waiting to have children and are going for a higher education than generations before. Table 4 shows the persons per household and the change experienced from 1990-2000.

**TABLE 4
HOUSEHOLD SIZE
1990-2000**

Municipality	Persons Per Household		Change, 1990-2000	
	1990	2000	Number	Percent
Bowmanstown Borough	2.45	2.43	- 0.02	- 0.8
Lower Towamensing Township	2.75	2.62	- 0.13	- 4.7
Palmerton Borough	2.47	2.36	- 0.11	- 4.5
Towamensing Township	2.87	2.71	- 0.16	- 5.6

Source: U.S. Census

HOUSING

The composition of housing stock is a major factor in creating a community's unique character. With several municipalities coming together to act as one, housing becomes a major issue to discuss. Land preservation, urban infill and residential densities should be discussed to create a plan that will enhance the region, not just a specific municipality.

Housing Type

Housing types represent the different conditions that people reside in. In past development, the most abundant type of housing is single-family detached housing, except for manufactured home parks along Smith Gap Road and apartments that are mainly in parts of the boroughs. In all but three of the municipalities this type is more than 50% of the representative housing, with Palmerton being the exception (45.5%) due to a higher concentration of single-family attached housing. The following charts and graphs help represent the overall housing types within each borough.

**TABLE 5
HOUSING TYPE
1990-2000**

Unit Structure	Bowmanstown Borough				Lower Towamensing Twp.				Palmerton Borough				Towamensing Township			
	1990		2000		1990		2000		1990		2000		1990		2000	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Single-Family Detached	215	58.0	229	54.9	726	64.6	841	65.3	1,011	44.9	1,075	45.5	1,080	85.0	1,276	87.0
Single-Family Attached	51	13.7	65	15.6	96	8.5	76	5.9	777	34.5	741	31.3	7	0.5	14	1.0
Units in 2-4 Unit Structures	54	14.6	50	12.0	56	5.0	62	4.8	235	10.4	254	10.7	17	1.3	27	1.8
Units in 5+ Unit Structures	33	8.9	51	12.2	14	1.2	12	1.0	199	8.8	276	11.7	0	0	13	0.9
Mobile Homes & Others	18	4.8	22	5.3	231	20.6	296	13.0	32	1.4	19	0.8	168	13.2	137	9.3
TOTAL	371	100	417	100	1,123	100	1,287	100	2,254	100	2,365	100	1,272	100	1,467	100

Source: U.S. Census

Housing Ownership & Vacancy

Owner-occupied housing have represented a more stable population than renters. Owners are normally going to stay in the area for an extended period of time, keep their units and property cleaner than rentals and be more active in the community. Towamensing Township has the highest percentage of owner-occupied housing units, which reflects the amount of single-family homes the township has, as seen in Table 5. Palmerton borough has the highest percentage of renters due to less available land and structures that have been converted into apartments.

**TABLE 6
HOUSING OWNERSHIP AND VACANCY
1990-2000**

	Bowmanstown			Lower Towamensing			Palmerton			Towamensing		
	1990		2000	1990		2000	1990		2000	1990		2000
	%	#	%	%	#	%	%	#	%	%	#	%
Owner-Occupied	72.1	276	71.0	83.3	1,022	84.7	73.0	1,517	68.3	92.7	1,178	92.4
Renter-Occupied	27.9	113	29.0	16.7	185	15.3	27.0	703	31.7	7.3	97	7.6
Total - Occupied	100	389	100	100	1,207	100	100	2,220	100	100	1,275	100
Vacant Units	-	28	-	-	89	-	-	145	-	-	183	-
Owner Vacancy Rate	1.1	-	1.4	1.4	-	2.62	0.8	-	1.8	1.4	-	1.4
Renter Vacancy Rate	3.8	-	11.0	2.7	-	2.52	3.6	-	7.4	0.0	-	5.8

Source: U.S. Census

Although Palmerton Borough has the highest percentage of rentals, Bowmanstown Borough has the highest renter vacancy rate compared to the other municipalities. Towamensing Township has experienced the highest owner-vacancy rates. The following graph shows the vacancy rates for both owners and renters.

Age of Housing Stock

The majority of the municipalities have very old housing stock, mostly all with 50% built before 1970. Towamensing Township has experienced the most significant growth in housing stock since 1990. The quest for a suburban / rural way of life with less expensive land has been the driving factor in this growth. Both Bowmanstown and Palmerton boroughs had 75% of their housing stock built prior to 1970, while experiencing no new growth since 1999. These small towns served the local industries in the area.

**TABLE 7
AGE OF HOUSING STOCK
2000**

Year Built	Bowmanstown Borough	Lower Towamensing Township	Palmerton Borough	Towamensing Township
1999 to 3/2000	0	21	0	48
1995 to 1998	2	108	31	92
1990 to 1994	6	117	18	224
1980 to 1989	26	206	97	437
1970 to 1979	61	161	127	314
1960 to 1969	50	130	144	103
1940 to 1959	85	224	520	125
1939 or earlier	187	320	1,428	124
TOTAL	417	1,287	2,365	1,467
Built prior to 1970 (%)	77.2%	52.4%	88.5%	24.0%

Source: 2000 U.S. Census

Housing Value

Housing values are normally represented by the condition, geography and age of the housing stock. Prices of owner-occupied homes are estimated by persons who respond to the census. Lower Towamensing experienced the highest percentage increase (25.1%) from 1990-2000. Although this was a significant increase, Carbon County increased the median value of owner-occupied housing units by 30.5%. The lowest increase was in Bowmanstown Borough (8.3%).

**TABLE 8
HOUSING VALUE
1990-2000**

Political Subdivision	Median Value of Owner-Occupied Housing		Change , 1990-2000	
	1990	2000	Number	Percent
Bowmanstown Borough	\$ 77,100	\$ 83,500	\$ 6,400	8.3%
Lower Towamensing Township	\$ 82,900	\$103,700	\$20,800	25.1%
Palmerton Borough	\$ 61,300	\$ 72,400	\$11,100	15.1%
Towamensing Township	\$109,600	\$126,800	\$17,200	15.7%
Carbon County	\$ 62,900	\$ 82,100	\$19,200	30.5%

Source: U.S. Census

ECONOMICS

The livelihood of local residents reflects individual training and the opportunities which local employers offer.

Occupation

The majority of the occupations are evenly spread between Production, Transportation, Material Moving Occupation and Sales and Office Occupations. The following chart will show the representative percentages for each municipality.

**TABLE 9
OCCUPATIONS OF RESIDENTS
2000**

Employment by Occupation	Bowmanstown Borough	Lower Towamensing Township	Palmerton Borough	Towamensing Township
Management, Professional and Related Occupations	15.0%	18.0%	22.0%	22.3%
Service Occupations	12.4%	8.7%	14.4%	13.1%
Sales and Office Occupations	26.4%	25.0%	26.1%	28.9%
Farming, Fishing and Forestry Occupations	0.2%	0.5%	0.0%	0.0%
Construction, Extraction and Maintenance Occupations	18.6%	13.3%	14.2%	14.6%
Production, Transportation and Material Moving Occupations	27.4%	34.5%	23.3%	21.1%

Source: 2000 U.S. Census

Income

Towamensing and Lower Towamensing townships have a higher average and median income than that of Carbon County. Although Bowmanstown and Palmerton boroughs have a lower income level than the county, it is not by a significant amount.

**TABLE 10
INCOME
1990-2000**

Municipality	Median Household Income				Per Capita Income			
	Amount		Change 1990-2000		Amount		Change 1990-2000	
	1990	2000	\$	%	1990	2000	\$	%
Bowmanstown Borough	\$26,645	\$34,688	\$ 8,043	30.2	\$11,836	\$16,956	\$5,120	43.3
Lower Towamensing Twp.	\$28,333	\$36,414	\$ 8,081	28.5	\$11,657	\$16,878	\$5,221	44.8
Palmerton Borough	\$24,241	\$31,552	\$ 7,311	30.2	\$11,636	\$16,629	\$4,589	39.4
Towamensing Township	\$35,147	\$49,524	\$14,377	40.9	\$14,174	\$19,629	\$5,455	38.5
Carbon County	\$25,501	\$35,113	\$ 9,612	37.7	\$11,729	\$17,064	\$5,335	45.5

Source: U.S. Census