



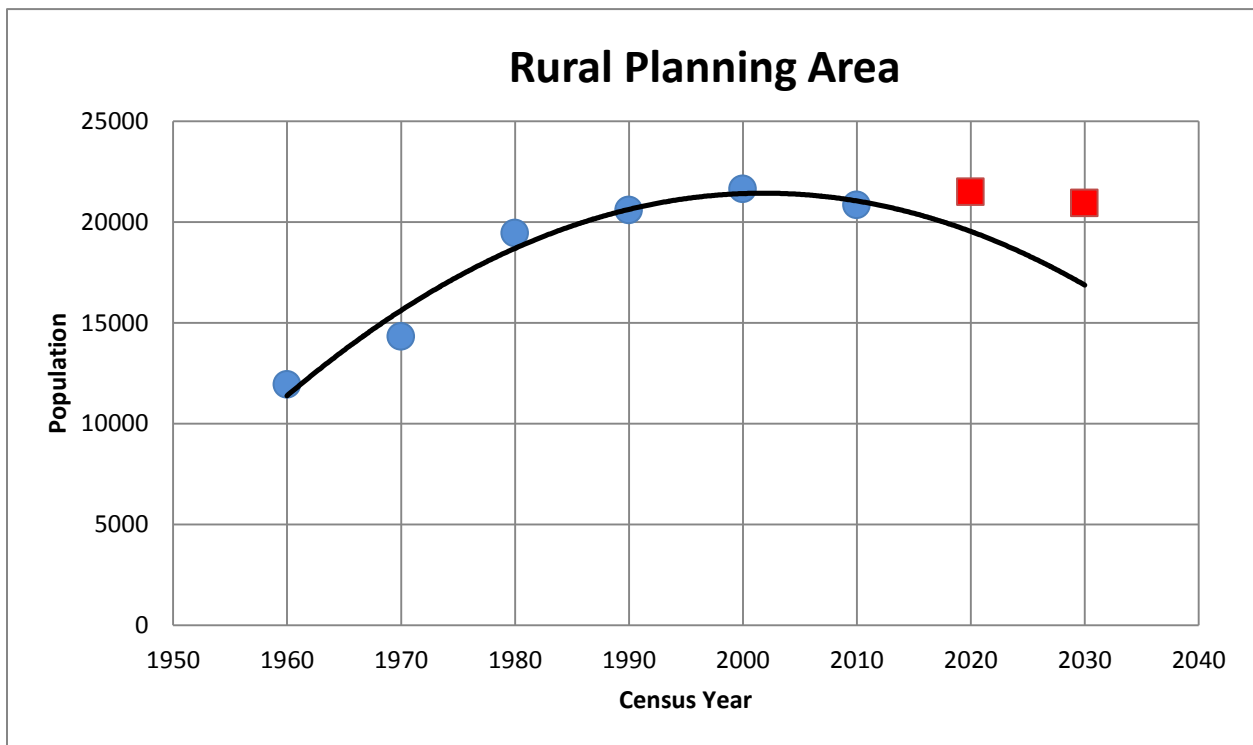




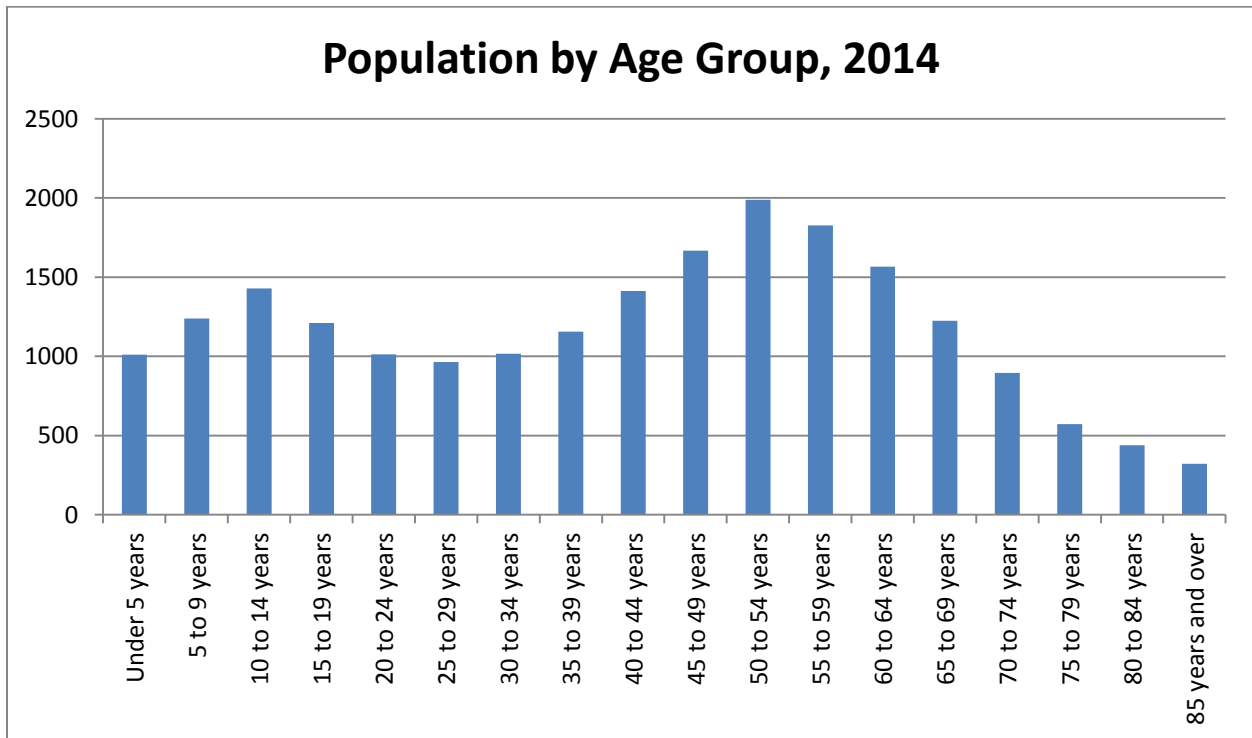
Rural Planning Area Profile

# Population change and projections

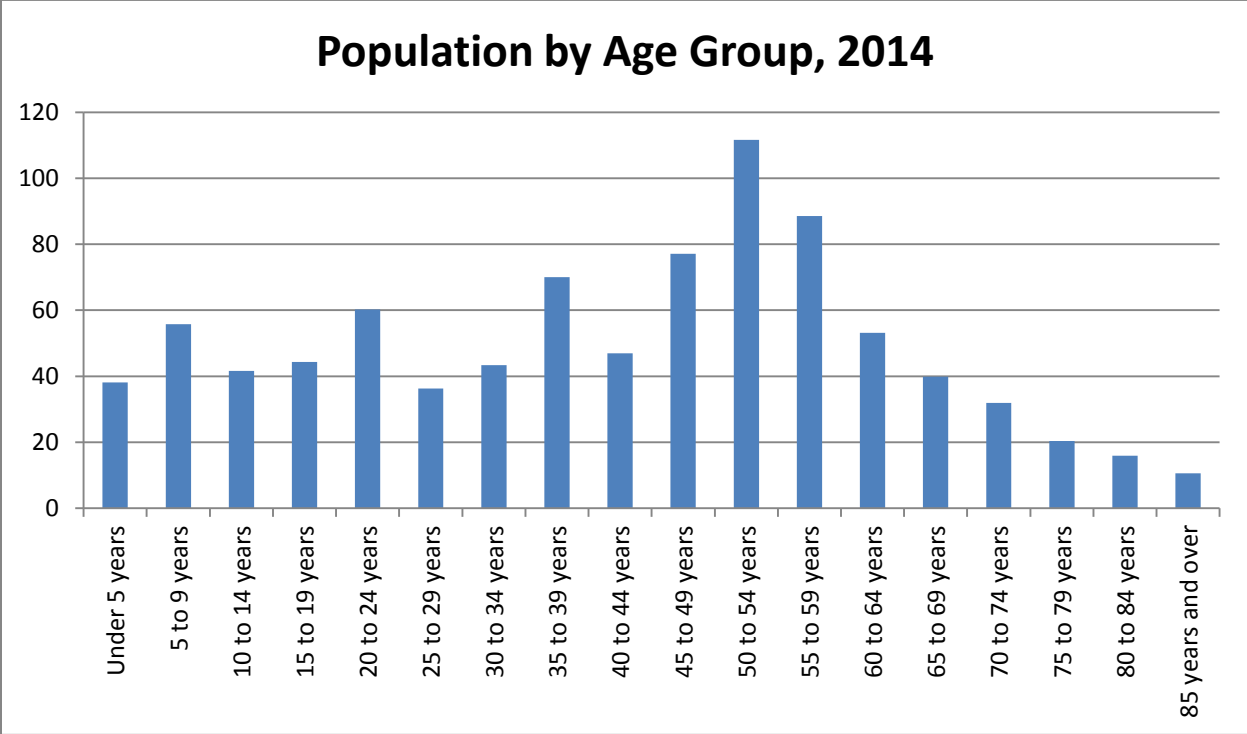
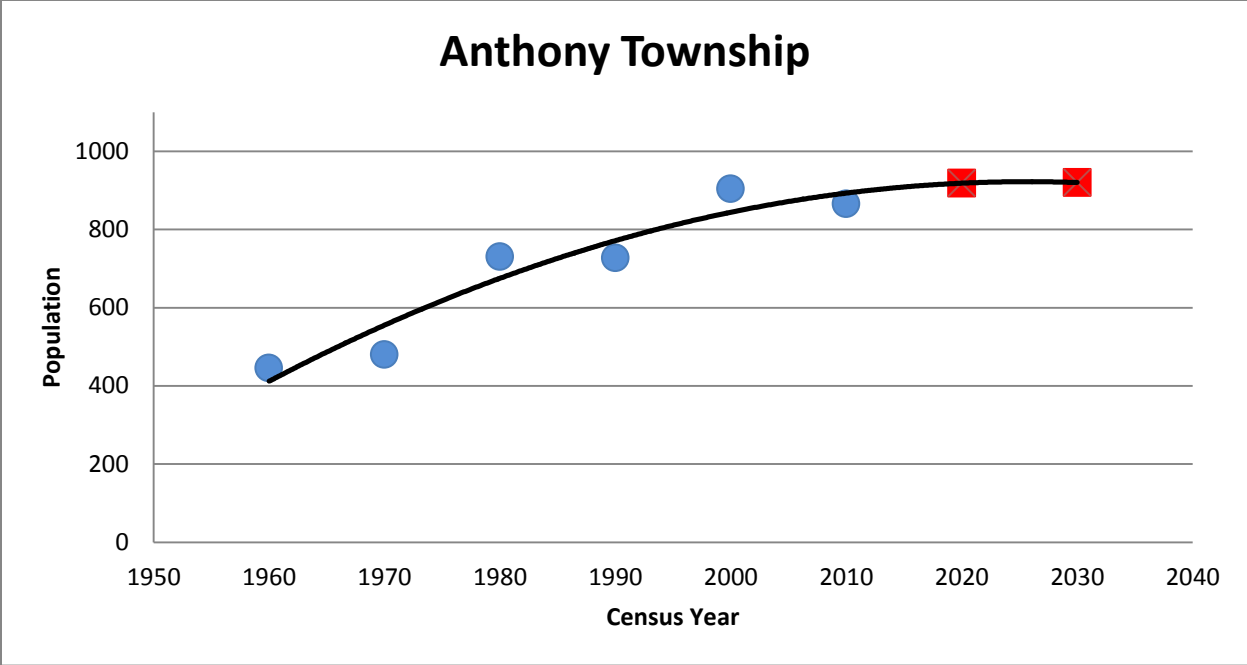
-  Census Count of Population Used to Calculate Population Change Projection
-  Census Count of Population Excluded From Calculations
-  Projected Future Population Count
-  Best Fit Population Change Trend Based on 30-50 Years of Census Population Counts



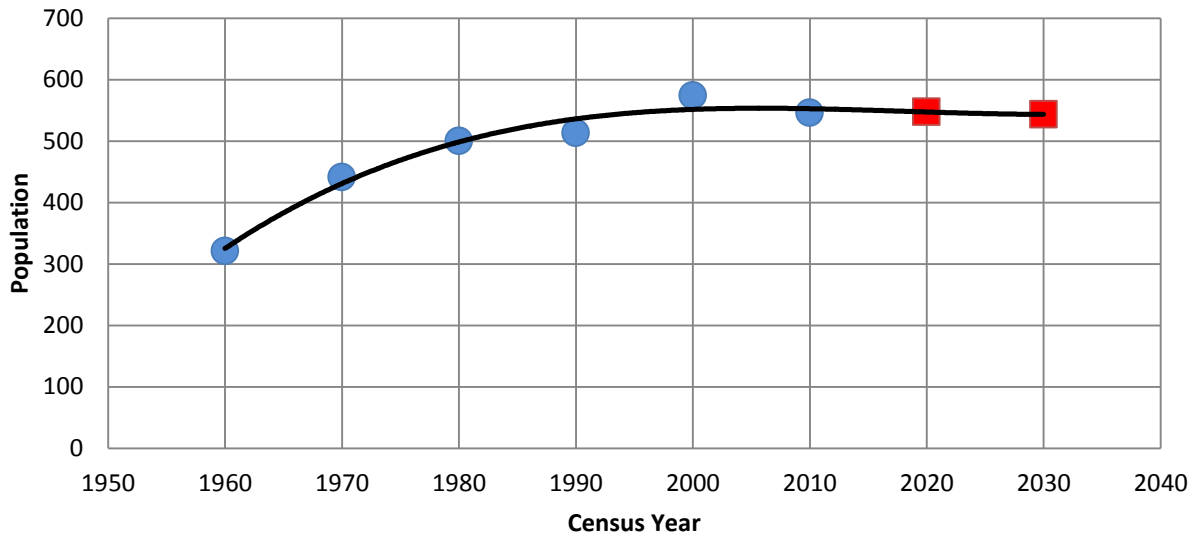
	1960	1970	1980	1990	2000	2010	2020	2030
Anthony	445	480	730	727	904	865	918	920
Brown	96	119	84	102	111	96	101	101
Cascade	168	219	364	382	419	413	512	564
Cogan House	633	521	819	807	974	955	1,081	1,165
Cummings	148	321	369	334	355	273	297	286
Eldred	701	1,066	1,771	2,055	2,178	2,122	1,982	1,656
Franklin	681	645	819	914	915	933	964	966
Gamble	394	461	676	744	854	756	746	655
Jackson	310	352	449	421	414	396	355	313
Jordan	606	663	822	871	878	863	982	1,038
Limestone	944	1,168	1,839	1,893	2,136	2,019	2,168	2,246
McHenry	147	241	204	246	145	143	161	153
McIntyre	529	720	698	588	539	520	529	509
McNett	207	192	235	200	211	174	189	185
Mifflin	513	688	985	1,110	1,145	1,070	964	758
Mill Creek	225	265	417	477	572	604	714	796
Moreland	576	621	868	984	1,036	943	913	794
Penn	546	513	739	788	900	960	1,069	1,163
Pine	272	321	312	290	329	294	276	247
Plunketts Creek	592	692	710	905	771	684	558	363
Salladasburg	255	239	273	301	260	238	207	160
Susquehanna	803	1,046	1,099	1,046	993	1,000	931	866
Upper Fairfield	873	1,174	1,761	1,774	1,854	1,823	1,870	1,896
Washington	728	860	1,368	1,552	1,613	1,619	1,980	2,177
Watson	226	291	530	565	550	537	487	416
Bastress	321	441	500	513	574	546	547	543
<b>TOTAL</b>	<b>11,939</b>	<b>14,319</b>	<b>19,441</b>	<b>20,589</b>	<b>21,630</b>	<b>20,846</b>	<b>21,499</b>	<b>20,935</b>



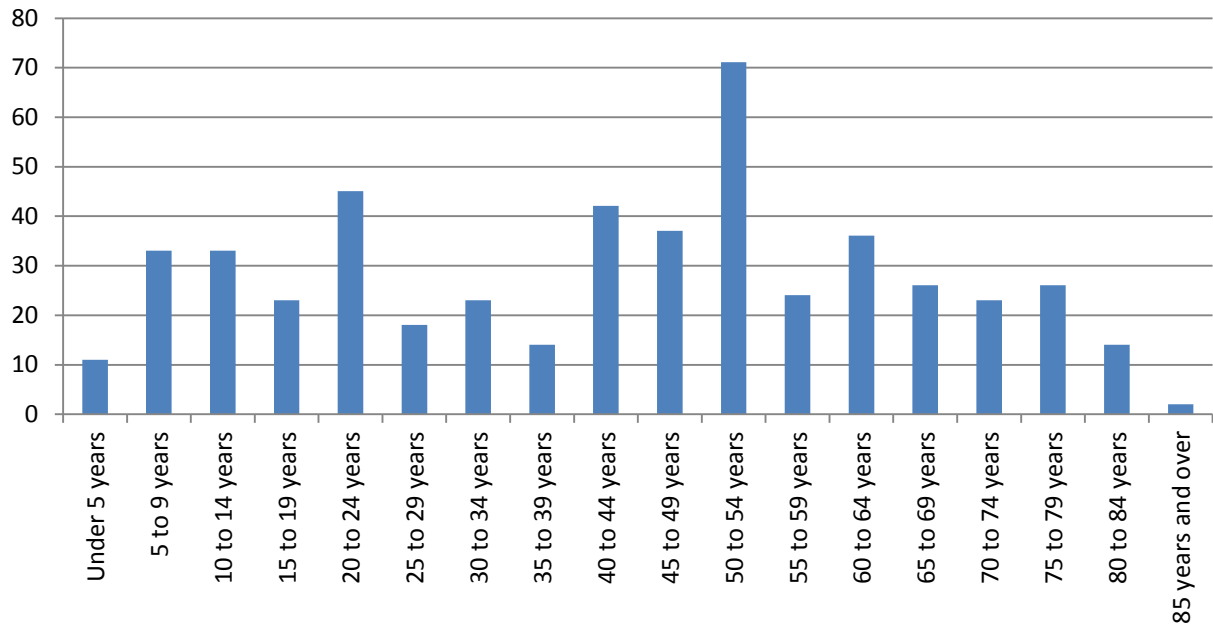
	Median age
TOWNSHIP OF ANTHONY	45.6
TOWNSHIP OF BASTRESS	47.3
TOWNSHIP OF BROWN	59.8
TOWNSHIP OF CASCADE	41.5
TOWNSHIP OF COGAN HOUSE	44.5
TOWNSHIP OF CUMMINGS	55.8
TOWNSHIP OF ELDRED	48.9
TOWNSHIP OF FRANKLIN	41.9
TOWNSHIP OF GAMBLE	46.2
TOWNSHIP OF JACKSON	44.8
TOWNSHIP OF JORDAN	38.1
TOWNSHIP OF LIMESTONE	40.4
TOWNSHIP OF MCHENRY	47.5
TOWNSHIP OF MCINTYRE	43.2
TOWNSHIP OF MCNETT	54.3
TOWNSHIP OF MIFFLIN	45.7
TOWNSHIP OF MILL CREEK	43
TOWNSHIP OF MORELAND	44.3
TOWNSHIP OF PENN	48.2
TOWNSHIP OF PINE	49.8
TOWNSHIP OF PLUNKETTS CREEK	46.8
BOROUGH OF SALLADASBURG	38
TOWNSHIP OF SUSQUEHANNA	47.3
TOWNSHIP OF UPPER FAIRFIELD	48.2
TOWNSHIP OF WASHINGTON	40
TOWNSHIP OF WATSON	48.5



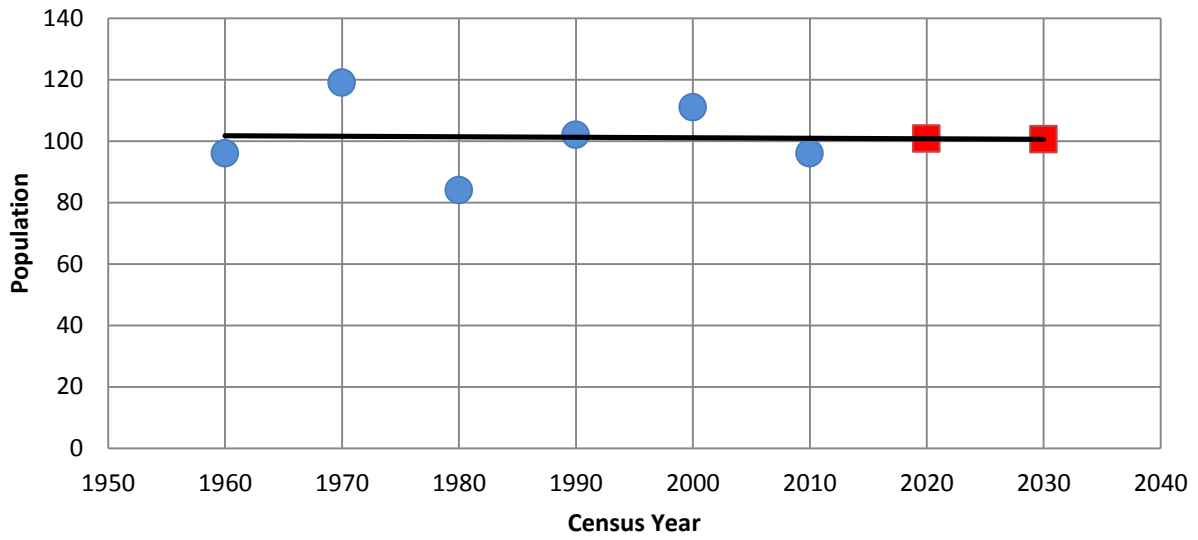
## Bastress Township



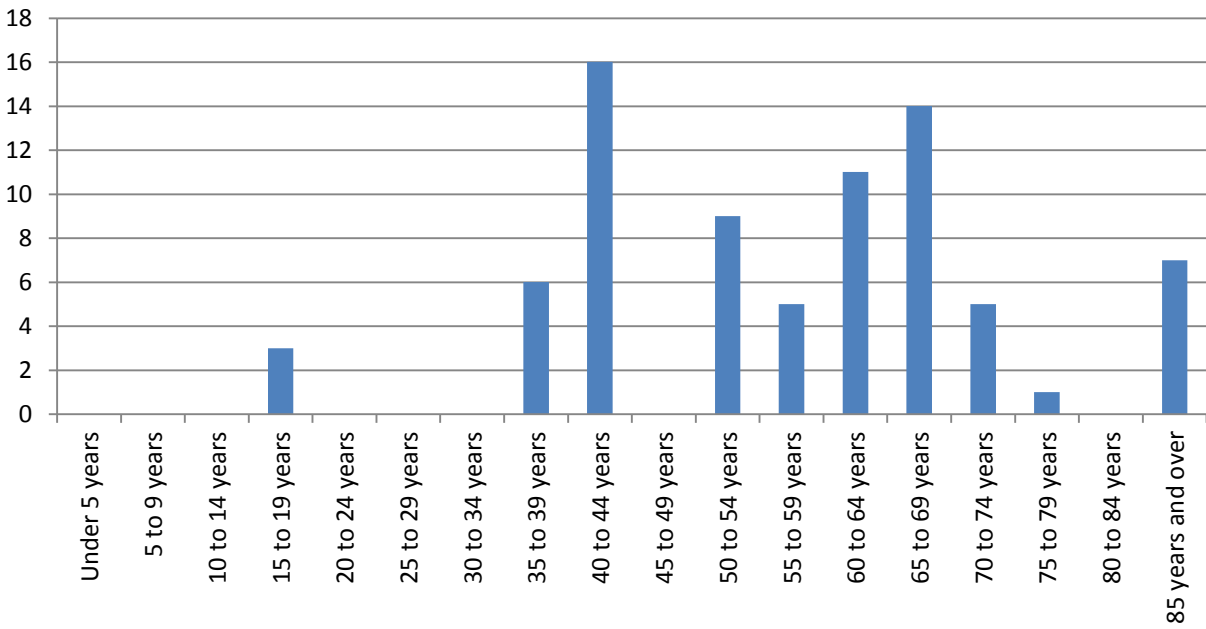
## Population by Age Group, 2014



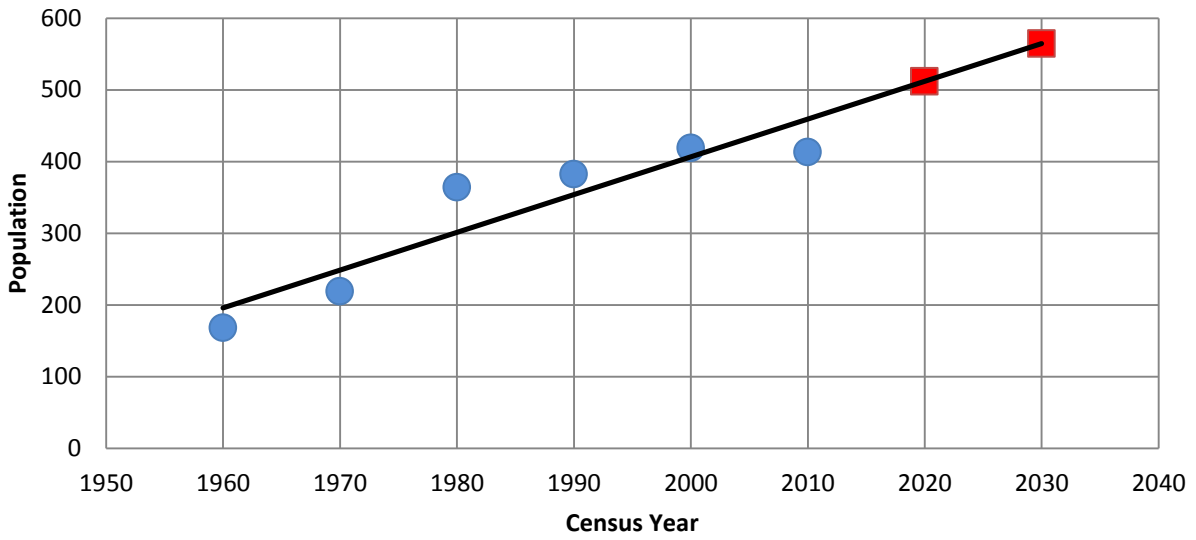
## Brown Township



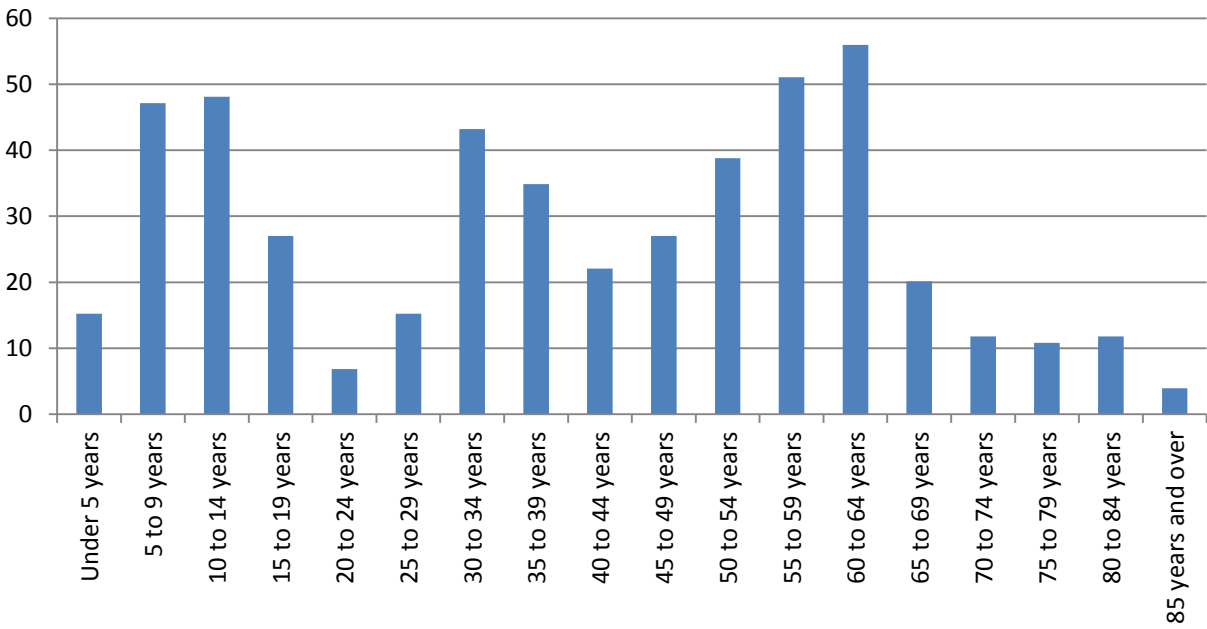
## Population by Age Group, 2014



## Cascade Township

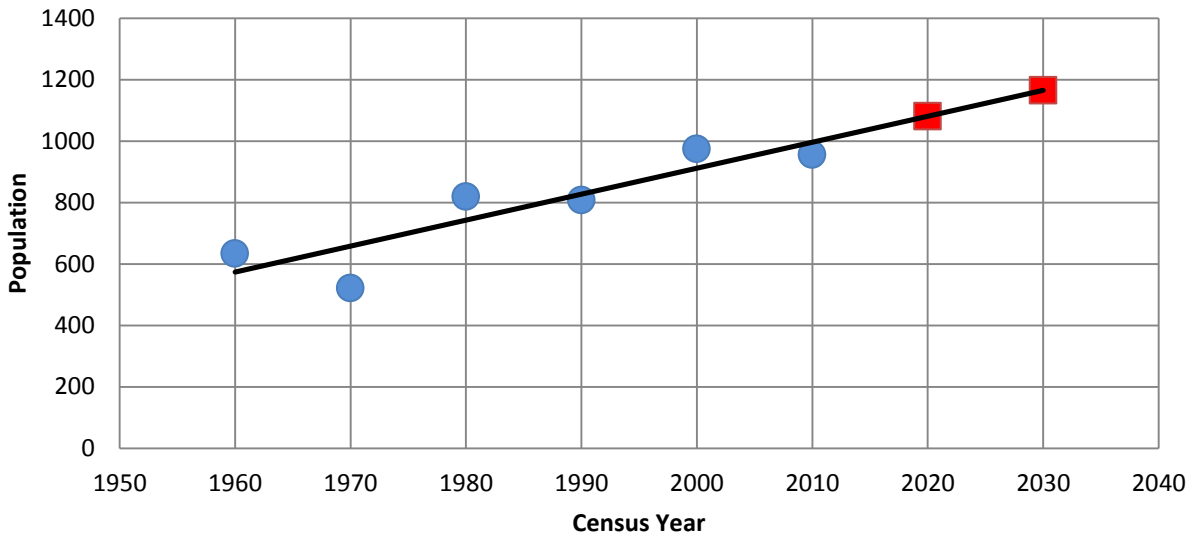


## Population by Age Group, 2014

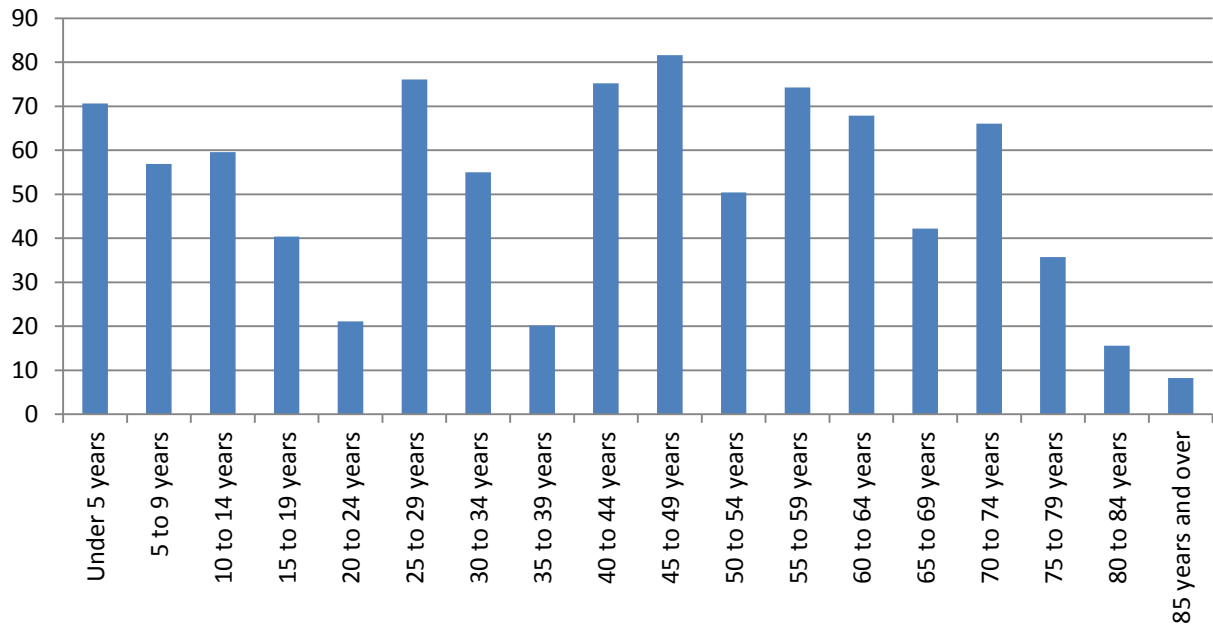




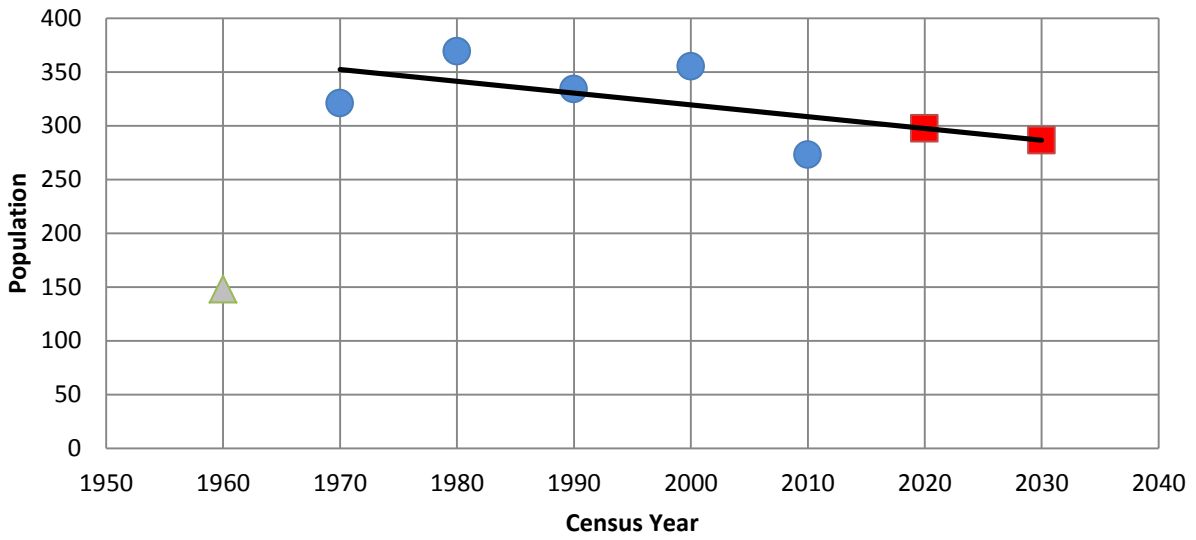
### Cogan House Township



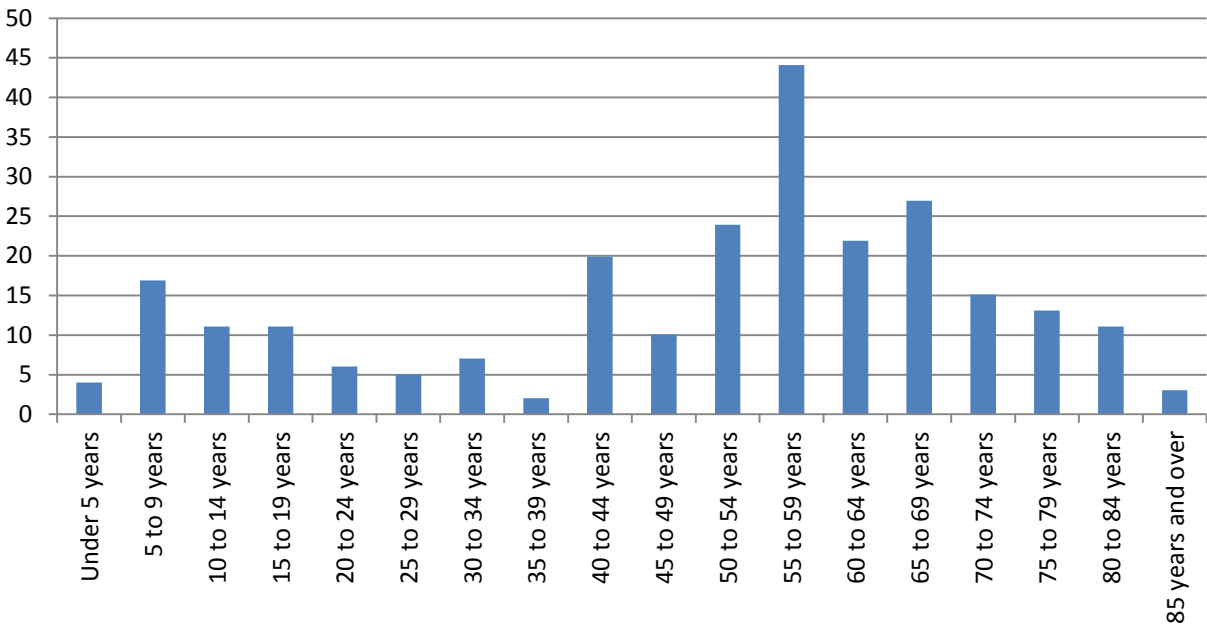
### Population by Age Group, 2014

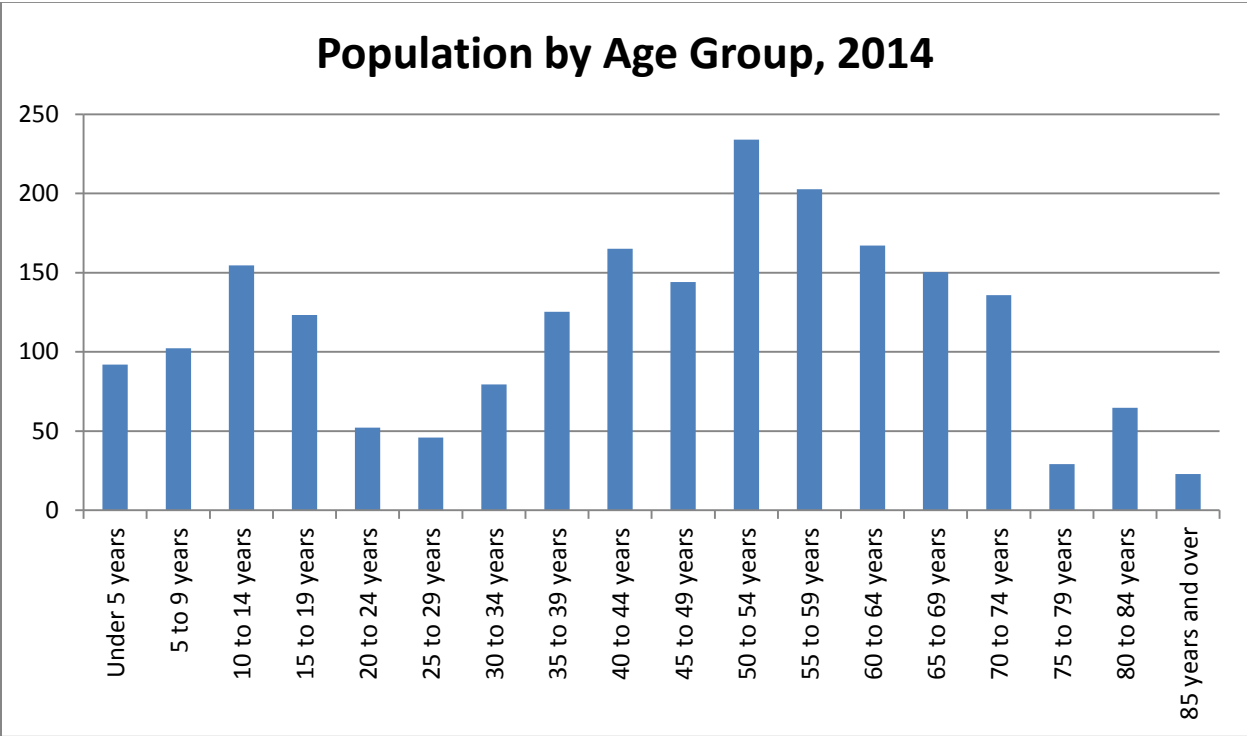
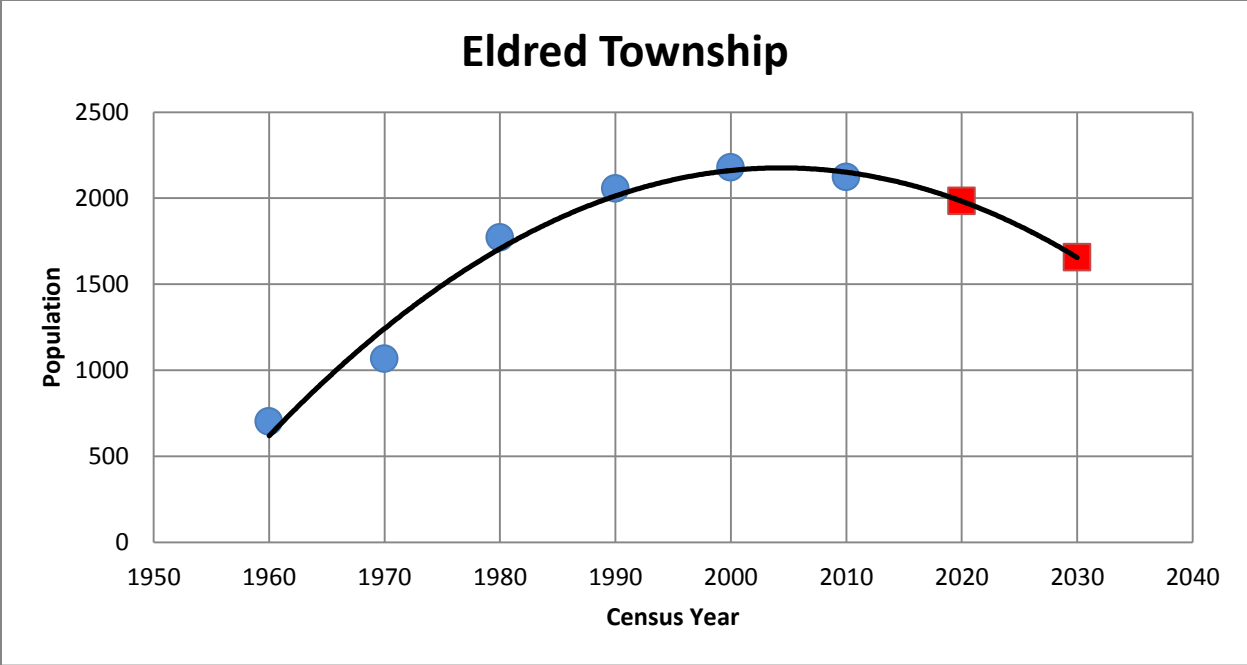


### Cummings Township

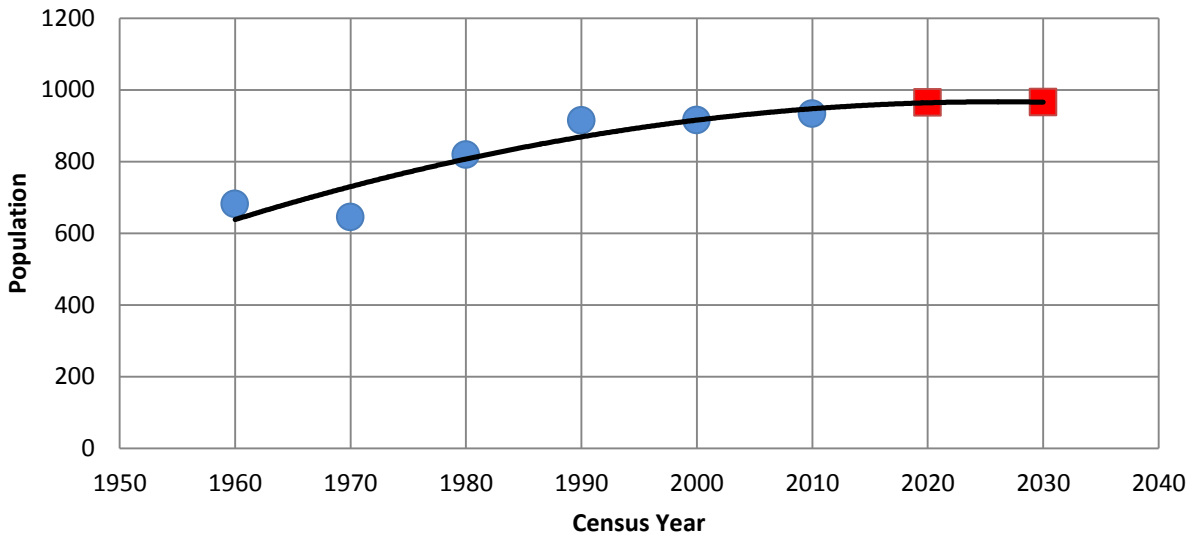


### Population by Age Group, 2014

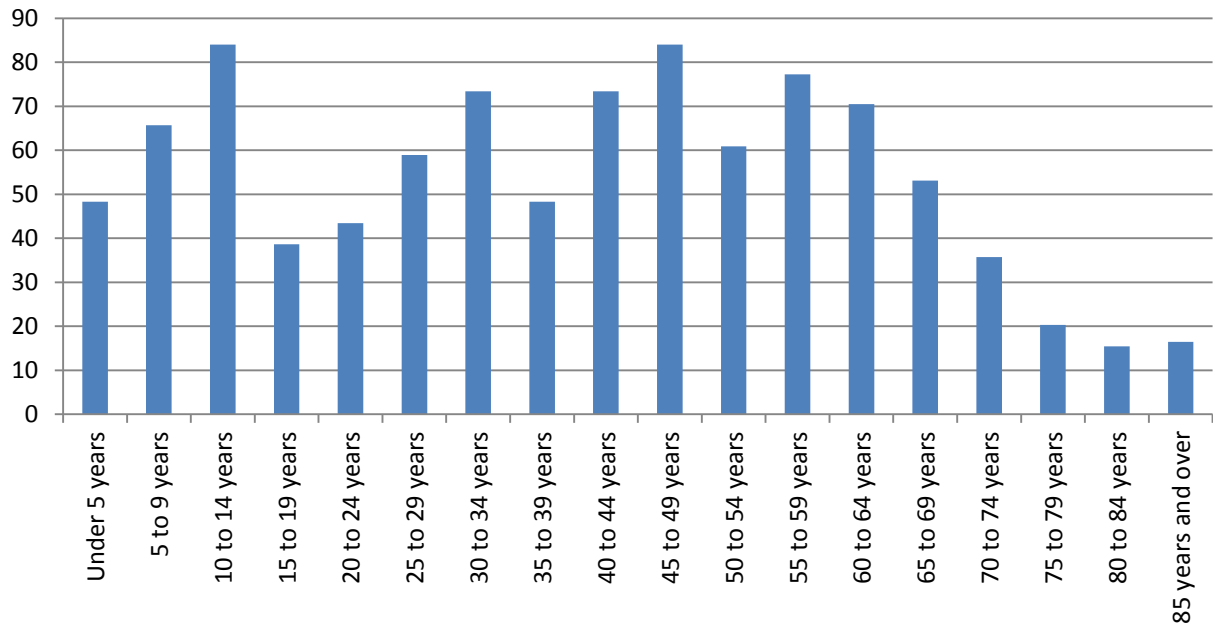


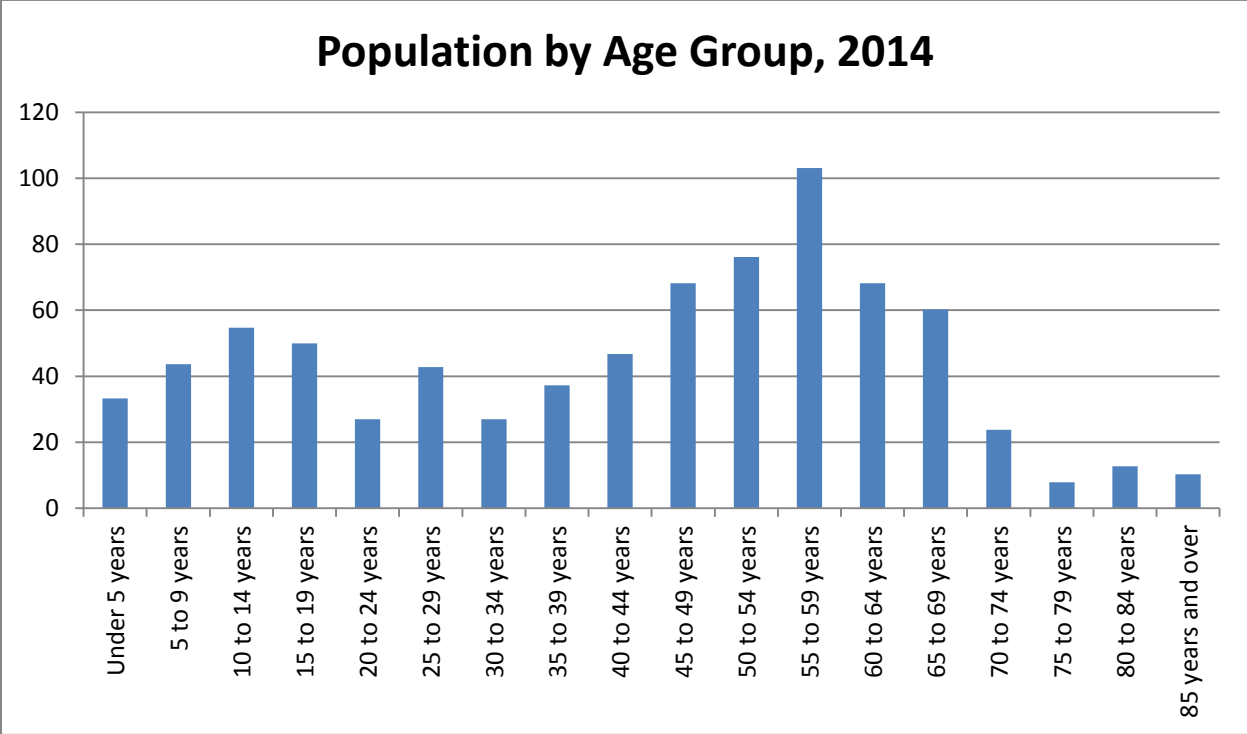
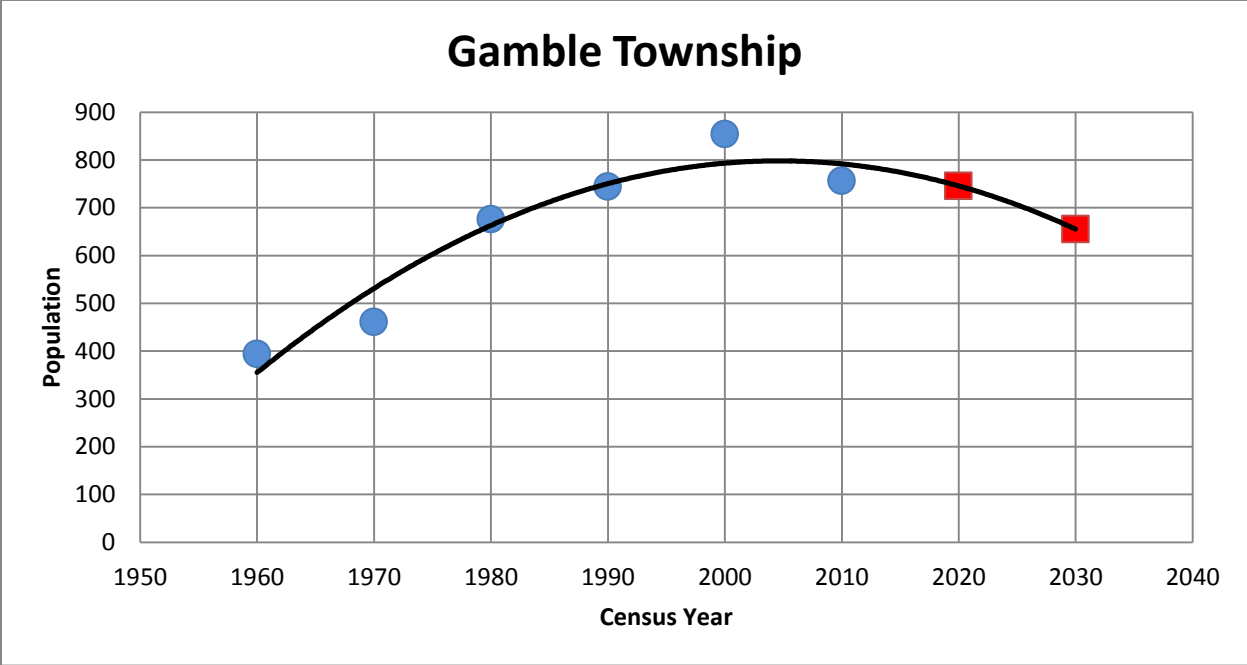


### Franklin Township

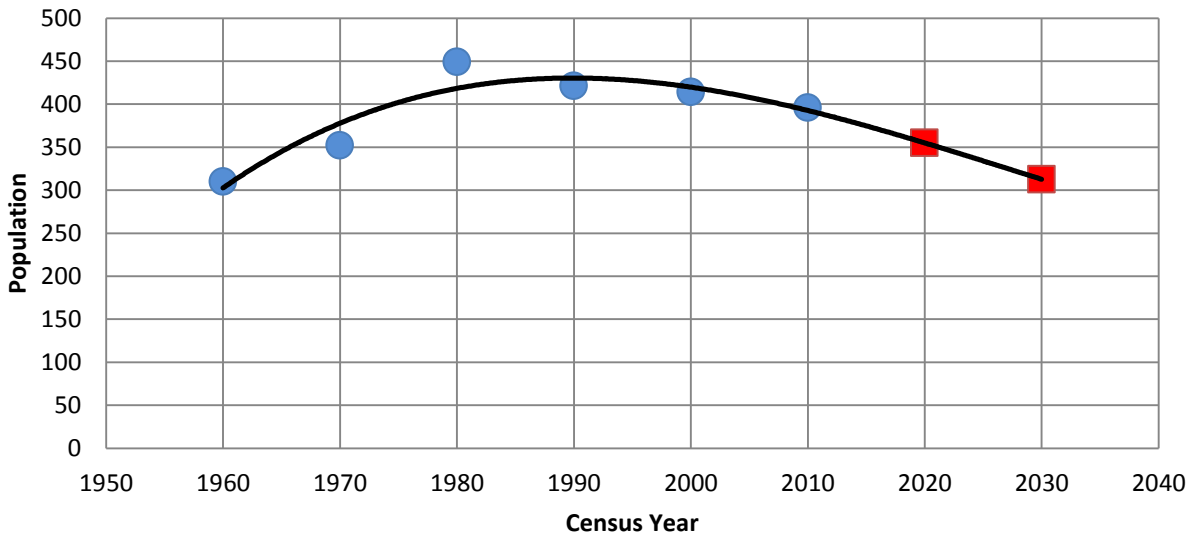


### Population by Age Group, 2014

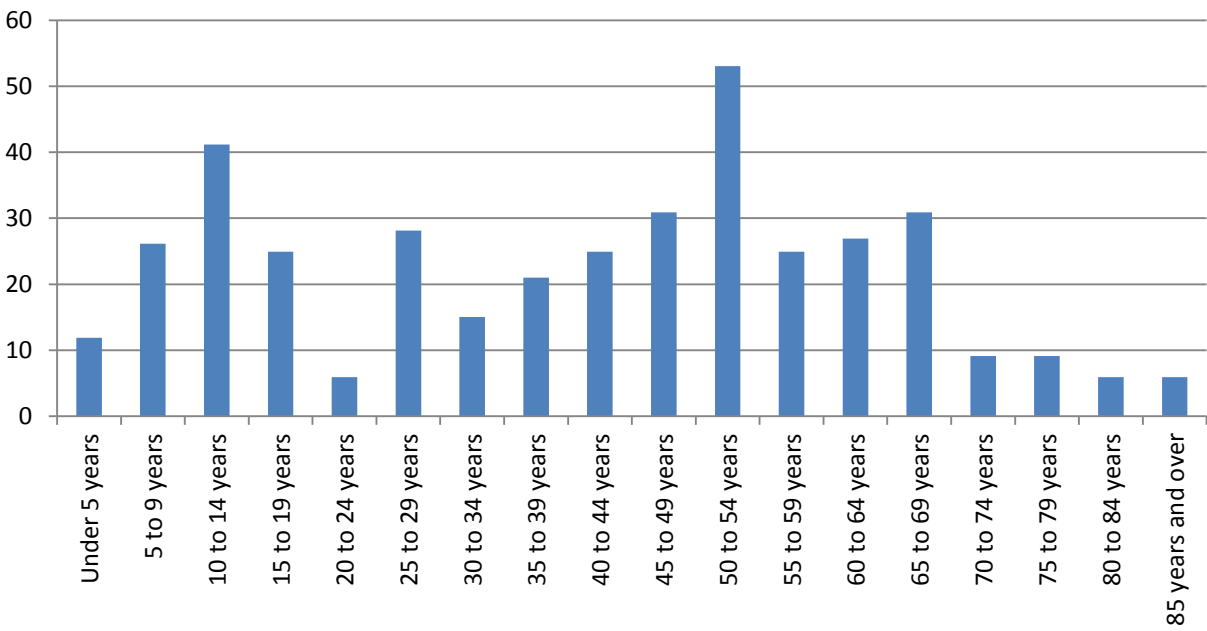




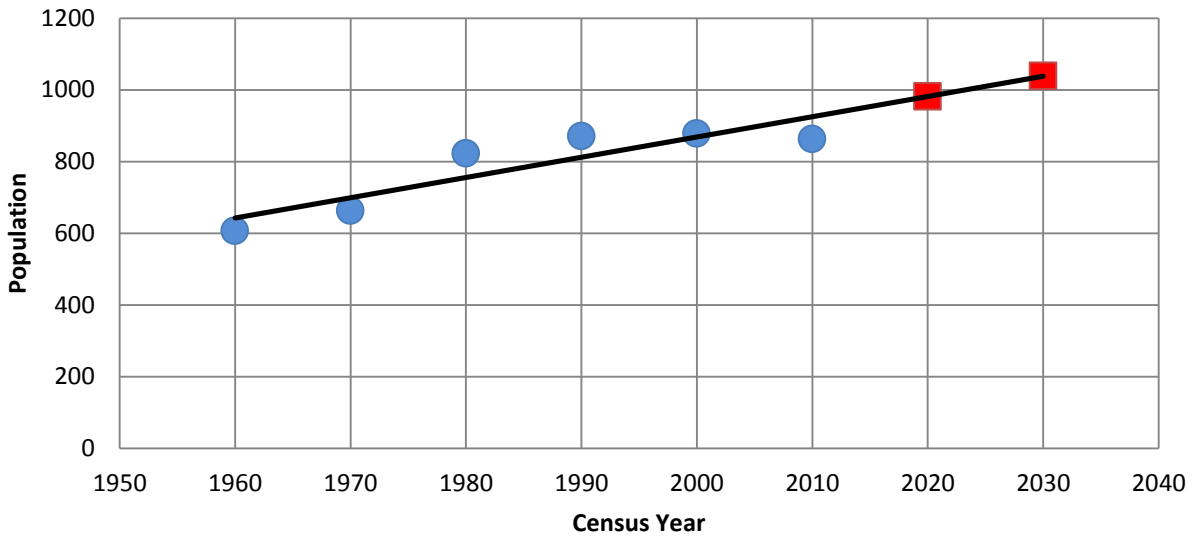
## Jackson Township



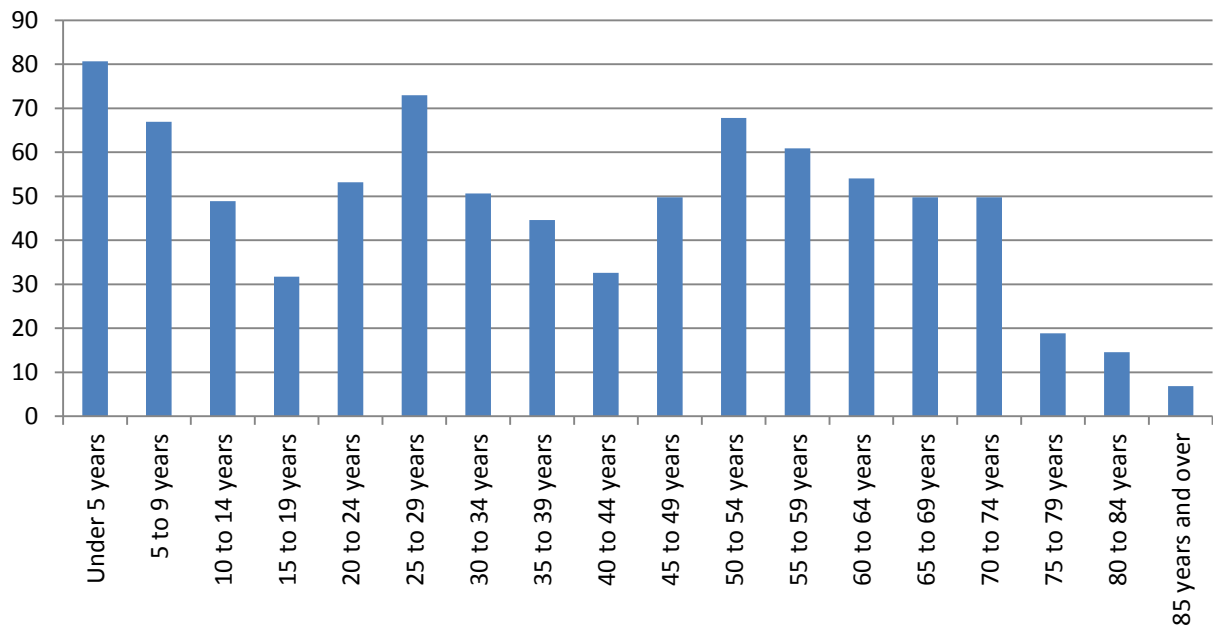
## Population by Age Group, 2014



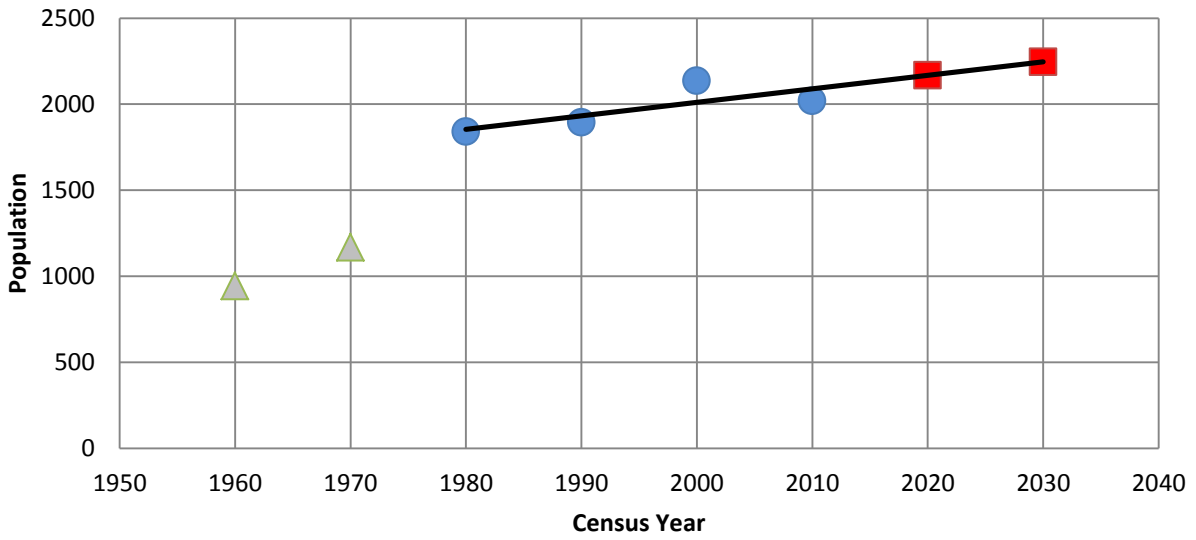
### Jordan Township



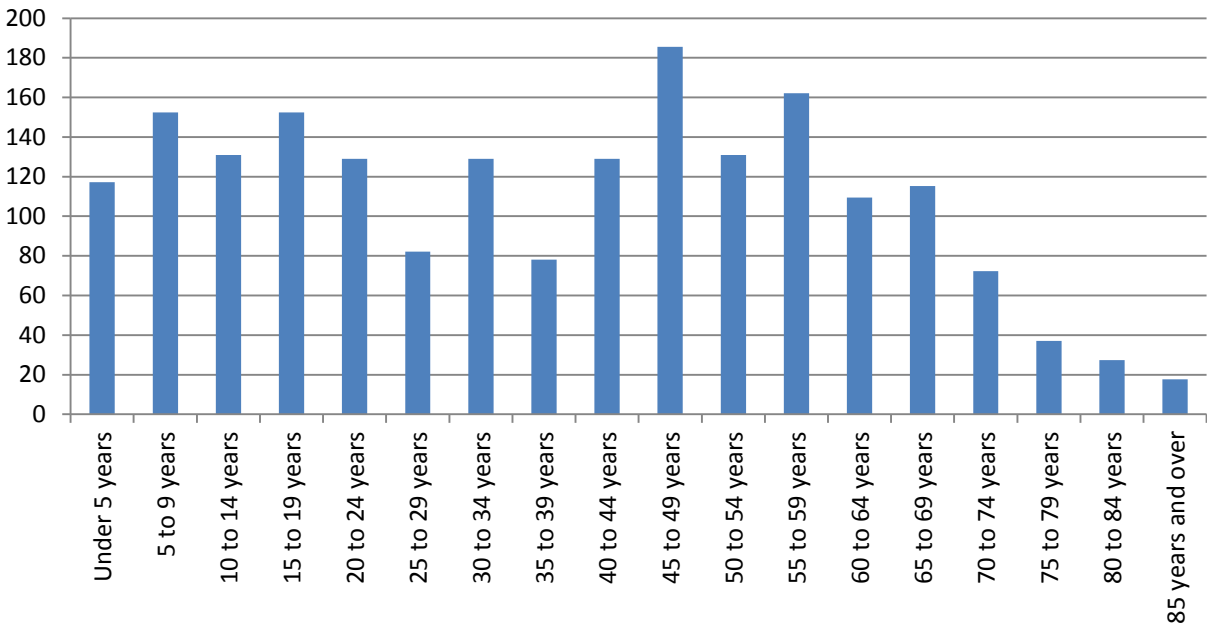
### Population by Age Group, 2014



### Limestone Township

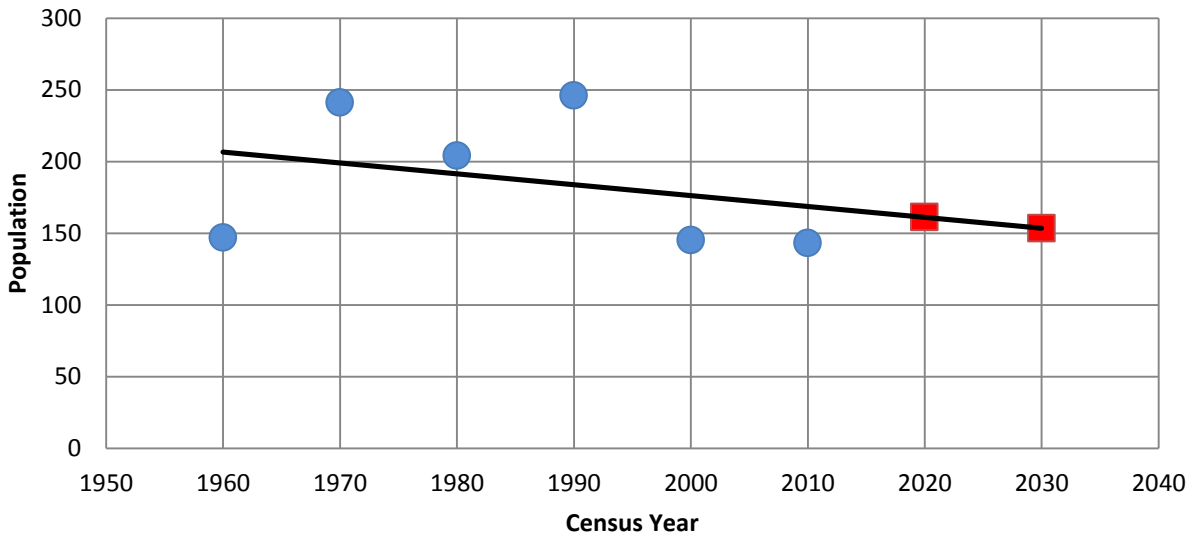


### Population by Age Group, 2014

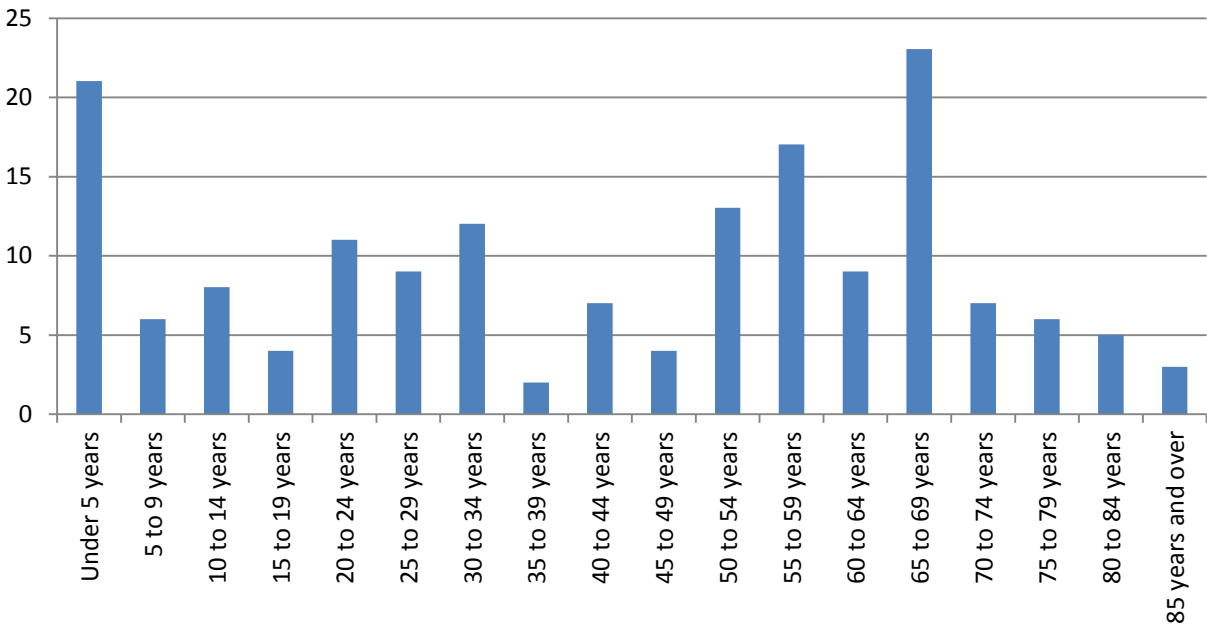




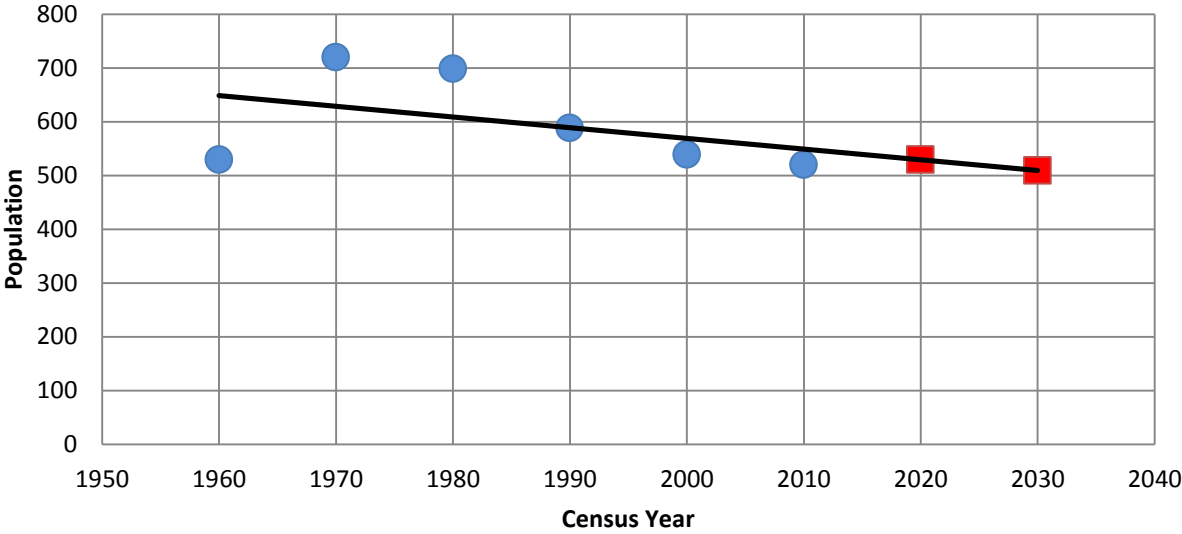
## McHenry Township



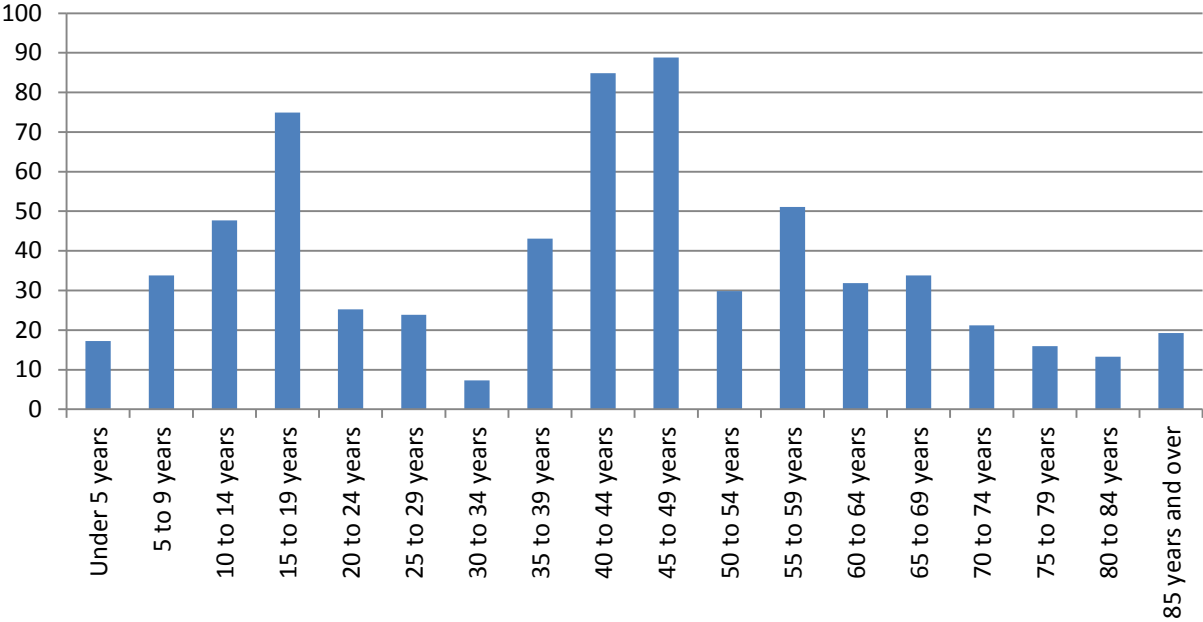
## Population by Age Group, 2014

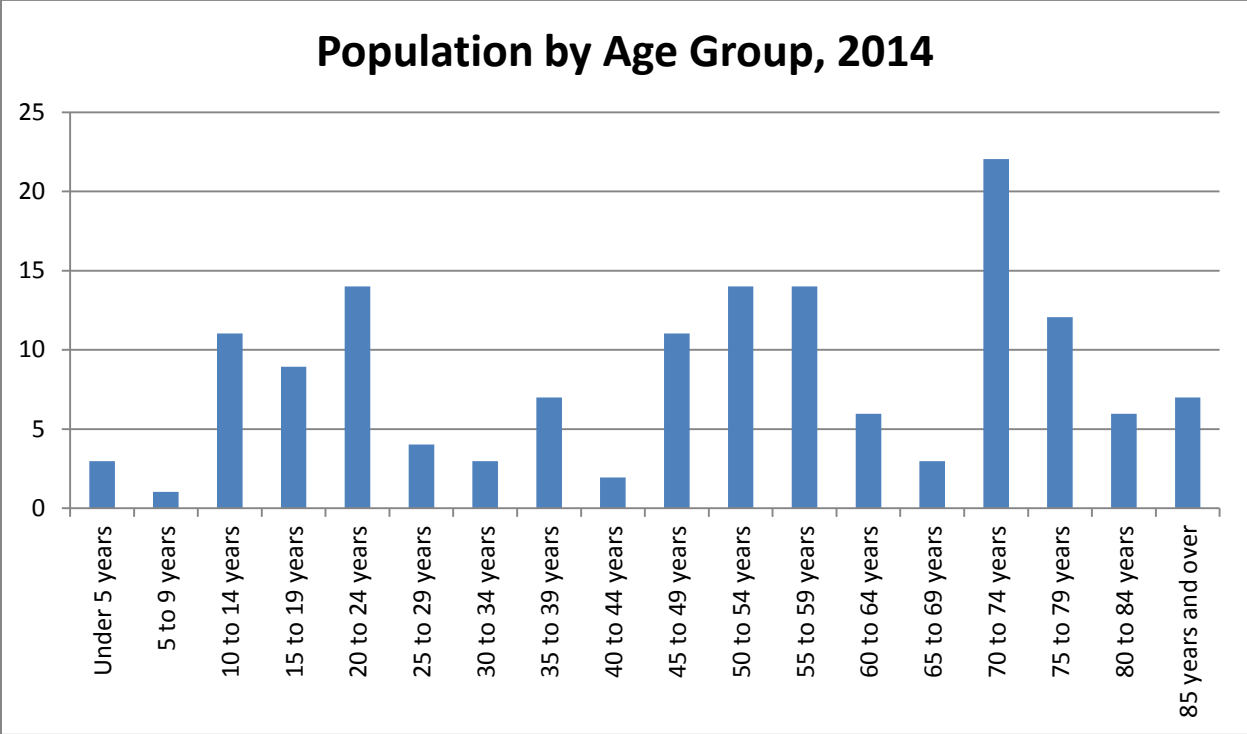
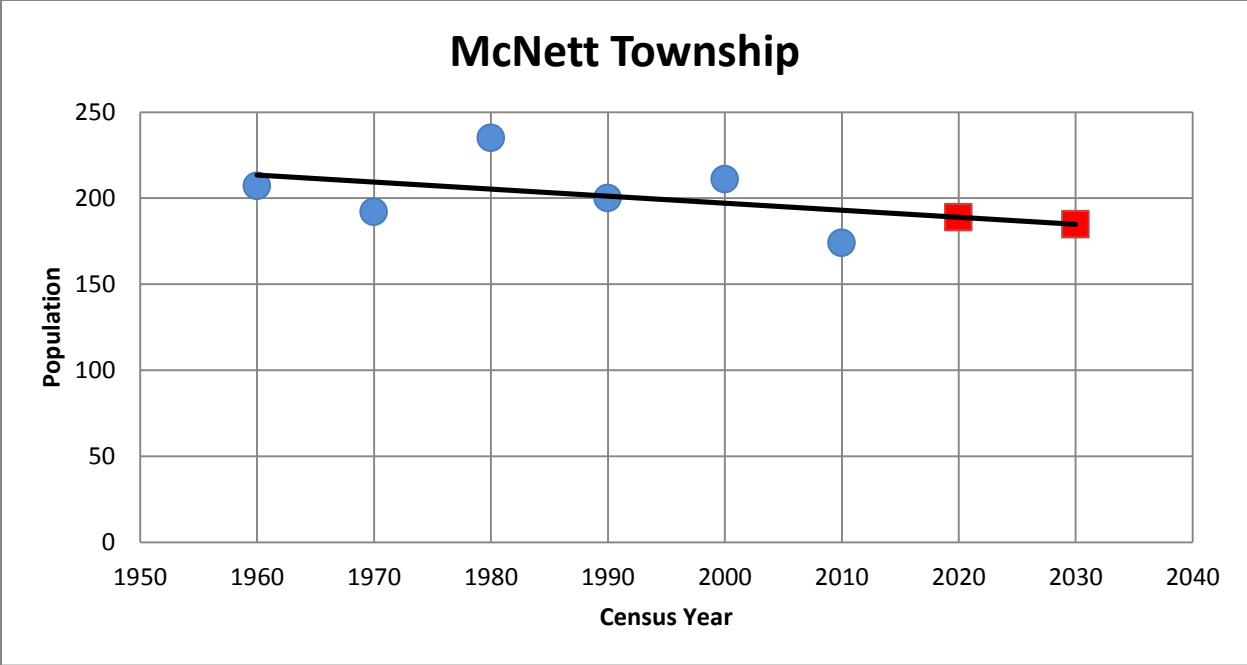


### McIntyre Township

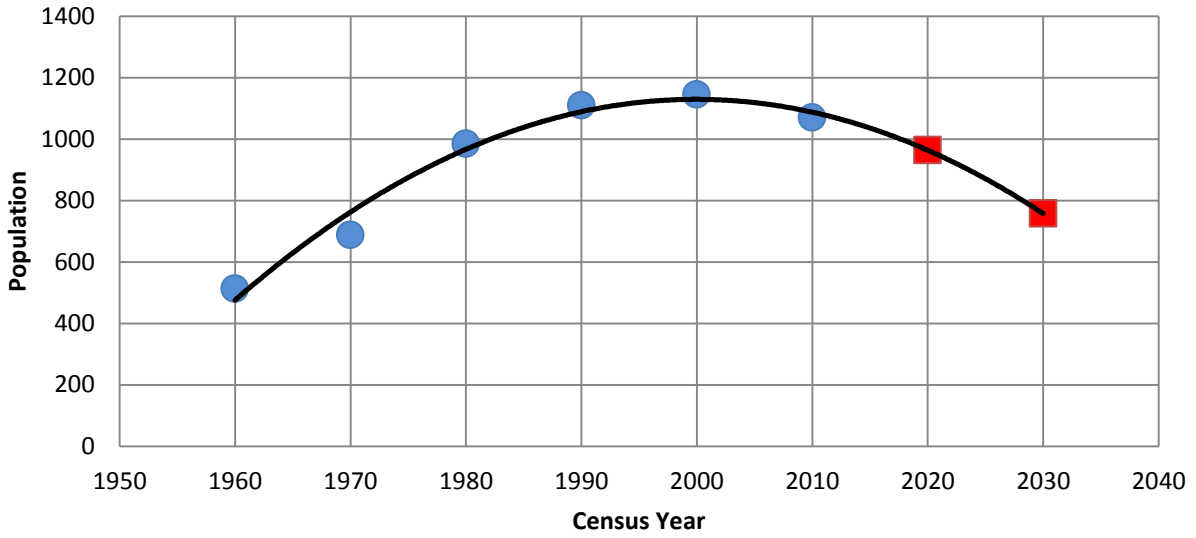


### Population by Age Group, 2014

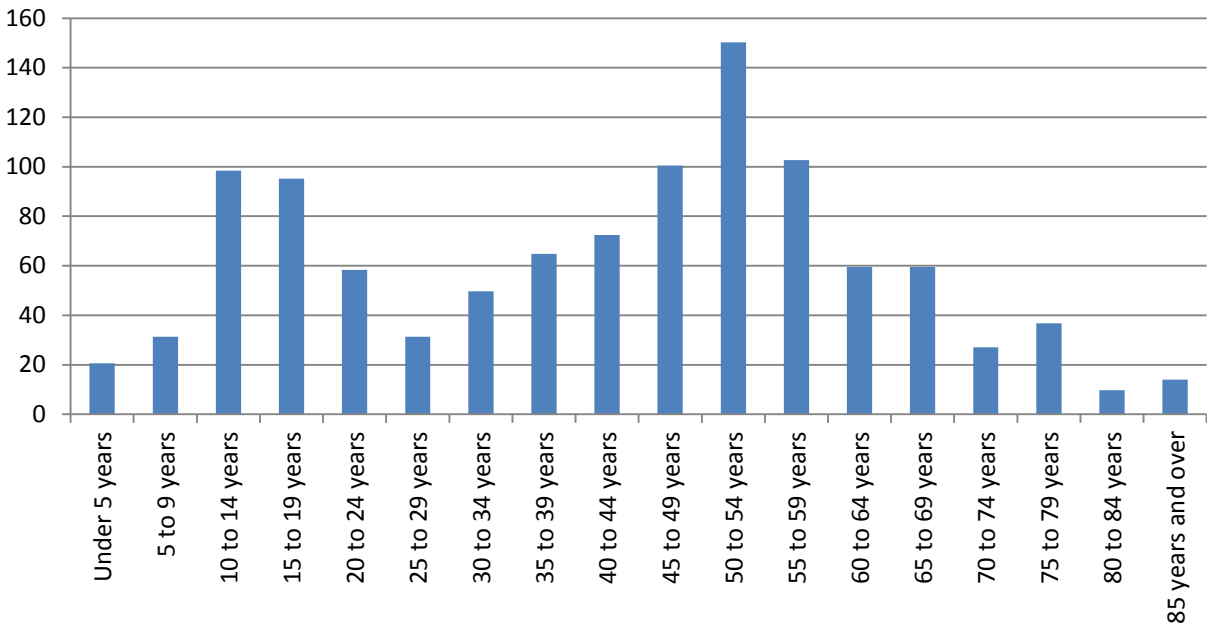




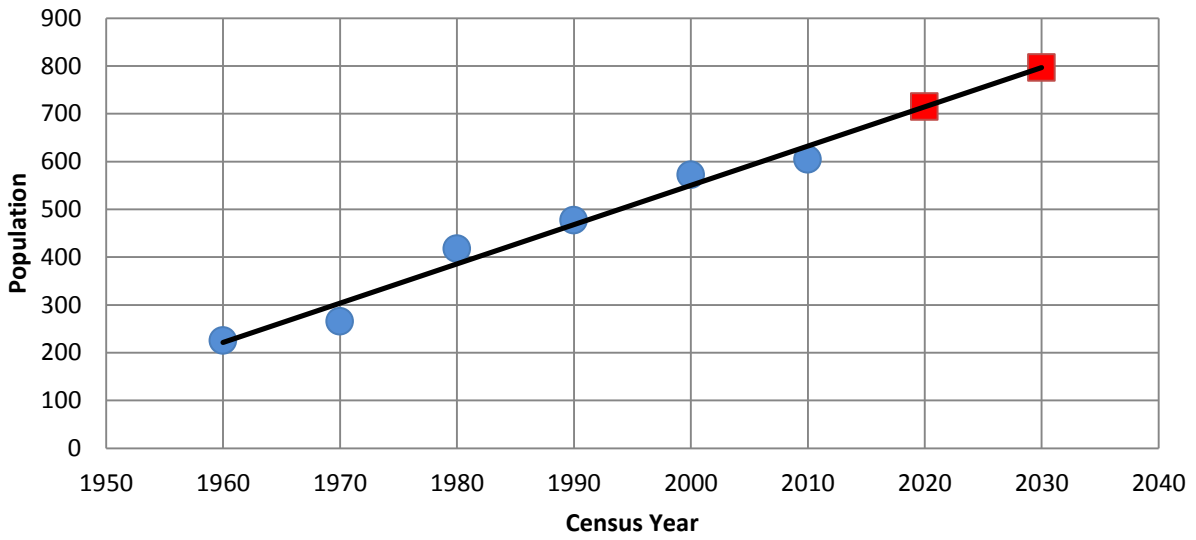
### Mifflin Township



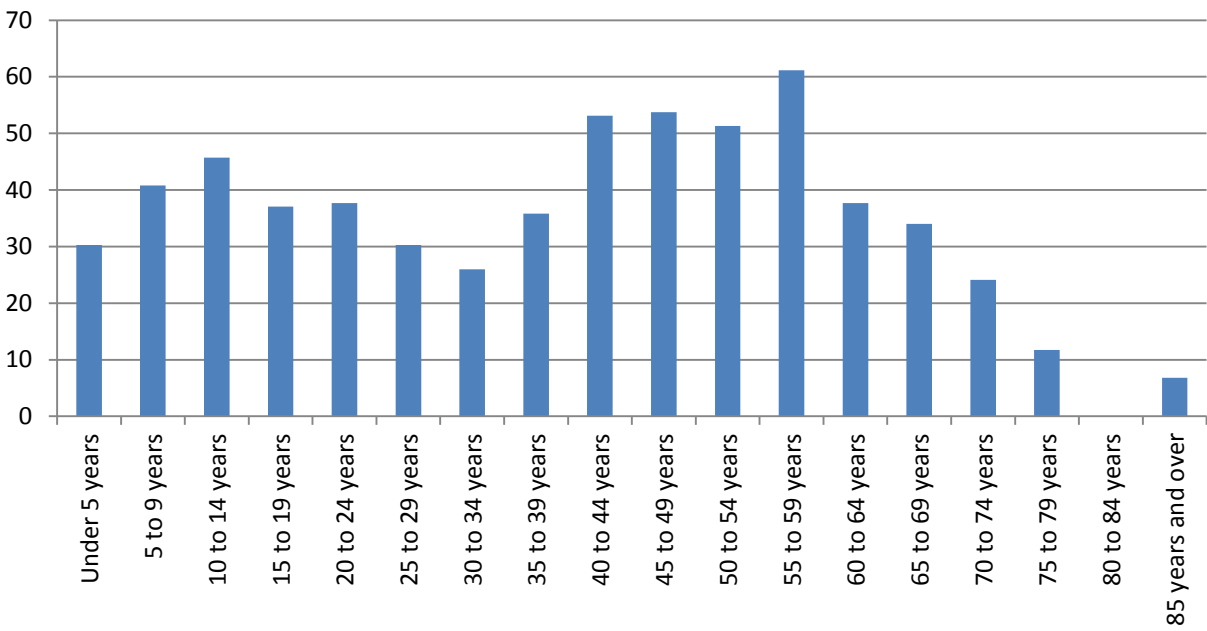
### Population by Age Group, 2014



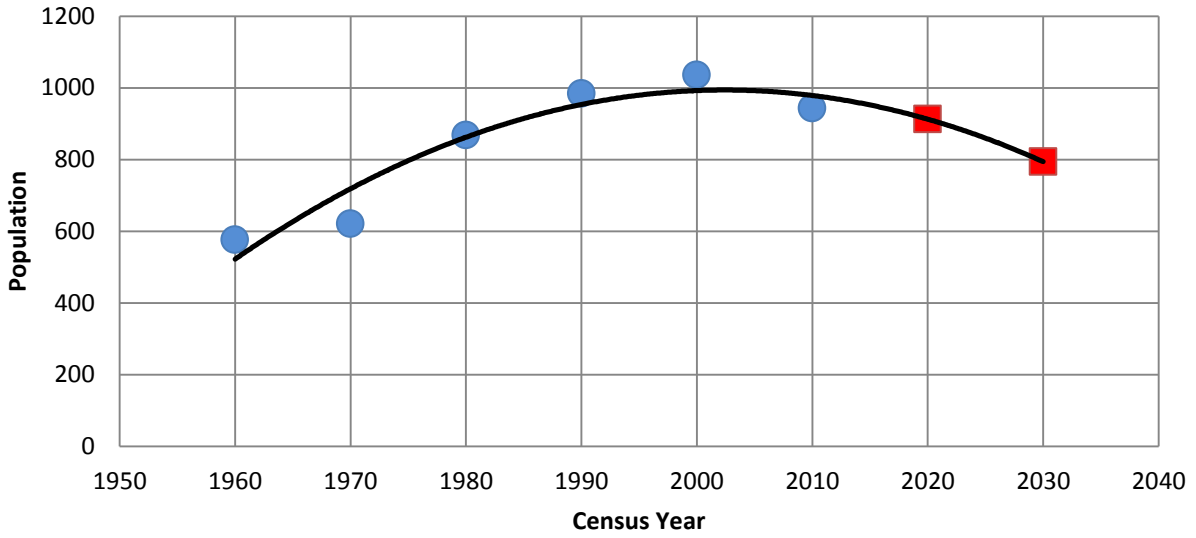
### Mill Creek Township



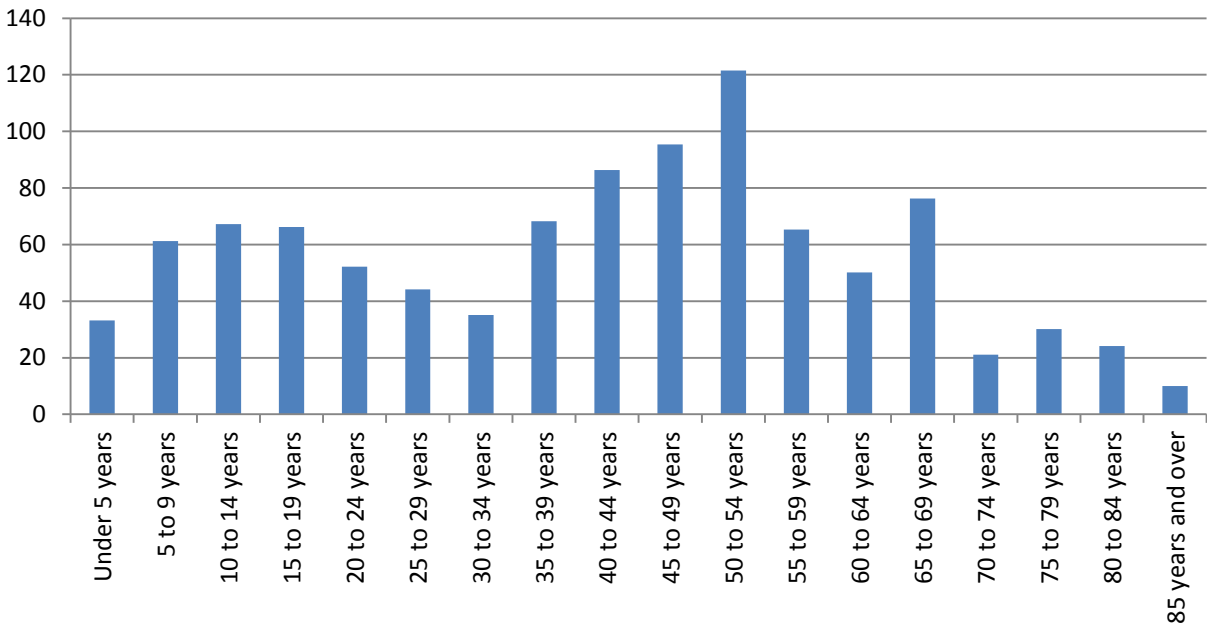
### Population by Age Group, 2014

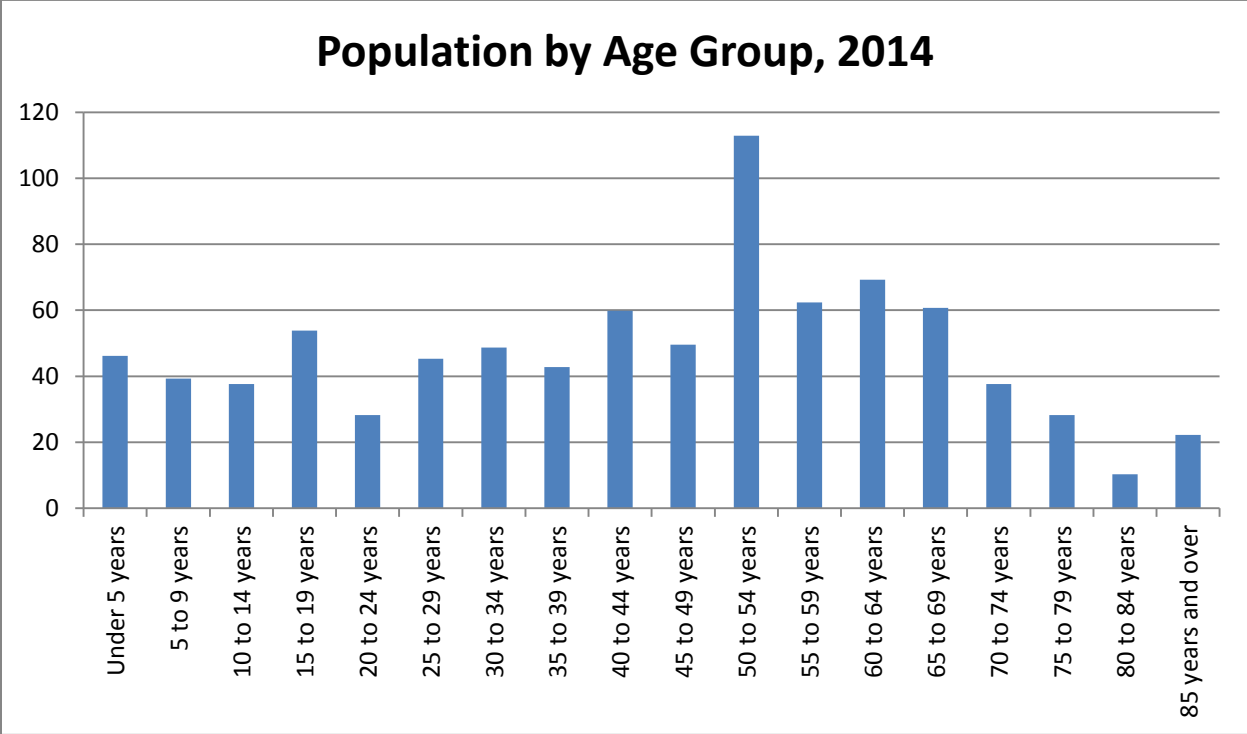
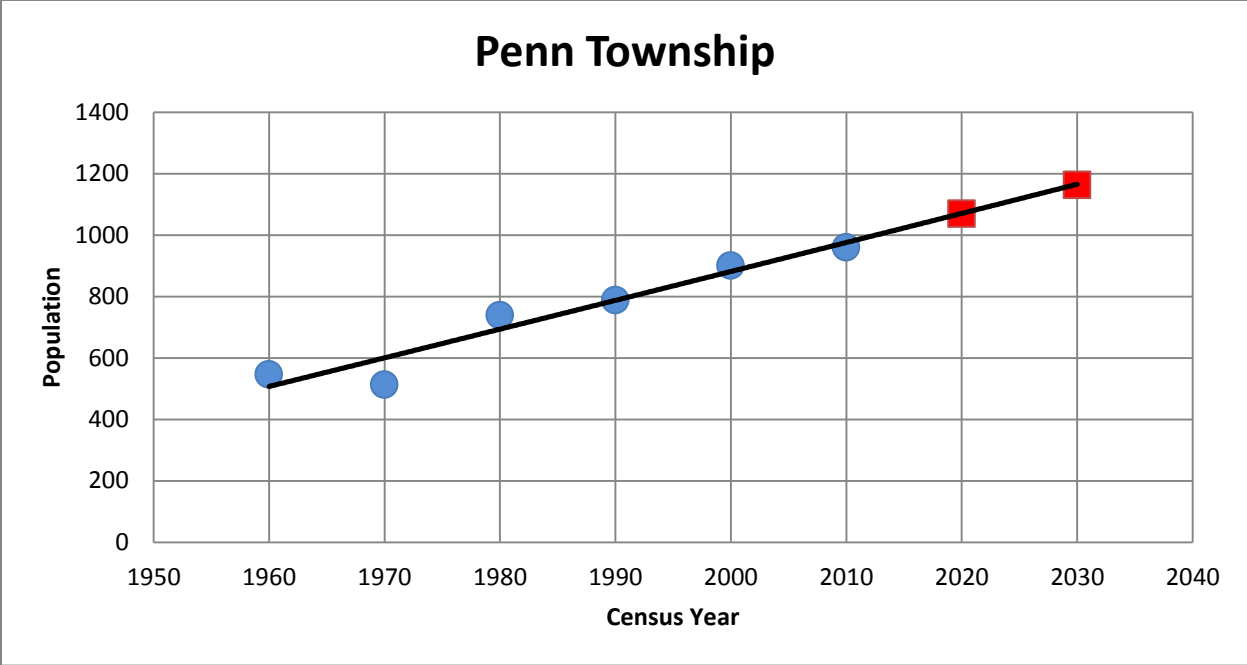


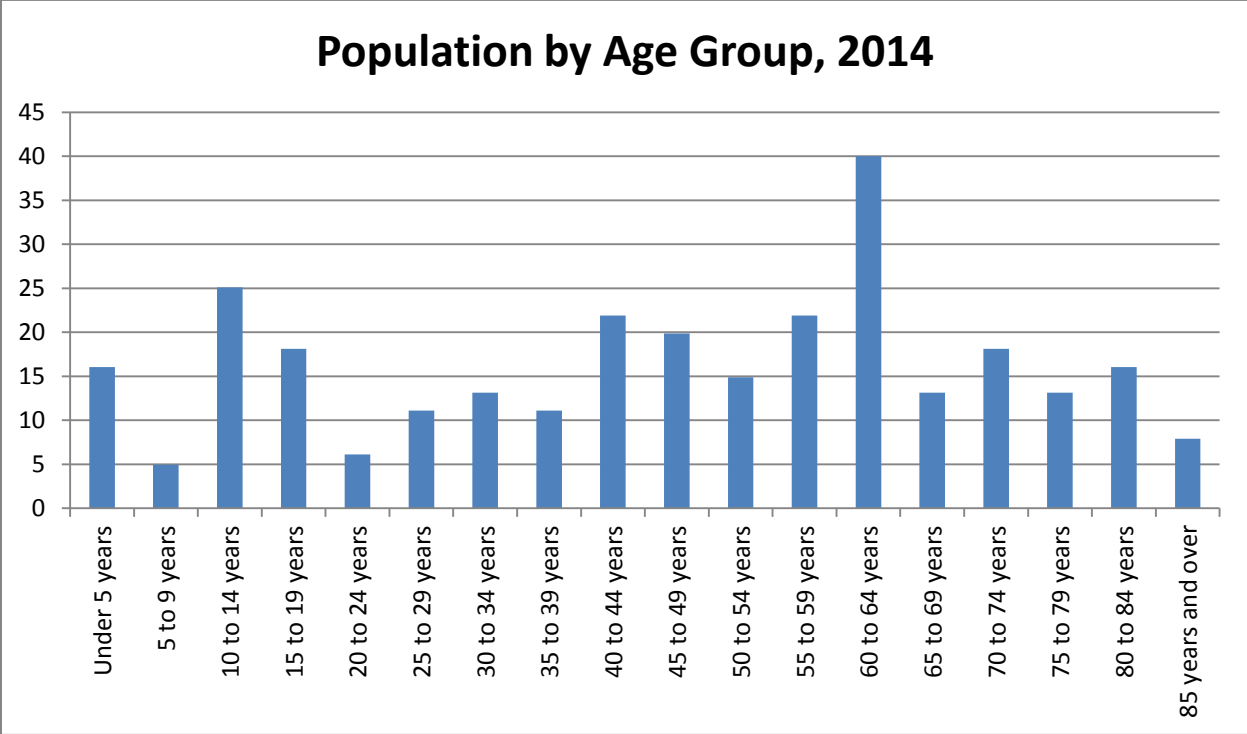
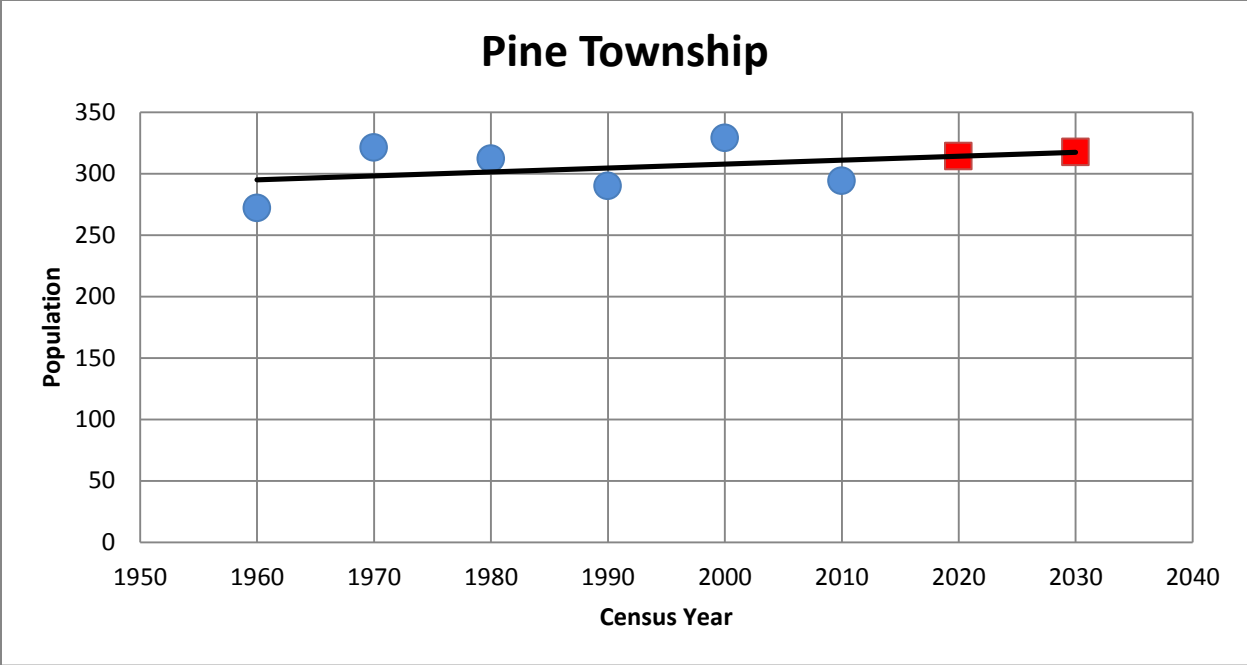
### Moreland Township



### Population by Age Group, 2014

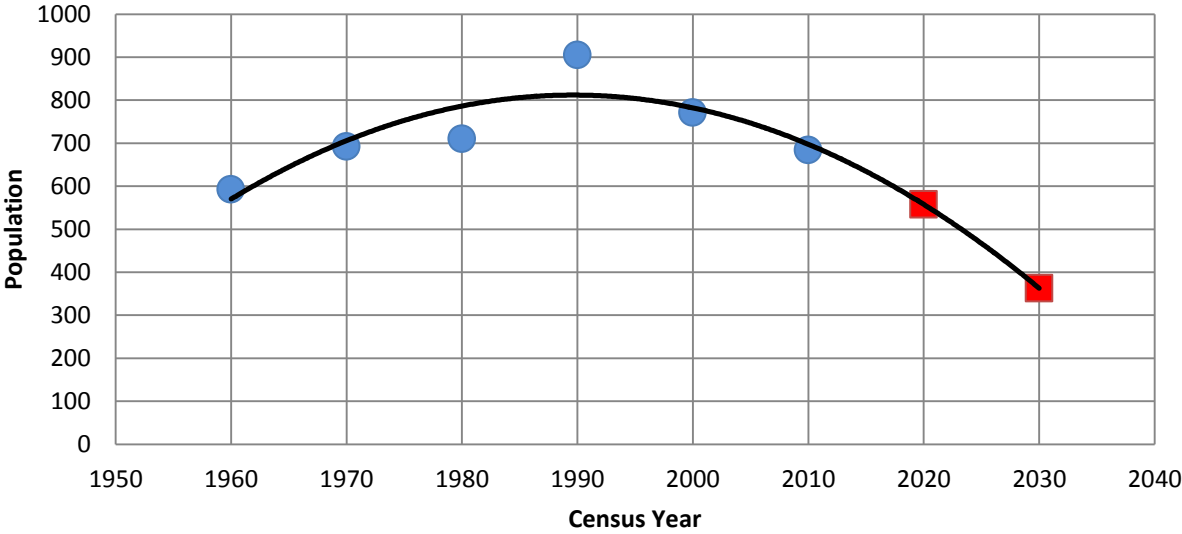




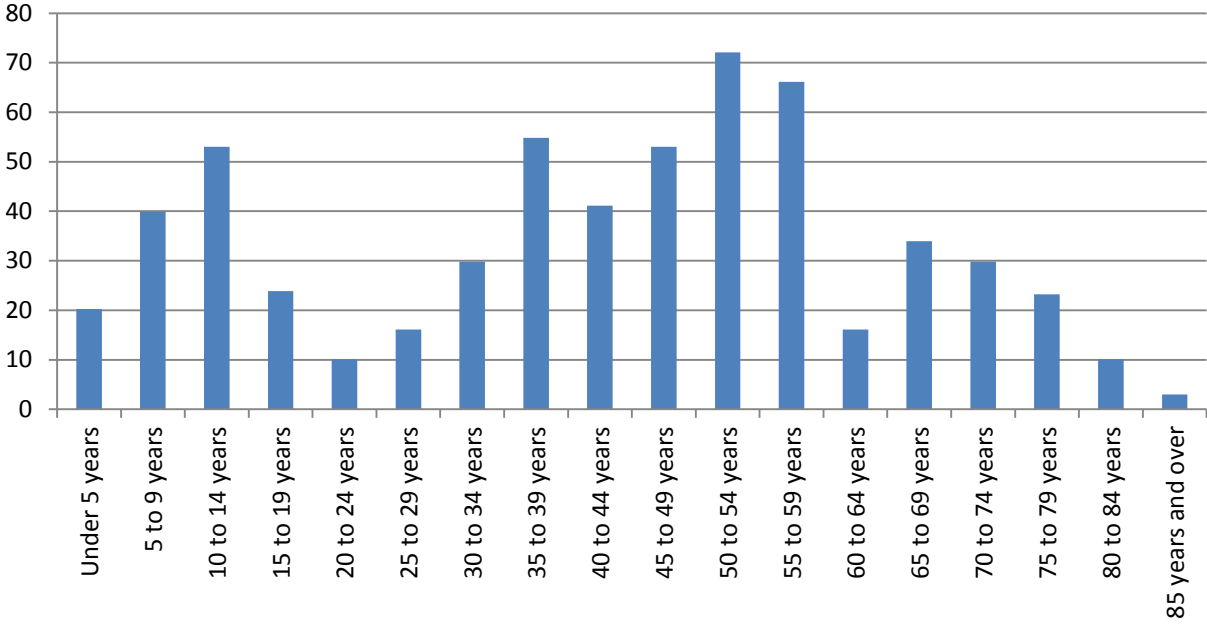




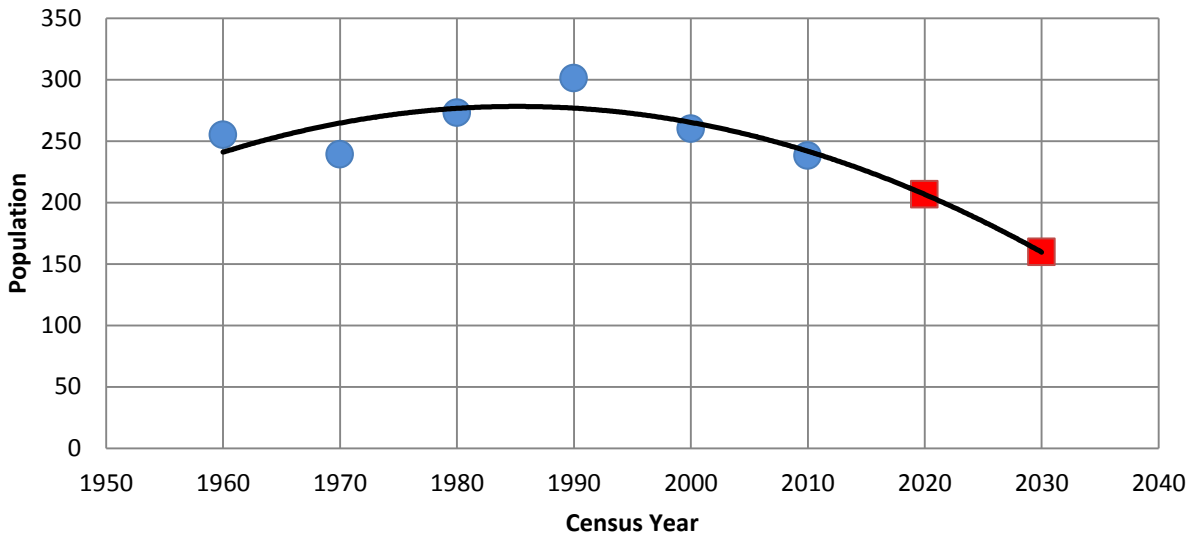
### Plunketts Creek Township



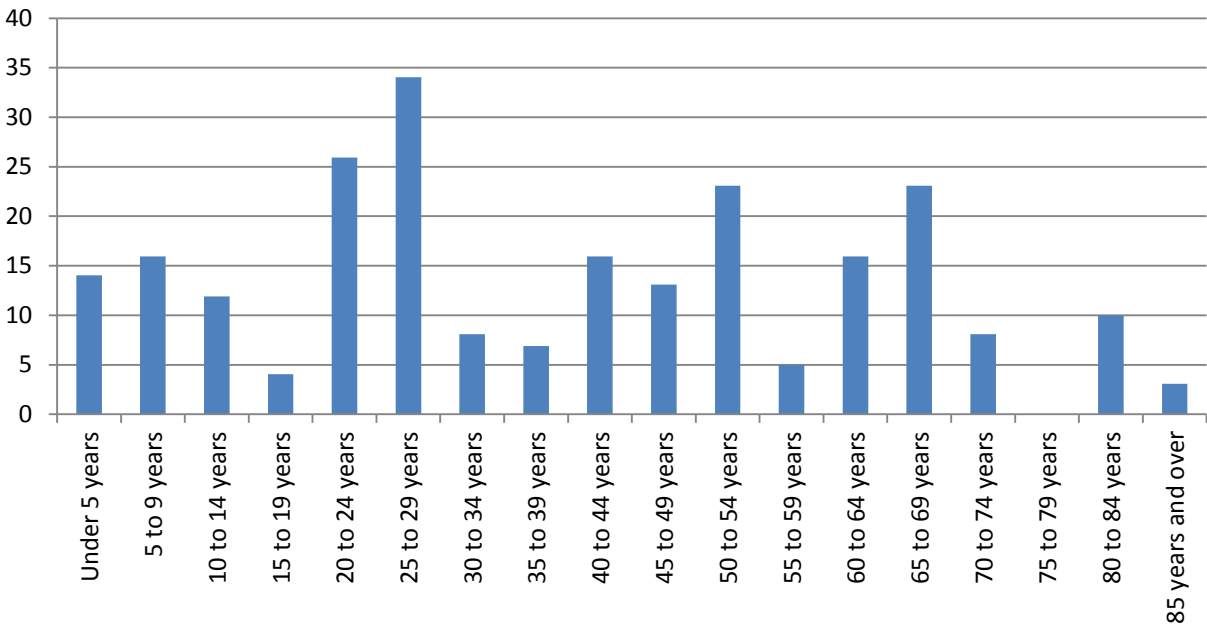
### Population by Age Group, 2014

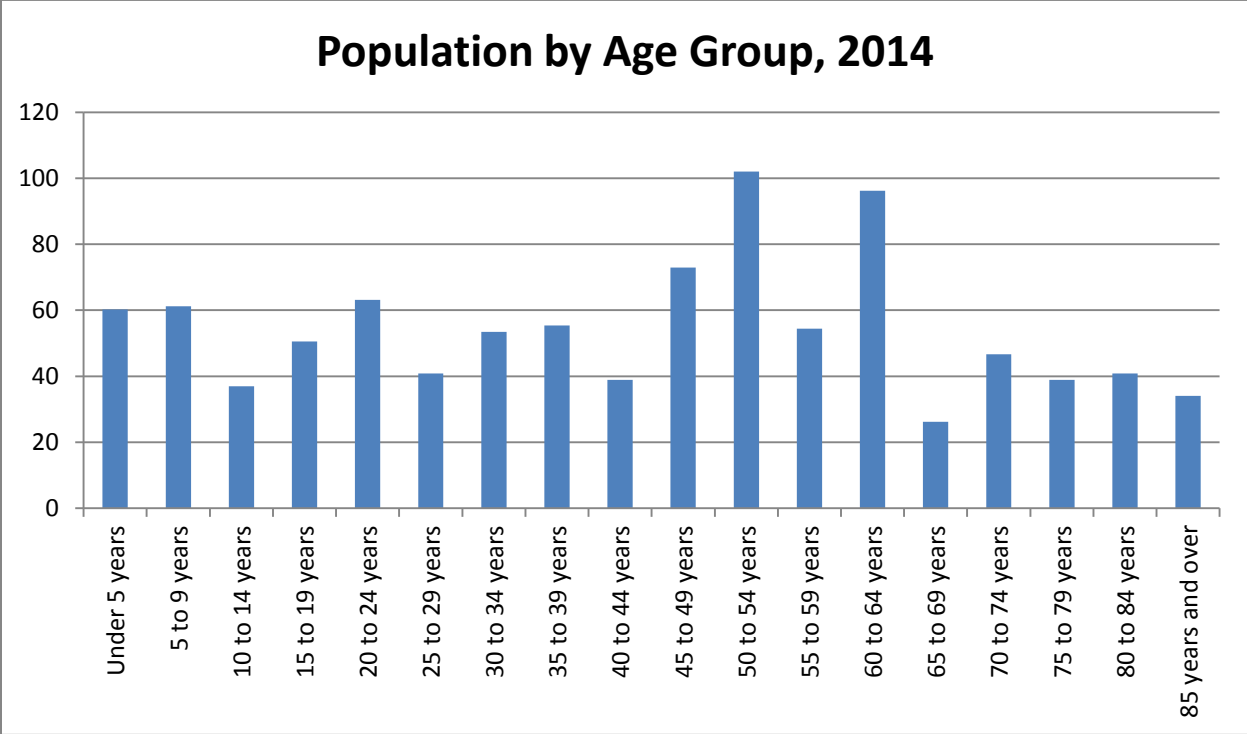
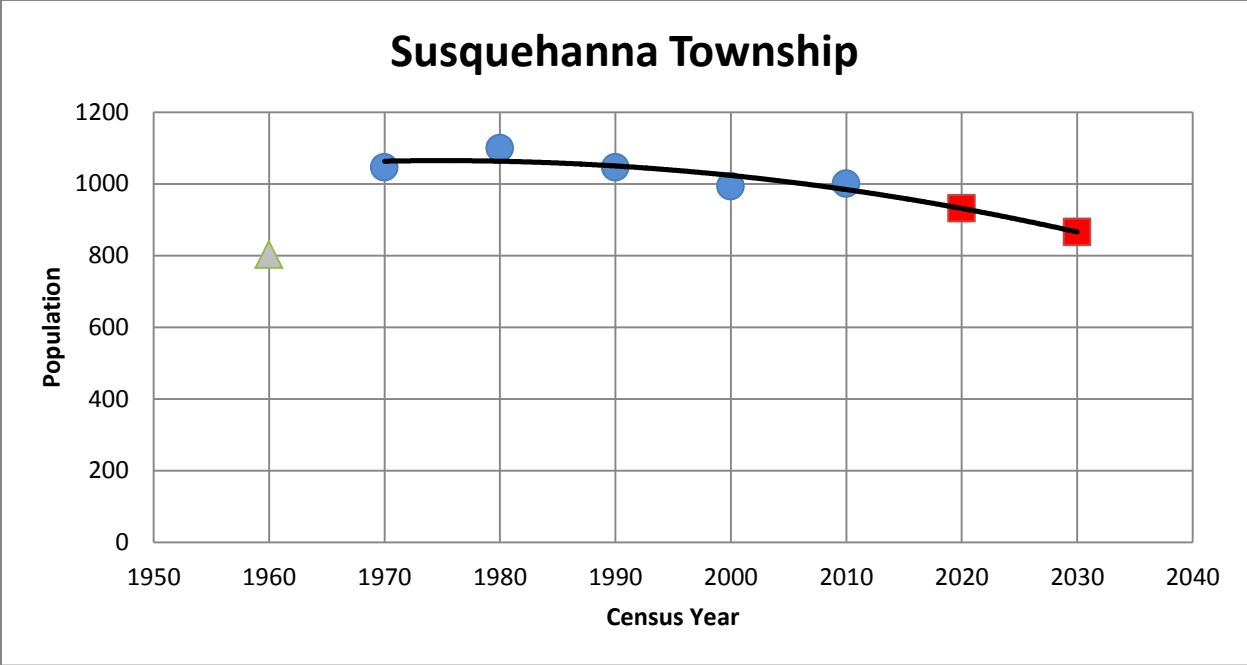


## Salladasburg Borough

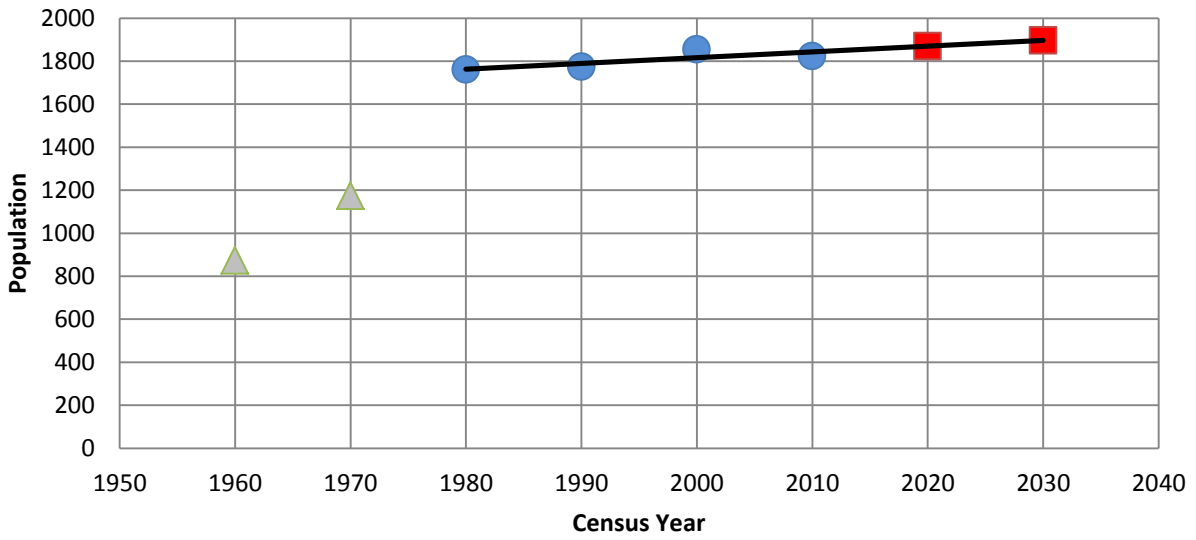


## Population by Age Group, 2014

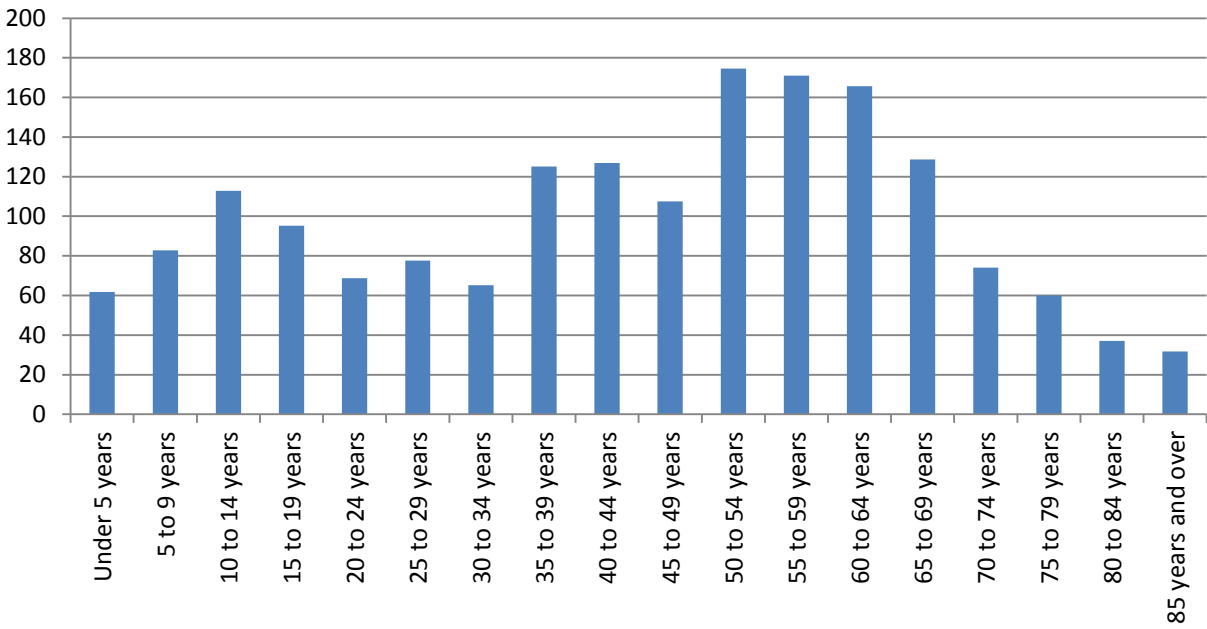




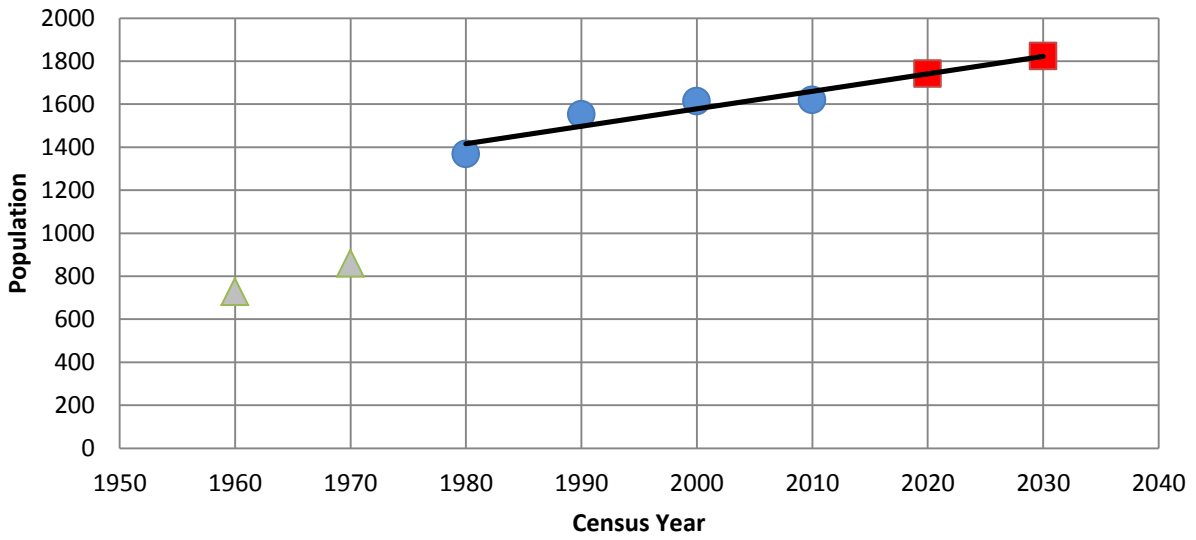
## Upper Fairfield Township



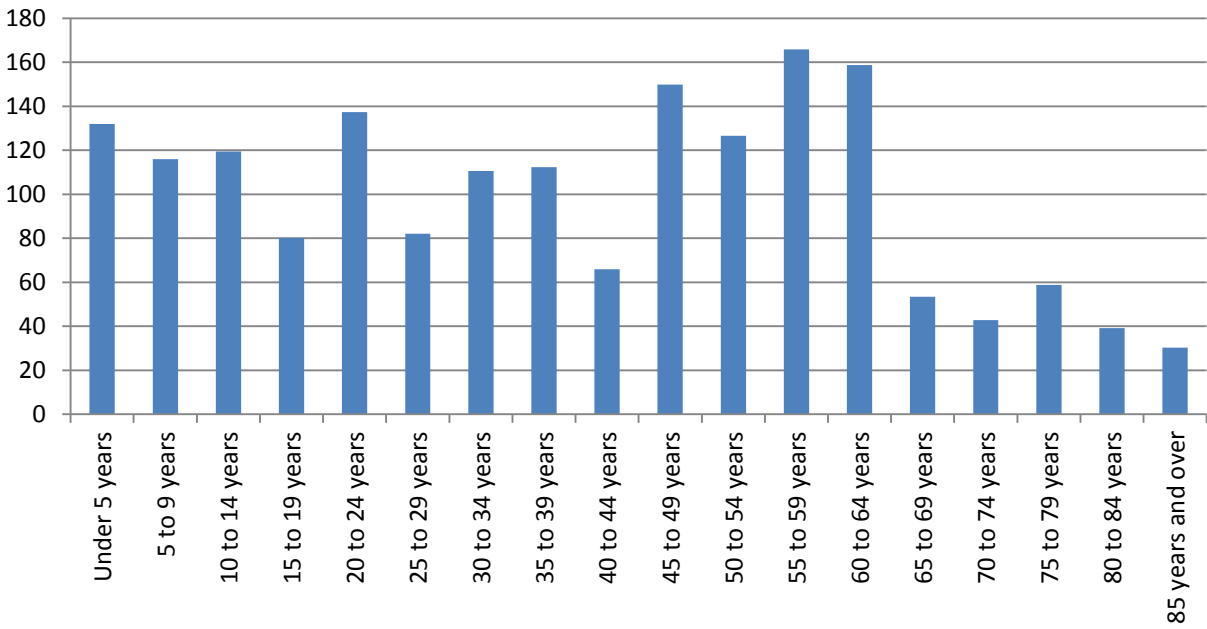
## Population by Age Group, 2014

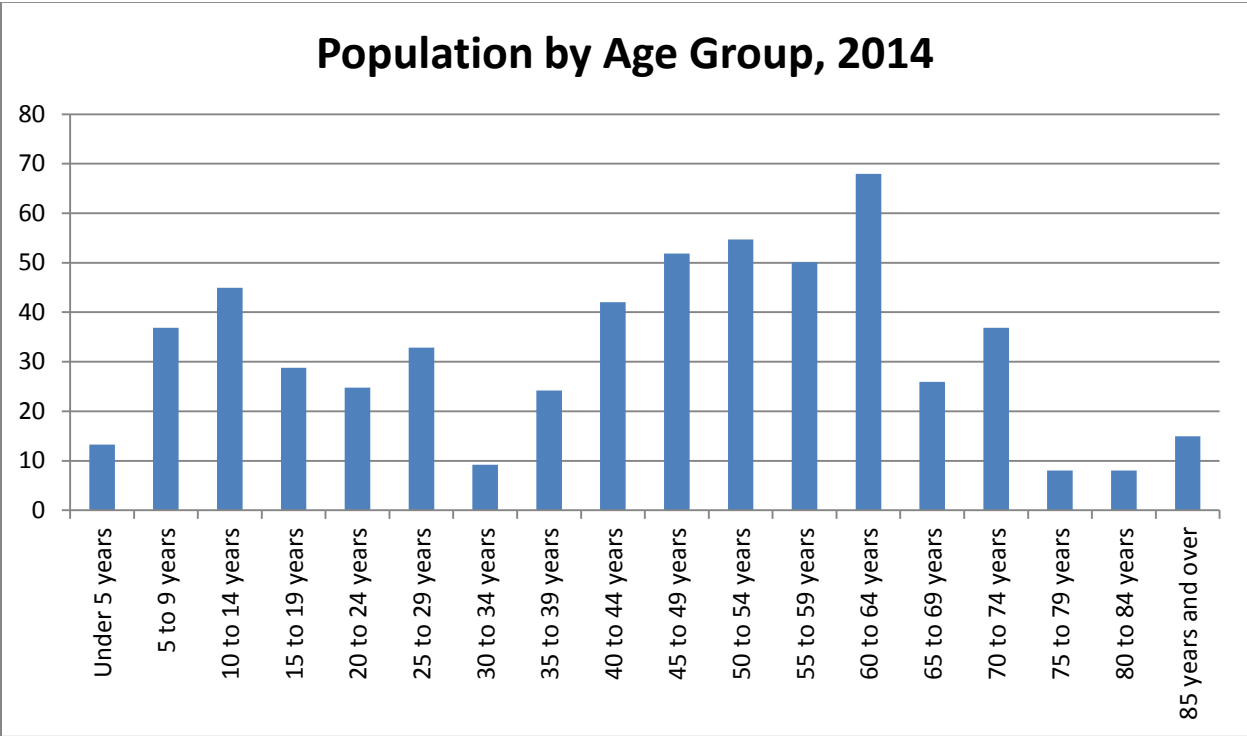
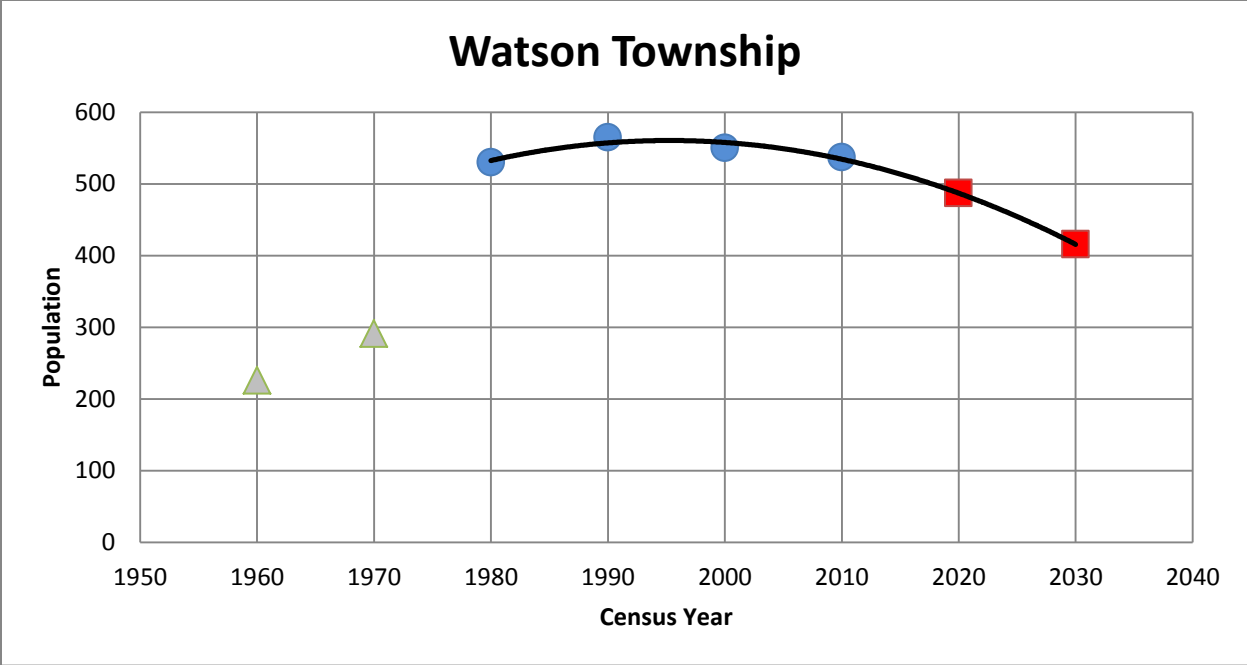


## Washington Township



## Population by Age Group, 2014

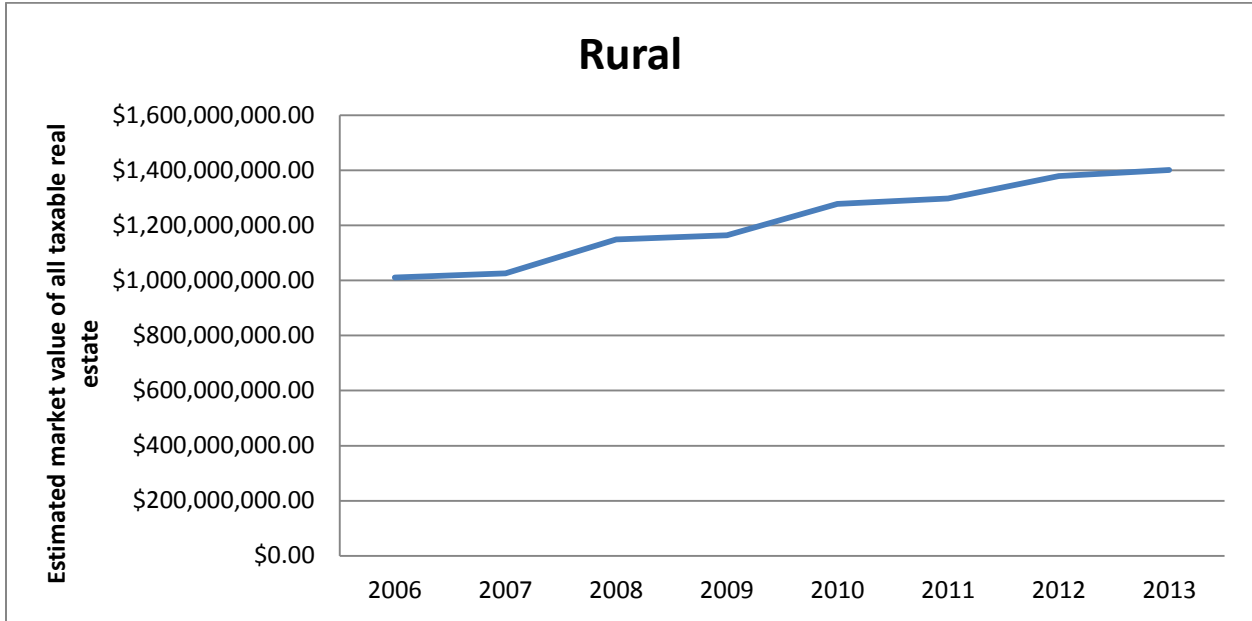




# Housing

## Taxable real estate market value

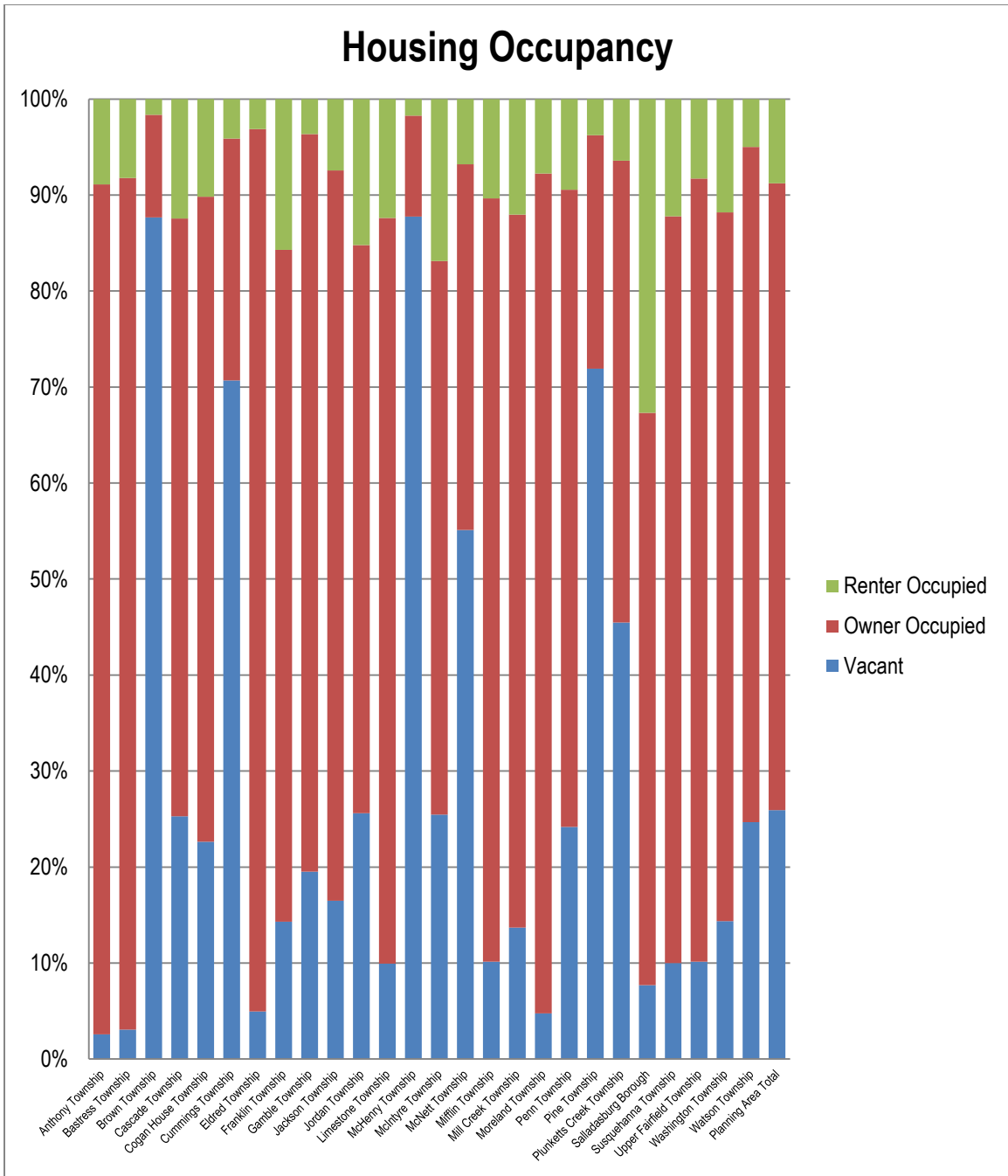
Data source: State Tax Equalization Board



	2006	2007	2008	2009	2010	2011	2012	2013
Anthony Township	\$38,936,500.00	\$40,776,834.03	\$45,114,206.43	\$45,791,602.64	\$46,322,965.13	\$46,359,320.51	\$45,757,037.88	\$46,484,716.87
Bastress Township	\$24,827,200.00	\$24,882,476.10	\$27,218,447.45	\$28,141,971.18	\$28,363,915.71	\$28,588,179.80	\$29,868,046.27	\$30,130,853.08
Brown Township	\$35,569,900.00	\$35,172,907.11	\$42,796,388.81	\$43,340,180.32	\$48,387,734.43	\$49,304,674.11	\$51,187,677.23	\$51,724,853.70
Cascade Township	\$22,935,500.00	\$22,658,280.93	\$25,348,033.53	\$25,389,918.05	\$27,434,501.84	\$27,718,211.80	\$29,816,721.84	\$30,099,193.30
Cogan House Township	\$45,694,000.00	\$46,493,507.65	\$53,350,092.72	\$53,721,835.69	\$59,836,011.80	\$60,623,394.63	\$64,700,175.00	\$67,197,624.27
Cummings Township	\$32,631,200.00	\$32,756,144.58	\$38,069,890.28	\$38,420,267.00	\$44,009,923.40	\$44,488,940.58	\$46,233,037.79	\$49,424,690.19
Eldred Township	\$90,335,600.00	\$91,243,230.41	\$97,763,659.25	\$98,734,828.48	\$104,322,540.53	\$104,834,489.13	\$109,934,571.67	\$110,553,450.77
Franklin Township	\$39,591,500.00	\$39,789,041.92	\$45,550,158.66	\$45,943,646.54	\$49,909,831.58	\$51,019,255.04	\$48,053,787.34	\$48,647,529.02
Gamble Township	\$45,247,400.00	\$46,023,016.68	\$49,692,495.74	\$50,066,064.59	\$54,180,529.54	\$55,278,388.89	\$62,832,100.29	\$63,742,908.27
Jackson Township	\$19,573,900.00	\$19,501,727.65	\$22,304,466.23	\$22,863,218.09	\$25,711,091.88	\$26,247,253.07	\$28,159,563.93	\$29,062,931.74
Jordan Township	\$33,251,300.00	\$34,129,048.81	\$38,714,696.75	\$39,736,588.46	\$46,384,199.09	\$47,018,849.51	\$51,110,263.16	\$51,213,969.84
Limestone Township	\$76,674,400.00	\$78,009,056.21	\$90,681,366.74	\$91,245,798.41	\$101,573,033.76	\$102,653,281.01	\$112,385,572.20	\$113,847,977.80
McHenry Township	\$29,572,700.00	\$29,592,286.26	\$35,179,370.34	\$35,670,969.06	\$45,089,728.79	\$45,571,480.92	\$50,673,733.67	\$51,068,999.18
McIntyre Township	\$16,504,500.00	\$16,677,456.70	\$19,032,182.26	\$19,223,740.63	\$22,333,733.29	\$22,586,415.97	\$25,977,469.46	\$26,936,332.95
McNett Township	\$10,841,800.00	\$10,867,653.49	\$13,306,028.40	\$13,406,163.06	\$14,920,390.89	\$15,076,354.98	\$13,774,155.30	\$14,053,286.36
Mifflin Township	\$40,923,200.00	\$42,386,104.14	\$45,270,871.44	\$45,629,250.87	\$51,569,067.66	\$52,185,763.51	\$57,711,611.79	\$57,516,889.51
Mill Creek Township	\$27,012,200.00	\$27,811,003.10	\$30,289,848.73	\$31,092,482.87	\$33,895,683.64	\$34,697,983.21	\$40,188,147.68	\$40,767,307.29
Moreland Township	\$47,097,500.00	\$47,775,994.56	\$52,740,410.27	\$53,729,731.76	\$58,781,978.33	\$60,252,484.94	\$67,293,930.54	\$67,962,616.27
Penn Township	\$40,521,300.00	\$41,190,832.29	\$47,254,640.61	\$47,983,864.92	\$53,701,531.78	\$56,324,280.96	\$60,503,622.57	\$61,671,307.58
Pine Township	\$28,838,100.00	\$28,779,972.88	\$29,865,029.64	\$29,685,860.16	\$30,559,191.99	\$30,658,190.13	\$32,294,074.42	\$33,350,195.31
Plunketts Creek Township	\$43,786,700.00	\$44,167,243.14	\$49,799,622.54	\$50,552,048.56	\$55,060,668.00	\$55,536,757.18	\$58,139,577.09	\$58,387,048.56
Salladasburg Borough	\$7,675,100.00	\$7,773,806.47	\$8,145,699.84	\$8,226,409.20	\$8,601,906.14	\$8,603,854.23	\$8,734,321.99	\$8,776,288.25
Susquehanna Township	\$37,856,400.00	\$38,239,196.32	\$41,774,865.05	\$41,997,250.02	\$45,295,611.51	\$45,433,532.83	\$47,634,040.29	\$47,878,149.49
Upper Fairfield Township	\$79,865,500.00	\$80,084,429.17	\$88,016,403.19	\$89,268,542.00	\$92,762,788.50	\$93,590,167.40	\$93,714,302.29	\$94,289,452.76
Washington Township	\$64,223,300.00	\$66,989,201.62	\$77,211,679.87	\$79,062,309.66	\$90,242,576.67	\$92,712,397.42	\$99,375,604.84	\$101,887,169.63
Watson Township	\$30,129,400.00	\$31,911,799.08	\$34,812,451.94	\$35,133,844.02	\$39,116,388.49	\$40,271,170.52	\$43,329,719.72	\$43,978,027.52
<b>PLANNING AREA TOTAL</b>	\$1,010,116,100.00	\$1,025,682,251.30	\$1,149,303,006.71	\$1,164,058,376.24	\$1,278,367,514.37	\$1,297,635,072.28	\$1,379,382,866.25	\$1,400,653,769.51



	Percent change, 2006-2013	Dollar change, 2006-2013
Anthony Township	19%	\$7,548,216.87
Bastress Township	21%	\$5,303,653.08
Brown Township	45%	\$16,154,953.70
Cascade Township	31%	\$7,163,693.30
Cogan House Township	47%	\$21,503,624.27
Cummings Township	51%	\$16,793,490.19
Eldred Township	22%	\$20,217,850.77
Franklin Township	23%	\$9,056,029.02
Gamble Township	41%	\$18,495,508.27
Jackson Township	48%	\$9,489,031.74
Jordan Township	54%	\$17,962,669.84
Limestone Township	48%	\$37,173,577.80
McHenry Township	73%	\$21,496,299.18
McIntyre Township	63%	\$10,431,832.95
McNett Township	30%	\$3,211,486.36
Mifflin Township	41%	\$16,593,689.51
Mill Creek Township	51%	\$13,755,107.29
Moreland Township	44%	\$20,865,116.27
Penn Township	52%	\$21,150,007.58
Pine Township	16%	\$4,512,095.31
Plunketts Creek Township	33%	\$14,600,348.56
Salladasburg Borough	14%	\$1,101,188.25
Susquehanna Township	26%	\$10,021,749.49
Upper Fairfield Township	18%	\$14,423,952.76
Washington Township	59%	\$37,663,869.63
Watson Township	46%	\$13,848,627.52
<b>PLANNING AREA TOTAL</b>	<b>39%</b>	<b>\$390,537,669.51</b>



Note: "Vacant" housing units include the following

- For rent
- Rented but not yet occupied
- For sale
- Sold but not yet occupied
- Seasonal, recreational or occasional use

	Median Household Income	Median Annual Housing Costs for Homeowner with Mortgage, 2014	Annual Housing Costs for Homeowner with Mortgage as Percentage of Median Family Income	Median Annual Housing Rental Costs, 2014	Annual Housing Rental Costs as Percentage of Median Family Income
TOWNSHIP OF ANTHONY	\$69,792.00	\$14,520.00	20.8%	\$5,952.00	8.5%
TOWNSHIP OF BASTRESS	\$53,875.00	\$14,640.00	27.2%		
TOWNSHIP OF BROWN	\$49,063.00	\$16,872.00	34.4%		
TOWNSHIP OF CASCADE	\$43,409.00	\$14,808.00	34.1%	\$8,904.00	20.5%
TOWNSHIP OF COGAN HOUSE	\$51,071.00	\$14,928.00	29.2%	\$9,300.00	18.2%
TOWNSHIP OF CUMMINGS	\$42,321.00	\$16,416.00	38.8%	\$8,100.00	19.1%
TOWNSHIP OF ELDRED	\$55,724.00	\$17,172.00	30.8%	\$5,352.00	9.6%
TOWNSHIP OF FRANKLIN	\$45,469.00	\$13,464.00	29.6%	\$7,824.00	17.2%
TOWNSHIP OF GAMBLE	\$57,083.00	\$16,404.00	28.7%	\$8,856.00	15.5%
TOWNSHIP OF JACKSON	\$48,750.00	\$15,264.00	31.3%	\$15,000.00	30.8%
TOWNSHIP OF JORDAN	\$49,375.00	\$14,784.00	29.9%	\$7,716.00	15.6%
TOWNSHIP OF LIMESTONE	\$64,531.00	\$17,148.00	26.6%	\$9,600.00	14.9%
TOWNSHIP OF MCHENRY	\$38,750.00	\$13,752.00	35.5%		
TOWNSHIP OF MCINTYRE	\$42,321.00	\$13,896.00	32.8%	\$11,016.00	26.0%
TOWNSHIP OF MCNETT	\$45,000.00	\$14,496.00	32.2%	\$7,500.00	16.7%
TOWNSHIP OF MIFFLIN	\$53,056.00	\$14,064.00	26.5%	\$9,228.00	17.4%
TOWNSHIP OF MILL CREEK	\$67,778.00	\$15,180.00	22.4%	\$10,704.00	15.8%
TOWNSHIP OF MORELAND	\$65,625.00	\$15,828.00	24.1%	\$7,932.00	12.1%
TOWNSHIP OF PENN	\$61,094.00	\$14,772.00	24.2%	\$12,900.00	21.1%
TOWNSHIP OF PINE	\$51,000.00	\$13,320.00	26.1%	\$7,800.00	15.3%
TOWNSHIP OF PLUNKETTS CREEK	\$58,125.00	\$15,960.00	27.5%	\$12,456.00	21.4%
BOROUGH OF SALLADASBURG	\$46,786.00	\$14,832.00	31.7%	\$8,904.00	19.0%
TOWNSHIP OF SUSQUEHANNA	\$46,607.00	\$13,212.00	28.3%	\$11,376.00	24.4%
TOWNSHIP OF UPPER FAIRFIELD	\$61,875.00	\$16,548.00	26.7%	\$9,048.00	14.6%
TOWNSHIP OF WASHINGTON	\$53,333.00	\$14,628.00	27.4%	\$7,656.00	14.4%
TOWNSHIP OF WATSON	\$59,010.00	\$15,984.00	27.1%	\$7,800.00	13.2%

2014 American Community Survey Estimates

	2014 American Community Survey Estimate, Household Median Income
Lycoming County	\$45,877.00
Pennsylvania	\$53,115.00

2014 American Community Survey Estimates

	Median Year of Construction of Housing Units
TOWNSHIP OF ANTHONY	1977
TOWNSHIP OF BASTRESS	1975
TOWNSHIP OF BROWN	1968
TOWNSHIP OF CASCADE	1971
TOWNSHIP OF COGAN HOUSE	1977
TOWNSHIP OF CUMMINGS	1967
TOWNSHIP OF ELDRED	1976
TOWNSHIP OF FRANKLIN	1967
TOWNSHIP OF GAMBLE	1975
TOWNSHIP OF JACKSON	1970
TOWNSHIP OF JORDAN	1972
TOWNSHIP OF LIMESTONE	1975
TOWNSHIP OF MCHENRY	1962
TOWNSHIP OF MCINTYRE	1964
TOWNSHIP OF MCNETT	1971
TOWNSHIP OF MIFFLIN	1972
TOWNSHIP OF MILL CREEK	1983
TOWNSHIP OF MORELAND	1975
TOWNSHIP OF PENN	1977
TOWNSHIP OF PINE	1969
TOWNSHIP OF PLUNKETTS CREEK	1958
BOROUGH OF SALLADASBURG	1948
TOWNSHIP OF SUSQUEHANNA	1969
TOWNSHIP OF UPPER FAIRFIELD	1978
TOWNSHIP OF WASHINGTON	1974
TOWNSHIP OF WATSON	1972

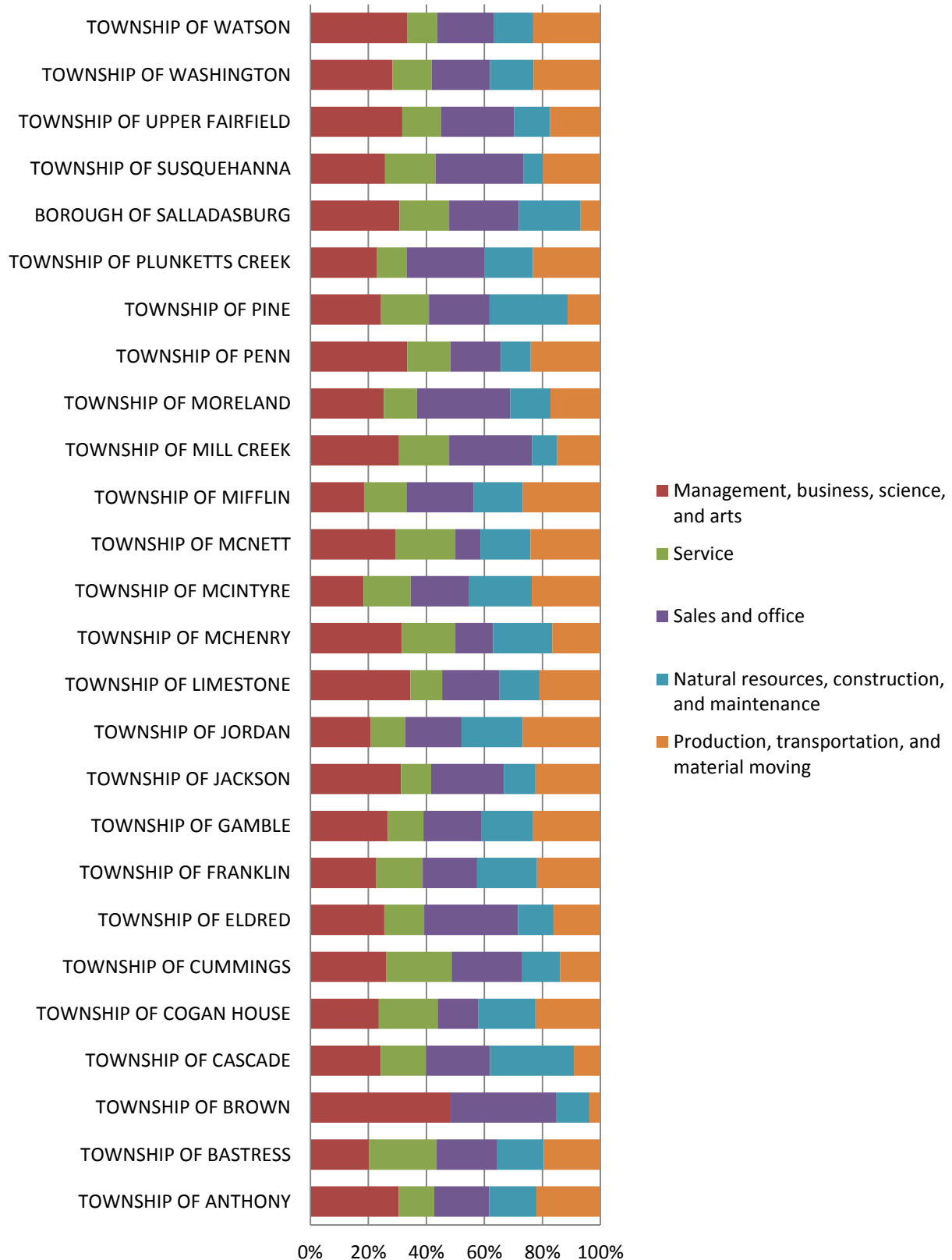
2014 American Community Survey Estimates

# Floodplain and Flood Insurance

Data Sources: FEMA National Flood Insurance Program Policy and Claim Statistics and Lycoming County

	Policies	Insured Amount	Total Premiums	Total Claims	Total Payments	Total Number of Tax parcels	Parcels Containing Regulatory Floodplain	Percent Containing Floodplain
TOWNSHIP OF ANTHONY	0	\$0.00	\$0.00	0	\$0.00	399	34	8.5%
TOWNSHIP OF BASTRESS	0	\$0.00	\$0.00	0	\$0.00	257	0	0.0%
TOWNSHIP OF BROWN	13	\$2,555,600.00	\$12,803.00	5	\$109,020.24	381	137	36.0%
TOWNSHIP OF CASCADE	3	\$412,600.00	\$2,927.00	1	\$24,918.48	350	25	7.1%
TOWNSHIP OF COGAN HOUSE	3	\$219,900.00	\$2,819.00	1	\$1,491.56	621	75	12.1%
TOWNSHIP OF CUMMINGS	61	\$8,161,500.00	\$58,554.00	70	\$557,665.49	506	274	54.2%
TOWNSHIP OF ELDRED	15	\$2,475,800.00	\$13,298.00	17	\$290,543.71	845	79	9.3%
TOWNSHIP OF FRANKLIN	5	\$287,300.00	\$3,297.00	5	\$80,942.13	543	73	13.4%
TOWNSHIP OF GAMBLE	11	\$2,705,300.00	\$8,704.00	13	\$498,222.35	556	58	10.4%
TOWNSHIP OF JACKSON	0	\$0.00	\$0.00	0	\$0.00	290	66	22.8%
TOWNSHIP OF JORDAN	2	\$385,000.00	\$685.00	1	\$554.66	538	52	9.7%
TOWNSHIP OF LIMESTONE	11	\$1,292,700.00	\$7,920.00	1	\$0.00	892	54	6.1%
TOWNSHIP OF MCHENRY	24	\$3,497,700.00	\$21,185.00	35	\$195,776.27	642	175	27.3%
TOWNSHIP OF MCINTYRE	24	\$2,478,800.00	\$24,191.00	62	\$541,559.58	347	233	67.1%
TOWNSHIP OF MCNETT	2	\$75,000.00	\$720.00	3	\$32,830.94	248	5	2.0%
TOWNSHIP OF MIFFLIN	18	\$1,926,900.00	\$16,321.00	3	\$17,057.98	483	145	30.0%
TOWNSHIP OF MILL CREEK	2	\$300,000.00	\$3,607.00	0	\$0.00	303	0	0.0%
TOWNSHIP OF MORELAND	5	\$328,800.00	\$4,143.00	12	\$170,706.98	494	83	16.8%
TOWNSHIP OF PENN	5	\$663,500.00	\$4,176.00	11	\$217,790.17	615	51	8.3%
TOWNSHIP OF PINE	19	\$2,475,000.00	\$24,919.00	23	\$292,902.27	485	164	33.8%
TOWNSHIP OF PLUNKETTS CREEK	73	\$13,719,700.00	\$63,967.00	13	\$6,077,087.55	619	333	53.8%
BOROUGH OF SALLADASBURG	3	\$464,000.00	\$2,783.00	2	\$0.00	112	49	43.8%
TOWNSHIP OF SUSQUEHANNA	34	\$3,549,400.00	\$33,021.00	49	\$313,567.93	507	201	39.6%
TOWNSHIP OF UPPER FAIRFIELD	20	\$2,794,700.00	\$13,240.00	12	\$2,580,634.83	845	110	13.0%
TOWNSHIP OF WASHINGTON	7	\$786,600.00	\$6,214.00			834	177	21.2%
TOWNSHIP OF WATSON	49	\$5,590,800.00	\$43,710.00	60	\$471,472.83	396	184	46.5%
<b>PLANNING AREA TOTAL</b>	<b>409</b>	<b>\$57,146,600.00</b>	<b>\$373,204.00</b>	<b>399</b>	<b>\$12,474,745.95</b>	<b>13108</b>	<b>2837</b>	<b>21.6%</b>

## Employment by Occupation Category



# Poverty

2014 American Community Survey Estimates  
Federal Poverty Level for Individuals in 2014: \$11,670

