

## Appendix C: Housing Characteristics

### Table C-1. Trends in Housing Construction

Municipality	Total Housing Units	Pre 1960	1960-1969	1970-1979	1980-1989	1990-2000
City of Greensburg	7,738	65.4%	11.30%	10.3%	7.1%	5.8%
Hempfield Township	16,752	36.9%	18.8%	23.2%	10.3%	10.6%
South Greensburg Borough	1,129	73.7%	7.1%	7.2%	7.4%	4.6%
Southwest Greensburg Borough	1,187	81.3%	12.4%	3.8%	1.7%	0.9%
<b>Total</b>	<b>26,806</b>	<b>48.7%</b>	<b>15.9%</b>	<b>18.0%</b>	<b>8.9%</b>	<b>8.6%</b>
<b>County</b>						
Westmoreland	161,058	52.4%	13.7%	15.6%	8.9%	9.4%
Source: United State Census						

**Table C-2. Housing Type: Units in Structure, 2000**

Municipality	1-unit detached		1-unit attached		2-4 units		5+ units		Mobile Home	
	Units	%	Units	%	Units	%	Units	%	Units	%
City of Greensburg	4,238	54.8%	368	4.8%	1,360	17.6%	1,770	22.9%	2	0.0%
Hempfield Township	13,053	77.9%	496	3.0%	521	3.1%	1,129	6.8%	1,553	9.3%
South Greensburg Borough	824	73.0%	79	7.0%	154	13.6%	59	5.3%	13	1.2%
Southwest Greensburg Borough	778	65.5%	44	3.7%	273	22.9%	87	7.3%	5	0.4%
<b>Region</b>	18,893	70.5%	987	3.7%	2,308	8.6%	3,045	11.4%	1,573	5.9%
<b>County</b>										
Westmoreland	119,786	74.4%	5,461	3.4%	12,024	7.5%	11,459	7.1%	12,282	7.6%
Source: United States Census										

### Table C-3. Housing Occupancy, 2000

Municipality	Occupied Housing Units	Owner-Occupied		Renter-Occupied	
		# units	%	# units	%
City of Greensburg	7,144	3,726	52.2%	3,418	47.8%
Hempfield Township	15,997	13,500	84.4%	2,497	15.6%
South Greensburg Borough	1,048	733	69.9%	315	30.1%
Southwest Greensburg Borough	1,097	651	59.3%	446	40.7%
<b>Total &amp; Regional Average</b>	<b>25,286</b>	<b>18,610</b>	<b>73.6%</b>	<b>6,676</b>	<b>26.4%</b>
<b>County</b>					
Westmoreland	149,813	116,849	78.0%	32,964	22.0%
Source: United State Census					

**Table C-4. Housing Occupancy Trends, 1990 - 2000**

Municipality	Owner-Occupied			Renter-Occupied		
	# units 1990	# units 2000	% change	# units 1990	# units 2000	% change
City of Greensburg	3,580	3,726	4.1%	3,388	3,418	0.9%
Hempfield Township	12,719	13,500	6.1%	2,780	2,497	-10.2%
South Greensburg Borough	677	733	8.3%	347	315	-9.2%
Southwest Greensburg Borough	645	651	0.9%	464	446	-3.9%
<b>Planning Area</b>	<b>17,621</b>	<b>18,610</b>	<b>7.8%</b>	<b>6,979</b>	<b>6,676</b>	<b>-4.3%</b>
<b>County</b>						
Westmoreland	110,003	116,849	6.2%	34,077	32,964	-3.3%
Source: United State Census						

**Table C-5. Trends in the Cost of Housing**

Municipality	Median Rent (\$)			Median House Value (\$)		
	1990	2000	% Change	1990	2000	% Change
City of Greensburg	263	418	58.9%	56,200	83,500	48.6%
Hempfield Township	290	477	64.5%	66,500	108,900	63.8%
South Greensburg Borough	246	372	51.2%	44,600	74,300	66.6%
Southwest Greensburg Borough	280	451	61.1%	49,600	78,800	58.9%
<b>Regional Average</b>	\$270	\$430	59.3%	\$54,225	\$86,375	59.3%
<b>County</b>						
Westmoreland	\$247	\$432	74.9%	\$56,800	\$90,600	59.5%

Source: United States Census

**Table C-6. Housing Vacancy, 2000**

Municipality	Total Housing Units	Total (Occupied) Households	Vacant Housing Units	% Vacant
City of Greensburg	7,738	7,144	590	7.60%
Hempfield Township	16,799	15,997	802	4.80%
South Greensburg Borough	1,129	1,048	81	7.20%
Southwest Greensburg Borough	1,187	1,097	90	7.60%
<b>Total</b>	25,783	25,286	1,563	6.10%
<b>County</b>				
Westmoreland	161,058	149,813	11,245	7.00%

Source: United States Census

**Table C-7. New Housing Starts - 1996-2003**

Municipality	Total Starts	Single-family		Two-family		3 to 4-family		5 or more family	
		Units	%	Units	%	Units	%	Units	%
City of Greensburg	197	76	38.6%	38	19.3%	58	29.4%	25	12.7%
Hempfield Township	1493	1472	98.6%	12	0.8%	9	0.6%	0	N/A
South Greensburg Borough	47	23	48.9%	20	42.6%	4	8.5%	0	N/A
Southwest Greensburg Borough	3	3	100.0%	0	N/A	0	N/A	0	N/A
<b>Region</b>	<b>1740</b>	<b>1574</b>	<b>90.5%</b>	<b>70</b>	<b>4.0%</b>	<b>71</b>	<b>4.1%</b>	<b>25</b>	<b>1.4%</b>
<b>County</b>									
Westmoreland	8333	7,330	88.0%	269	3.2%	419	5.0%	315	3.8%

Source: Westmoreland County Comprehensive Plan, United States Census