FIGURE 16.8: 1999 INCOME CHARACTERISTICS

The chart shows the income information collected for the 2000 census. Income was reported for the preceding full year, hence this is properly referred to as 1999 information.

	Per Capita Income (County Rank)	Median Household Income	Median Family Income	Individuals Below Poverty Level	Families Below Poverty Level
UPPER PROVIDENCE	**$39,532** **(6)**	**$71,166**	**$85,450**	**412** **3.9%**	**38** **1.3%**
Edgmont	$46,848 (3)	$88,303	$105,311	43 1.1%	5 0.5%
Marple	$28,494 (14)	$59,577	$71,829	1,050 4.4%	137 2.1%
Media Borough	$28,188 (15)	$42,703	$58,065	408 7.4%	69 6.2%
Middletown	$29,418 (12)	$62,949	$77,649	342 2.1%	40 1.1%
Nether Providence	$32,946 (10)	$68,059	$78,491	448 3.3%	117 3.1%
Newtown	$39,364 (7)	$65,924	$82,557	401 3.4%	59 1.9%
Delaware County	$25,040 (n/a)	$50,092	$61,590	42,411 7.7%	8,092 5.8%

SOURCE: U.S. Bureau of the Census and Delaware Valley Planning Commission, 2003.

There is a wide range in incomes among Delaware County municipalities. Rose Valley Borough has the highest per capita, household, and family income figures ($54,202; $114,373; and $118,637 respectively) while the City of Chester has the lowest with per capita income of $13,052, household income of $25,703, and family income of $30,336. It is not surprising to find that Chester also has the highest proportion of residents below poverty level, but the actual figure is an astonishing 25.1%. This is in stark contrast to Edgmont Township, with the County's low figure of 1.1%.

The preceding chart shows that Upper Providence has the sixth-highest per capita income figure among Delaware County's forty-nine municipalities and is second-highest among the municipalities shown in every income category. The poverty figures are closer to the middle of the pack when compared with the surrounding communities, but they are still well below the County figures.

This information suggests that we will find relatively high housing values, and that housing affordability may be an issue. We may also expect that the most desired municipal services will address safety and quality of life issues rather than social services and support services.

Housing Characteristics

The Census Bureau collects housing data regarding number of units, type of structure, occupancy, tenure, and value. This provides additional measures of population change and stability. When compared with income characteristics, we can identify housing affordability issues. Note that housing values apply only to owner-occupied units and are estimated by the owner. As such, this number should be seen as a general indicator of value rather than an actual sale price or appraisal of market value.