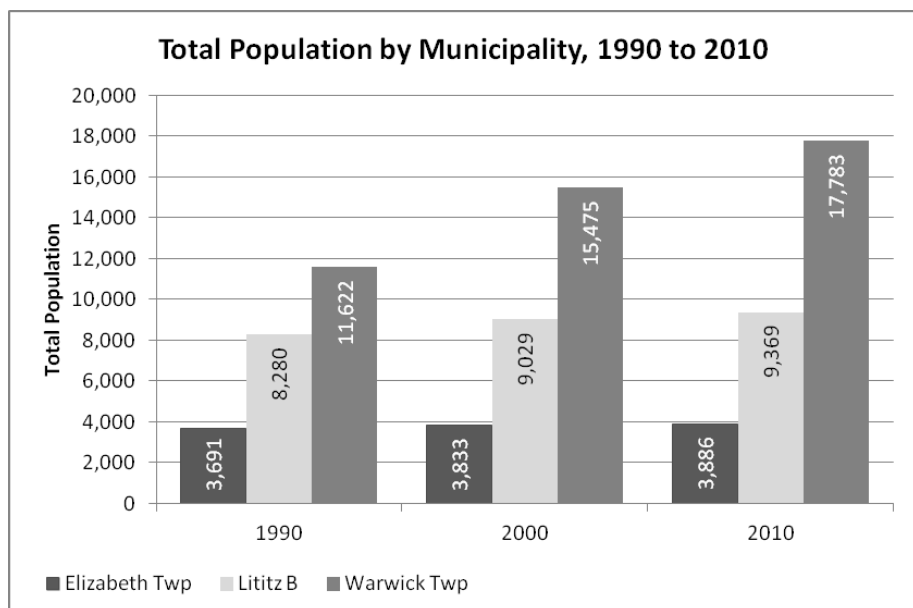


TOTAL POPULATION, 1990 TO 2010: PENNSYLVANIA, LANCASTER COUNTY, REGION, AND LEW MUNICIPALITIES

Total Population, 1990, 2000, and 2010

Total Population	1990	2000	2010
Pennsylvania	11,881,643	12,281,054	12,702,379
Lancaster Co	422,822	470,658	519,445
Region	23,593	28,337	31,038
Elizabeth Twp	3,691	3,833	3,886
Lititz B	8,280	9,029	9,369
Warwick Twp	11,622	15,475	17,783

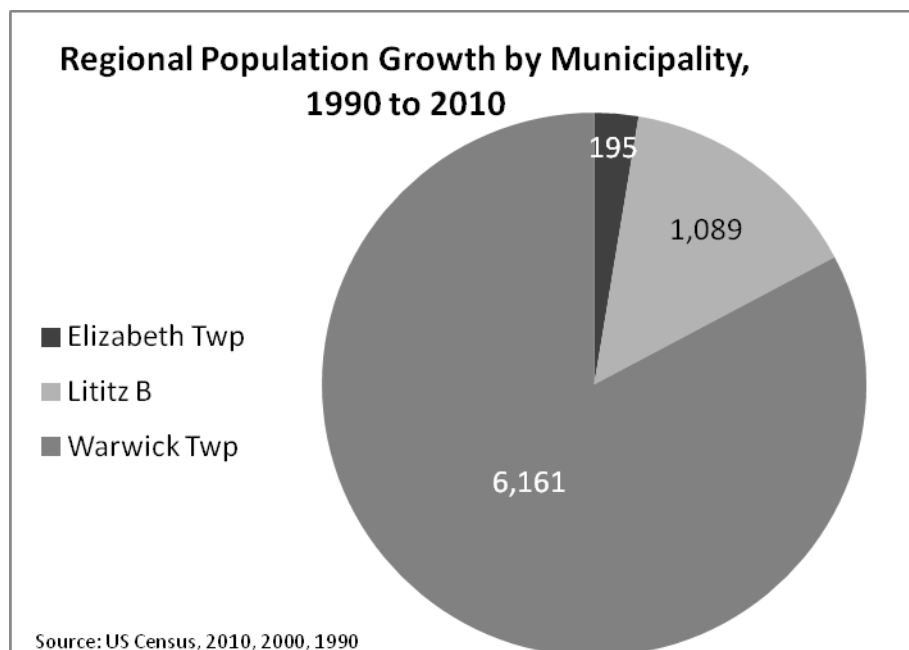
Source: US Census, 2010, 2000, 1990



Total Population Change, 1990 to 2010

Total Population Change	1990 - 2000	2000 - 2010	1990 - 2010
Pennsylvania	399,411	421,325	820,736
Lancaster Co	47,836	48,787	96,623
Region	4,744	2,701	7,445
Elizabeth Twp	142	53	195
Lititz B	749	340	1,089
Warwick Twp	3,853	2,308	6,161

Source: US Census, 2010, 2000, 1990



Percent Population Change, 1990 to 2010

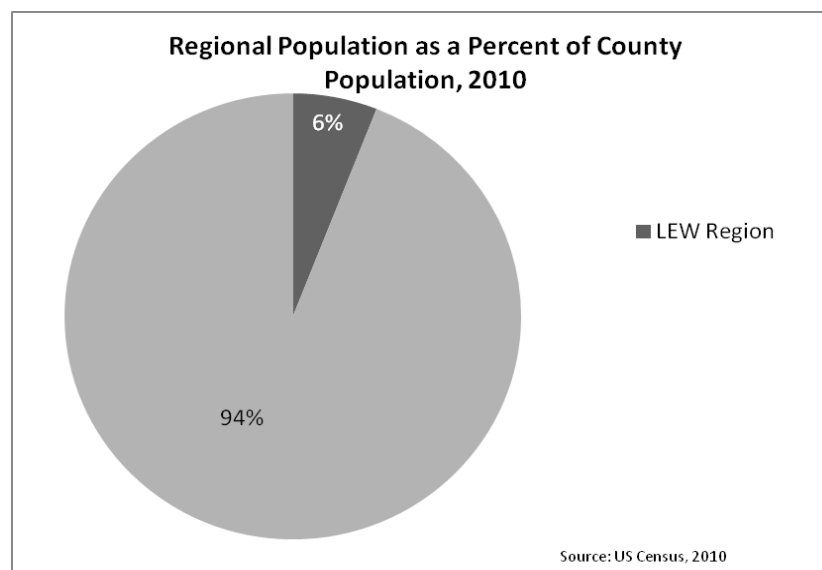
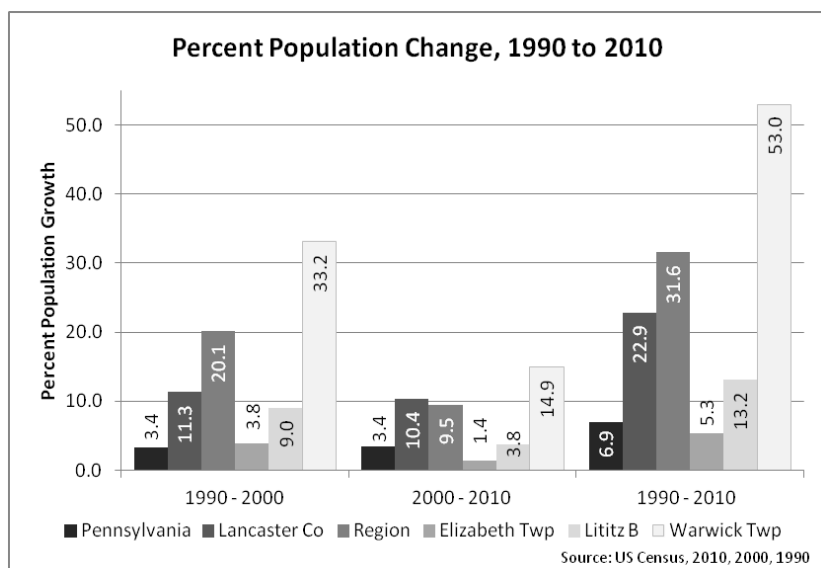
Percent Population Change	1990 - 2000	2000 - 2010	1990 - 2010
Pennsylvania	3.4	3.4	6.9
Lancaster Co	11.3	10.4	22.9
Region	20.1	9.5	31.6
Elizabeth Twp	3.8	1.4	5.3
Lititz B	9.0	3.8	13.2
Warwick Twp	33.2	14.9	53.0

Source: US Census, 2010, 2000, 1990

Total Regional Population as a Percent of County Population, 2010

Area	Total Population
LEW Region	31,038
Remainder of Lancaster County	488,407

Source: US Census, 2010, 2000, 1990

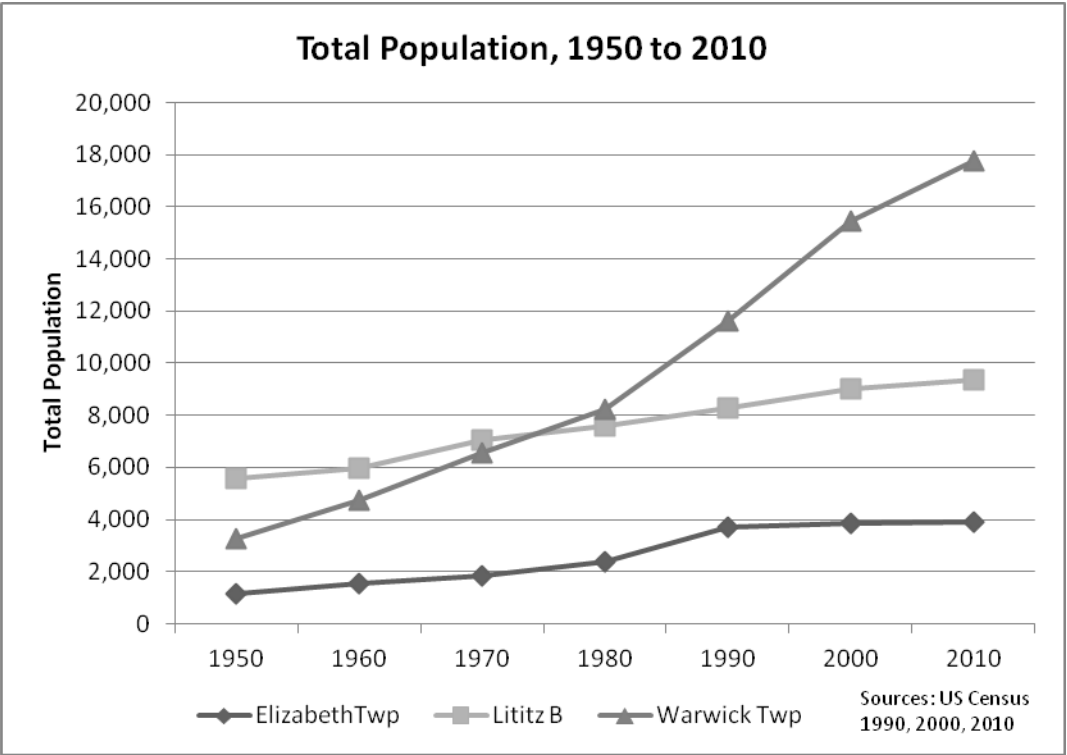


POPULATION GROWTH RATE, 1950 TO 2010: PENNSYLVANIA, LANCASTER COUNTY, REGION, AND LEW MUNICIPALITIES

Total Population by Decade,
1950 to 2010

Year	Pennsylvania	Lancaster Co	Region	ElizabethTwp	Lititz B	Warwick Twp
1950	10,498,012	234,717	10,005	1,164	5,568	3,273
1960	11,319,366	278,359	12,258	1,555	5,987	4,716
1970	11,793,909	319,693	15,462	1,828	7,072	6,562
1980	11,863,895	362,346	18,182	2,379	7,590	8,213
1990	11,881,643	422,822	23,593	3,691	8,280	11,622
2000	12,281,054	470,658	28,337	3,833	9,029	15,475
2010	12,702,379	519,445	31,038	3,886	9,369	17,783

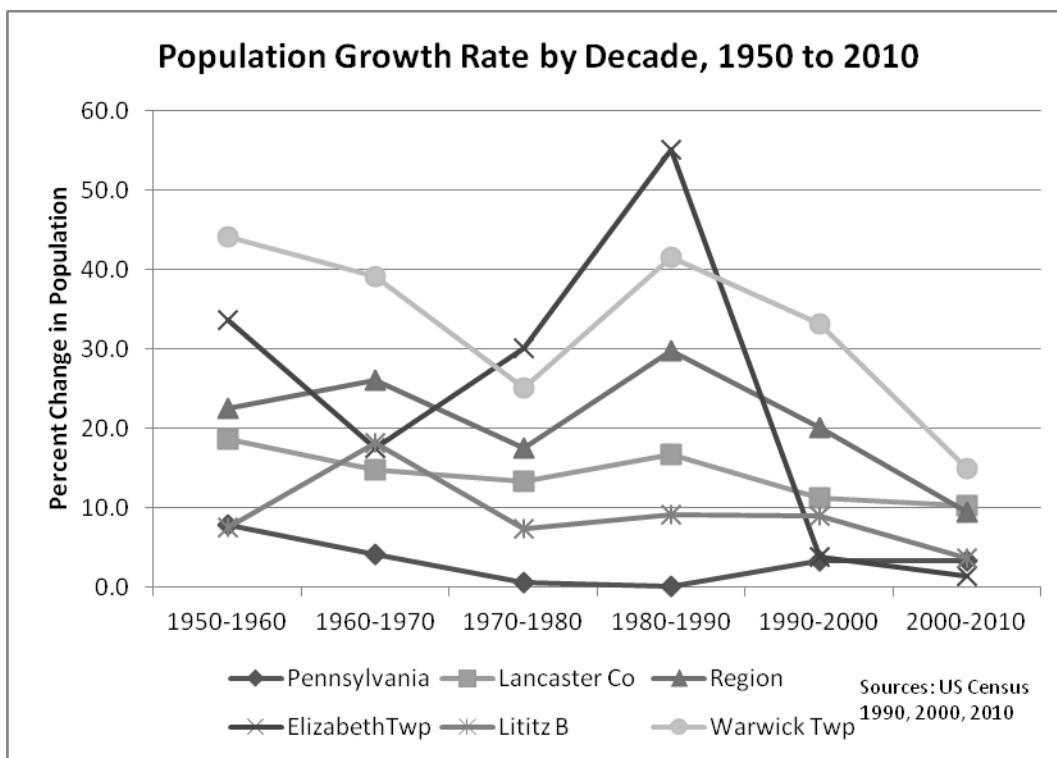
Source: US Census, 2010, 2000,
1990



Percent Change in Population by Decade, 1950 to 2010

Year	Pennsylvania	Lancaster Co	Region	ElizabethTwp	Lititz B	Warwick Twp
1950-1960	7.8	18.6	22.5	33.6	7.5	44.1
1960-1970	4.2	14.8	26.1	17.6	18.1	39.1
1970-1980	0.6	13.3	17.6	30.1	7.3	25.2
1980-1990	0.1	16.7	29.8	55.1	9.1	41.5
1990-2000	3.4	11.3	20.1	3.8	9.0	33.2
2000-2010	3.4	10.4	9.5	1.4	3.8	14.9

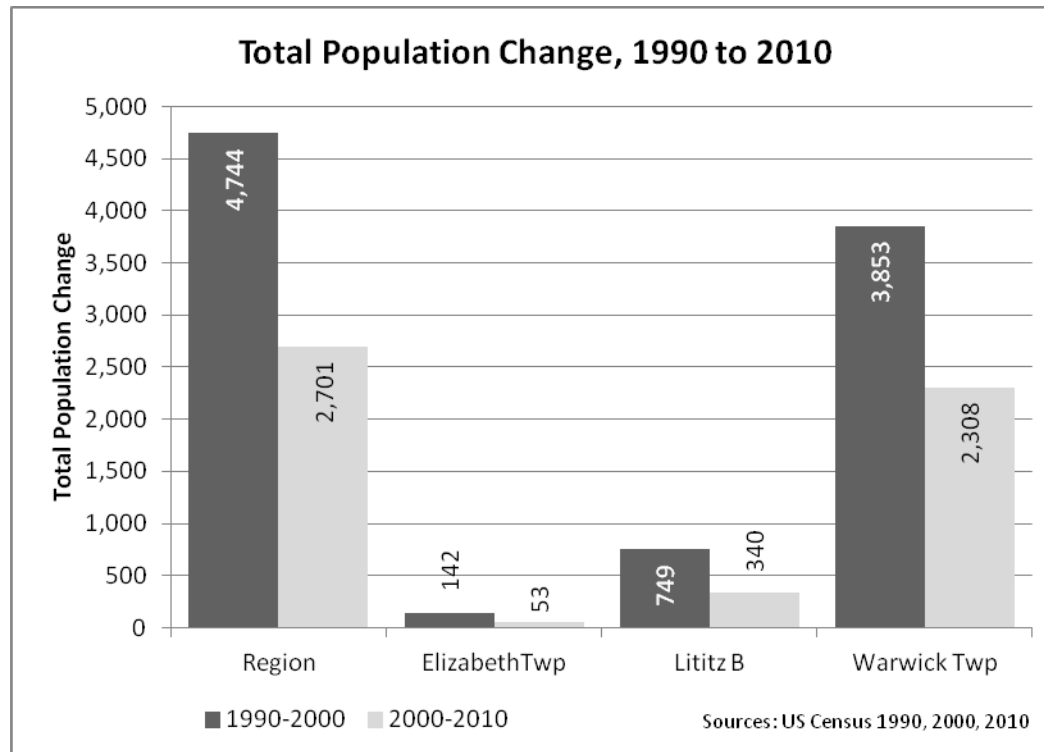
Source: US Census, 2010, 2000, 1990



Total Change in Population by Decade, 1950 to 2010

Year	Pennsylvania	Lancaster Co	Region	ElizabethTwp	Lititz B	Warwick Twp
1950-1960	821,354	43,642	2,253	391	419	1,443
1960-1970	474,543	41,334	3,204	273	1,085	1,846
1970-1980	69,986	42,653	2,720	551	518	1,651
1980-1990	17,748	60,476	5,411	1,312	690	3,409
1990-2000	399,411	47,836	4,744	142	749	3,853
2000-2010	421,325	48,787	2,701	53	340	2,308

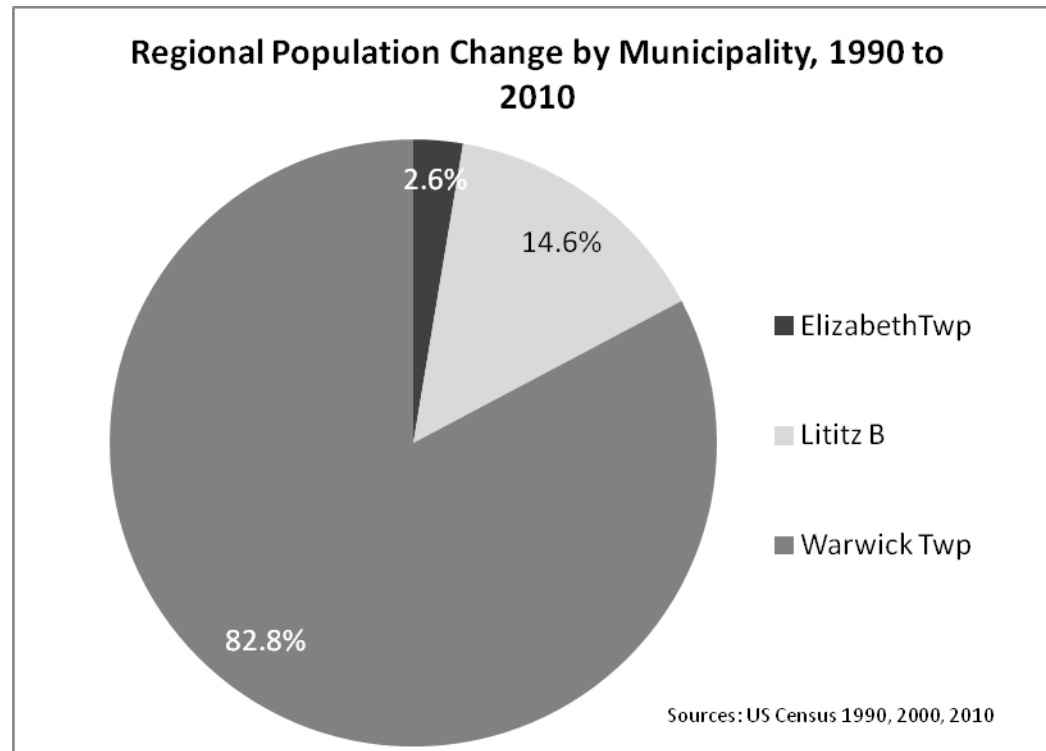
Source: US Census, 2010, 2000, 1990



Total Change in Population, 1990 to 2010

Year	ElizabethTwp	Lititz B	Warwick Twp
1990-2010	195	1,089	6,161

Source: US Census, 2010, 2000, 1990

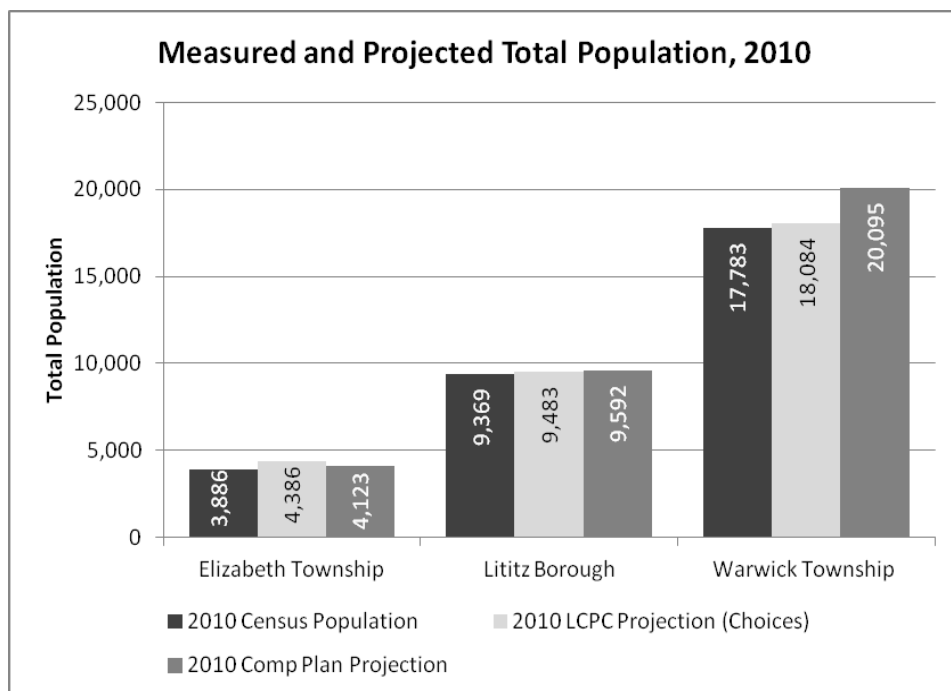


POPULATION PROJECTION COMPARISON FOR 2010, MEDIAN POPULATION AGE IN 2000 AND 2010

Measured vs. Projected Total Population, 2010

Total Population	2010 Census Population	2010 LCPC Projection (2010 Comp Plan Projection
Elizabeth Twp	3,886	4,386	4,123
Lititz B	9,369	9,483	9,592
Warwick Twp	17,783	18,084	20,095

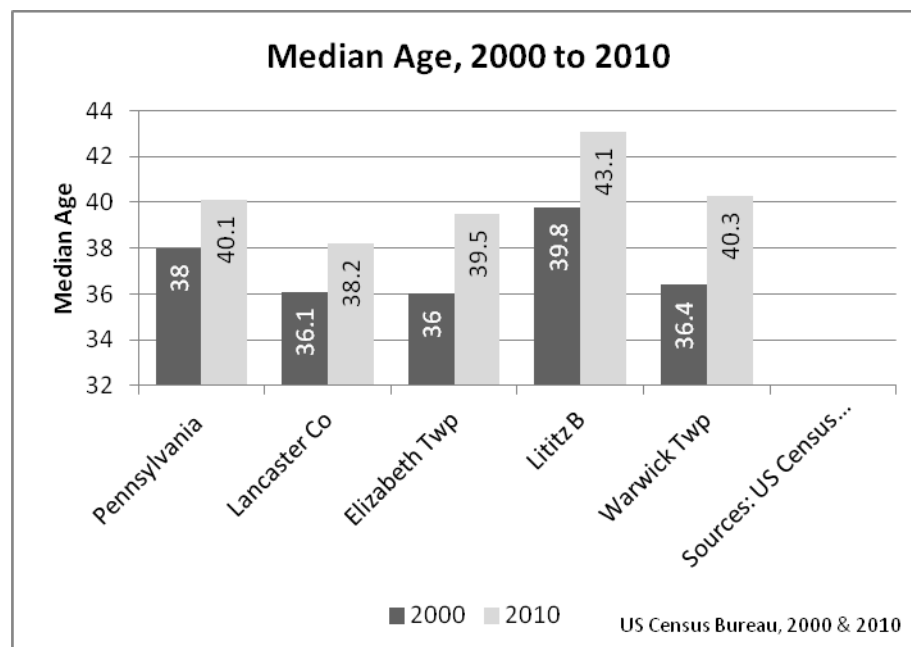
Sources: LCPC. Choices, Regional Comprehensive Plans



Median Age in Years, 2000 to 2010

Median Age	2000	2010	Change 2000 - 2010
Pennsylvania	38	40.1	2.1
Lancaster Co	36.1	38.2	2.1
Elizabeth Twp	36	39.5	3.5
Lititz B	39.8	43.1	3.3
Warwick Twp	36.4	40.3	3.9

Sources: US Census Bureau, 2000 & 2010

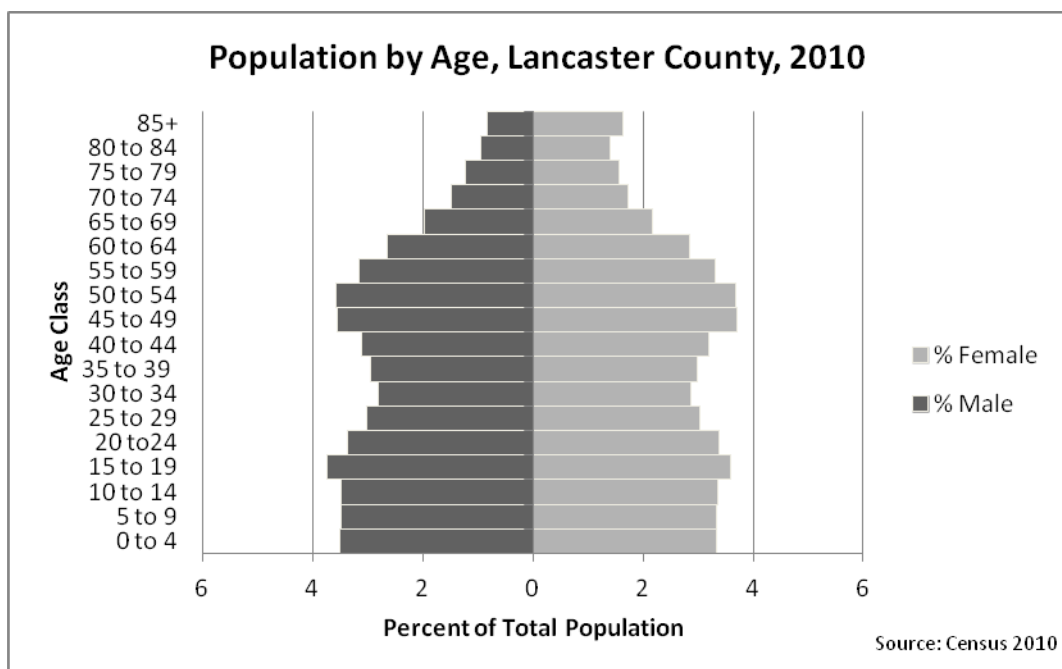
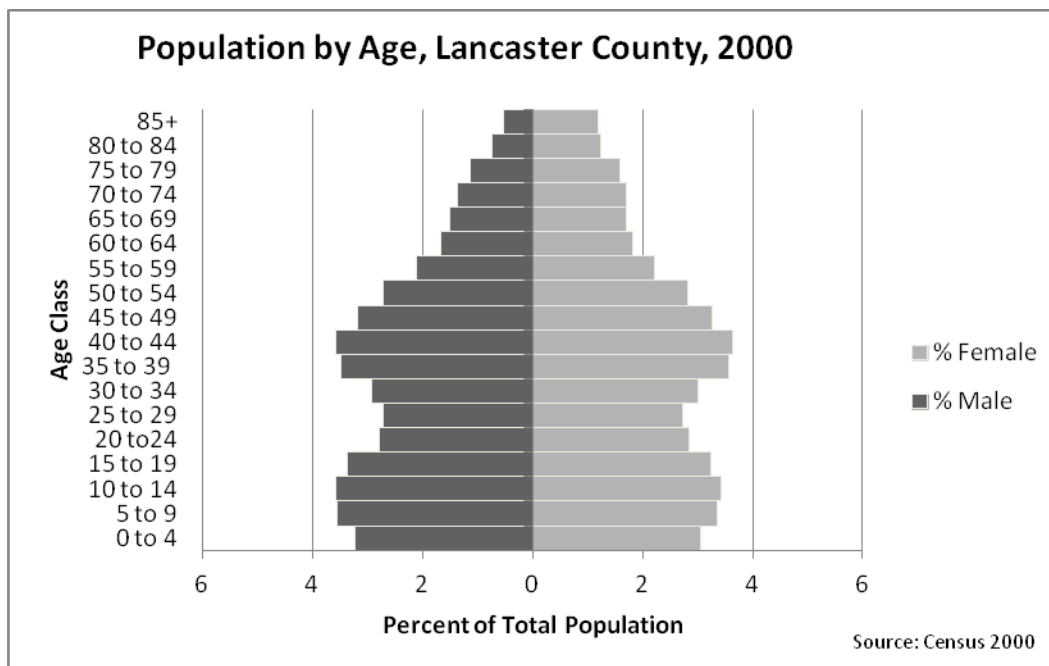


POPULATION PYRAMIDS, 2000 AND 2010: LANCASTER COUNTY AND REGION

Lancaster County Population by Age, 2000 and 2010

Age	2000 Male	2000 Female	2000 Total	2010 Male	2010 Female	2010 Total
0 to 4	18,187	17,334	35,521	16,808	15,872	32,680
5 to 9	18,135	17,311	35,446	18,496	17,443	35,939
10 to 14	18,115	17,438	35,553	18,523	17,767	36,290
15 to 19	19,437	18,663	38,100	17,501	16,828	34,329
20 to 24	17,443	17,590	35,033	14,488	14,758	29,246
25 to 29	15,689	15,808	31,497	14,107	14,210	28,317
30 to 34	14,544	14,949	29,493	15,201	15,575	30,776
35 to 39	15,295	15,567	30,862	18,104	18,543	36,647
40 to 44	16,219	16,548	32,767	18,539	18,906	37,445
45 to 49	18,500	19,221	37,721	16,584	16,950	33,534
50 to 54	18,579	19,101	37,680	14,163	14,663	28,826
55 to 59	16,374	17,160	33,534	10,909	11,516	22,425
60 to 64	13,725	14,733	28,458	8,709	9,435	18,144
65 to 69	10,295	11,261	21,556	7,817	8,897	16,714
70 to 74	7,644	9,040	16,684	7,076	8,916	15,992
75 to 79	6,411	8,110	14,521	5,874	8,297	14,171
80 to 84	4,935	7,238	12,173	3,811	6,407	10,218
85+	4,309	8,537	12,846	2,744	6,221	8,965
Total	253,836	265,609	519,445	229,454	241,204	470,658

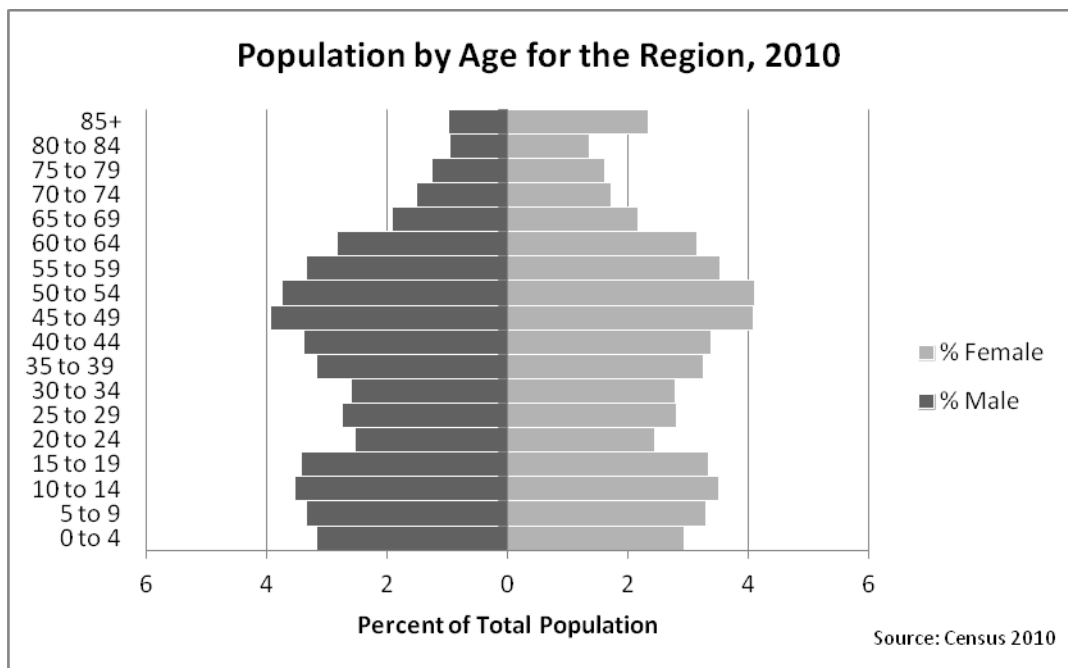
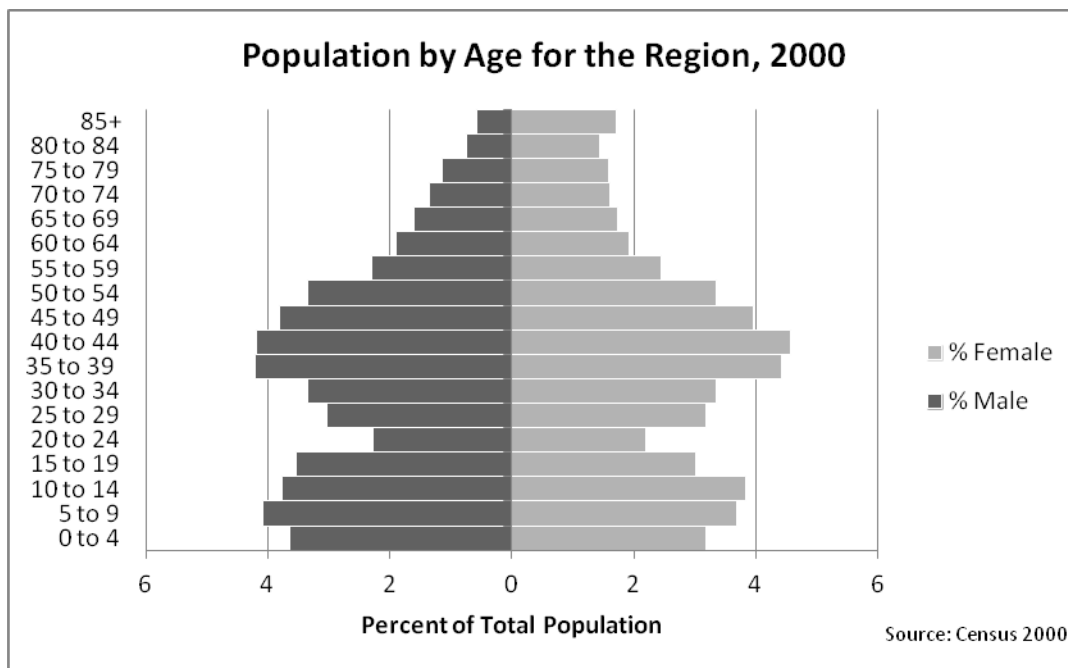
Source: US Census Bureau, 2000 and 2010



Regional Population by Age, 2000 and 2010

Age	2000 Male	2000 Female	2000 Total	2010 Male	2010 Female	2010 Total
0 to 4	1,031	901	1,932	981	907	1,888
5 to 9	1,155	1,047	2,202	1,036	1,023	2,059
10 to 14	1,067	1,087	2,154	1,096	1,088	2,184
15 to 19	1,000	856	1,856	1,062	1,033	2,095
20 to 24	643	619	1,262	783	761	1,544
25 to 29	859	899	1,758	851	867	1,718
30 to 34	947	952	1,899	804	860	1,664
35 to 39	1,191	1,254	2,445	981	1,006	1,987
40 to 44	1,184	1,292	2,476	1,046	1,045	2,091
45 to 49	1,077	1,124	2,201	1,218	1,267	2,485
50 to 54	946	948	1,894	1,159	1,272	2,431
55 to 59	650	695	1,345	1,038	1,093	2,131
60 to 64	536	547	1,083	875	977	1,852
65 to 69	455	492	947	594	672	1,266
70 to 74	383	457	840	468	536	1,004
75 to 79	322	452	774	391	499	890
80 to 84	210	408	618	295	424	719
85+	164	487	651	302	728	1,030
Total	13,820	14,517	28,337	14,980	16,058	31,038

Source: US Census Bureau, 2000 and 2010

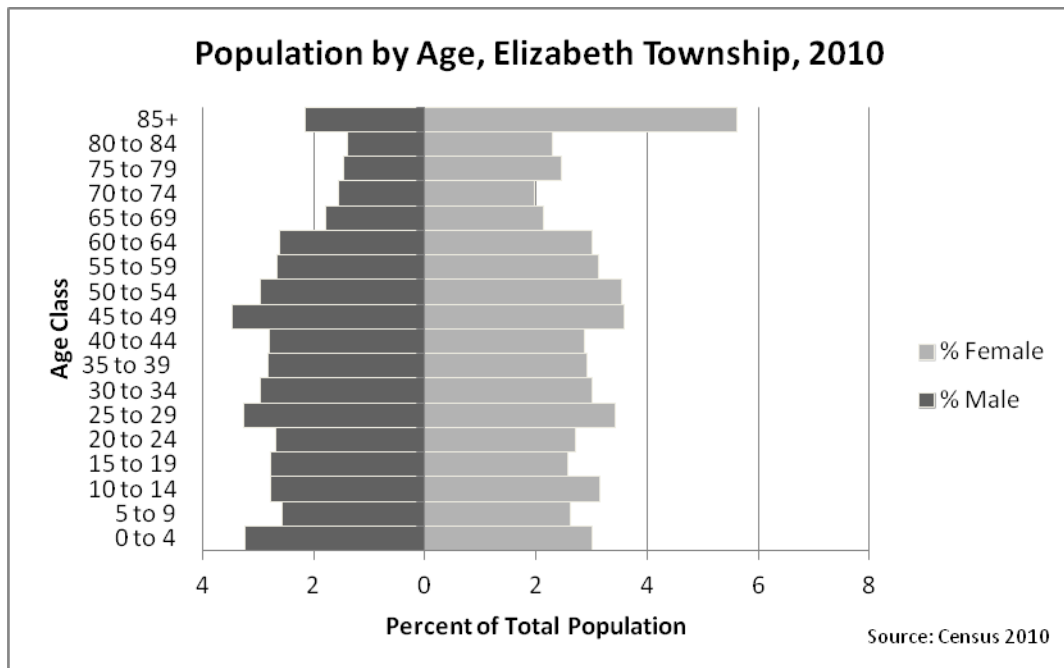
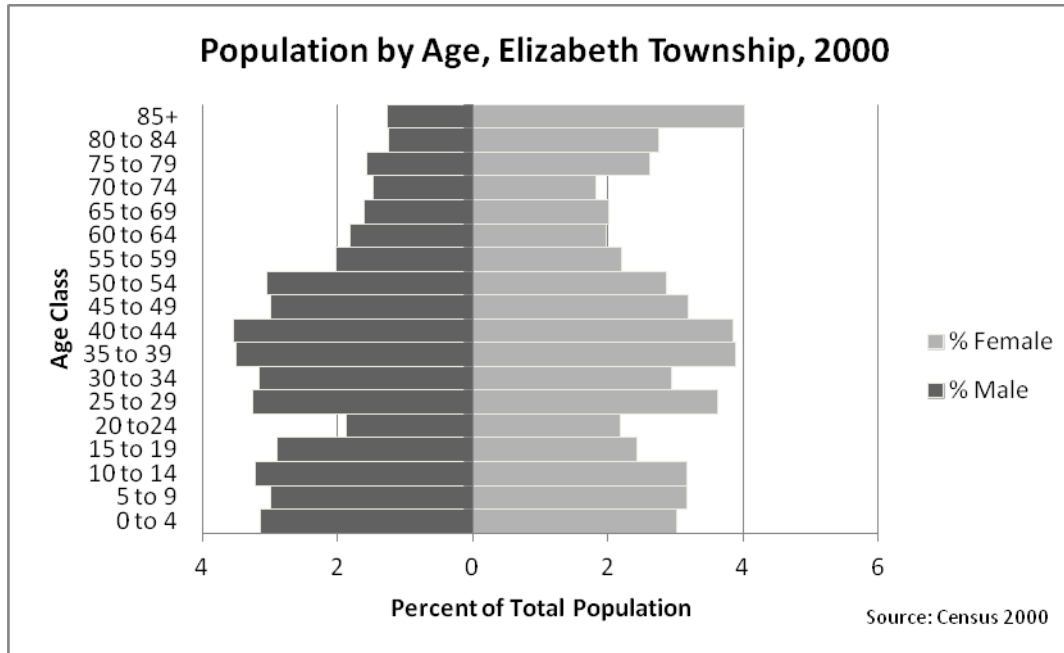


POPULATION PYRAMIDS, 2000 AND 2010: ELIZABETH TOWNSHIP AND LITITZ BOROUGH

Elizabeth Township Population by Age, 2000 and 2010

Age	2000 Male	2000 Female	2000 Total	2010 Male	2010 Female	2010 Total
0 to 4	151	124	275	131	144	275
5 to 9	167	139	306	146	130	276
10 to 14	192	177	369	147	123	270
15 to 19	159	118	277	144	139	283
20 to 24	114	93	207	133	120	253
25 to 29	100	88	188	95	92	187
30 to 34	128	113	241	88	99	187
35 to 39	153	162	315	124	110	234
40 to 44	192	202	394	135	127	262
45 to 49	177	182	359	158	160	318
50 to 54	138	135	273	190	177	367
55 to 59	89	87	176	165	162	327
60 to 64	85	60	145	116	123	239
65 to 69	58	54	112	70	70	140
70 to 74	41	51	92	55	55	110
75 to 79	25	27	52	35	38	73
80 to 84	14	25	39	23	34	57
85+	7	6	13	11	17	28
Total	1,990	1,843	3,833	1,966	1,920	3,886

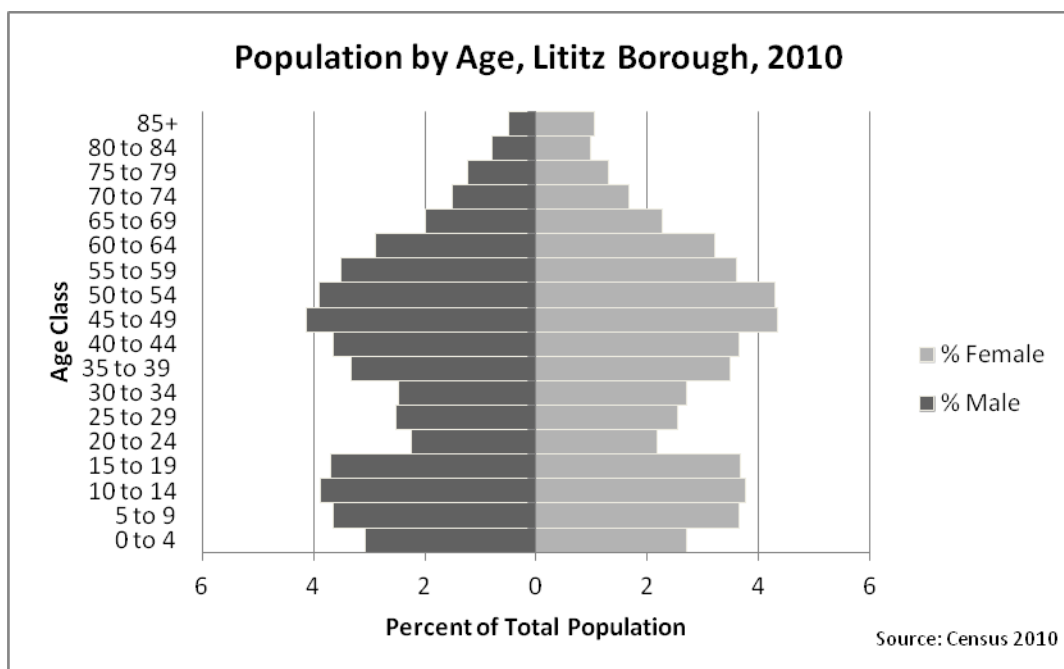
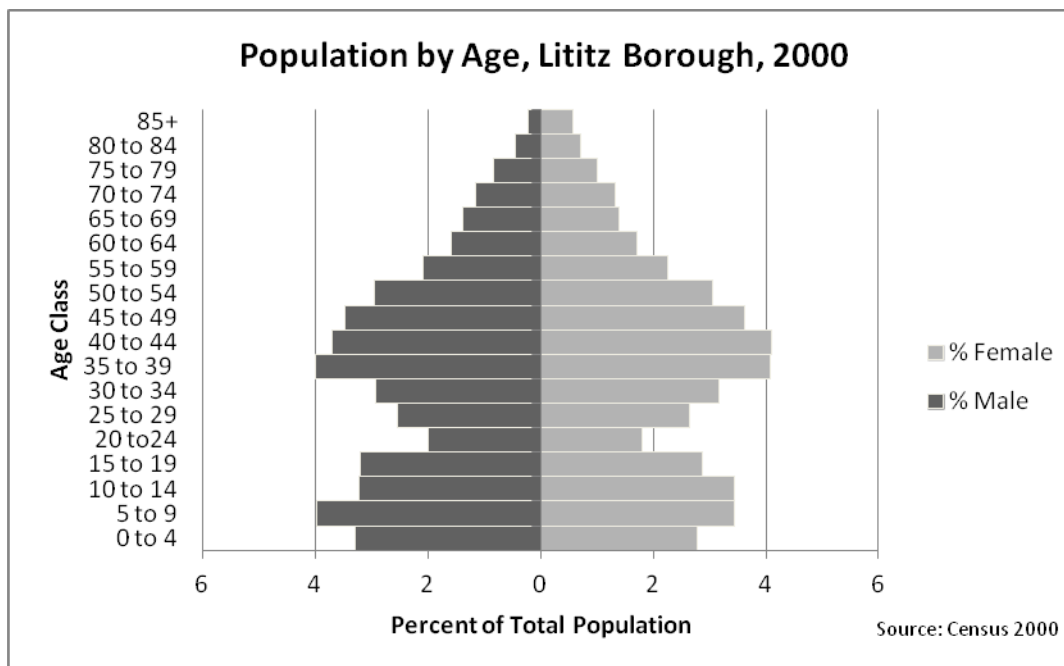
Source: US Census Bureau, 2000 and 2010



Lititz Borough Population by Age, 2000 and 2010

Age	2000 Male	2000 Female	2000 Total	2010 Male	2010 Female	2010 Total
0 to 4	294	282	576	304	282	586
5 to 9	280	296	576	241	246	487
10 to 14	301	297	598	261	296	557
15 to 19	271	228	499	260	242	502
20 to 24	176	204	380	252	253	505
25 to 29	306	339	645	306	321	627
30 to 34	297	276	573	277	281	558
35 to 39	328	365	693	264	274	538
40 to 44	332	361	693	262	268	530
45 to 49	281	298	579	324	336	660
50 to 54	285	269	554	277	332	609
55 to 59	190	206	396	250	292	542
60 to 64	171	184	355	246	282	528
65 to 69	151	189	340	168	199	367
70 to 74	138	170	308	145	185	330
75 to 79	148	246	394	138	231	369
80 to 84	117	258	375	131	216	347
85+	118	377	495	201	526	727
Total	4,184	4,845	9,029	4,307	5,062	9,369

Source: US Census Bureau, 2000 and 2010



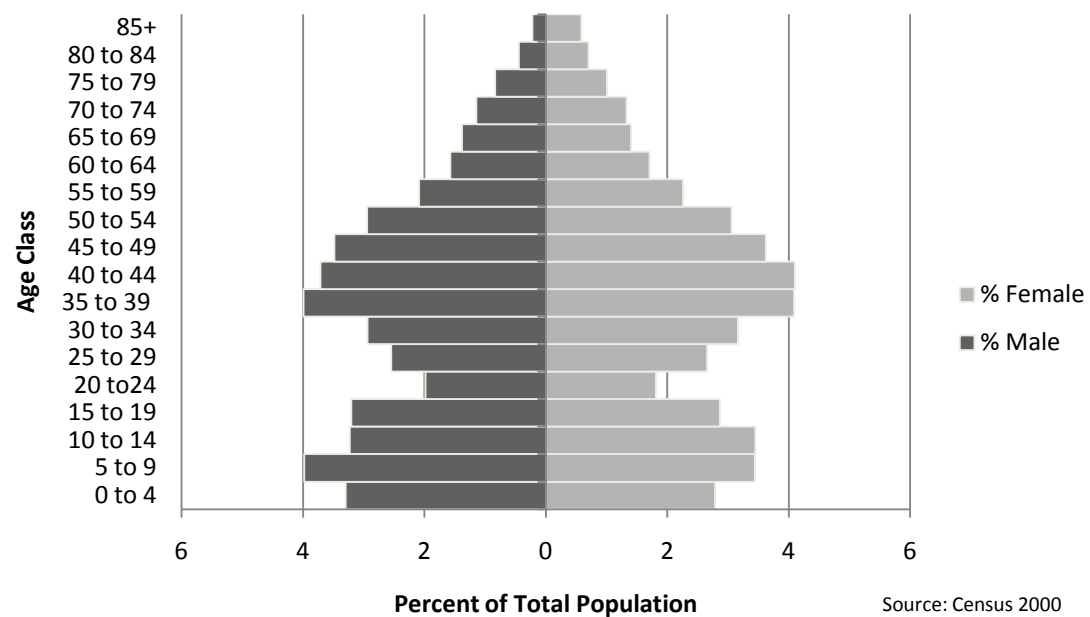
POPULATION PYRAMIDS, 2000 AND 2010: WARWICK TOWNSHIP

Warwick Township Population by Age, 2000 and 2010

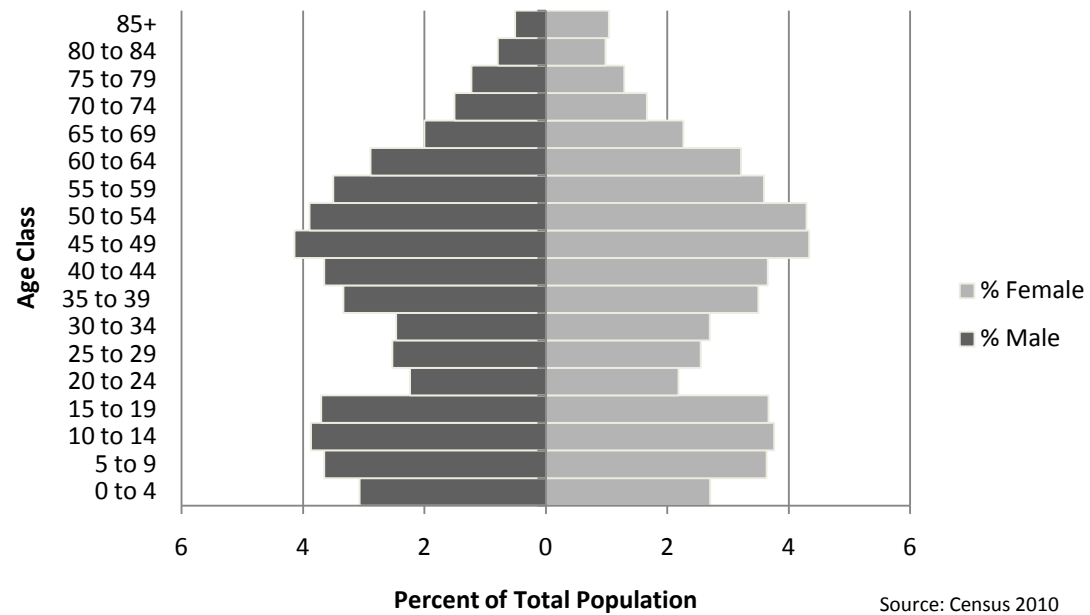
Age	2000 Male	2000 Female	2000 Total	2010 Male	2010 Female	2010 Total
0 to 4	586	495	1,081	546	481	1,027
5 to 9	708	612	1,320	649	647	1,296
10 to 14	574	613	1,187	688	669	1,357
15 to 19	570	510	1,080	658	652	1,310
20 to 24	353	322	675	398	388	786
25 to 29	453	472	925	450	454	904
30 to 34	522	563	1,085	439	480	919
35 to 39	710	727	1,437	593	622	1,215
40 to 44	660	729	1,389	649	650	1,299
45 to 49	619	644	1,263	736	771	1,507
50 to 54	523	544	1,067	692	763	1,455
55 to 59	371	402	773	623	639	1,262
60 to 64	280	303	583	513	572	1,085
65 to 69	246	249	495	356	403	759
70 to 74	204	236	440	268	296	564
75 to 79	149	179	328	218	230	448
80 to 84	79	125	204	141	174	315
85+	39	104	143	90	185	275
Total	7,646	7,829	15,475	8,707	9,076	17,783

Source: US Census Bureau, 2000 and 2010

Population by Age, Warwick Township, 2000



Population by Age, Warwick Township, 2010



RACE, 2000 AND 2010: PENNSYLVANIA, LANCASTER COUNTY, REGION, ELIZABETH TOWNSHIP, LITITZ BOROUGH, AND WARWICK TOWNSHIP

Total Population by Race, 2010

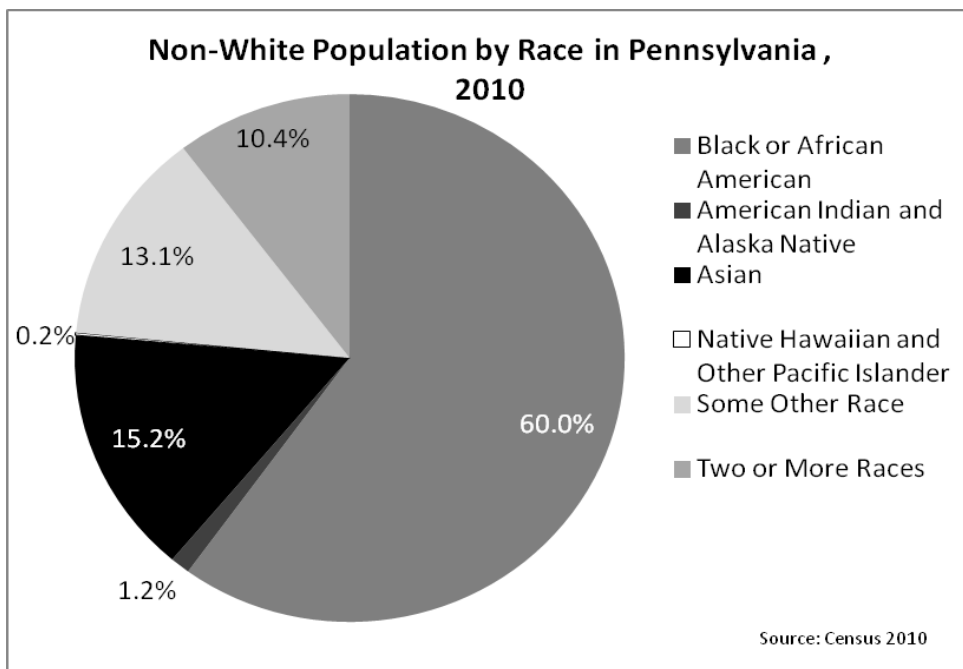
Total Population by Race (2010)	White	Black or African American	American Indian and Alaska Native	Asian	Native Hawaiian and Other Pacific Islander	Some Other Race	Two or More Races	Total
Pennsylvania	10,406,288	1,377,689	26,843	349,088	3,653	300,983	237,835	12,702,379
Lancaster Co	460,171	19,035	1,195	9,860	164	18,819	10,201	519,445
Region	29,680	356	49	301	5	274	373	31,038
Elizabeth Twp	3,802	23	4	17	0	14	26	3,886
Lititz B	8,852	119	17	111	2	112	156	9,369
Warwick Twp	17,026	214	28	173	3	148	191	17,783

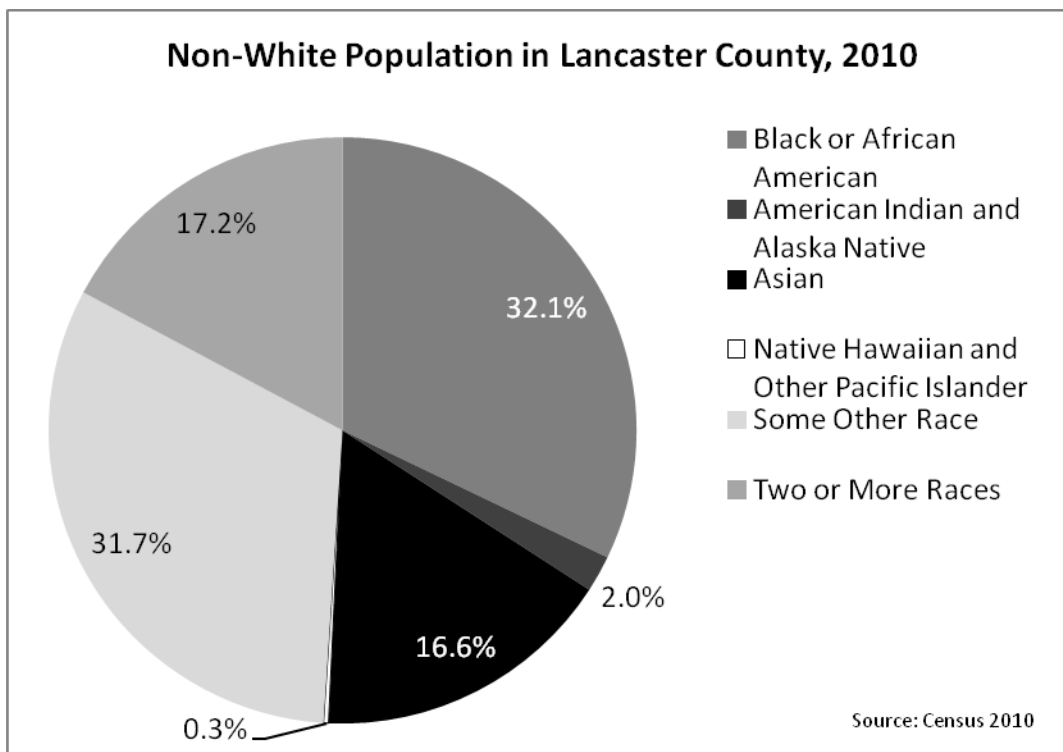
Source: US Census Bureau, 2000 and 2010.

Race as a Percent of Total Population, 2010

Race as a Percent of Total Population (2010)	White	Black or African American	American Indian and Alaska Native	Asian	Native Hawaiian and Other Pacific Islander	Some Other Race	Two or More Races	Total
Pennsylvania	81.92	10.85	0.21	2.75	0.03	2.37	1.87	100
Lancaster Co	88.59	3.66	0.23	1.90	0.03	3.62	1.96	100
Region	95.62	1.15	0.16	0.97	0.02	0.88	1.20	100
Elizabeth Twp	97.84	0.59	0.10	0.44	0.00	0.36	0.67	100
Lititz B	94.48	1.27	0.18	1.18	0.02	1.20	1.67	100
Warwick Twp	95.74	1.20	0.16	0.97	0.02	0.83	1.07	100

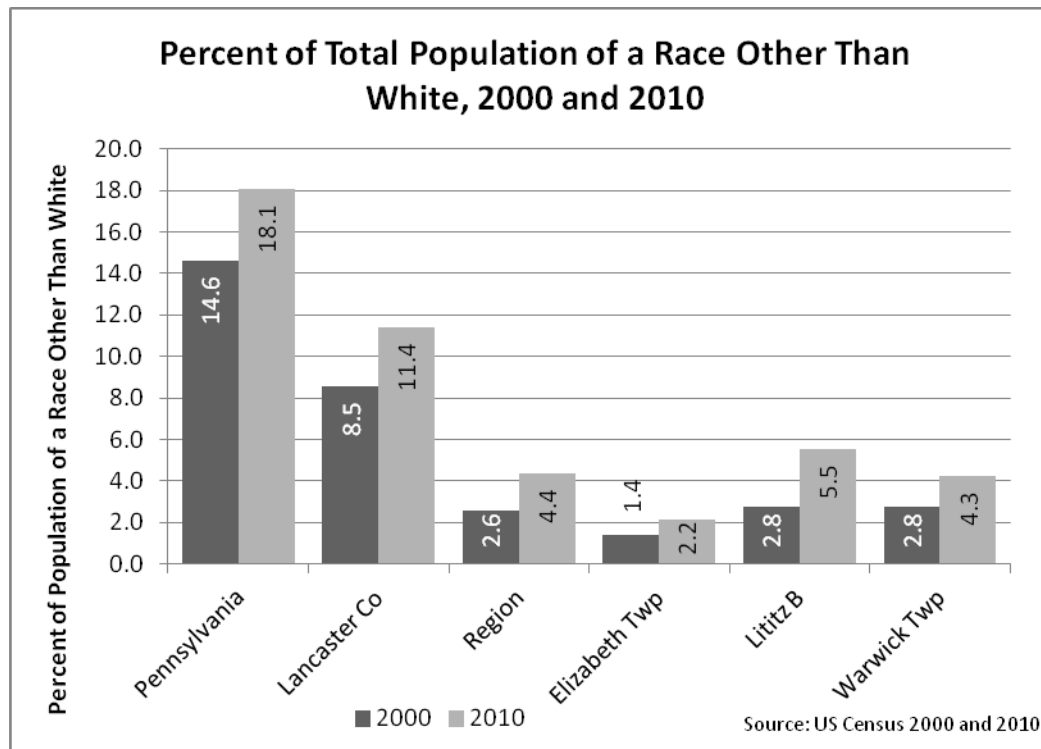
Source: US Census Bureau, 2000 and 2010.





Percent of Total Population of a Race Other Than White, 2000 - 2010

Percent of Total Population of a Race Other Than White	2000	2010
Pennsylvania	14.6	18.1
Lancaster Co	8.5	11.4
Region	2.6	4.4
Elizabeth Twp	1.4	2.2
Lititz B	2.8	5.5
Warwick Twp	2.8	4.3



ETHNICITY, 2000 AND 2010: PENNSYLVANIA, LANCASTER COUNTY, REGION, ELIZABETH TOWNSHIP, LITITZ BOROUGH, AND WARWICK TOWNSHIP

Total Hispanic/Latino Population, 2000 to 2010

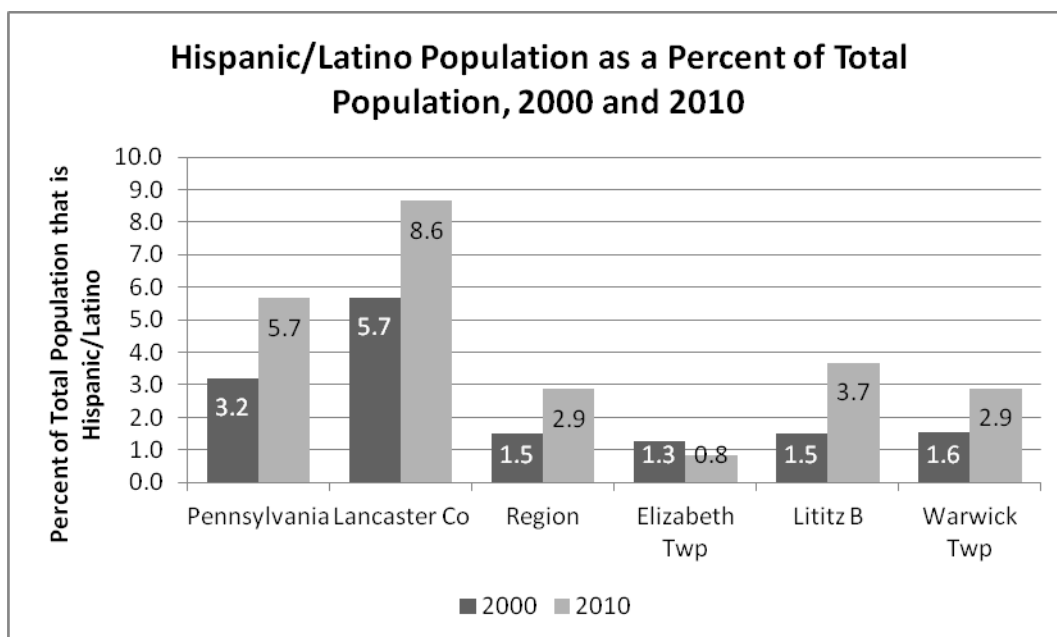
Geography	2000	2010	Total Change	Percent Change
Pennsylvania	394,088	719,660	325,572	82.6
Lancaster Co	26,742	44,930	18,188	68.0
Region	426	891	465	109.2
Elizabeth Twp	48	32	-16	-33.3
Lititz B	137	345	208	151.8
Warwick Twp	241	514	273	113.3

Source: US Census Bureau, 2000 and 2010.

Percent of Total Population that is Hispanic/Latino, 2000 to 2010

Geography	2000	2010
Pennsylvania	3.2	5.7
Lancaster Co	5.7	8.6
Region	1.5	2.9
Elizabeth Twp	1.3	0.8
Lititz B	1.5	3.7
Warwick Twp	1.6	2.9

Source: US Census Bureau, 2000 and 2010.



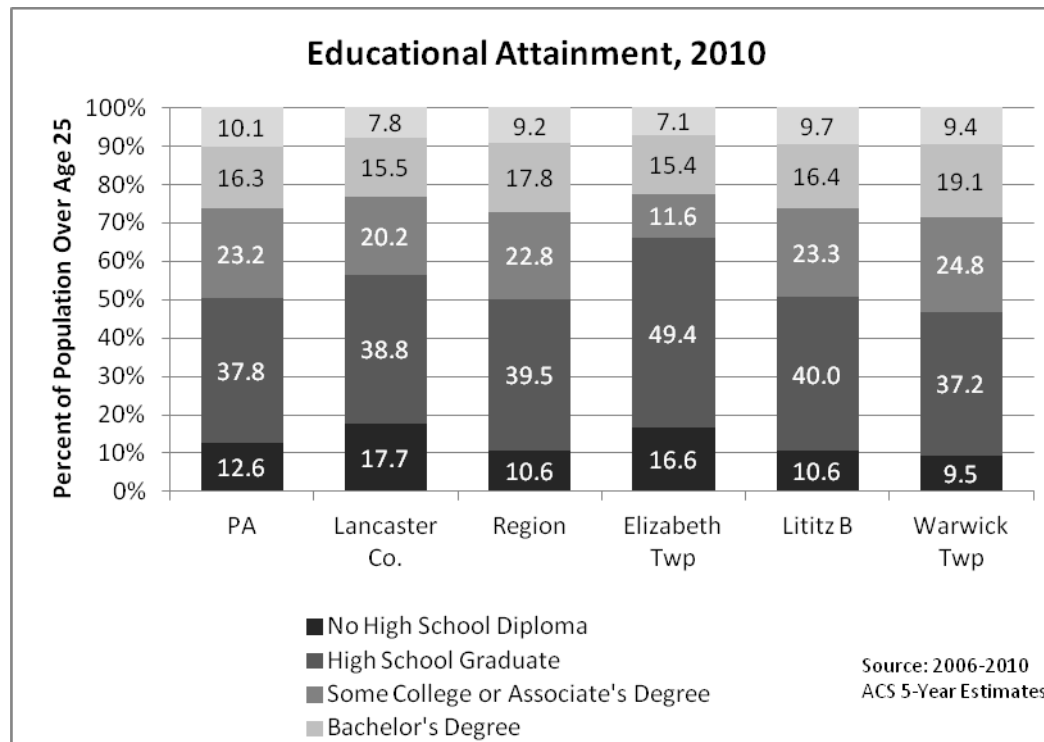
EDUCATIONAL ATTAINMENT, 2010: PENNSYLVANIA, LANCASTER COUNTY, REGION, ELIZABETH TOWNSHIP, LITITZ BOROUGH, AND WARWICK TOWNSHIP

Educational Attainment	Pennsylvania	Lancaster County	Region	Elizabeth Township	Lititz Borough	Warwick Township
Total population 25 years and over	8,558,693	333,043	20,808	2,392	6,572	11,844
Less than 9th grade	338,102	25,161	812	217	214	381
9th to 12th grade, no diploma	739,122	33,717	1,404	180	484	740
High school graduate (includes equivalency)	3,236,194	129,298	8,212	1,181	2,628	4,403
Some college, no degree	1,362,754	48,196	3,335	151	1,177	2,007
Associate's degree	624,465	19,209	1,415	126	353	936
Bachelor's degree	1,396,618	51,554	3,708	368	1,081	2,259
Graduate or professional degree	861,438	25,908	1,922	169	635	1,118

Source: American Community Survey, 2006-2010, 5-Year Estimates

Educational Attainment	Pennsylvania	Lancaster County	Region	Elizabeth Township	Lititz Borough	Warwick Township
No High School Diploma	12.6	17.7	10.6	16.6	10.6	9.5
High School Graduate	37.8	38.8	39.5	49.4	40.0	37.2
Some College or Associate's Degree	23.2	20.2	22.8	11.6	23.3	24.8
Bachelor's Degree	16.3	15.5	17.8	15.4	16.4	19.1
Graduate or Professional Degree	10.1	7.8	9.2	7.1	9.7	9.4

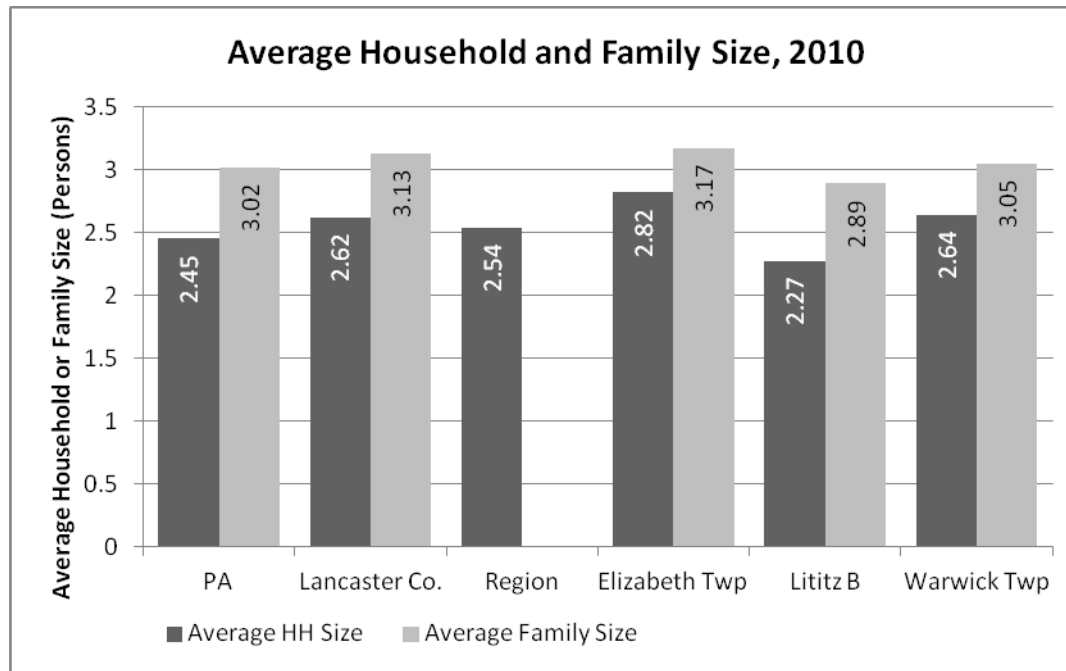
Source: American Community Survey, 2006-2010, 5-Year Estimates



HOUSEHOLDS AND FAMILIES, 2000 AND 2010: PENNSYLVANIA, LANCASTER COUNTY, REGION, ELIZABETH TOWNSHIP, LITITZ BOROUGH, AND WARWICK TOWNSHIP

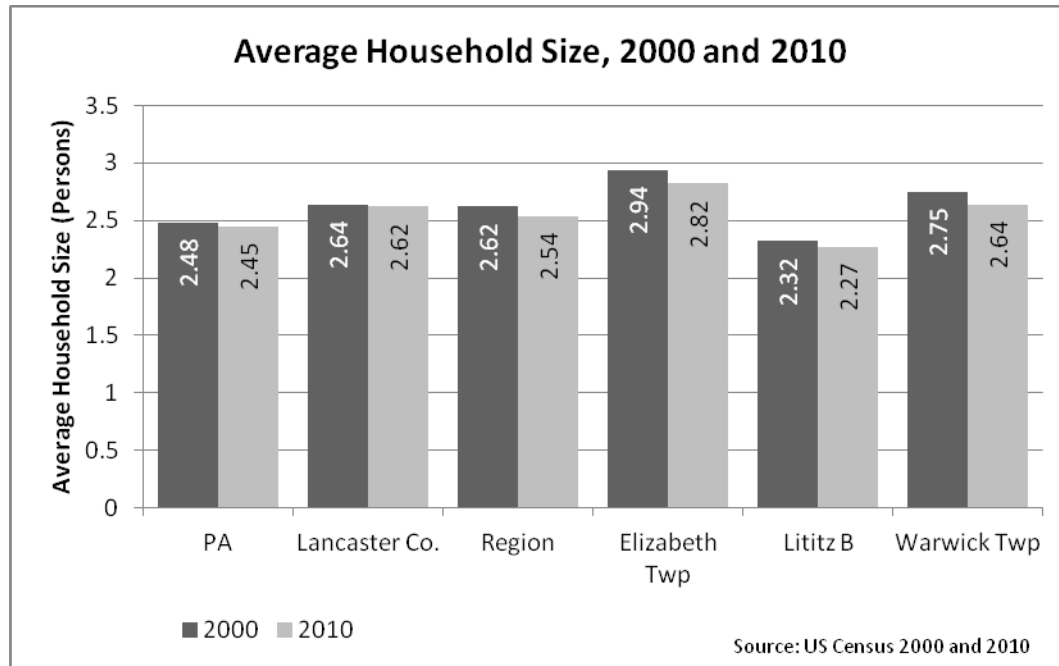
Average Household and Family Size, 2010

2010	Pennsylvania	Lancaster County	Region	Elizabeth Township	Lititz B	Warwick Twp
Average HH Size	2.45	2.62	2.54	2.82	2.27	2.64
Average Family Size	3.02	3.13		3.17	2.89	3.05



Change in Average Household Size, 2000 - 2010

Change in Average Household Size	Pennsylvania	Lancaster County	Region	Elizabeth Township	Lititz B	Warwick Twp
2000	2.48	2.64	2.62	2.94	2.32	2.75
2010	2.45	2.62	2.54	2.82	2.27	2.64
Change 2000 - 2010	-0.03	-0.02	-0.08	-0.12	-0.05	-0.11

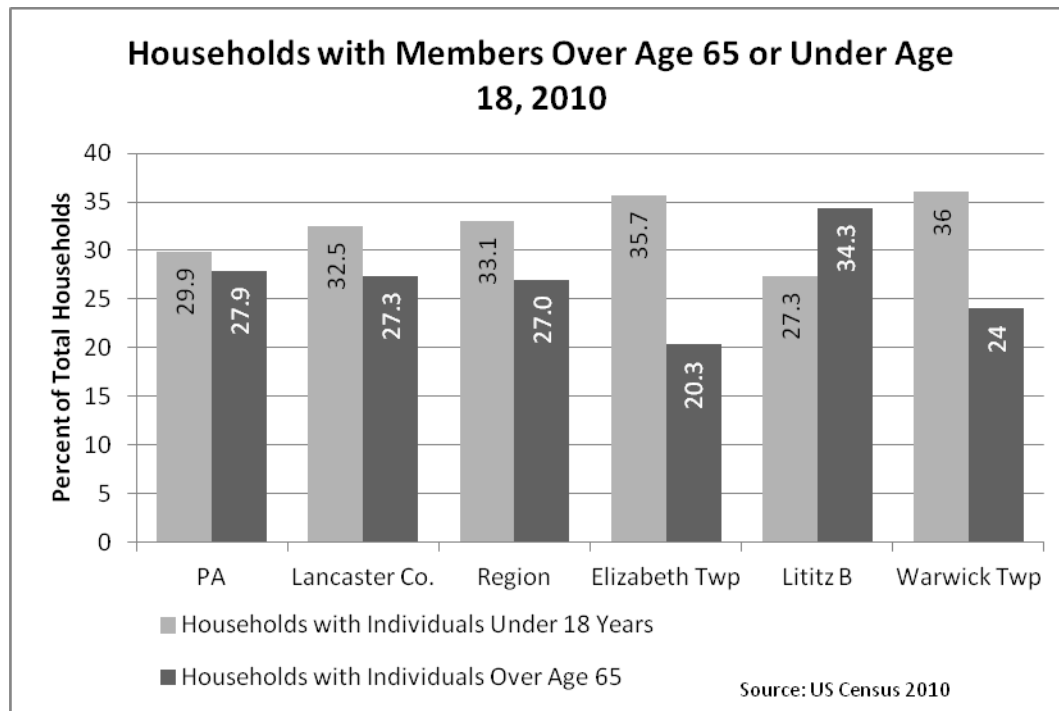


Percent of Total Households with Individuals Under 18 Years

Year	Pennsylvania	Lancaster County	Region	Elizabeth Township	Lititz Borough	Warwick Township
2000	32.6	35.9	37.3	41.5	30.7	40.7
2010	29.9	32.5	33.1	35.7	27.3	36

Percent of Total Households with Individuals 65 Years and Over

Year	Pennsylvania	Lancaster County	Region	Elizabeth Township	Lititz Borough	Warwick Township
2000	27.8	24.6	22.5	16	31	18.2
2010	27.9	27.3	27.0	20.3	34.3	24

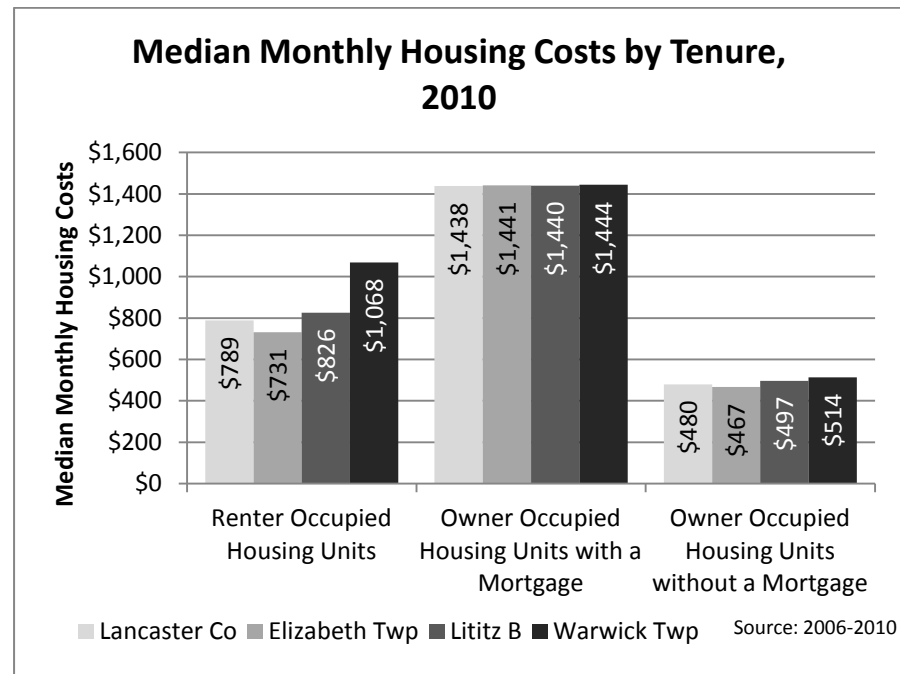


MONTHLY HOUSING COSTS

Median Monthly Housing Costs by Tenure in 2010

Tenure and Mortgage Status	Lancaster Co	Elizabeth Twp	Lititz B	Warwick Twp
Renter Occupied Housing Units	\$789	\$731	\$826	\$1,068
Owner Occupied Housing Units with a Mortgage	\$1,438	\$1,441	\$1,440	\$1,444
Owner Occupied Housing Units without a Mortgage	\$480	\$467	\$497	\$514

Source: 2006-2010 ACS

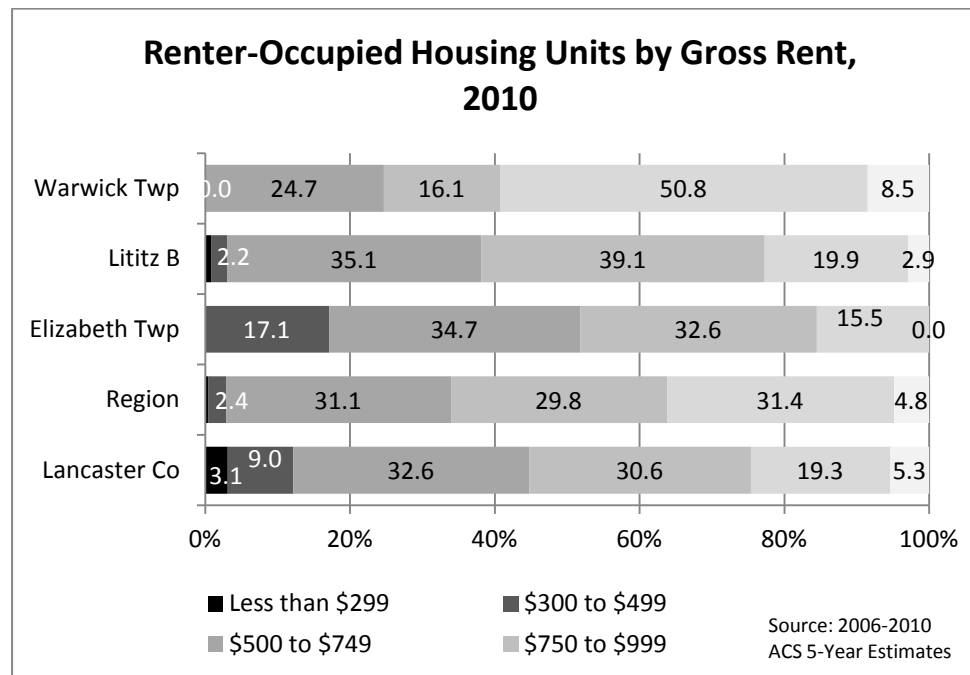


MONTHLY HOUSING COSTS

Renter-Occupied Housing Units by Gross Rent in 2010

Gross Rent	Lancaster Co	Region	Elizabeth Twp	Lititz B	Warwick Twp
Less than \$299	3.1	0.4	0.0	0.8	0.0
\$300 to \$499	9.0	2.4	17.1	2.2	0.0
\$500 to \$749	32.6	31.1	34.7	35.1	24.7
\$750 to \$999	30.6	29.8	32.6	39.1	16.1
\$1,000 to \$1,499	19.3	31.4	15.5	19.9	50.8
\$1,500 or more	5.3	4.8	0.0	2.9	8.5

Source: 2006-2010 ACS

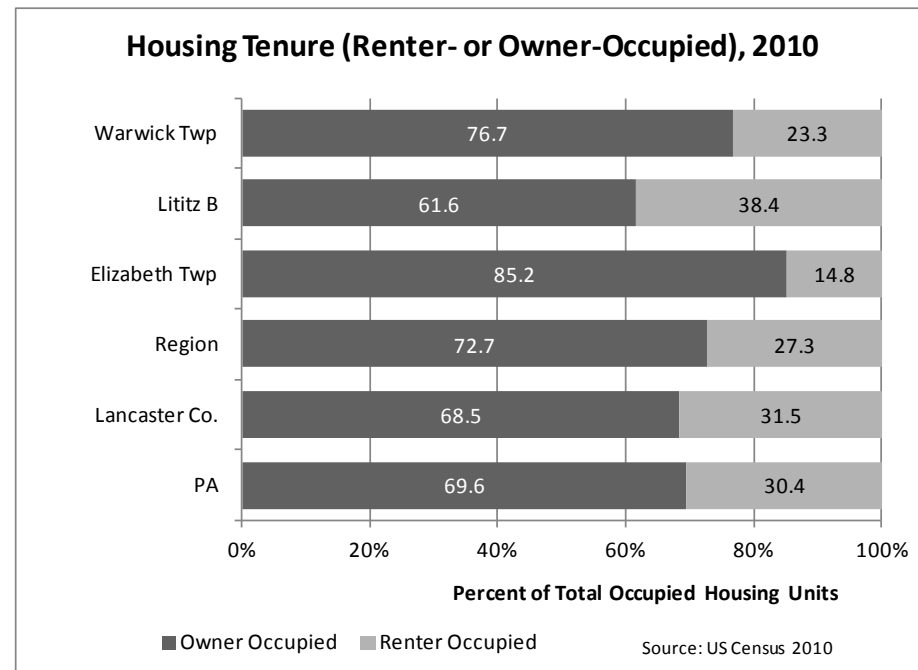


HOUSING UNITS BY TENURE (RENTER/OWNER OCCUPIED), 2000 and 2010

Housing Units by Tenure (Renter/Owner Occupied), 2010

2010	PA	Lancaster Co.	Region	Elizabeth Twp	Lititz B	Warwick Twp
Total Housing Units	5,567,315	202,952	12,475	1,413	4,125	6,937
Total Occupied units	5,018,904	193,602	12,055	1,377	3,970	6,708
Total Owner Occupied	3,491,722	132,703	8,762	1,173	2,447	5,142
Total Renter Occupied	1,527,182	60,899	3,293	204	1,523	1,566
Owner Occupied	69.6	68.5	72.7	85.2	61.6	76.7
Renter Occupied	30.4	31.5	27.3	14.8	38.4	23.3

Source: US Census, 2010

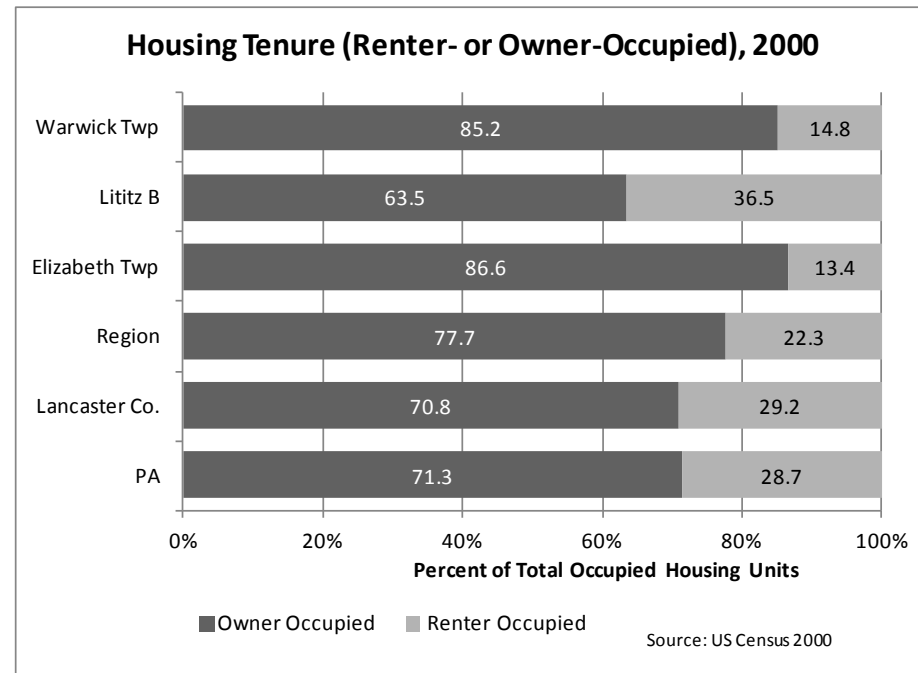


HOUSING UNITS BY TENURE (RENTER/OWNER OCCUPIED), 2000 and 2010

Housing Units by Tenure (Renter/Owner Occupied), 2000

2000	PA	Lancaster Co.	Region	Elizabeth Twp	Lititz B	Warwick Twp
Total Housing Units	5,249,750	179,990	10,868	1,334	3,827	5,707
Total Occupied units	4,777,003	172,560	10,603	1,303	3,732	5,568
Total Owner Occupied	3,406,337	122,208	8,241	1,129	2,370	4,742
Total Renter Occupied	1,370,666	50,352	2,362	174	1,362	826
Owner Occupied	71.3	70.8	77.7	86.6	63.5	85.2
Renter Occupied	28.7	29.2	22.3	13.4	36.5	14.8

Source: US Census, 2000



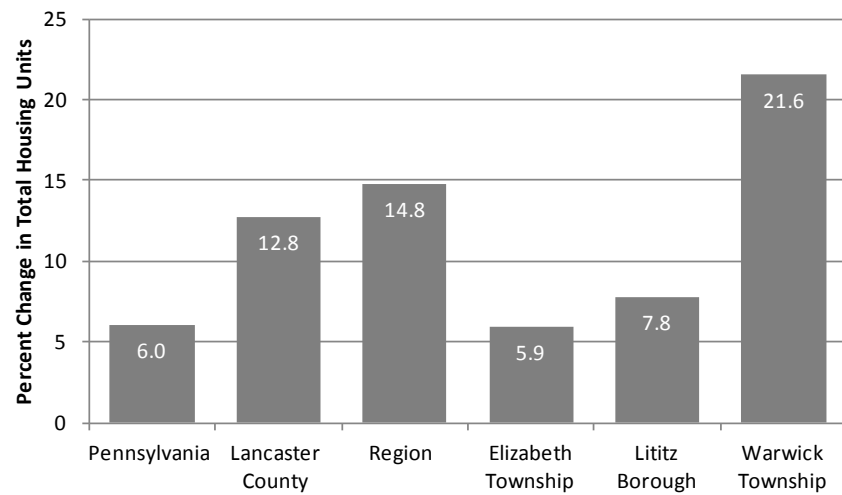
HOUSING UNITS BY TENURE (RENTER/OWNER OCCUPIED), 2000 and 2010

Percent Change in Housing Units by Tenure, 2000-2010

Percent Change 2000 - 2010	PA	Lancaster Co.	Region	Elizabeth Twp	Lititz B	Warwick Twp
Total Housing Units	6.0	12.8	14.8	5.9	7.8	21.6
Total Owner Occupied	2.5	8.6	6.3	3.9	3.2	8.4
Total Renter Occupied	11.4	20.9	39.4	17.2	11.8	89.6

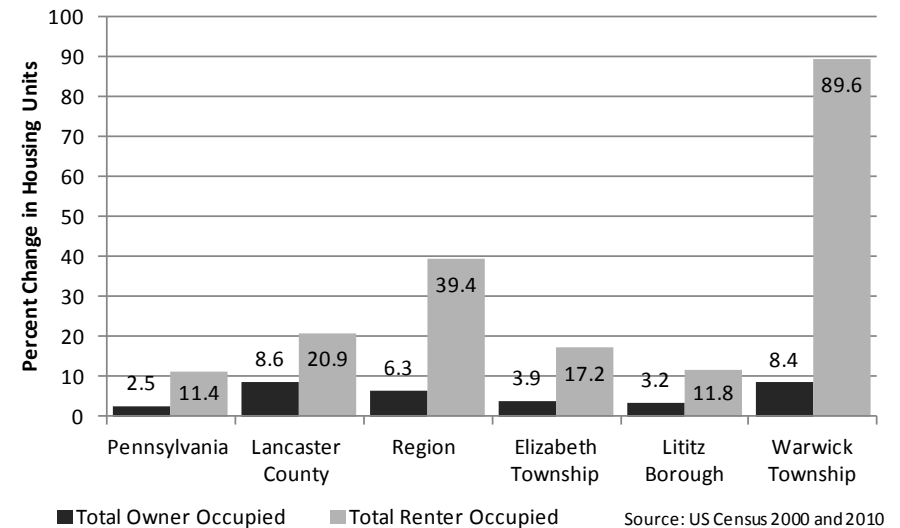
Source: US Census, 2000 and 2010

Percent Change in Total Housing Units, 2000 to 2010



Source: US Census
2000 and 2010

Percent Change in Total Occupied Housing Units by Tenure, 2000 to 2010



Source: US Census 2000 and 2010

HOUSING UNITS BY TENURE (RENTER/OWNER OCCUPIED), 2000 and 2010

Change in Total Occupied Housing Units by Tenure, 2000 - 2010

Percent of Total Growth in Occupied Housing Units	PA	Lancaster Co.	Region	Elizabeth Twp	Lititz B	Warwick Twp
Percent Owner Occupied	35.3	49.9	35.9	59.5	32.4	35.1
Percent Renter Occupied	64.7	50.1	64.1	40.5	67.6	64.9

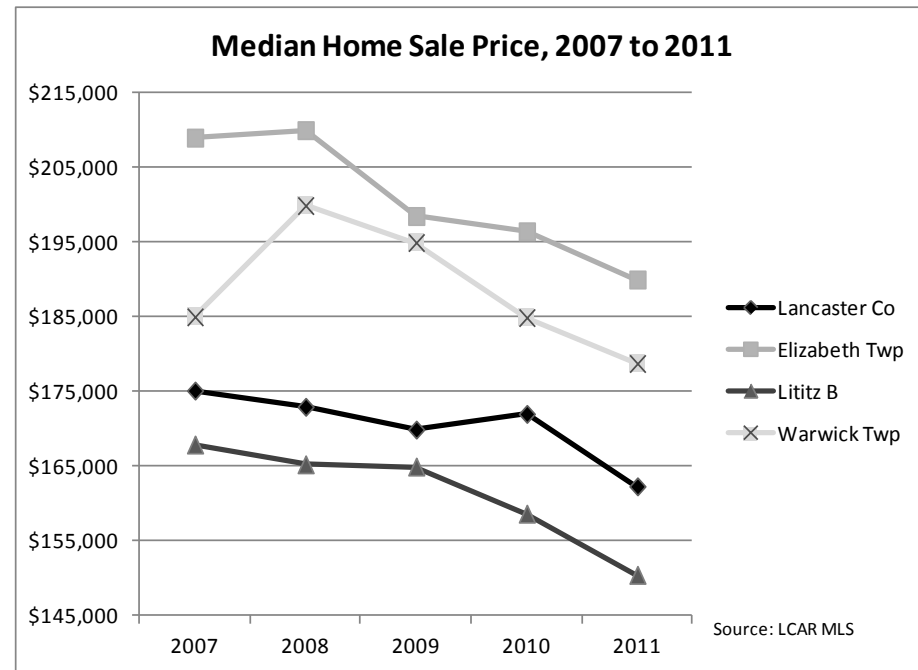
Source: US Census, 2000 and 2010

MEDIAN HOME SALE PRICE, 2007 TO 2011

Median Home Sale Price, 2007 to 2011

Year	Lancaster Co	Elizabeth Twp	Lititz B	Warwick Twp
2007	\$175,125	\$209,000	\$167,900	\$185,000
2008	\$172,950	\$210,000	\$165,250	\$199,900
2009	\$169,900	\$198,500	\$164,950	\$194,950
2010	\$172,000	\$196,450	\$158,640	\$184,900
2011	\$162,300	\$190,000	\$150,450	\$178,750

Source: LCAR MLS

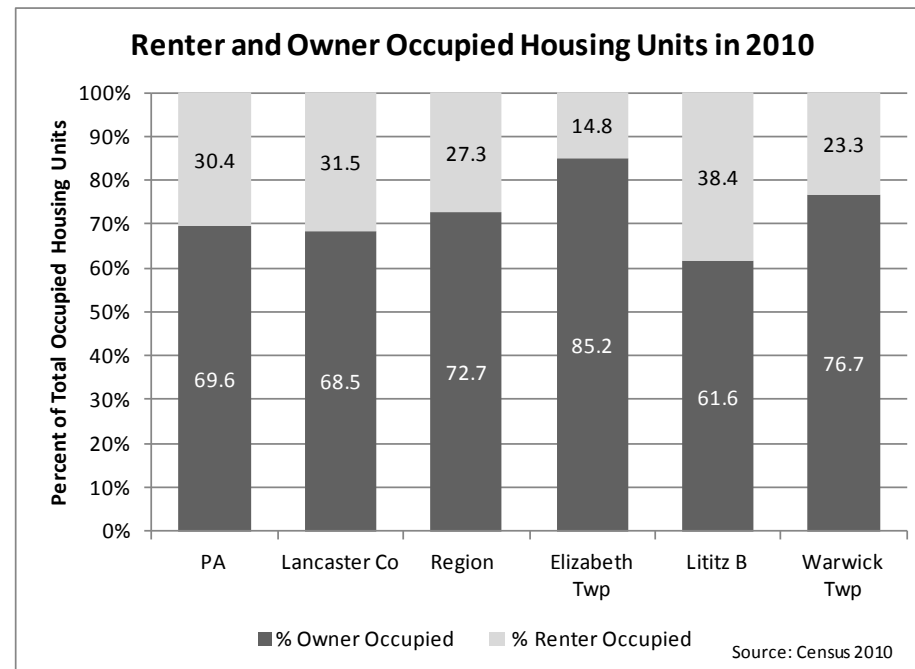


HOUSING UNITS BY TENURE (RENTAL/OWNER OCCUPIED) AND OCCUPANCY IN 2010

Housing Units by Tenure and Occupancy Status in 2010

Housing Units by Tenure and Occupancy Status	PA	Lancaster Co	Region	Elizabeth Twp	Lititz B	Warwick Twp
Total Housing Units	5,567,315	202,952	12,475	1,413	4,125	6,937
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Total Owner Occupied	3,491,722	132,703	8,762	1,173	2,447	5,142
Total Renter Occupied	1,527,182	60,899	3,293	204	1,523	1,566
% Owner Occupied	69.6	68.5	72.7	85.2	61.6	76.7
% Renter Occupied	30.4	31.5	27.3	14.8	38.4	23.3

Source: Census 2010

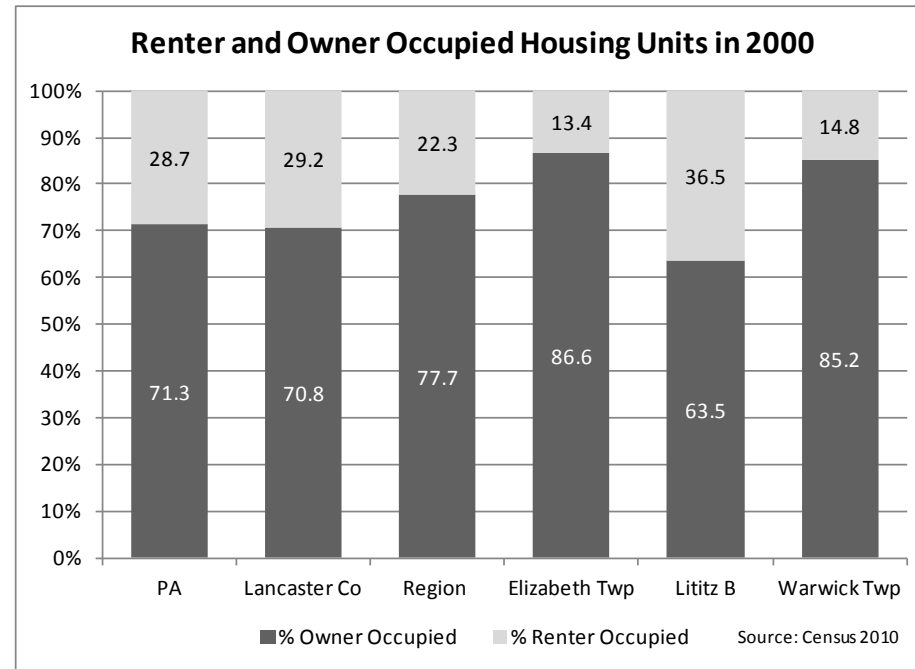


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Total Renter Occupied	1,370,666	50,352	2,362	174	1,362	826
% Owner Occupied	71.3	70.8	77.7	86.6	63.5	85.2
% Renter Occupied	28.7	29.2	22.3	13.4	36.5	14.8

Source: Census 2000



HOUSING VACANCY RATES BY TENURE IN 2000 AND 2010

Housing Vacancy Rates by Tenure, 2010

2010	United States	PA	Lancaster Co	Elizabeth Twp	Lititz B	Warwick Twp
Homeowner Vacancy Rate	2.4	1.8	1.4	0.8	1.2	1
Rental Vacancy Rate	9.2	8.1	5.3	1.9	3.2	3.8

Source: US Census 2010

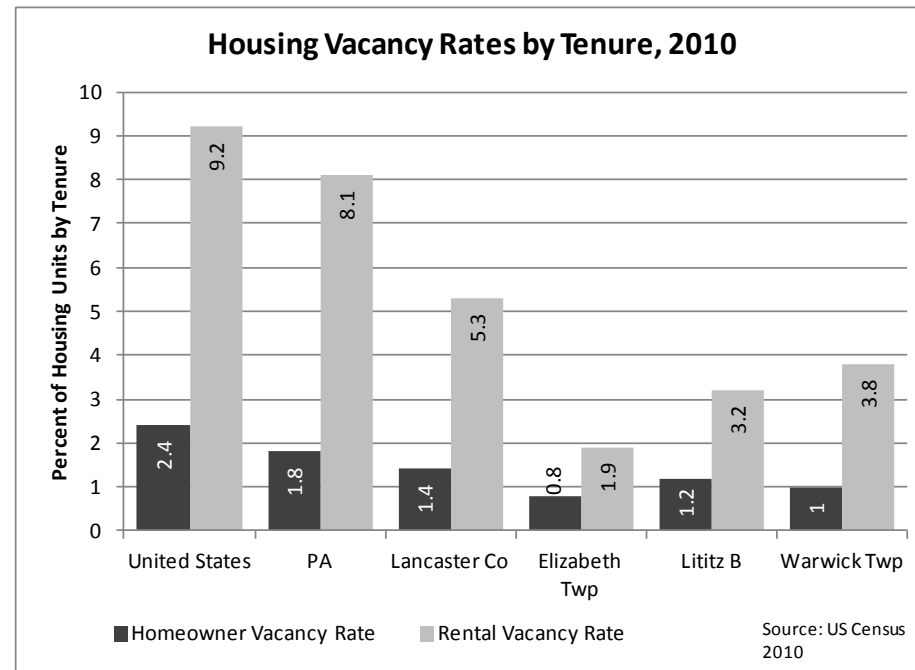
Definitions

Homeowner Vacancy Rate—The homeowner vacancy rate is the proportion of the homeowner inventory that is vacant “for sale.” It is computed by dividing the number of vacant units “for sale only” by the sum of the owner-occupied units, vacant units that are “for sale only,” and vacant units that have been sold but not yet occupied, and then multiplying by 100. This measure is rounded to the nearest tenth.

Rental Vacancy Rate—The rental vacancy rate is the proportion of the rental inventory that is vacant “for rent.” It is computed by dividing the number of vacant units “for rent” by the sum of the renter-occupied units, vacant units that are “for rent,” and vacant units that have been rented but not yet occupied, and then multiplying by 100. This measure is rounded to the nearest tenth.

Source: US Census 2000 and 2010

HOUSING VACANCY RATES BY TENURE IN 2000 AND 2010



What is a normal vacancy rate?

There is on-going debate surrounding methods used for the determination of normal or healthy housing vacancy rates. Typically a rental vacancy rate between 5 and 6 percent is considered to be normal or healthy, while an owner-occupied vacancy rate of between 1.5 and 2 percent is considered to be normal or healthy. However, vacancy rates have been known to fluctuate over time based on a variety of economic factors and conditions, housing stock and price levels, and population variables such as population mobility. Source: Belsky, Eric S. "Rental Vacancy Rates: A Policy Primer." Housing Policy Debate. Vol. 3, Issue 3, 1992. Pg 793-813.

Online: www.knowledgeplex.org/kp/text_document_summary/scholarly_

HOUSING VACANCY RATES BY TENURE IN 2000 AND 2010

Housing Vacancy Rates by Tenure, 2000

2000	United States	PA	Lancaster Co	Elizabeth Twp	Lititz B	Warwick Twp
Homeowner Vacancy Rate	1.7	1.6	1.4	0.7	0.9	0.9
Rental Vacancy Rate	6.8	7.2	4.9	3.3	2.4	2.9

Source: US Census 2000

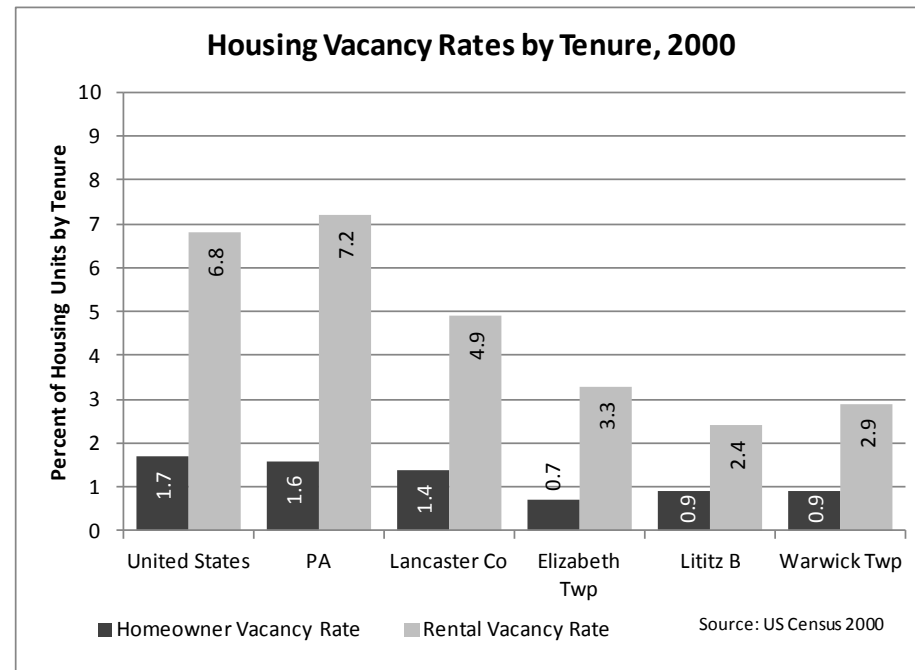
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Source: US Census 2000 and 2010

HOUSING VACANCY RATES BY TENURE IN 2000 AND 2010



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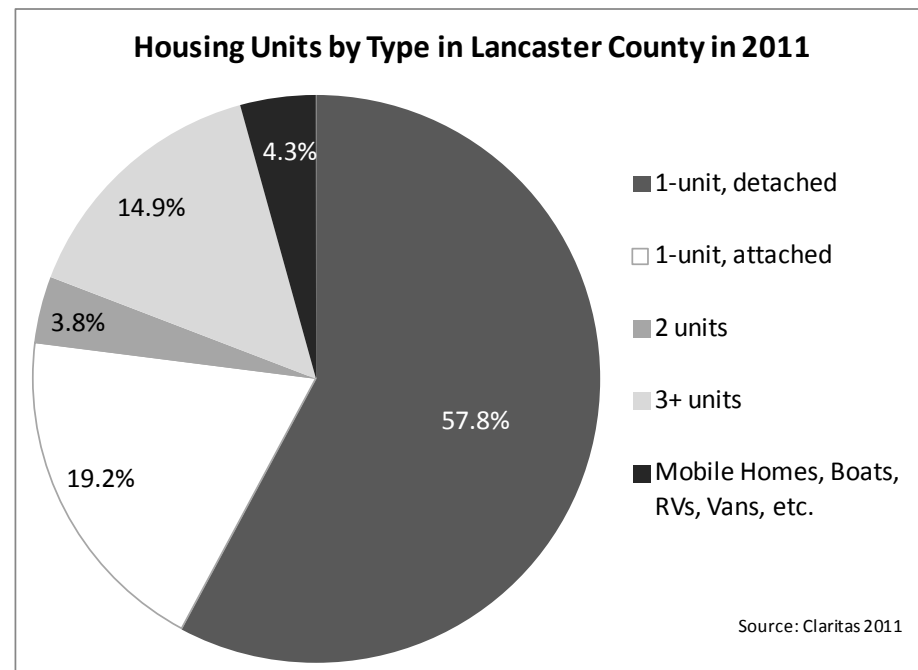
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HOUSING UNITS BY TYPE (UNITS IN STRUCTURE) IN 2011

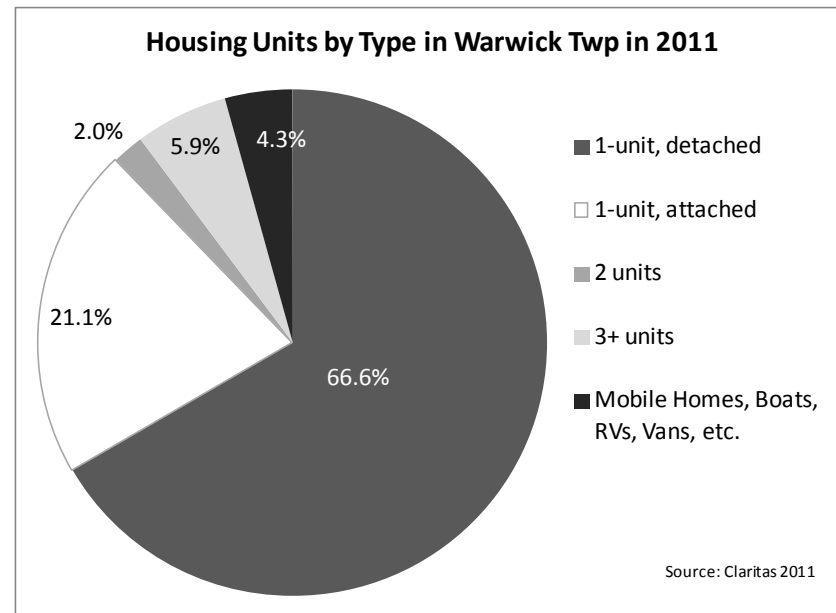
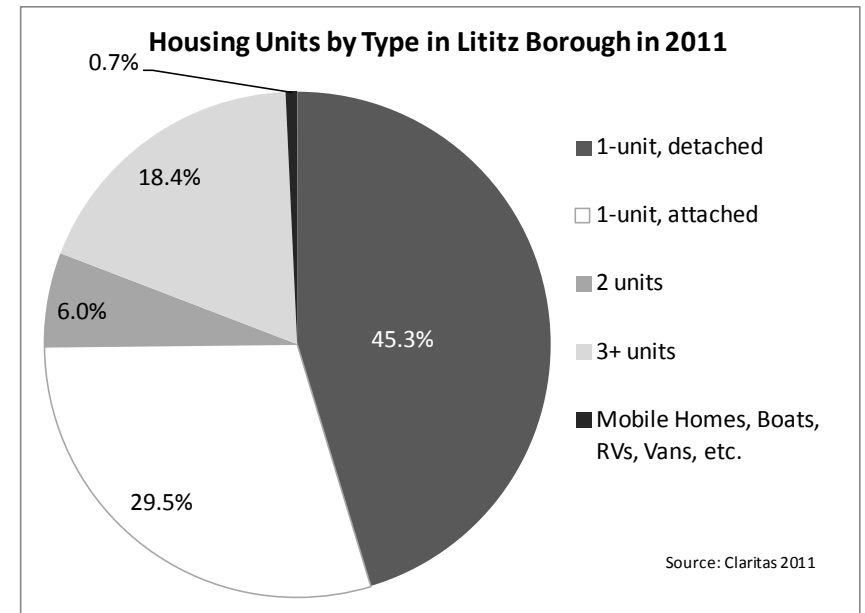
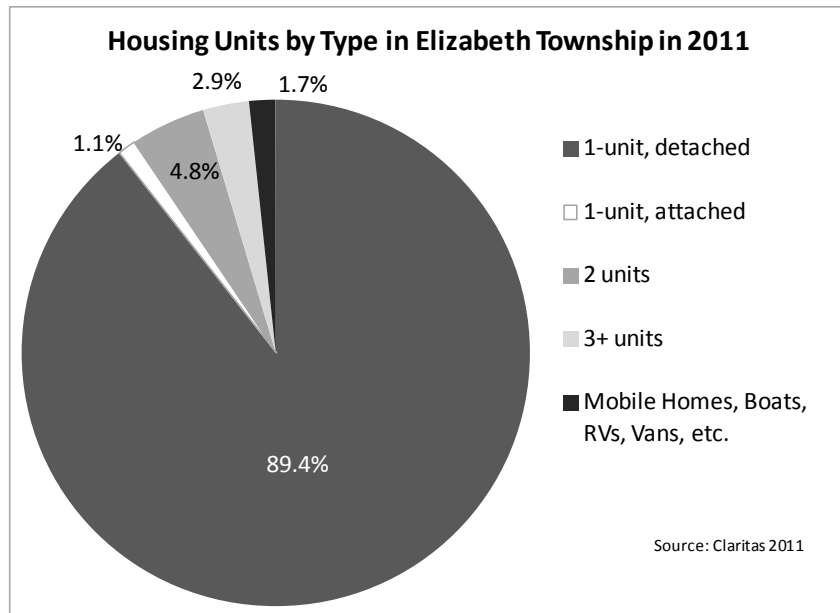
Total Housing Units by Type in 2011

Units in Structure	PA	Lancaster County	Region	Elizabeth Twp	Lititz B	Warwick Twp
1-unit, detached	3,193,003	116,238	7,477	1,258	1,789	4,430
1-unit, attached	1,010,383	38,564	2,587	16	1,165	1,406
2 units	274,531	7,684	439	68	238	133
3+ units	863,969	29,875	1,161	41	727	393
Mobile Homes, Boats, RVs, Vans, etc.	246,557	8,633	340	24	29	287

Source: Claritas, 2011



HOUSING UNITS BY TYPE (UNITS IN STRUCTURE) IN 2011



AGE OF HOUSING STOCK IN 2011

Year of Construction for Housing Units in 2011

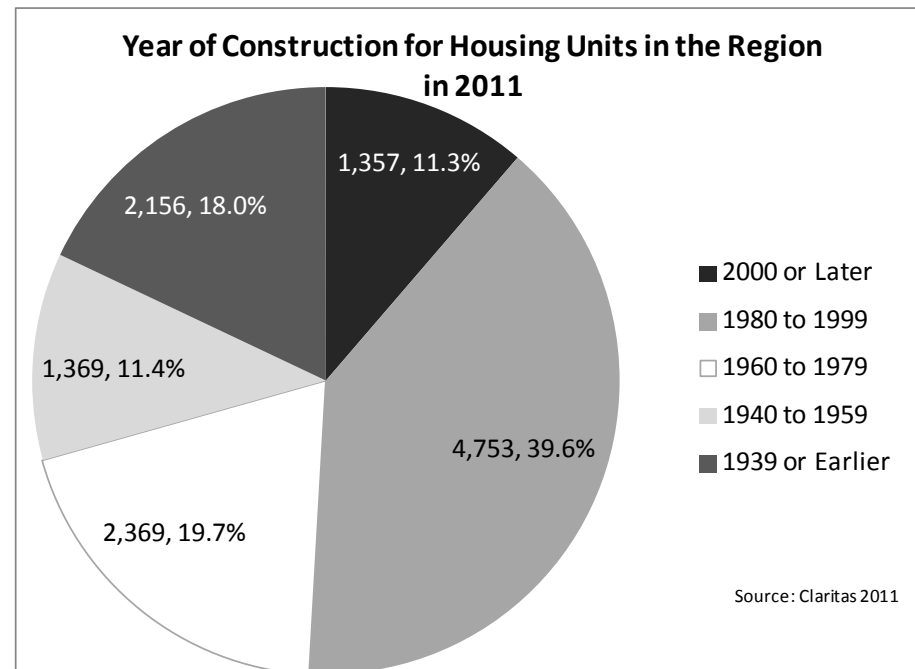
Year Built	PA	Lancaster Co	Region	Elizabeth Twp	Lititz B	Warwick Twp
2000 or Later	488,935	23,844	1,357	80	224	1,053
1980 to 1999	1,048,670	57,189	4,753	653	930	3,170
1960 to 1979	1,269,589	45,074	2,369	305	869	1,195
1940 to 1959	1,226,777	29,317	1,369	152	633	584
1939 or Earlier	1,554,472	45,570	2,156	217	1,292	647

Source: Claritas 2011

Estimated Median Year of Construction for Housing Units in 2011

Year	PA	Lancaster Co	Region	Elizabeth Twp	Lititz B	Warwick Twp
Estimated Median Year of Construction	1960	1973	1980	1981	1961	1987

Source: Claritas 2011



GROUP QUARTERS POPULATION IN 2010

Total Population Residing in Group Quarters, 2010

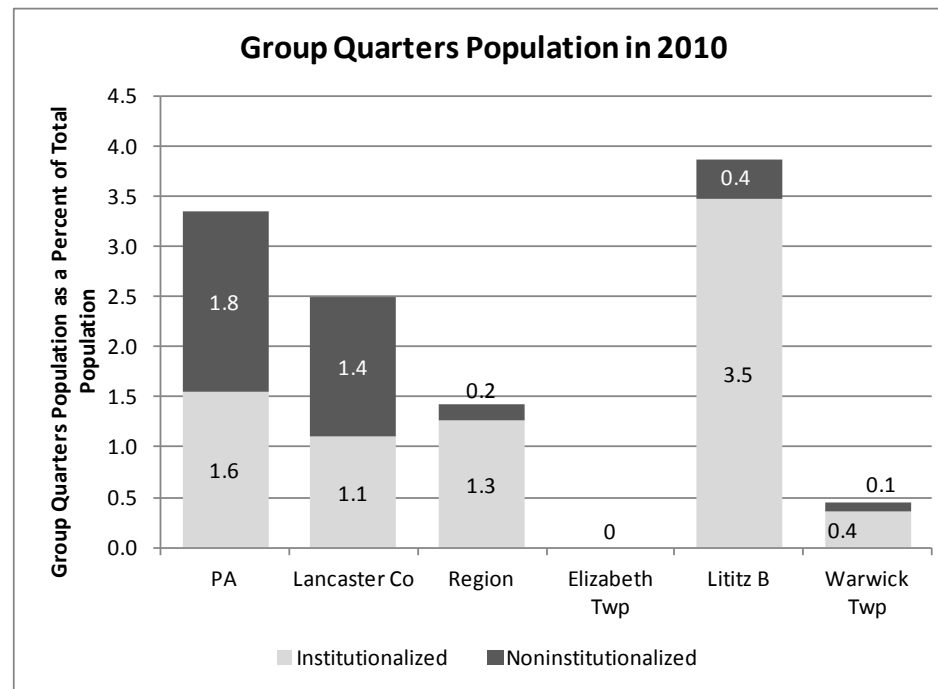
Total Population	PA	Lancaster Co	Region	Elizabeth Twp	Lititz B	Warwick Twp
In Group Quarters	426,113	12,638	441	0	363	78
Institutionalized	197,112	5,497	391	0	326	65
Noninstitutionalized	229,001	7,141	50	0	37	13

Source: US Census 2010

Percent of Total Population Residing in Group Quarters, 2010

Percent of Total Population	PA	Lancaster Co	Region	Elizabeth Twp	Lititz B	Warwick Twp
In Group Quarters	3.4	2.4	1.4	0	3.9	0.4
Institutionalized	1.6	1.1	1.3	0	3.5	0.4
Noninstitutionalized	1.8	1.4	0.2	0	0.4	0.1

Source: US Census 2010

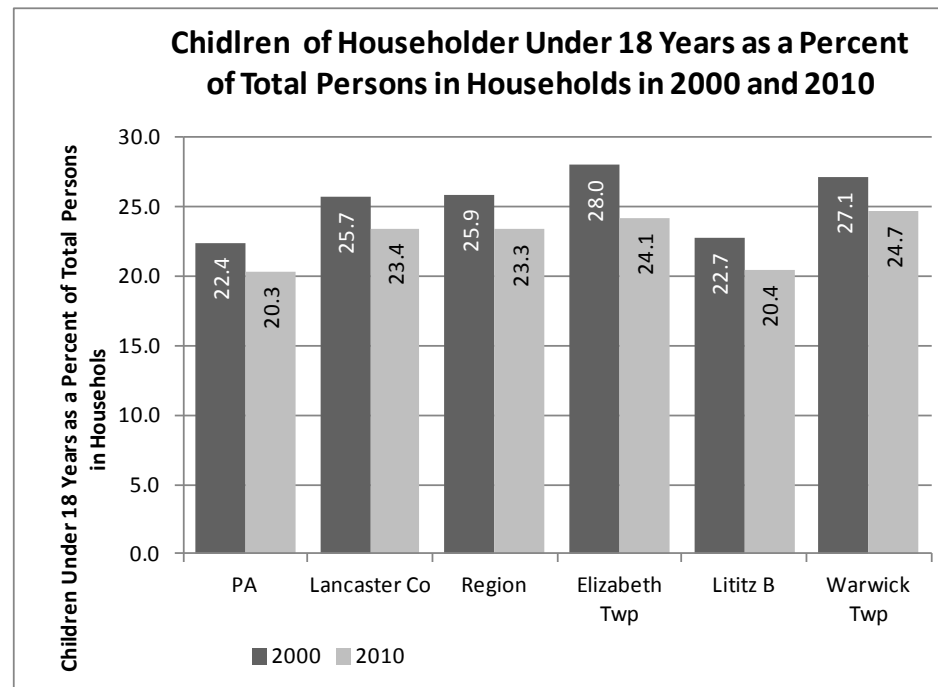


HOUSEHOLD COMPOSITION: CHILDREN OF HOUSEHOLDER IN 2000 AND 2010

Children Under 18 Years as a Percent of Total Persons in Households

Year	PA	Lancaster Co	Region	Elizabeth Twp	Lititz B	Warwick Twp
2000	22.4	25.7	25.9	28.0	22.7	27.1
2010	20.3	23.4	23.3	24.1	20.4	24.7

Source: US Census, 2000 and 2010

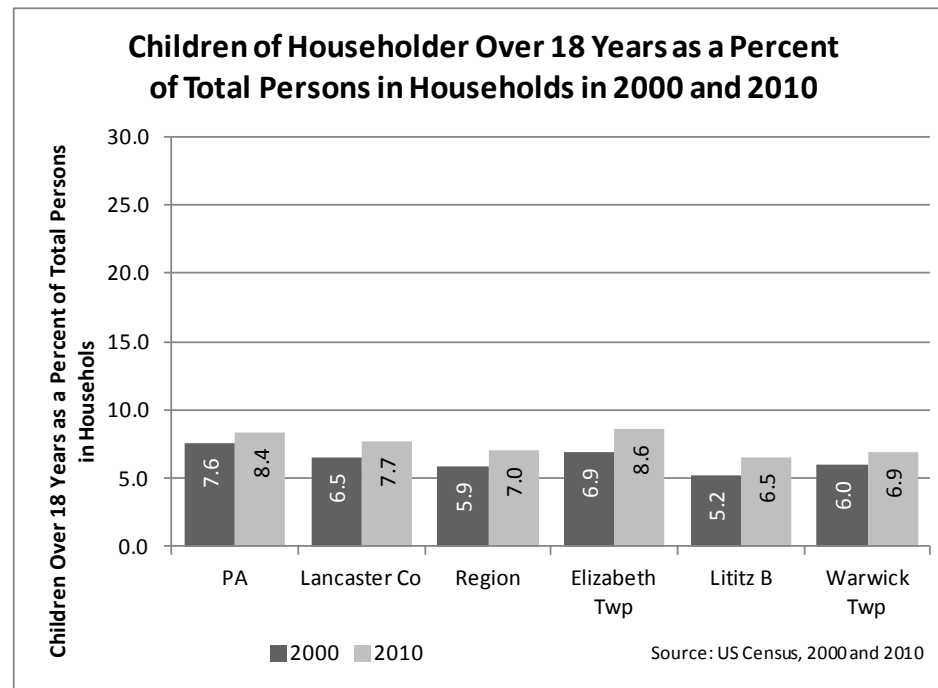


HOUSEHOLD COMPOSITION: CHILDREN OF HOUSEHOLDER IN 2000 AND 2010

Children Over 18 Years as a Percent of Total Persons in Households

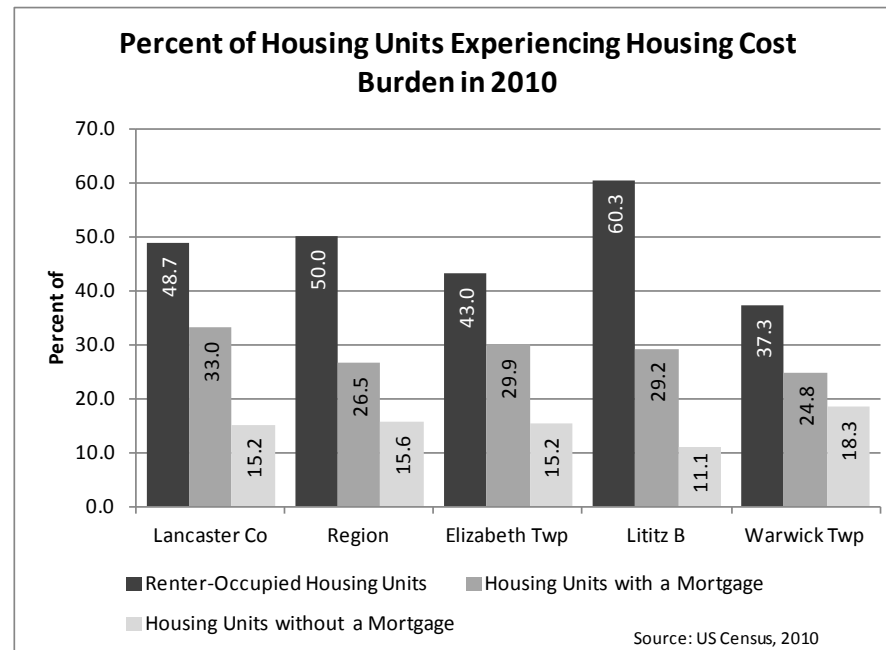
Year	PA	Lancaster Co	Region	Elizabeth Twp	Lititz B	Warwick Twp
2000	7.6	6.5	5.9	6.9	5.2	6.0
2010	8.4	7.7	7.0	8.6	6.5	6.9

Source: US Census, 2000 and 2010



HOUSING COST BURDEN***Housing Cost Burden in Occupied Housing Units in 2010 ***

Percent of Housing Units by Tenure/Mortgage Status	Lancaster Co	Region	Elizabeth Twp	Lititz B	Warwick Twp
Renter-Occupied Housing Units	48.7	50.0	43.0	60.3	37.3
Housing Units with a Mortgage	33.0	26.5	29.9	29.2	24.8
Housing Units without a Mortgage	15.2	15.6	15.2	11.1	18.3
Total Housing Units	32.8	29.6	28.6	37.3	25.4



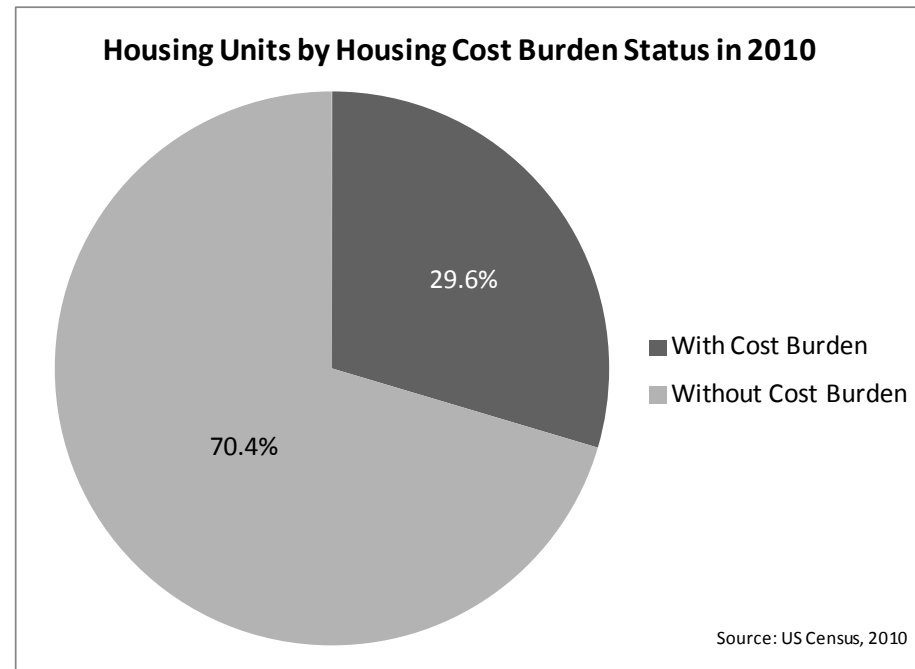
* A household is considered to be "housing cost burdened" if monthly housing costs exceed 30% of monthly household income. Percentages represent the percent of total housing units for which housing cost burden could be calculated.

HOUSING COST BURDEN*

Percent of Occupied Housing Units by Housing Cost Burden Status*

Housing Units	Percent of Housing Units
With Cost Burden	29.6
Without Cost Burden	70.4

Source: Census 2010



* A household is considered to be "housing cost burdened" if monthly housing costs exceed 30% of monthly household income. Percentages represent the percent of total housing units for which housing cost burden could be calculated.

HOUSING COSTS VS. HOUSING INCOME IN 2010

Total	Lancaster Co	Region	Elizabeth Twp	Lititz B	Warwick Twp
Households Earning Less than \$15,000	16,829	658	40	321	297
Housing Units Costing Under \$500/Month	7,691	180	43	72	65

Source: Census 2010

