

DEMOGRAPHIC PROFILE

INTRODUCTION

The demographic composition of a community's population is affected by the geographic, physical and economic character of the community. At the same time, the demographic composition is largely responsible for the manner in which a community develops and grows (or declines) in terms of demand for community facilities and services to meet the specific needs of the changing population, thereby altering the very character of the community. By gaining an understanding of the demographic character of a community and forecasting how the population is likely to change, both in number and composition, local officials can assess the need for additional or different types of public and private facilities and services required to meet the demands of the changing population.

Given their location in northeastern Pennsylvania, the communities of Pike County are especially prone to demographic changes resulting from the migration of residents from the metropolitan areas of Pennsylvania, New York, and New Jersey seeking the rural lifestyle and scenic beauty of the Pocono region. Traditionally a vacation destination, Pike County has seen a growing number of families and individuals take up permanent residency in its townships and boroughs, transforming them into bedroom communities. As the data in the following pages demonstrate, the Matamoras-Westfall Planning Area is among the communities affected by these regional influences.

TABLE 1 - HISTORICAL POPULATION AND GROWTH										
Municipality	1950	1960	1970	1980	%70-80	1990	%80-90	2000	%90-00	%50-00
Blooming Grv	358	424	548	1,176	114.6%	2,022	71.9%	3,621	79.1%	911%
Delaware	511	549	671	1,492	122.4%	3,527	136.4%	6,319	79.2%	1137%
Dingman	361	382	518	1,855	258.1%	4,591	147.5%	8,788	91.4%	2334%
Greene	829	793	1,028	1,462	42.2%	2,097	43.4%	3,149	50.2%	280%
Lackawaxen	1,072	1,068	1,363	2,111	54.9%	2,832	34.2%	4,154	46.7%	288%
Lehman	459	318	624	1,448	132.1%	3,055	111.0%	7,515	146.0%	1537%
Matamoras	1,761	2,087	2,244	2,111	-5.9%	1,934	-8.4%	2,312	19.5%	31%
Milford Boro	1,111	1,198	1,190	1,143	-3.9%	1,064	-6.9%	1,104	3.8%	-1%
Milford Twp	233	386	418	663	58.6%	1,013	52.8%	1,292	27.5%	455%
Palmyra	582	651	1,204	1,722	43.0%	1,976	14.8%	3,145	59.2%	440%
Porter	94	51	88	277	214.8%	163	-41.2%	385	136.2%	310%
Shohola	455	413	574	986	71.8%	1,586	60.9%	2,088	31.7%	359%
Westfall	599	838	1,348	1,825	35.4%	2,106	15.4%	2,430	15.4%	306%
Pike County	8,425	9,158	11,818	18,271	54.6%	27,966	53.1%	46,302	65.6%	450%
PA (1,000's)	10,498	11,319	11,794	11,864	0.6%	11,882	0.1%	12,281	3.4%	17%

Source: US Census Bureau

POPULATION

Population Trends

The analysis of population begins with an examination of historical population growth from 1950 to 2000, followed by current year estimates. Age and migration data provide an understanding of who, in terms of age and origin, accounts for the recent population shifts.

Table 1 - Historical Population Growth Table provides U.S. census data from 1950 to 2000 for Matamoras Borough and Westfall Township, Pike County and its municipalities, and the Commonwealth.

Figure 1 - Matamoras Borough & Westfall Township Population 1950-2008 presents a graphic representation of the study area’s population growth. According to the Census data, Pike County has experienced a tremendous amount of growth in comparison to Pennsylvania since 1970. The bulk of that growth has occurred in Delaware, Dingman, and Lehman Townships, where populations have doubled nearly every decade since 1970. The remaining townships have also grown steadily, but at more modest rates, with Westfall Township plateauing at 15.4% in the last two decades. After a period of slight decline in the 1970s and 1980s, the two boroughs (Matamoras and Milford) have seen a return to growth, although modest due to the lack of available land for new development. Milford experienced a slight 3.8% growth rate in the 1990s, while Matamoras’ population increased by 19.5%. The rise and fall of Matamoras’ population is illustrated in *Figure 1*.

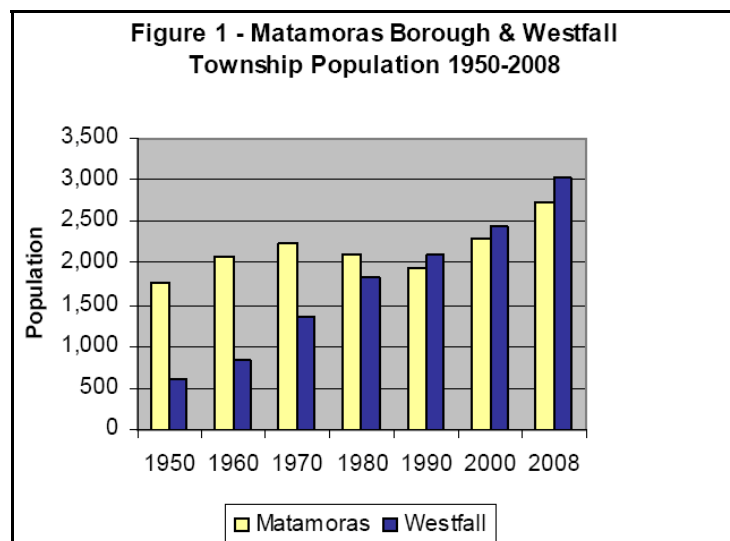


Table 2 –Population Estimates and Percent of County provides estimated population figures through July 1, 2008. These estimates are derived by the Pike County Office of Community Planning and are based on the average percentage population increase between 2000 and 2006. All Pike County municipalities are estimated to have grown significantly over the last eight years; however, most townships grew at approximately half the rate seen in the previous decade (Table 1). Westfall Township is estimated to have grown at a slightly faster pace than in the previous decade (15.4% from 1990 to 2000 compared to 24.7% from 2000 to 2008), while Matamoras Borough has been relatively steady at 19.5% from 1990 to 2000 and 18.3% from 2000 to 2008.

TABLE 2 - POPULATION ESTIMATES and PERCENT OF COUNTY										
Municipality					2000-2008		% of County			
	1970	1990	2000	2008	#	%	1970	1990	2000	2008
Blooming Grove	548	2,022	3,621	4,844	1,223	33.8%	4.6%	7.2%	7.8%	7.7%
Delaware	671	3,527	6,319	8,998	2,679	42.4%	5.7%	12.6%	13.6%	14.4%
Dingman	518	4,591	8,788	12,813	4,025	45.8%	4.4%	16.4%	19.0%	20.5%
Greene	1,028	2,097	3,149	3,857	708	22.5%	8.7%	7.5%	6.8%	6.2%
Lackawaxen	1,363	2,832	4,154	5,704	1,550	37.3%	11.5%	10.1%	9.0%	9.1%
Lehman	624	3,055	7,515	10,875	3,360	44.7%	5.3%	10.9%	16.2%	17.4%
Matamoras	2,244	1,934	2,312	2,736	424	18.3%	19.0%	6.9%	5.0%	4.4%
Milford Boro	1,190	1,064	1,104	1,263	159	14.4%	10.1%	3.8%	2.4%	2.0%
Milford Twp	418	1,013	1,292	1,790	498	38.5%	3.5%	3.6%	2.8%	2.9%
Palmyra	1,204	1,976	3,145	3,916	771	24.5%	10.2%	7.1%	6.8%	6.3%
Porter	88	163	385	471	86	22.3%	0.7%	0.6%	0.8%	0.8%
Shohola	574	1,586	2,088	2,553	465	22.3%	4.9%	5.7%	4.5%	4.1%
Westfall	1,348	2,106	2,430	3,030	600	24.7%	11.4%	7.5%	5.2%	4.8%
Pike County	11,818	27,966	46,302	62,624	16,322	35.3%	100.0%	100.0%	100.0%	100.0%

Source: Pike County Office of Community Planning

Population by percent of county reveals that between 1970 and 2008 the geographic distribution of population has shifted from Matamoras Borough, Milford Borough, and Westfall Township to Dingman, Delaware, and Lehman Townships, all three with large residential developments and direct access to New Jersey and New York (Table 2). In 2008, Matamoras Borough, Westfall Township and their neighboring municipalities make-up only a small portion of the County's total population.

TABLE 3 – MUNICIPAL IMMIGRATION				
	Matamoras Borough		Westfall Township	
	#	%	#	%
persons 5 years +	2,187	100.0%	2,297	100.0%
Residence in 1995				
lived in same house	1,449	66.3%	1,523	66.3%
lived in different house in US	735	33.6%	749	32.6%
same county	438	20.0%	283	12.3%
different county in PA	13	0.6%	43	1.9%
different state	284	13.0%	423	18.4%
out of U.S.	3	0.1%	25	1.1%

Source: US Census Bureau, 2000

Municipal Immigration

An examination of municipal immigration provides insight into the origin of recent increases in population in Matamoras Borough and Westfall Township by identifying the residency of individuals in 1995. According to *Table 3- Municipal Immigration* approximately one-third of the population of both the Borough and the Township emigrated from areas outside the Planning Area. Of these individuals, the vast majority came from within Pike County and from other states, most likely New York and New Jersey. Most (20%) immigration to Matamoras originated from other Pike County municipalities; however, most

immigration to Westfall Township originated from other states, again most likely New York and New Jersey (18.4%). These findings indicate that recent population growth is due largely to in-migration and that the two communities are attracting new residents from outside areas who presumably want to be in close proximity to New York and New Jersey.

Age Cohorts

Table 4- Age Cohorts shows population growth across all age cohorts with the most dramatic increase occurring in Matamoras Borough where the school-aged population (under 18 years) increased by 36%. In both municipalities, the number of working age adults and retirees increased significantly. When considered along with *Table 9 –Age Distribution*, it appears that recent population growth is due largely to the immigration of families with school-aged children and retirees.

TABLE 4 - AGE COHORTS			
Matamoras Borough			
Age	1990	2000	% change
< 18	445	605	36.0%
18-64	1097	1264	15.2%
65+	392	443	13.0%
Westfall Township			
Age	1990	2000	% change
< 18	491	579	17.9%
18-64	1211	1379	13.9%
65+	404	472	16.8%

Source: US Census Bureau

Seasonal Population

Pike County municipalities see their populations swell during vacation months as seasonal homeowners and renting vacationers take up temporary residence. The results of a survey of second home owners conducted in 1990 as part of the *Pike County Comprehensive Plan* by Community Planning and Management, LLC, found that the average visitation rate to second homes was 3.3 persons. Although the study is somewhat dated, the results can provide a measure of the peak second home population.

TABLE 5 - SEASONAL POPULATION						
Municipality	2000 Total Units	% 2nd homes	# 2nd homes	Permanent population	Estimated peak Seasonal population	Estimated peak population. (seasonal+perm)
Blooming Grove Twp.	3,273	51.2%	1,677	3,621	5,031	8,652
Delaware Township	3,453	28.8%	993	6,319	2,979	9,298
Dingman Township	5,689	42.8%	2,435	8,788	7,305	16,093
Greene Township	2,780	48.5%	1,349	3,149	4,047	7,196
Lackawaxen Township	3,750	49.7%	1,862	4,154	5,586	9,740
Lehman Township	4,655	37.9%	1,762	7,515	5,286	12,801
Matamoras Borough	977	0.6%	6	2,312	18	2,330
Milford Borough	560	3.2%	18	1,104	54	1,158
Milford Township	594	6.9%	41	1,292	123	1,415
Palmyra Township	3,838	60.9%	2,337	3,145	7,011	10,156
Porter Township	926	78.3%	724	385	2,172	2,557
Shohola Township	3,089	66.5%	2,054	2,088	6,162	8,250
Westfall Township	1,097	7.9%	87	2,430	261	2,691
Pike County	34,681	44.2%	15,350	46,302	46,050	92,352

Source: US Census Bureau, 2000

Applying a conservative household size of three persons to the number of second homes in the County and its municipalities yields a seasonal population of 46,000 in the County and a total peak population of more than 92,000 in the year 2000 (*Table 5 – Seasonal Population*). Matamoras Borough is estimated to have a seasonal population of 18, bringing its total peak population to 2,330 in the year 2000. Westfall Township is estimated to have a seasonal population of 261, bringing its total peak population to 2691 in the year 2000. The seasonal populations of Matamoras Borough and Westfall Township are much lower than in the other municipalities, but Matamoras and Westfall nonetheless experience the increased traffic that is generated. They also provide much of the retail service for County’s seasonal population.

The numbers have certainly changed in the past eight years based on the number of new dwelling units and the mix of seasonal and permanent dwellings. However, the real effect is the increased traffic and demand for facilities and services created by a seasonal population. In addition, as existing second homes are converted to full-time residences, the assessed valuation does not increase as would be the case for new construction, so the demand for facilities and services increases while tax revenues do not.

The Pike County survey of second home owners revealed another interesting trend. At the time of the survey in 1990, more than 70% of the respondents planned on settling permanently in Pike County within 15 years. Those 15 years have now elapsed, and the conversions predicted in 1990 have certainly added to the explosive population growth of the County. Conversions and the construction of new dwellings for full-time residency will continue. The future implications are clear, the County and most municipalities will experience strong population growth along with increased demand for public facilities and services.

**Population Growth
Northeast Pennsylvania**

Table 6 - Recent Population Growth in Northeast Pennsylvania compares the Township to Pike County, surrounding counties and the Commonwealth. The more rural counties increased dramatically in population between 1990 and

TABLE 6 - RECENT POPULATION GROWTH IN NORTHEAST PENNSYLVANIA 2010 PROJECTIONS							
	1980	1990	80-90	2000	90-00	2010	00-10
Matamoras Borough	2,111	1,934	-8.4%	2,312	19.5%	2,853*	23.4%*
Westfall Township	1,825	2,106	15.4%	2,430	15.4%	3,2014*	31.7%*
Carbon Co.	53,285	56,846	6.7%	58,802	3.4%	64,310	9.4%
Lackawanna Co.	227,908	219,039	-3.9%	213,295	-2.6%	211,360	-0.9%
Luzerne Co.	343,079	328,149	-4.4%	319,250	-2.7%	324,520	1.7%
Monroe Co.	69,409	95,709	37.9%	138,687	44.9%	172,170	24.1%
Pike Co.	18,271	27,966	53.1%	46,302	65.6%	69,350*	49.8%*
Wayne Co.	35,237	39,944	13.4%	47,722	19.5%	49,750	4.3%
Northeast PA	696,837	767,653	10.2%	824,058	7.3%	884,180	7.3%
PA (1,000's)	11,865	11,883	0.2%	12,281	3.3%	12,408	1.0%

* Pike County Office of Community Planning projection.

Source: Pennsylvania State Data Center

2000 and are expected to increase through 2010, with no reason to believe the growth will wane. In fact, Pike, Monroe and Wayne Counties had the highest growth rates in the Commonwealth because of the attraction of the Poconos to nearby metropolitan areas in Pennsylvania, New Jersey and New York. In contrast, the population of the more densely populated counties, Lackawanna and Luzerne, has declined with the same trend expected for Lackawanna County through 2010. By comparison, the Commonwealth as a whole has been increasing slightly in population since 1980, and a one percent increase is expected by 2010. These trends suggest continued population growth for the Northeast Pennsylvania Region as individuals and families leave urbanized areas seeking a rural and small town lifestyle.

Population Projections

Estimating a municipality's future population is a good way to anticipate the changing demand for community facilities and services and to assess the demand for land and the effect on such community characteristics such as open space and housing affordability. In the case of Matamoras Borough and Westfall Township, and all of Pike County, future population growth is more dependent on immigration than the net of births and deaths. The migration from the greater New Jersey and New York metropolitan area which has been so volatile over the past thirty years makes accurate projection difficult. Nevertheless, it appears that population in the Borough and the Township will continue to increase over the next ten years.

Table 7 – Municipal Population Projections reports population projections for the years 2010 and 2020. Projections for 2010 are from *Pike County/Municipal Population Projections – 2010 Estimates* and are based on the average annual growth rate from 2000 to 2006. Projections for 2020 are calculated based on the assumption that the trends seen from 2000 to 2010 will continue.

TABLE 7 - MUNICIPAL POPULATION PROJECTIONS, 2020					
Municipality	2000	2010	% 00-10	2020	%10-20
Blooming Grv	3,621	5,209	43.9%	7,493	43.9%
Delaware	6,319	9,830	55.6%	15,292	55.6%
Dingman	8,788	14,080	60.2%	22,559	60.2%
Greene	3,149	4,057	28.8%	5,227	28.8%
Lackawaxen	4,154	6,175	48.7%	9,179	48.7%
Lehman	7,515	11,928	58.7%	18,932	58.7%
Matamoras	2,312	2,853	23.4%	3,521	23.4%
Milford Boro	1,104	1,306	18.3%	1,545	18.3%
Milford Twp	1,292	1,943	50.4%	2,922	50.4%
Palmyra	3,145	4,137	31.5%	5,442	31.5%
Porter	385	496	28.8%	639	28.8%
Shohola	2,088	2,685	28.6%	3,453	28.6%
Westfall	2,430	3,201	31.7%	4,217	31.7%
Pike County	46,302	67,391	45.5%	98,085	45.5%

Source: Pike County Office of Community Planning; Consultant's Analysis

TABLE 8 - MATAMORAS BOROUGH and WESTFALL TOWNSHIP POPULATION PROJECTIONS, 2020			
Matamoras Borough			
Growth Rate	10%	20%	30%
2020 Population	3,138	3,424	3,709
Westfall Township			
Growth Rate	20%	30%	40%
2020 Population	3,841	4,161	4,481

Source: Consultant's Analysis

However, as this is rather unlikely to be the case, *Table 8 – Matamoras Borough and Westfall Township Population Projections 2020* provides additional projections for Matamoras Borough and Westfall Township using a range of growth rates (10% below and 10% above the average).

The 2010 projections indicate continued growth throughout the County, with the highest populations and growth rates once again in Delaware, Dingman, and Lehman Townships. However, growth rates in these municipalities

are more moderate than in the recent past. In addition, growth rates throughout the County are more evenly distributed across all municipalities. Matamoras Borough is expected to experience a slight increase in growth (from 19.5% between 1990 and 2000 to 23.4% between 2000 and 2010), while Westfall Township's growth rate will double.

Assuming the same growth rates through 2020, the populations of Matamoras Borough and Westfall Township will reach 3,521 and 4,217, respectively. However, given a range of growth rates, Matamoras' population ranges between 3,100 and 3,700, while Westfall's population ranges from 3,800 to 4,500.

As noted earlier, it is difficult to predict the regional factors that will directly effect population changes in Pike County. However, as population in the Matamoras-Westfall Planning Area continues to increase, the rate of housing construction, infill and redevelopment, and second home conversion will also continue to increase, with more demand for land, facilities, infrastructure and services.

SOCIOECONOMIC CHARACTERISTICS

The examination of socioeconomic characteristics includes population age, income levels, and employment. This provides a description of the composition of the population and an indication of services and facilities required to meet the social and economic needs of the Matamoras-Westfall Planning Area.

Age of Population

The age of a community's population is important in terms of the types of community facilities and services which must be provided. Many of the services which are age dependant are provided by public entities other than the Township. For example, the number of children determines the size and type of educational facilities and services provided by the school district, while an aging population will require more social services from county and state agencies. An aging population might also influence the type of housing in a community, brining about the construction of age-qualified and continuing care retirement communities.

TABLE 9 - YEAR 2000 AGE DISTRIBUTION						
Age	Matamoras Borough		Westfall Township		%	
	#	%	#	%	Pike Co	PA
< 5	122	5.3%	135	5.6%	5.9%	5.9%
5-9	171	7.4%	174	7.2%	7.9%	6.7%
10-14	193	8.3%	163	6.7%	8.6%	7.0%
15-19	175	7.6%	149	6.1%	6.3%	6.9%
20-24	91	3.9%	90	3.7%	3.4%	6.1%
25-34	230	9.9%	220	9.1%	10.0%	12.7%
35-44	373	16.1%	368	15.1%	17.7%	15.9%
45-54	317	13.7%	377	15.5%	14.2%	13.9%
55-59	96	4.2%	146	6.0%	5.8%	5.0%
60-64	101	4.4%	136	5.6%	5.2%	4.2%
65-74	208	9.0%	242	10.0%	9.6%	7.9%
75-84	195	8.4%	145	6.0%	4.4%	5.8%
85+	40	1.7%	85	3.5%	1.2%	1.9%
Total	2,312	100.0%	2,430	100.0%	100.0%	100.0%
18 and Over	1,707	73.8%	1,851	76.2%	73.3%	76.2%
65 and Over	443	19.2%	472	19.4%	15.2%	15.6%
Median age	40.0	--	42.8	--	39.6	38.0

Source: US Census Bureau, 2000

Table 9 – Year 2000 Age Distribution demonstrates that the populations of both Matamoras Borough and Westfall Township were comprised largely of families with school-aged children and retirees (age 65 and over). This is consistent with the County and the Commonwealth; however, the County, Borough, and Township each exhibited slightly higher percentages of retirees than the Commonwealth suggesting that the senior population is more concentrated in this region.

Income

Table 10 – Income Levels reports per capita income, median household income, and income ranges for Matamoras Borough, Westfall Township, Pike County and the Commonwealth. This provides an indication of the economic status of the Matamoras-Westfall Planning Area. The data show that the income levels of Matamoras Borough and Westfall Township were generally consistent with the County and the Commonwealth, with the majority of households in the lower-middle to middle income ranges. Income in Matamoras Borough was slightly lower by comparison. Furthermore, recent trends show that the Borough's income levels have not kept pace with the others over the years. In 1989, the per capita and median household incomes of the Borough were higher than, or generally the same as Westfall, the County and the Commonwealth. Although the Borough's incomes rose between 1989 and 1999, the rate of increase lagged behind Westfall Township, Pike County, and the Commonwealth. By 1999, the Borough's median household income was substantially lower than the others.

Poverty Status

Poverty status is another indicator of a community's economic well-being. According to the Census data shown in *Table 11- Poverty Status*, despite the Borough's lower incomes, the number of persons below poverty level decreased substantially, from 120 persons in 1989 to 91 persons in 1999 – a 24% decrease. The opposite was seen in Westfall Township, where, despite higher incomes, the number of persons below poverty level rose by 12%, from 145 to 162 persons.

TABLE 10 - INCOME LEVELS						
Income	Matamoras Borough		Westfall Township		Pike County	PA
	Income (% increase)		Income (% increase)		Income (% increase)	
Per capita - 1989	\$13,909		\$13,549		\$13,785	\$14,068
Per capita - 1999	\$18,946 (36%)		\$20,866 (54%)		\$20,315 (47%)	\$20,880 (48%)
Median household - 1989	\$28,958		\$30,375		\$30,314	\$29,069
Median household - 1999	\$37,361 (29%)		\$42,472 (40%)		\$44,608 (47%)	\$40,106 (38%)
Households with income of	#	%	#	%	%	%
less than \$10,000	61	6.6%	58	6.11%	5.80%	9.70%
\$10,000 to \$14,999	80	8.6%	78	8.22%	6.40%	7.00%
\$15,000 to \$24,999	161	17.3%	85	8.96%	12.20%	13.80%
\$25,000 to \$34,999	104	11.2%	137	14.44%	12.70%	13.30%
\$35,000 to \$49,999	205	22.0%	180	18.97%	18.80%	16.90%
\$50,000 to \$74,999	187	20.1%	238	25.08%	23.50%	19.50%
\$75,000 to \$99,999	76	8.2%	93	9.80%	11.20%	9.60%
\$100,000 to \$149,000	49	5.3%	61	6.43%	6.60%	6.60%
\$150,000 to \$199,999	0	0.0%	11	1.16%	1.50%	1.80%
\$200,000 or more	8	0.9%	8	0.84%	1.10%	1.90%
# reporting households	931	100.0%	949	100.00%		

Source: US Census Bureau, 2000

TABLE 11 - POVERTY STATUS					
	1989			1999	
	Persons Below			Persons Below	
	Poverty Level			Poverty Level	
	#	%		#	%
Matamoras Borough	120	6.2%		91	4.0%
Westfall Township	145	6.9%		162	6.9%
Pike County	1,964	7.10%		3,178	6.90%
PA (1,000's)	1,284	11.10%		1,304	11.00%

Source: US Census Bureau

Employment

Table 12 – Employment by Sector and Job Type provides an indication of the vitality of the local labor force and the most prevalent income generating occupations. The data show that in terms of unemployment rates in the year 2000, the local workforce was quite vibrant. Both Matamoras Borough and Westfall Township had lower unemployment rates that the County and the Commonwealth. Furthermore, the unemployment rate declined in both municipalities between 1989 and 1999, falling in Matamoras Borough from 4.4% in 1989 to 3.3% in 1999, and from 5.0% to 3.6% in Westfall Township.

According to the data on employment by sector, the greatest proportion of employed persons in Matamoras Borough worked in *education, health and social services* (20.1%) and *manufacturing* (19.2%), followed by *retail* (9.8%). *Education, health and social services* (22%) was also the top employment sector in Westfall Township; however, *retail* (18.6%) took the second slot, followed by *manufacturing* (11.6%). These employment patterns are consistent with the County and the Commonwealth where these three sectors represented the largest portion of the employment base.

TABLE 12- EMPLOYMENT BY SECTOR AND JOB TYPE - U.S. CENSUS 2000						
	Matamoras Borough		Westfall Township		Pike Co	PA
population age 16 years +	1,803		1,915		35,354	9,693,040
# employed	989		1,120		19,639	5,653,500
# unemployed	34		42		1,117	339,386
percent of civilian labor force	3.30%		3.6%		5.4%	5.7%
not in labor force	777		747		14,575	3,692,528
SECTOR	#	% of emp.	#	% of emp.	% of emp.	% of emp.
Ag, forestry, mining	3	0.3%	8	0.7%	0.7%	1.3%
Construction	51	5.2%	65	5.8%	8.9%	6.0%
Manufacturing	190	19.2%	130	11.6%	10.0%	16.0%
Wholesale	45	4.6%	18	1.6%	3.2%	3.6%
Retail	97	9.8%	208	18.6%	14.0%	12.1%
Transportation, warehousing, utilities	40	4.0%	70	6.3%	6.5%	5.4%
Information	39	3.9%	42	3.8%	2.9%	2.6%
Finance, insurance, real estate, rental, leasing	82	8.3%	79	7.1%	7.4%	6.6%
Professional, scientific, mngt, admin, waste mngt	34	3.4%	57	5.1%	7.5%	8.5%
Education, health, social services	199	20.1%	246	22.0%	18.2%	21.9%
Arts, entertainment, recreation, accommodation, food	83	8.4%	89	7.9%	10.8%	7.0%
Other services	75	7.6%	51	4.6%	5.0%	4.8%
Public administration	51	5.2%	57	5.1%	4.7%	4.2%
JOB TYPE	#	% of emp.	#	% of emp.	#	% of emp.
Management, professional and related	318	32.2%	336	30.0%	28.6%	32.6%
Service	167	16.9%	159	14.2%	17.6%	14.8%
Sales and office	272	27.5%	316	28.2%	26.6%	27.0%
Farming, fishing, forestry	3	0.3%	3	0.3%	0.4%	0.5%
Construction, extraction, maintenance	87	8.8%	123	11.0%	12.6%	8.9%
Production, transportation, material moving	142	14.4%	183	16.3%	14.3%	16.3%
CLASS OF WORKER	#	% of emp.	#	% of emp.	#	% of emp.
Private wage and salary	784	79.3%	809	72.2%	76.6%	82.4%
Government	129	13.0%	188	16.8%	14.6%	11.3%
Self-employed (not incorporated)	76	7.7%	123	11.0%	8.5%	6.0%
Unpaid family workers	0	0.0%	0	0.0%	0.3%	0.3%

Source: US Census Bureau, 2000

The *job type* and *class of worker* data reveal that the majority of workers were engaged in *management/professional* and *sales and office* jobs, and were *private wage and salary* earners. Again, these patterns are consistent with the County and the Commonwealth. While the proportion of workers in each category have likely changed since 1999, the shifts are not expected to be of significance.

Place of Work

According to the 2000 U.S. Census, 875 individuals in the Matamoras Borough labor force – that is 89% of the labor force - worked outside of the Borough; 107 individuals worked within the Borough. A slightly greater percentage (92%) of Westfall Township workers were employed outside of the Township; 88 individuals worked within the Township. Commuting times also

increased between 1990 and 2000. For workers in Matamoras, commute time increased from an average of approximately 20 minutes to 30 minutes, and for workers in Westfall from 25 minutes to 30 minutes. This is further evidence of the continued transition of these municipalities to bedroom communities, with individuals and families taking up permanent residency in the two communities and commuting to jobs located elsewhere.

Planning Implications

It is clear that Pike County and its local municipalities have experienced an explosion of population growth over the past several decades. This growth is largely attributed to in-migration; that is, individuals and families moving in to the community from outside areas. New homes are being constructed and seasonal homes are being converted to permanent residences. Projections indicate that this trend is expected to continue over the next ten years. While growth in Matamoras Borough is limited by the scarcity of available land, Westfall Township remains a predominantly undeveloped community with the potential for dramatic, long-term population growth.

As population continues to increase, the demand for land, housing, facilities, utilities, and services will subsequently increase. Traffic congestion is also likely to worsen. The increase in the number of families with young children results not only in more demand on the school system, but for such community facilities as parks and recreation areas. All of these factors place a strain on the Matamoras-Westfall Planning Area's financial resources and rural small town character. Preserving forest land and open space and increasing the commercial base can help off-set the costs associated with new residential development and reduce the need for tax increases. Open space lands generate little demand for services and, in comparison to residential land, results in a positive net contribution to tax coffers.

Economic trends suggest that both Matamoras Borough and Westfall Township are economically viable. Unemployment rates have declined in Matamoras Borough and Westfall Township, and the poverty rate has also declined in Matamoras. The vast majority of employment, however, is provided outside of the two communities requiring relatively long commutes. Their function as bedroom communities, however, provides further economic opportunity with an increasing population providing a market for the retail centers along Route 209 and the small businesses in Matamoras Borough.

A coordinated land use pattern that preserves the rural small town character while accommodating projected growth and supporting the local economy is key to the long-term health and well-being of the Matamoras-Westfall Planning Area. Policies and strategies aimed at accomplishing this goal are discussed in the other sections of this Plan.

Demographic Profiles

The following *demographic profiles* are taken from the Year 2000 Census and are intended to provide the full details about the permanent population characteristics of the Borough, Township and Pike County.

Table DP-1. Profile of General Demographic Characteristics: 2000

Geographic area: Matamoras borough, Pennsylvania

[For information on confidentiality protection, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
Total population	2,312	100.0	HISPANIC OR LATINO AND RACE		
SEX AND AGE			Total population	2,312	100.0
Male.....	1,045	45.2	Hispanic or Latino (of any race).....	74	3.2
Female.....	1,267	54.8	Mexican.....	2	0.1
Under 5 years.....	122	5.3	Puerto Rican.....	48	2.1
5 to 9 years.....	171	7.4	Cuban.....	2	0.1
10 to 14 years.....	193	8.3	Other Hispanic or Latino.....	22	1.0
15 to 19 years.....	175	7.6	Not Hispanic or Latino.....	2,238	96.8
20 to 24 years.....	91	3.9	White alone.....	2,178	94.2
25 to 34 years.....	230	9.9	RELATIONSHIP		
35 to 44 years.....	373	16.1	Total population	2,312	100.0
45 to 54 years.....	317	13.7	In households.....	2,311	100.0
55 to 59 years.....	96	4.2	Householder.....	925	40.0
60 to 64 years.....	101	4.4	Spouse.....	484	20.9
65 to 74 years.....	208	9.0	Child.....	718	31.1
75 to 84 years.....	195	8.4	Own child under 18 years.....	559	24.2
85 years and over.....	40	1.7	Other relatives.....	98	4.2
Median age (years).....	40.0	(X)	Under 18 years.....	36	1.6
18 years and over.....	1,707	73.8	Nonrelatives.....	86	3.7
Male.....	754	32.6	Unmarried partner.....	45	1.9
Female.....	953	41.2	In group quarters.....	1	-
21 years and over.....	1,633	70.6	Institutionalized population.....	-	-
62 years and over.....	498	21.5	Noninstitutionalized population.....	1	-
65 years and over.....	443	19.2	HOUSEHOLD BY TYPE		
Male.....	172	7.4	Total households	925	100.0
Female.....	271	11.7	Family households (families).....	635	68.6
RACE			With own children under 18 years.....	303	32.8
One race.....	2,288	99.0	Married-couple family.....	484	52.3
White.....	2,232	96.5	With own children under 18 years.....	213	23.0
Black or African American.....	14	0.6	Female householder, no husband present.....	116	12.5
American Indian and Alaska Native.....	8	0.3	With own children under 18 years.....	70	7.6
Asian.....	22	1.0	Nonfamily households.....	290	31.4
Asian Indian.....	10	0.4	Householder living alone.....	249	26.9
Chinese.....	4	0.2	Householder 65 years and over.....	158	17.1
Filipino.....	-	-	Households with individuals under 18 years.....	331	35.8
Japanese.....	1	-	Households with individuals 65 years and over.....	331	35.8
Korean.....	1	-	Average household size.....	2.50	(X)
Vietnamese.....	-	-	Average family size.....	3.05	(X)
Other Asian ¹	6	0.3	HOUSING OCCUPANCY		
Native Hawaiian and Other Pacific Islander.....	-	-	Total housing units	977	100.0
Native Hawaiian.....	-	-	Occupied housing units.....	925	94.7
Guamanian or Chamorro.....	-	-	Vacant housing units.....	52	5.3
Samoan.....	-	-	For seasonal, recreational, or		
Other Pacific Islander ²	-	-	occasional use.....	6	0.6
Some other race.....	12	0.5	Homeowner vacancy rate (percent).....	2.6	(X)
Two or more races.....	24	1.0	Rental vacancy rate (percent).....	4.8	(X)
Race alone or in combination with one or more other races: ³			HOUSING TENURE		
White.....	2,256	97.6	Occupied housing units	925	100.0
Black or African American.....	24	1.0	Owner-occupied housing units.....	648	70.1
American Indian and Alaska Native.....	14	0.6	Renter-occupied housing units.....	277	29.9
Asian.....	24	1.0	Average household size of owner-occupied units.....	2.62	(X)
Native Hawaiian and Other Pacific Islander.....	-	-	Average household size of renter-occupied units.....	2.22	(X)
Some other race.....	18	0.8			

- Represents zero or rounds to zero. (X) Not applicable.

¹ Other Asian alone, or two or more Asian categories.

² Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

³ In combination with one or more of the other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000.

Table DP-2. Profile of Selected Social Characteristics: 2000

Geographic area: Matamoras borough, Pennsylvania

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
SCHOOL ENROLLMENT			NATIVITY AND PLACE OF BIRTH		
Population 3 years and over enrolled in school			Total population		
Nursery school, preschool.....	57	9.0	Native.....	2,272	98.3
Kindergarten.....	30	4.8	Born in United States.....	2,267	98.1
Elementary school (grades 1-8).....	274	43.4	State of residence.....	537	23.2
High school (grades 9-12).....	171	27.1	Different state.....	1,730	74.8
College or graduate school.....	99	15.7	Born outside United States.....	5	0.2
EDUCATIONAL ATTAINMENT			Foreign born.....		
Population 25 years and over			Entered 1990 to March 2000.....		
Less than 9th grade.....	40	2.5	Naturalized citizen.....	38	1.6
9th to 12th grade, no diploma.....	200	12.6	Not a citizen.....	2	0.1
High school graduate (includes equivalency).....	686	43.2	REGION OF BIRTH OF FOREIGN BORN		
Some college, no degree.....	328	20.7	Total (excluding born at sea)		
Associate degree.....	97	6.1	Europe.....	22	55.0
Bachelor's degree.....	141	8.9	Asia.....	5	12.5
Graduate or professional degree.....	95	6.0	Africa.....	-	-
Percent high school graduate or higher.....	84.9	(X)	Oceania.....	-	-
Percent bachelor's degree or higher.....	14.9	(X)	Latin America.....	8	20.0
MARITAL STATUS			Northern America.....		
Population 15 years and over			LANGUAGE SPOKEN AT HOME		
Never married.....	377	20.5	Population 5 years and over		
Now married, except separated.....	1,017	55.3	English only.....		
Separated.....	43	2.3	Language other than English.....		
Widowed.....	206	11.2	Speak English less than "very well".....		
Female.....	173	9.4	Spanish.....		
Divorced.....	196	10.7	Speak English less than "very well".....		
Female.....	143	7.8	Other Indo-European languages.....		
GRANDPARENTS AS CAREGIVERS			Speak English less than "very well".....		
Grandparent living in household with one or more own grandchildren under 18 years			ANCESTRY (single or multiple)		
Grandparent responsible for grandchildren.....	5	14.7	Total population		
VETERAN STATUS			<i>Total ancestries reported</i>		
Civilian population 18 years and over			Arab.....		
Civilian veterans.....	281	16.3	Czech ¹		
DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION			Danish.....		
Population 5 to 20 years			Dutch.....		
With a disability.....	12	2.3	English.....		
Population 21 to 64 years			French (except Basque) ¹		
With a disability.....	175	14.3	French Canadian ¹		
Percent employed.....	41.1	(X)	German.....		
No disability.....	1,052	85.7	Greek.....		
Percent employed.....	79.1	(X)	Hungarian.....		
Population 65 years and over			Irish ¹		
With a disability.....	205	46.0	Italian.....		
RESIDENCE IN 1995			Lithuanian.....		
Population 5 years and over			Norwegian.....		
Same house in 1995.....	1,449	66.3	Polish.....		
Different house in the U.S. in 1995.....	735	33.6	Portuguese.....		
Same county.....	438	20.0	Russian.....		
Different county.....	297	13.6	Scotch-Irish.....		
Same state.....	13	0.6	Scottish.....		
Different state.....	284	13.0	Slovak.....		
Elsewhere in 1995.....	3	0.1	Subsaharan African.....		
			Swedish.....		
			Swiss.....		
			Ukrainian.....		
			United States or American.....		
			Welsh.....		
			West Indian (excluding Hispanic groups).....		
			Other ancestries.....		

-Represents zero or rounds to zero. (X) Not applicable.

¹The data represent a combination of two ancestries shown separately in Summary File 3. Czech includes Czechoslovakian. French includes Alsatian. French Canadian includes Acadian/Cajun. Irish includes Celtic.

Source: U.S. Bureau of the Census, Census 2000.

Table DP-4. Profile of Selected Housing Characteristics: 2000

Geographic area: Matamoras borough, Pennsylvania

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
Total housing units	977	100.0	OCCUPANTS PER ROOM		
UNITS IN STRUCTURE			Occupied housing units	925	100.0
1-unit, detached	740	75.7	1.00 or less	915	98.9
1-unit, attached	25	2.6	1.01 to 1.50	10	1.1
2 units	106	10.8	1.51 or more	-	-
3 or 4 units	49	5.0			
5 to 9 units	10	1.0	Specified owner-occupied units	597	100.0
10 to 19 units	5	0.5	VALUE		
20 or more units	42	4.3	Less than \$50,000	13	2.2
Mobile home	-	-	\$50,000 to \$99,999	257	43.0
Boat, RV, van, etc	-	-	\$100,000 to \$149,999	283	47.4
			\$150,000 to \$199,999	33	5.5
YEAR STRUCTURE BUILT			\$200,000 to \$299,999	8	1.3
1999 to March 2000	3	0.3	\$300,000 to \$499,999	-	-
1995 to 1998	55	5.6	\$500,000 to \$999,999	-	-
1990 to 1994	30	3.1	\$1,000,000 or more	3	0.5
1980 to 1989	72	7.4	Median (dollars)	104,800	(X)
1970 to 1979	79	8.1			
1960 to 1969	86	8.8	MORTGAGE STATUS AND SELECTED		
1940 to 1959	224	22.9	MONTHLY OWNER COSTS		
1939 or earlier	428	43.8	With a mortgage	362	60.6
ROOMS			Less than \$300	-	-
1 room	8	0.8	\$300 to \$499	-	-
2 rooms	3	0.3	\$500 to \$699	54	9.0
3 rooms	77	7.9	\$700 to \$999	101	16.9
4 rooms	152	15.6	\$1,000 to \$1,499	169	28.3
5 rooms	158	16.2	\$1,500 to \$1,999	38	6.4
6 rooms	282	28.9	\$2,000 or more	-	-
7 rooms	185	18.9	Median (dollars)	1,050	(X)
8 rooms	80	8.2	Not mortgaged	235	39.4
9 or more rooms	32	3.3	Median (dollars)	358	(X)
Median (rooms)	5.8	(X)	SELECTED MONTHLY OWNER COSTS		
			AS A PERCENTAGE OF HOUSEHOLD		
Occupied housing units	925	100.0	INCOME IN 1999		
YEAR HOUSEHOLDER MOVED INTO UNIT			Less than 15.0 percent	150	25.1
1999 to March 2000	102	11.0	15.0 to 19.9 percent	115	19.3
1995 to 1998	257	27.8	20.0 to 24.9 percent	76	12.7
1990 to 1994	132	14.3	25.0 to 29.9 percent	98	16.4
1980 to 1989	166	17.9	30.0 to 34.9 percent	57	9.5
1970 to 1979	77	8.3	35.0 percent or more	93	15.6
1969 or earlier	191	20.6	Not computed	8	1.3
VEHICLES AVAILABLE			Specified renter-occupied units	277	100.0
None	100	10.8	GROSS RENT		
1	353	38.2	Less than \$200	-	-
2	378	40.9	\$200 to \$299	20	7.2
3 or more	94	10.2	\$300 to \$499	22	7.9
			\$500 to \$749	117	42.2
HOUSE HEATING FUEL			\$750 to \$999	70	25.3
Utility gas	782	84.5	\$1,000 to \$1,499	25	9.0
Bottled, tank, or LP gas	-	-	\$1,500 or more	6	2.2
Electricity	72	7.8	No cash rent	17	6.1
Fuel oil, kerosene, etc	68	7.4	Median (dollars)	663	(X)
Coal or coke	-	-			
Wood	-	-	GROSS RENT AS A PERCENTAGE OF		
Solar energy	-	-	HOUSEHOLD INCOME IN 1999		
Other fuel	-	-	Less than 15.0 percent	19	6.9
No fuel used	3	0.3	15.0 to 19.9 percent	31	11.2
			20.0 to 24.9 percent	30	10.8
SELECTED CHARACTERISTICS			25.0 to 29.9 percent	48	17.3
Lacking complete plumbing facilities	6	0.6	30.0 to 34.9 percent	20	7.2
Lacking complete kitchen facilities	-	-	35.0 percent or more	112	40.4
No telephone service	-	-	Not computed	17	6.1

-Represents zero or rounds to zero. (X) Not applicable.

Source: U.S. Bureau of the Census, Census 2000.

Table DP-1. Profile of General Demographic Characteristics: 2000

Geographic area: Westfall township, Pike County, Pennsylvania

[For information on confidentiality protection, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
Total population	2,430	100.0	HISPANIC OR LATINO AND RACE		
SEX AND AGE			Total population	2,430	100.0
Male.....	1,186	48.8	Hispanic or Latino (of any race).....	62	2.6
Female.....	1,244	51.2	Mexican.....	4	0.2
Under 5 years.....	135	5.6	Puerto Rican.....	36	1.5
5 to 9 years.....	174	7.2	Cuban.....	4	0.2
10 to 14 years.....	163	6.7	Other Hispanic or Latino.....	18	0.7
15 to 19 years.....	149	6.1	Not Hispanic or Latino.....	2,368	97.4
20 to 24 years.....	90	3.7	White alone.....	2,297	94.5
25 to 34 years.....	220	9.1	RELATIONSHIP		
35 to 44 years.....	368	15.1	Total population	2,430	100.0
45 to 54 years.....	377	15.5	In households.....	2,369	97.5
55 to 59 years.....	146	6.0	Householder.....	951	39.1
60 to 64 years.....	136	5.6	Spouse.....	561	23.1
65 to 74 years.....	242	10.0	Child.....	673	27.7
75 to 84 years.....	145	6.0	Own child under 18 years.....	533	21.9
85 years and over.....	85	3.5	Other relatives.....	106	4.4
Median age (years).....	42.8	(X)	Under 18 years.....	38	1.6
18 years and over.....	1,851	76.2	Nonrelatives.....	78	3.2
Male.....	867	35.7	Unmarried partner.....	50	2.1
Female.....	984	40.5	In group quarters.....	61	2.5
21 years and over.....	1,784	73.4	Institutionalized population.....	61	2.5
62 years and over.....	550	22.6	Noninstitutionalized population.....	-	-
65 years and over.....	472	19.4	HOUSEHOLD BY TYPE		
Male.....	195	8.0	Total households	951	100.0
Female.....	277	11.4	Family households (families).....	675	71.0
RACE			With own children under 18 years.....	279	29.3
One race.....	2,393	98.5	Married-couple family.....	561	59.0
White.....	2,342	96.4	With own children under 18 years.....	219	23.0
Black or African American.....	9	0.4	Female householder, no husband present.....	79	8.3
American Indian and Alaska Native.....	5	0.2	With own children under 18 years.....	40	4.2
Asian.....	28	1.2	Nonfamily households.....	276	29.0
Asian Indian.....	18	0.7	Householder living alone.....	237	24.9
Chinese.....	2	0.1	Householder 65 years and over.....	121	12.7
Filipino.....	4	0.2	Households with individuals under 18 years.....	303	31.9
Japanese.....	-	-	Households with individuals 65 years and over ..	307	32.3
Korean.....	1	-	Average household size.....	2.49	(X)
Vietnamese.....	1	-	Average family size.....	2.99	(X)
Other Asian ¹	2	0.1	HOUSING OCCUPANCY		
Native Hawaiian and Other Pacific Islander.....	-	-	Total housing units	1,097	100.0
Native Hawaiian.....	-	-	Occupied housing units.....	951	86.7
Guamanian or Chamorro.....	-	-	Vacant housing units.....	146	13.3
Samoan.....	-	-	For seasonal, recreational, or		
Other Pacific Islander ²	-	-	occasional use.....	87	7.9
Some other race.....	9	0.4	Homeowner vacancy rate (percent).....	2.7	(X)
Two or more races.....	37	1.5	Rental vacancy rate (percent).....	6.6	(X)
Race alone or in combination with one or more other races: ³			HOUSING TENURE		
White.....	2,378	97.9	Occupied housing units	951	100.0
Black or African American.....	12	0.5	Owner-occupied housing units.....	766	80.5
American Indian and Alaska Native.....	38	1.6	Renter-occupied housing units.....	185	19.5
Asian.....	29	1.2	Average household size of owner-occupied units.....	2.50	(X)
Native Hawaiian and Other Pacific Islander.....	-	-	Average household size of renter-occupied units ..	2.45	(X)
Some other race.....	13	0.5			

- Represents zero or rounds to zero. (X) Not applicable.

¹ Other Asian alone, or two or more Asian categories.

² Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

³ In combination with one or more of the other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000.

Table DP-2. Profile of Selected Social Characteristics: 2000

Geographic area: Westfall township, Pike County, Pennsylvania

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
SCHOOL ENROLLMENT			NATIVITY AND PLACE OF BIRTH		
Population 3 years and over enrolled in school			Total population	2,430	100.0
Nursery school, preschool	24	4.4	Native	2,302	94.7
Kindergarten	32	5.8	Born in United States	2,291	94.3
Elementary school (grades 1-8)	292	53.0	State of residence	382	15.7
High school (grades 9-12)	135	24.5	Different state	1,909	78.6
College or graduate school	68	12.3	Born outside United States	11	0.5
EDUCATIONAL ATTAINMENT			Foreign born	128	5.3
Population 25 years and over			Entered 1990 to March 2000	47	1.9
Less than 9th grade	81	4.7	Naturalized citizen	69	2.8
9th to 12th grade, no diploma	252	14.7	Not a citizen	59	2.4
High school graduate (includes equivalency)	611	35.5	REGION OF BIRTH OF FOREIGN BORN		
Some college, no degree	374	21.7	Total (excluding born at sea)	128	100.0
Associate degree	103	6.0	Europe	67	52.3
Bachelor's degree	168	9.8	Asia	30	23.4
Graduate or professional degree	131	7.6	Africa	-	-
Percent high school graduate or higher	80.6	(X)	Oceania	2	1.6
Percent bachelor's degree or higher	17.4	(X)	Latin America	16	12.5
MARITAL STATUS			Northern America	13	10.2
Population 15 years and over			LANGUAGE SPOKEN AT HOME		
Never married	322	16.5	Population 5 years and over	2,297	100.0
Now married, except separated	1,221	62.4	English only	2,144	93.3
Separated	43	2.2	Language other than English	153	6.7
Widowed	192	9.8	Speak English less than "very well"	54	2.4
Female	162	8.3	Spanish	61	2.7
Divorced	178	9.1	Speak English less than "very well"	18	0.8
Female	92	4.7	Other Indo-European languages	84	3.7
GRANDPARENTS AS CAREGIVERS			Speak English less than "very well"	36	1.6
Grandparent living in household with one or more own grandchildren under 18 years			Asian and Pacific Island languages	8	0.3
Grandparent responsible for grandchildren	25	52.1	Speak English less than "very well"	-	-
VETERAN STATUS			ANCESTRY (single or multiple)		
Civilian population 18 years and over			Total population	2,430	100.0
Civilian veterans	310	16.8	<i>Total ancestries reported</i>	<i>2,925</i>	<i>120.4</i>
DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION			Arab	2	0.1
Population 5 to 20 years			Czech ¹	24	1.0
With a disability	29	5.6	Danish	10	0.4
Population 21 to 64 years			Dutch	125	5.1
With a disability	174	13.4	English	245	10.1
Percent employed	59.8	(X)	French (except Basque) ¹	87	3.6
No disability	1,125	86.6	French Canadian ¹	21	0.9
Percent employed	79.1	(X)	German	725	29.8
Population 65 years and over			Greek	14	0.6
With a disability	191	46.6	Hungarian	41	1.7
RESIDENCE IN 1995			Irish ¹	481	19.8
Population 5 years and over			Italian	408	16.8
Same house in 1995	1,523	66.3	Lithuanian	-	-
Different house in the U.S. in 1995	749	32.6	Norwegian	21	0.9
Same county	283	12.3	Polish	155	6.4
Different county	466	20.3	Portuguese	-	-
Same state	43	1.9	Russian	40	1.6
Different state	423	18.4	Scotch-Irish	27	1.1
Elsewhere in 1995	25	1.1	Scottish	39	1.6
			Slovak	4	0.2
			Subsaharan African	-	-
			Swedish	32	1.3
			Swiss	8	0.3
			Ukrainian	21	0.9
			United States or American	84	3.5
			Welsh	10	0.4
			West Indian (excluding Hispanic groups)	16	0.7
			Other ancestries	285	11.7

-Represents zero or rounds to zero. (X) Not applicable.

¹The data represent a combination of two ancestries shown separately in Summary File 3. Czech includes Czechoslovakian. French includes Alsatian. French Canadian includes Acadian/Cajun. Irish includes Celtic.

Source: U.S. Bureau of the Census, Census 2000.

Table DP-4. Profile of Selected Housing Characteristics: 2000

Geographic area: Westfall township, Pike County, Pennsylvania

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
Total housing units	1,098	100.0	OCCUPANTS PER ROOM		
UNITS IN STRUCTURE			Occupied housing units	951	100.0
1-unit, detached	794	72.3	1.00 or less	938	98.6
1-unit, attached	74	6.7	1.01 to 1.50	11	1.2
2 units	28	2.6	1.51 or more	2	0.2
3 or 4 units	17	1.5			
5 to 9 units	2	0.2	Specified owner-occupied units	569	100.0
10 to 19 units	-	-	VALUE		
20 or more units	-	-	Less than \$50,000	2	0.4
Mobile home	183	16.7	\$50,000 to \$99,999	133	23.4
Boat, RV, van, etc	-	-	\$100,000 to \$149,999	249	43.8
			\$150,000 to \$199,999	114	20.0
YEAR STRUCTURE BUILT			\$200,000 to \$299,999	52	9.1
1999 to March 2000	20	1.8	\$300,000 to \$499,999	13	2.3
1995 to 1998	40	3.6	\$500,000 to \$999,999	6	1.1
1990 to 1994	82	7.5	\$1,000,000 or more	-	-
1980 to 1989	263	24.0	Median (dollars)	129,300	(X)
1970 to 1979	232	21.1			
1960 to 1969	105	9.6	MORTGAGE STATUS AND SELECTED		
1940 to 1959	173	15.8	MONTHLY OWNER COSTS		
1939 or earlier	183	16.7	With a mortgage	375	65.9
			Less than \$300	2	0.4
ROOMS			\$300 to \$499	7	1.2
1 room	-	-	\$500 to \$699	23	4.0
2 rooms	16	1.5	\$700 to \$999	63	11.1
3 rooms	59	5.4	\$1,000 to \$1,499	165	29.0
4 rooms	180	16.4	\$1,500 to \$1,999	75	13.2
5 rooms	287	26.1	\$2,000 or more	40	7.0
6 rooms	252	23.0	Median (dollars)	1,273	(X)
7 rooms	168	15.3	Not mortgaged	194	34.1
8 rooms	64	5.8	Median (dollars)	384	(X)
9 or more rooms	72	6.6			
Median (rooms)	5.5	(X)	SELECTED MONTHLY OWNER COSTS		
			AS A PERCENTAGE OF HOUSEHOLD		
Occupied housing units	951	100.0	INCOME IN 1999		
YEAR HOUSEHOLDER MOVED INTO UNIT			Less than 15.0 percent	158	27.8
1999 to March 2000	93	9.8	15.0 to 19.9 percent	87	15.3
1995 to 1998	219	23.0	20.0 to 24.9 percent	115	20.2
1990 to 1994	208	21.9	25.0 to 29.9 percent	54	9.5
1980 to 1989	216	22.7	30.0 to 34.9 percent	51	9.0
1970 to 1979	134	14.1	35.0 percent or more	101	17.8
1969 or earlier	81	8.5	Not computed	3	0.5
VEHICLES AVAILABLE			Specified renter-occupied units	169	100.0
None	53	5.6	GROSS RENT		
1	279	29.3	Less than \$200	3	1.8
2	445	46.8	\$200 to \$299	6	3.6
3 or more	174	18.3	\$300 to \$499	23	13.6
			\$500 to \$749	57	33.7
HOUSE HEATING FUEL			\$750 to \$999	45	26.6
Utility gas	205	21.6	\$1,000 to \$1,499	10	5.9
Bottled, tank, or LP gas	89	9.4	\$1,500 or more	5	3.0
Electricity	66	6.9	No cash rent	20	11.8
Fuel oil, kerosene, etc	550	57.8	Median (dollars)	675	(X)
Coal or coke	8	0.8			
Wood	31	3.3	GROSS RENT AS A PERCENTAGE OF		
Solar energy	-	-	HOUSEHOLD INCOME IN 1999		
Other fuel	2	0.2	Less than 15.0 percent	27	16.0
No fuel used	-	-	15.0 to 19.9 percent	17	10.1
			20.0 to 24.9 percent	32	18.9
SELECTED CHARACTERISTICS			25.0 to 29.9 percent	16	9.5
Lacking complete plumbing facilities	9	0.9	30.0 to 34.9 percent	12	7.1
Lacking complete kitchen facilities	7	0.7	35.0 percent or more	45	26.6
No telephone service	4	0.4	Not computed	20	11.8

-Represents zero or rounds to zero. (X) Not applicable.

Source: U.S. Bureau of the Census, Census 2000.