

## Population

As of 2018, The Northern Berks planning area is home to an estimated 18,003 residents. Since 2000, the area's population grew almost 2% or by approximately 329 residents, a considerably lower rate of growth than both county and state figures. The area added the majority of these new residents between 2010 and 2018.

Since 2010, population growth has increased slightly which is somewhat consistent with slow population growth in both Berks County and Pennsylvania. Between 2000 and 2010, the area experienced a decline in population but for the most current period between 2010 and 2018 the region has seen a growth rate of 4.3%.

The Borough of Hamburg has the largest number of residents with 4,381. However, Upper Tulpehocken Township added the most residents between 2000 and 2018 (418). Upper Tulpehocken Township saw a 28% increase in population between 2000 and 2018. One reason for such growth is the fact that Strausstown Borough merged into Upper Tulpehocken in 2016. Upper Bern Township also had a significant increase in population between the same time period, their population grew by 23.1% between 2000 and 2018. Tilden and Windsor Townships saw very limited population growth between 2000 and 2018 at 1.7% and 1.0% respectively. Between 2000 and 2018 Shoemakersville Borough actually lost approximately 738 residents or 34.7% of their population.

Population									
Municipality	2000 Census	2010 Census	2018 Estimate	2000-2010 # Change	2000-2010 % Change	2010-2018 # Change	2010-2018 % Change	2000-2018 # Change	2000-2018 % Change
Hamburg Borough	4,114	4,289	4,381	175	4.3%	92	2.1%	267	6.5%
Perry Township	2,517	2,417	2,472	-100	-4.0%	55	2.3%	-45	-1.8%
Shoemakersville Borough	2,124	1,378	1,386	-746	-35.1%	8	0.6%	-738	-34.7%
Tilden Township	3,553	3,597	3,614	44	1.2%	17	0.5%	61	1.7%
Upper Bern Township	1,479	1,734	1,820	255	17.2%	86	5.0%	341	23.1%
Upper Tulpehocken Township	1,495	1,575	1,913	80	5.4%	338	21.5%	418	28.0%
Windsor Township	2,392	2,279	2,417	-113	-4.7%	138	6.1%	25	1.0%
<b>Northern Berks Area</b>	<b>17,674</b>	<b>17,269</b>	<b>18,003</b>	<b>-405</b>	<b>-2.3%</b>	<b>734</b>	<b>4.3%</b>	<b>329</b>	<b>1.9%</b>
Berks County	373,638	411,442	420,152	37,804	10.1%	8,710	2.1%	46,514	12.4%
Pennsylvania	12,281,054	12,702,379	12,807,060	421,325	3.4%	104,681	0.8%	526,006	4.3%

Source: U.S. Census Bureau, 2010 Decennial Census Counts and July 1, 2018 Population Estimates

## Population Projections

Population projections can help the area plan efficiently for future land use and community service needs. Based on these projections the area is expected to add nearly 1,869 residents by 2040. The increase in population is pretty evenly distributed among the four municipalities. Hamburg Borough is projected to see the biggest increase in residents by the year 2040.

Population Projections										
Municipality	2010 Base	2020	2030	2040	2010-2020 # Change	2010-2030 # Change	2010-2040 # Change	2010-2020 % Change	2010-2030 % Change	2010-2040 % Change
Hamburg Borough	4,289	4,431	4,589	4,745	142	300	456	3.3%	7.0%	10.6%
Perry Township	2,417	2,499	2,588	2,680	82	171	263	3.4%	7.1%	10.9%
Shoemakersville Borough	1,378	1,424	1,475	1,528	46	97	150	3.3%	7.0%	10.9%
Tilden Township	3,597	3,715	3,848	3,986	118	251	389	3.3%	7.0%	10.8%
Upper Bern Township	1,734	1,794	1,858	1,925	60	124	191	3.5%	7.2%	11.0%
Upper Tulpehocken Township	1,575	1,979*	2,050*	2,123*	404*	475*	548*	25.7%*	30.2%*	34.8%*
Windsor Township	2,279	2,358	2,442	2,530	79	163	251	3.5%	7.2%	11.0%
<b>Northern Berks Area</b>	<b>17,269</b>	<b>17,847</b>	<b>18,484</b>	<b>19,138</b>	<b>578</b>	<b>1,215</b>	<b>1,869</b>	<b>3.3%</b>	<b>7.0%</b>	<b>10.8%</b>
Berks County	411,442	425,447	440,656	456,409	14,005	29,214	44,967	3.4%	7.1%	10.9%

Sources: Berks County Planning Commission, 2018; U.S. Census Bureau, Census 2010  
Strausstown Borough merged into Upper Tulpehocken Township in 2016. This merger is reflected in the population projections by adding Strausstown Borough's projections to Upper Tulpehocken Township starting for the year 2020 projection.

## Population Density

The United States Census Bureau defines places “urban” as territory that has a population density of at least 1,000 people per square mile. By this definition, the area overall – and five out of the seven municipalities are considered rural. Both boroughs are considered urban. Shoemakersville has the highest population density in the planning area.

Population Density				
Municipality	Size (Sq.Mi.)	2018	Density	Urban
Hamburg Borough	1.9	4,381	2,306	Yes
Perry Township	18.3	2,472	135	No
Shoemakersville Borough	0.58	1,386	2,390	Yes
Tilden Township	19.0	3,614	190	No
Upper Bern Township	18.2	1,820	100	No
Upper Tulpehocken Township	22.9	1,913	84	No
Windsor Township	22.6	2,417	107	No
<b>Northern Berks Area</b>	<b>103.48</b>	<b>18,003</b>	<b>174</b>	<b>No</b>

Source: U.S. Census Bureau, July 1, 2018 Population Estimates

## School Enrollment

One school district serves the planning area. The Hamburg Area School District has two (2) elementary schools, one (1) middle school, and one (1) high school. As of 2018, the district has over 2,100 students. Between 2014 and 2018, the district’s student population declined by 13.2%.

School District Enrollment by Building - 2014-2018							
Hamburg Area School District Building Name	2014	2015	2016	2017	2018	# Change 2014-2018	% Change 2014-2018
Hamburg Area High School	771	723	725	708	690	-81	-10.5%
Hamburg Area Middle School	580	521	508	504	514	-66	-11.4%
Perry Elementary School	373	367	373	380	359	-14	-3.8%
Tilden Elementary Center	644	591	566	574	559	-85	-13.2%
<b>Total</b>	<b>2,368</b>	<b>2,202</b>	<b>2,172</b>	<b>2,166</b>	<b>2,122</b>	<b>-246</b>	<b>-10.4%</b>

Source: PA Department of Education

## Households

The average size of households in the planning region are generally consistent with both county and state averages. Tilden, Upper Bern and Upper Tulpehocken Townships have almost the exact number of persons per household. Upper Tulpehocken has the largest average family size in the planning region.

Hamburg Borough, in terms of demography, is the oldest community in the planning area and that is reflected in the chart below. It has the most people over the age of 65. Windsor Township has the most families with children. Hamburg also has the largest number of residents who live alone.

Households & Families									
Municipality	Households	Population	PPH	Municipality	Average Family Size	Percent With People Under 18	Percent With People Over 65	Percent Living Alone	
Hamburg Borough	1,948	4,381	2.25	Hamburg Borough	2.92	24.0	22.0	35.6	
Perry Township	1,019	2,472	2.43	Perry Township	2.84	24.4	8.0	16.6	
Shoemakersville Borough	552	1,386	2.51	Shoemakersville Borough	3.10	27.9	18.5	30.8	
Tilden Township	1,351	3,614	2.68	Tilden Township	2.97	33.2	7.3	23.6	
Upper Bern Township	675	1,820	2.70	Upper Bern Township	2.64	23.1	12.0	21.0	
Upper Tulpehocken Township	714	1,913	2.68	Upper Tulpehocken Township	3.27	29.1	8.0	21.1	
Windsor township	941	2,417	2.57	Windsor Township	2.98	35.8	6.3	17.3	
<b>Berks County</b>	<b>153,876</b>	<b>420,152</b>	<b>2.73</b>	<b>Berks County</b>	<b>3.12</b>	<b>32.2</b>	<b>11.6</b>	<b>25.0</b>	
<b>Pennsylvania</b>	<b>5,007,442</b>	<b>12,807,060</b>	<b>2.56</b>	<b>Pennsylvania</b>	<b>3.07</b>	<b>28.4</b>	<b>12.3</b>	<b>29.7</b>	

Source: U.S. Census, 2013-2017 American Community Survey (S1101)

## Age

Age distribution is an important indicator of future population dynamics. For example, a large concentration of children could mean a coming boom of young children or a high concentration of baby boomers may suggest out-migration as people in that demographic move elsewhere after retirement. Upper Tulpehocken Township is the “youngest” municipality in the region. Upper Bern Township is the oldest, with a median age of 49.6. All of the municipalities in the region exceed the county and state median age.

Age Composition by Percent of Population									
Age Group	Hamburg	Perry	Shoemakersville	Tilden	Upper Bern	U. Tulpehocken	Windsor	Berks	PA
Under 5 years	3.6	4.7	4.5	2.5	3.4	7.2	4.9	5.9	5.6
5 to 9 years	7.7	5.0	4.8	4.5	4.3	6.7	4.6	6.3	5.8
10 to 14 years	4.9	3.5	7.3	8.6	4.0	6.4	8.3	6.5	6.0
15 to 19 years	4.8	5.7	6.1	4.4	3.6	6.7	5.5	7.2	6.5
20 to 24 years	9.0	4.7	6.3	1.5	5.5	3.6	2.7	6.8	6.7
25 to 29 years	5.8	6.9	6.4	5.2	5.9	6.8	5.2	6.1	6.7
30 to 34 years	7.6	5.3	5.8	9.5	2.0	3.7	5.9	5.8	6.2
35 to 39 years	4.7	4.6	3.8	7.1	5.2	5.8	5.2	5.6	5.8
40 to 44 years	4.1	7.9	7.3	7.0	7.7	8.3	7.9	6.2	6.0
45 to 49 years	7.1	6.2	7.7	7.7	9.3	5.8	7.9	6.8	6.6
50 to 54 years	8.1	10.5	7.5	11.4	10.7	7.1	10.4	7.4	7.2
55 to 59 years	5.7	7.4	9.1	4.6	10.8	6.7	5.5	7.1	7.3
60 to 64 years	6.9	7.9	3.2	5.5	6.4	8.5	9.1	6.1	6.6
65 to 69 years	2.6	5.9	6.5	9.1	7.8	6.4	6.7	5.1	5.4
70 to 74 years	5.5	8.1	5.5	4.0	5.7	5.0	4.4	3.8	3.9
75 to 79 years	3.5	4.0	3.1	3.4	3.6	3.7	2.5	3.0	2.9
80 to 84 years	3.7	0.8	3.1	1.5	2.2	1.1	1.4	2.1	2.2
85 years +	4.7	0.8	1.8	2.7	1.8	0.9	2.0	2.2	2.5
<b>Median Age (years)</b>	<b>42.2</b>	<b>46.7</b>	<b>44.0</b>	<b>44.6</b>	<b>49.6</b>	<b>41.8</b>	<b>44.9</b>	<b>39.9</b>	<b>40.7</b>

Source: 2013-2017 American Community Survey (S0101)

Below, we compile the above age data into three specific groups. They are:

**Under 10:** This group represents young children. Communities with high numbers in this category may see future demand for education and recreation services.

**25-64:** This age group represents the working age adults. This age group will generally consist of core taxpayers in their prime earning years that generate and spend income on goods and services.

**65+:** This group represents largely retired adults. Communities with high numbers in this category may reflect a growing number of residents and taxpayers on fixed incomes with growing demand for healthcare and social assistance services.

Comparison of Major Age Groups Between Municipalities, County and State									
Age Group	Hamburg	Perry	Shoemakersville	Tilden	Upper Bern	U. Tulpehocken	Windsor	Berks	PA
Under 10	11.3	9.7	9.3	7.0	7.7	13.9	9.5	12.2	11.4
25-64	50.0	56.7	50.8	58.0	58.0	52.7	57.1	51.1	52.4
65+	20.0	19.6	20.0	20.7	21.1	17.1	17.0	16.2	16.9

Source: 2013-2017 American Community Survey (S0101)

- Six out of the seven municipalities have lower percentages of “Under 10” residents than the county and state. Only Upper Tulpehocken Township has more.
- Perry, Tilden, Upper Bern, Upper Tulpehocken and Windsor Townships have larger percentages of working age (25-64) residents than the county and state.
- All of the municipalities in the region have either a similar or larger percentage of residents age 65 and above.

## Mobility

A high percentage of people that have lived in the same place for longer than a year is indicative of stable communities. Studies have found that there is a direct correlation between poverty and a high mobility rate. That is, low-income individuals or families may move at a higher rate than individuals or families above the poverty line. Based on the numbers below the region is relatively stable. Both Tilden and Upper Bern Townships are the only municipalities that have numbers slightly lower than the County, State and National percentages.

Percentage of households that lived in the same house/apartment one year prior - 2017			
Geography	Stayed	Total	Percent That Stayed
Hamburg	3,989	4,376	91.2%
Perry	2,382	2,572	92.6%
Shoemakersville	1,202	1,334	90.1%
Tilden	3,052	3,465	88.1%
Upper Bern	1,336	1,565	85.4%
Upper Tulpehocken	1,792	1,986	90.2%
Windsor	2,378	2,531	94.0%
<b>Northern Berks Area</b>	<b>16,131</b>	<b>17,829</b>	<b>90.5%</b>
Berks County	351,236	397,197	88.4%
Pennsylvania	10,856,190	12,226,367	88.8%
United States	266,584,073	309,163,583	86.2%

Source: U.S. Census 2013-2017 American Community Survey (B07013)

## Educational Attainment

Compared to Berks County and the state, all of the municipalities, with the exception of Upper Tulpehocken have higher percentages of total residents age 25 and up that are high school graduates. Conversely, the region as a whole has lower percentages of residents age 25 and older that have bachelor's degrees when compared to the county and state.

Educational Attainment of the Resident Population by Percentage (25 and Older)									
Level	Hamburg	Perry	Shoemakersville	Tilden	Upper Bern	U. Tulpehocken	Windsor	Berks	PA
Less than 9th Grade	4.6	4.7	4.4	4.4	3.1	7.1	3.5	<b>5.4</b>	<b>3.3</b>
High School, No Diploma	9.9	8.5	9.0	12.9	10.9	13.9	7.4	<b>8.6</b>	<b>6.8</b>
High School Graduate	44.0	50.8	47.1	41.9	46.7	33.5	48.2	<b>37.7</b>	<b>35.6</b>
Some college, no degree	15.8	12.5	15.8	8.7	11.7	10.1	15.6	<b>16.3</b>	<b>16.1</b>
Associate's degree	10.8	5.9	10.6	11.4	14.7	10.1	9.9	<b>8.1</b>	<b>8.2</b>
Bachelor's degree	8.8	11.7	10.0	11.5	8.9	12.2	11.9	<b>15.6</b>	<b>18.3</b>
Graduate or Professional degree	6.2	5.9	3.1	9.1	4.1	3.1	3.4	<b>8.3</b>	<b>11.8</b>

Source: U.S. Census 2013-2017 American Community Survey (S1501)

## Race

In all seven of the municipalities, the majority of the residents are white, well above county and state numbers. Hamburg Borough has the largest Hispanic population.

Racial Composition - Percent of Resident Population									
Race	Hamburg	Perry	Shoemakersville	Tilden	Upper Bern	U. Tulpehocken	Windsor	Berks	PA
White	96.2	97.0	99.6	99.7	96.2	97.7	97.6	<b>82.8</b>	<b>81.1</b>
Black	0.1	0.7	0.0	0.0	0.0	0.8	0.0	<b>5.1</b>	<b>11.1</b>
Hispanic or Latino	5.7	3.6	2.5	3.0	4.2	4.2	2.1	<b>19.6</b>	<b>6.8</b>
American Indian	0.1	1.6	0.0	0.0	0.0	0.0	0.0	<b>0.9</b>	<b>0.2</b>
Asian	0.8	0.3	0.4	0.0	0.0	0.0	1.0	<b>1.4</b>	<b>3.3</b>
Pacific Islander	0.0	0.0	0.0	0.0	0.0	0.0	0.0	<b>0.0</b>	<b>0.0</b>
Some Other Race	1.6	0.0	0.0	0.0	3.6	1.4	0.0	<b>4.1</b>	<b>2.0</b>
Two or More Races	1.2	0.4	0.0	0.3	0.1	0.0	1.3	<b>5.7</b>	<b>2.3</b>

Source: U.S. Census 2013-2017 American Community Survey (DP05)

## Poverty

In 2017, Berks County has the highest overall poverty rate of the surrounding six (6) counties and presently exceeds the state poverty level. The poverty rate in the planning area is much lower and below both the county and state averages. Highest overall poverty is in Tilden Township and the lowest is in Windsor township. Tilden also has the highest rate of family poverty. Upper Bern Township has the highest rates of "single mother" and elderly poverty.

<b>Poverty Composition by Percentage of the Resident Population in 2017</b>				
<b>Municipality</b>	<b>Overall Poverty Level</b>	<b>Families</b>	<b>FHNHP*</b>	<b>Elderly*</b>
Hamburg	6.9	5.5	19.6	7.9
Perry	4.9	1.6	10.1	1.8
Shoemakersville	7.9	4.8	0.0	8.6
Tilden	15.8	11.7	27.6	11.1
Upper Bern	5.3	3.7	28.6	9.6
Upper Tulpehocken	12.1	6.4	23.1	10.2
Windsor	4.1	3.8	21.4	6.0
<b>Berks County</b>	<b>13.6</b>	<b>9.7</b>	<b>31.6</b>	<b>8.1</b>
<b>Pennsylvania</b>	<b>13.1</b>	<b>8.9</b>	<b>27.4</b>	<b>8.2</b>

Source: 2013-2017 American Community Survey (DP03)  
 \* FHNHP: Female Household with family, no husband present  
 \* Elderly: Residents that are 65 years of age or over

### Free/Reduced Lunch Enrollment by School/School District

Another indicator of poverty is examining enrollment in the free/reduced lunch program at school. Children from families with incomes at or below 130% of the poverty level, and children in families receiving Temporary Assistance for Needy Families (TANF) and children in families receiving food stamp benefits are eligible for free lunches. Children in families whose income is between 130% and 185% of the poverty level are eligible for reduced price lunches.

<b>Percent Free/Reduced Lunch Enrollment by School Building: 2018</b>						
<b>Hamburg Area School District Building Name</b>	<b>Enrollment</b>	<b>Free Eligible</b>	<b>Reduced Eligible</b>	<b>% Free Enrollment</b>	<b>% Reduced Enrollment</b>	<b>% Free / Reduced Enrollment</b>
Hamburg Area High School	700	256	41	36.6%	5.9%	42.4%
Hamburg Area Middle School	521	200	35	38.4%	6.7%	45.1%
Perry Elementary School	372	129	22	34.7%	5.9%	40.6%
Tilden Elementary Center	562	256	45	45.6%	8.0%	53.6%
<b>Total</b>	<b>2,155</b>	<b>841</b>	<b>143</b>	<b>39.0%</b>	<b>6.6%</b>	<b>45.7%</b>

Source: PA Department of Education - Division of Food and Nutrition, National School Lunch Program (NSLP), 2018 data.

Overall, in 2018, the Hamburg Area School District ranks 5<sup>th</sup> out of all county school districts in students enrolled in the program. While the district enrollment numbers are favorable compared to the overall county and state, it is important to note the share increase in enrollments in each district since 2009.



<b>Percent Free/Reduced Lunch Enrollment by School District: 2009 and 2018</b>			
<b>School District</b>	<b>2009</b>	<b>2018</b>	<b>% Change</b>
I-Lead Charter School	**	100.0	**
Reading School District	89.6	100.0	11.6%
Muhlenberg School District	36.6	54.6	49.2%
Antietam School District	36.1	53.4	47.9%
<b>Hamburg Area School District</b>	<b>29.8</b>	<b>45.7</b>	<b>53.4%</b>
Governor Mifflin School District	23.9	43.3	81.2%
Tulpehocken Area School District	32.0	38.9	21.6%
Berks Career and Technology Center	21.8	38.2	75.2%
Conrad Weiser Area School District	26.3	34.7	31.9%
Wyomissing Area School District	22.6	32.7	44.7%
Brandywine Heights Area School District	16.5	32.5	97.0%
Kutztown Area School District	20.0	31.4	57.0%
Oley Valley School District	18.2	30.6	68.1%
Schuylkill Valley School District	20.3	30.0	47.8%
Fleetwood Area School District	17.5	29.5	68.6%
Twin Valley School District	20.4	29.4	44.1%
Wilson School District	19.6	29.1	48.5%
Exeter Township School District	17.8	29.0	62.9%
Daniel Boone Area School District	15.3	28.0	83.0%
Upper Perkiomen Area School District	22.1	28.0	26.7%
Boyertown Area School District	15.8	26.8	69.6%
<b>Berks County</b>	<b>21.1</b>	<b>51.6</b>	<b>144.5%</b>
<b>Pennsylvania</b>	<b>38.8</b>	<b>53.2</b>	<b>37.1%</b>

Source: PA Department of Education - Division of Food and Nutrition, National School Lunch Program (NSLP), 2009 and 2018 data

## Veterans

The area has nearly 1,269 veterans of the nearly 24,500 in Berks County – with the majority serving during the Vietnam War era. Shoemakersville Borough has the most veterans from recent conflicts while Hamburg Borough has the highest concentration of World War II veterans. Tilden Township has the highest number of Vietnam veterans.

<b>Veteran Composition - Percent of Veterans Residing in Municipality</b>								
<b>Period of Service</b>	<b>Hamburg</b>	<b>Perry</b>	<b>Shoemakersville</b>	<b>Tilden</b>	<b>Upper Bern</b>	<b>U. Tulpehocken</b>	<b>Windsor</b>	<b>Berks</b>
Gulf War (9/2001 or later) veterans	17.5	2.7	16.7	0.0	12.2	2.5	9.9	<b>10.2</b>
Gulf War (8/1990 to 8/2001) veterans	15.8	8.2	17.6	0.0	15.1	22.3	17.7	<b>11.6</b>
Vietnam era veterans	31.8	35.5	31.5	43.0	34.5	38.8	43.3	<b>34.6</b>
Korean War veterans	12.4	10.0	17.6	3.1	10.1	9.1	7.8	<b>11.5</b>
World War II veterans	12.6	2.3	2.8	3.1	2.2	2.5	7.1	<b>6.5</b>
<b>Total Veterans</b>	<b>412</b>	<b>220</b>	<b>108</b>	<b>128</b>	<b>139</b>	<b>121</b>	<b>141</b>	<b>24,428</b>

Source: U. S. Census 2013-2017 American Community Survey (S2101)

## Housing Profile

The seven communities in the planning area have a stable housing stock with relatively low vacancy rates. Vacancy rates are an important indicator of supply and demand. A low rate of vacant-for-sale units can show a positive correlation of lack of supply and high demand. Typically, a healthy vacancy rate hovers around 2 percent or below while a vacancy rate of 12 or more percent can be considered high. Anything above 20 percent is considered hyper-vacancy. Perry and Upper Bern Townships have the highest vacancy rates in the region while Tilden Township has the lowest.

The type of housing each community provides differs, however. As no surprise, Hamburg and Shoemakersville Boroughs contain the largest amounts of multi-unit dwellings. In Perry Township, the majority of homes are detached units. Tilden Township contains the largest amount of mobile homes.

Profile of Housing Characteristics - 2017														
Type	Hamburg		Perry		Shoemakersville		Tilden		Upper Bern		U. Tulpehocken		Windsor	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%
<b>Total Units</b>	<b>2,101</b>		<b>1,157</b>		<b>572</b>		<b>1,391</b>		<b>751</b>		<b>781</b>		<b>1,028</b>	
Occupied housing units	1,948	92.7%	1,019	88.1%	552	96.5%	1,351	97.1%	675	89.9%	714	91.4%	941	91.5%
Vacant housing units	154	7.3%	138	11.9%	20	3.5%	40	2.9%	76	10.1%	67	8.6%	87	8.5%
1-unit, detached	938	44.6%	975	84.3%	319	55.8%	939	67.5%	561	74.7%	610	78.1%	887	86.3%
1-unit, attached	668	31.8%	36	3.1%	115	20.1%	0	0.0%	51	6.8%	35	4.5%	62	6.0%
2 units	56	2.7%	12	1.0%	40	7.0%	46	3.3%	14	1.9%	7	0.9%	26	2.5%
3 or 4 units	205	9.8%	15	1.3%	13	2.3%	62	4.5%	0	0.0%	18	2.3%	7	0.7%
5 to 9 units	65	3.1%	28	2.4%	20	3.5%	0	0.0%	9	1.2%	10	1.3%	17	1.7%
10 to 19 units	29	1.4%	0	0.0%	52	9.1%	15	1.1%	0	0.0%	0	0.0%	0	0.0%
20 or more units	124	5.9%	0	0.0%	10	1.7%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Mobile home	17	0.8%	91	7.9%	3	0.5%	329	23.7%	116	15.4%	101	12.9%	29	2.8%
Boat, RV, van, etc.	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%

Source: U. S. Census, 2013-2017 American Community Survey (DP04)





Both Tilden and Upper Bern Townships saw a significant period of construction activity in the 1990s decade. In Perry Township, housing construction has been spread relatively evenly across several decades. In Shoemakersville Borough, there has been no new housing construction since 2010. With the exception of Perry and Windsor Townships, the seven communities have seen very little to no residential construction growth since 2014.

Year of Housing Construction														
Type	Hamburg		Perry		Shoemakersville		Tilden		Upper Bern		U. Tulpehocken		Windsor	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Built 2014 or Later	8	0.4%	26	2.2%	0	0.0%	0	0.0%	6	0.8%	3	0.4%	12	1.2%
Built 2010 to 2013	32	1.5%	25	2.2%	0	0.0%	50	3.6%	10	1.3%	0	0.0%	50	4.9%
Built 2000 to 2009	58	2.8%	87	7.5%	13	2.3%	237	17.0%	56	7.5%	109	14.0%	141	13.7%
Built 1990 to 1999	170	8.1%	101	8.7%	36	6.3%	319	22.9%	194	25.8%	101	12.9%	154	15.0%
Built 1980 to 1989	58	2.8%	121	10.5%	42	7.3%	219	15.7%	106	14.1%	48	6.1%	93	9.0%
Built 1970 to 1979	345	16.4%	235	20.3%	57	10.0%	144	10.4%	72	9.6%	157	20.1%	135	13.1%
Built 1960 to 1969	132	6.3%	233	20.1%	36	6.3%	44	3.2%	68	9.1%	55	7.0%	137	13.3%
Built 1950 to 1959	288	13.7%	119	10.3%	128	22.4%	49	3.5%	24	3.2%	46	5.9%	72	7.0%
Built 1940 to 1949	123	5.9%	17	1.5%	37	6.5%	39	2.8%	17	2.3%	19	2.4%	47	4.6%
Built 1939 or earlier	888	42.2%	193	16.7%	223	39.0%	290	20.8%	198	26.4%	243	31.1%	187	18.2%

Source: U. S. Census, 2013-2017 American Community Survey (DP04)

## Housing Values

The planning area's housing stock comes in at a variety of affordability levels. The median value of homes in the communities varies. The median value of homes in Perry, Upper Tulpehocken, and Windsor Townships exceed the county median value (\$170,900).

Values of Housing Units														
Type	Hamburg		Perry		Shoemakersville		Tilden		Upper Bern		U. Tulpehocken		Windsor	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%
\$50,000 to \$99,999	383	27.6%	70	8.3%	74	20.8%	71	7.1%	45	7.5%	44	7.7%	85	11.3%
\$100,000 to \$149,999	468	33.7%	79	9.4%	171	48.2%	136	13.5%	117	19.5%	126	22.0%	152	20.2%
\$150,000 to \$199,999	335	24.1%	238	28.2%	77	21.7%	247	24.5%	144	24.0%	86	15.0%	187	24.9%
\$200,000 to \$299,999	162	11.7%	208	24.6%	24	6.8%	249	24.7%	150	25.0%	167	29.1%	235	31.3%
\$300,000 to \$499,999	41	3.0%	78	9.2%	3	0.8%	77	7.6%	48	8.0%	69	12.0%	55	7.3%
\$500,000 to \$999,999	0	0.0%	75	8.9%	0	0.0%	0	0.0%	25	4.2%	39	6.8%	15	2.0%
\$1,000,000 or more	0	0.0%	16	1.9%	0	0.0%	0	0.0%	0	0.0%	14	2.4%	6	0.8%
<b>Median (dollars)</b>	<b>\$135,500</b>		<b>\$187,500</b>		<b>\$128,900</b>		<b>\$158,200</b>		<b>\$169,200</b>		<b>\$201,500</b>		<b>\$183,400</b>	

Source: U. S. Census, 2013-2017 American Community Survey (DP04)

Only Upper Bern and Windsor Townships have seen a decrease in median housing value since 2010. Comparatively, lower home purchase prices represent a selling point to would-be buyers in the area and could attract young families to the area. However, rising valuation is desirable from a municipal perspective in maintaining a viable and sustainable tax base. Perry and Tilden Townships have seen the most increase in housing values since 2010.

Median Housing Values Between 2010 and 2017				
Municipality	2010	2017	\$ Change	% Change
Hamburg	\$118,200	\$135,500	\$17,300	14.6%
Perry	\$150,100	\$187,500	\$37,400	24.9%
Shoemakersville	\$125,900	\$128,900	\$3,000	2.4%
Tilden	\$127,300	\$158,200	\$30,900	24.3%
Upper Bern	\$170,900	\$169,200	-\$1,700	-1.0%
U. Tulpehocken	\$198,300	\$201,500	\$3,200	1.6%
Windsor	\$185,400	\$183,400	-\$2,000	-1.1%
<b>Berks County</b>	<b>\$170,400</b>	<b>\$170,900</b>	<b>\$500</b>	<b>0.3%</b>

Source: U.S. Census, 2006-2010 and 2013-2017 American Community Survey (DP04)

## Owner Profile

The relationship between tenure (owner or renter occupancy) and vacancy rates typically corresponded with the availability of and demand for housing. Owner-occupied homes are often regarded to be a more desirable land use because they retain a higher resale value and are generally more likely to be well maintained than the rental units.

In all seven municipalities, the majority of units are owner occupied and all except Hamburg and Shoemakersville Boroughs exceed the County's number of owner-occupied units (72.2%). Hamburg Borough has the most overall units. Most residents moved to their communities in the 2000 decade.

Owner Profile														
Type	Hamburg		Perry		Shoemakersville		Tilden		Upper Bern		U. Tulpehocken		Windsor	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%
<b>Total Units</b>	<b>2,102</b>		<b>1,157</b>		<b>572</b>		<b>1,391</b>		<b>751</b>		<b>781</b>		<b>1,028</b>	
Owner-occupied	1,389	66.1%	844	72.9%	355	62.1%	1,007	72.4%	599	79.8%	573	73.4%	751	73.1%
Renter-occupied	559	26.6%	175	15.1%	197	34.4%	344	24.7%	76	10.1%	141	18.1%	190	18.5%
Moved in 2015 or later	103	4.9%	42	3.6%	38	6.6%	52	3.7%	35	4.7%	42	5.4%	80	7.8%
Moved in 2010 to 2014	466	22.2%	219	18.9%	169	29.5%	363	26.1%	139	18.5%	123	15.7%	140	13.6%
Moved in 2000 to 2009	595	28.3%	236	20.4%	115	20.1%	426	30.6%	175	23.3%	197	25.2%	216	21.0%
Moved in 1990 to 1999	311	14.8%	162	14.0%	67	11.7%	243	17.5%	152	20.2%	139	17.8%	255	24.8%
Moved in 1980 to 1989	150	7.1%	152	13.1%	45	7.9%	144	10.4%	63	8.4%	81	10.4%	99	9.6%
Moved in 1979 or earlier	323	15.4%	208	18.0%	118	20.6%	123	8.8%	111	14.8%	132	16.9%	151	14.7%

Source: U. S. Census, 2013-2017 American Community Survey (DP04)

The chart below shows the change in owner and renter units between 2006-2010 and 2013-2017. Upper Bern Township has had a relatively sizable increase in homeownership. Windsor Township has had a decrease in owner-occupied housing and an increase in renter-occupied housing.

Change in Owner/Renter Profile Between 2010 and 2017							
Type	Hamburg	Perry	Shoemakersville	Tilden	Upper Bern	U. Tulpehocken	Windsor
	% Change	% Change	% Change	% Change	% Change	% Change	% Change
Owner-occupied	14.3%	3.9%	-1.9%	-1.3%	23.7%	14.7%	-6.1%
Renter-occupied	-7.9%	-6.5%	0.7%	7.1%	-4.8%	3.2%	4.8%

Source: U.S. Census 2006-2010 and 2013-2017 American Community Survey (DP04)

Shown below are the monthly costs of mortgages and rents in the four municipalities. In all seven communities the monthly median mortgage is less than the county average. All but Windsor, Upper Bern, and Tilden Township's rents are lower than the county average.

Median Monthly Mortgages and Rents in 2017 in Dollars		
Municipality	Mortgage	Rent
Hamburg	\$1,231	\$747
Perry	\$1,415	\$766
Shoemakersville	\$1,171	\$827
Tilden	\$1,470	\$938
Upper Bern	\$1,323	\$892
U. Tulpehocken	\$1,431	\$853
Windsor	\$1,475	\$1,018
<b>Berks County</b>	<b>\$1,483</b>	<b>\$885</b>

Source: U.S. Census, 2013-2017 American Community Survey (DP04)



