

DEMOGRAPHICS PROFILE

Population

As of 2016, The Southern Berks planning area is home to 20,190 residents. Since 2000, the area’s population grew almost 14% or by nearly 2,500 residents, exceeding both county and state figures. The area added the majority of these new residents between 2000 and 2010.

Since 2010, population growth has significantly decreased which is consistent with slow population growth in both Berks County and Pennsylvania. Between 2010 and 2016, the area added only 274 new residents.

Robeson Township has the largest number of residents with 7,357. However, Caernarvon Township added the most residents between 2000 and 2016 (1,758). Caernarvon Township saw a 76% increase in population between 2000 and 2016, far surpassing the other three municipalities in the region. Birdsboro Borough and Union Township saw very limited population growth between 2000 and 2010 at 2% and 1.4% respectively. Between 2010 and 2016 Birdsboro Borough actually lost approximately 21 residents or .4% of their population.

Population									
Municipality	2000	2010	2016	2000-2010 # Change	2000-2010 % Change	2010-2016 # Change	2010-2016 % Change	2000-2016 # Change	2000-2016 % Change
Birdsboro Borough	5,064	5,163	5,142	99	2.0%	-21	-0.4%	78	1.5%
Caernarvon Township	2,312	4,006	4,070	1,694	73.3%	64	1.6%	1,758	76.0%
Robeson Township	6,869	7,216	7,357	347	5.1%	141	2.0%	488	7.1%
Union Township	3,453	3,503	3,593	50	1.4%	90	2.6%	140	4.1%
Southern Berks Area	17,698	19,888	20,162	2,190	12.4%	274	1.4%	2,464	13.9%
Berks County	373,638	411,905	413,016	38,267	10.2%	1,111	0.3%	39,378	10.5%
Pennsylvania	12,281,054	12,702,379	12,758,729	421,325	3.4%	56,350	0.4%	477,675	3.9%

Source: U.S. Census 2000 and 2010 and 2012-2016 American Community Survey

Population Projections

Population projections can help the area plan efficiently for future land use and community service needs. The area is expected to add nearly 2,174 residents by 2040. The increase in population is pretty evenly distributed among the four municipalities. Robeson Township 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
Birdsboro Borough	5,163	5,334	5,524	5,722	171	361	559	3.3%	7.0%	10.8%
Caernarvon Township	4,006	4,149	4,297	4,451	143	291	445	3.6%	7.3%	11.1%
Robeson Township	7,216	7,465	7,731	8,008	249	515	792	3.5%	7.1%	11.0%
Union Township	3,503	3,618	3,748	3,881	115	245	378	3.3%	7.0%	10.8%
Southern Berks Area	19,888	20,566	21,300	22,062	678	1,412	2,174	3.4%	7.1%	10.9%
Berks County	411,905	425,447	440,656	456,409	13,542	28,751	44,504	3.3%	7.0%	10.8%

Source: United States Bureau of Census, 2010 Census; Berks County Planning Commission 2016 Estimates

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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, only Birdsboro Borough is considered urban.

Population Density				
Municipality	Size (Sq.Mi.)	2016	Density	Urban
Birdsboro Borough	1.3	5,142	3,955.4	Yes
Caernarvon Township	8.9	4,070	457.3	No
Robeson Township	33.9	7,357	217.0	No
Union Township	23.2	3,593	154.9	No
Southern Berks Area	67.3	20,162	299.6	No

Source: U.S. Census, 2012-2016 American Community Survey; Berks County Planning Commission



Twin Valley School District

School Enrollment

Two school districts serve the planning area. The Daniel Boone School District serves Birdsboro Borough and Union Township. It has three (3) elementary schools, one (1) middle school, and one (1) high school. As of 2017, the district has over 3,400 students. Between 2013 and 2017, the district’s student population declined by 1.0%.

The Twin Valley School District serves Caernarvon and Robeson Townships. It has three (3) elementary schools, one (1) middle school, and one (1) high school. As of 2017, the district has 3,358 students. Between 2013 and 2017, the district’s student population declined by 48 students or 1.4%.

School District Enrollment by Building - 2013-2017							
Daniel Boone School District Building Name	2013	2014	2015	2016	2017	# Change 2013-2017	% Change 2013-2017
Daniel Boone Area High School	1,181	1,199	1,175	1,232	1,210	29	2.5%
Daniel Boone Middle School	952	897	875	870	882	-70	-7.4%
Amity Elementary Center	660	626	555	736	753	93	14.1%
Birdsboro Elementary Center	356	403	411	288	165	-191	-53.7%
Monocacy Elementary Center	366	303	279	318	417	51	13.9%
River Rock Academy*	*	47	39	46	54	*	*
Total	3,515	3,475	3,334	3,490	3,481	-88	-1.0%

Twin Valley School District Building Name	2013	2014	2015	2016	2017	# Change 2013-2017	% Change 2013-2017
Twin Valley High School	1,008	1,020	1,085	1,106	1,108	100	9.9%
Twin Valley Middle School	1,106	1,080	1,057	1,074	1,079	-27	-2.4%
Twin Valley Elementary Center	479	465	443	416	388	-91	-19.0%
Robeson Elementary Center	397	399	401	390	392	-5	-1.3%
Honey Brook Elementary Center	416	398	390	415	391	-25	-6.0%
Total	3,406	3,362	3,376	3,401	3,358	-48	-1.4%

*Note: The Daniel Boone School District first purchased student slots at River Rock Academy in 2014.
Source: Pennsylvania Department of Education

Households

Bucking the general trend toward smaller families and the increasing prevalence of single parent (or even single person) households, the average size of households in the planning region are generally larger than both county and state averages. Caernarvon Township has both the largest number of people per household (PPH) and average family size in the region.

Union Township, in terms of demography, is the oldest community in the planning area and that is reflected in the chart below. It has the least amount of households with people under the age of 18 and the most with people over the age of 65. Birdsboro and Caernarvon have the most families with children. Birdsboro 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
Birdsboro Borough	1,990	5,142	2.59	Birdsboro Borough	2.93	40.3	20.0	21.4
Caernarvon Township	1,440	4,070	2.81	Caernarvon Township	3.21	42.1	19.7	19.1
Robeson Township	2,649	7,357	2.76	Robeson Township	3.05	33.6	23.0	16.6
Union Township	1,361	3,593	2.60	Union Township	2.91	29.2	29.2	18.4
Berks County	153,307	413,016	2.69	Berks County	2.60	32.9	10.8	24.7
Pennsylvania	4,940,581	12,758,729	2.58	Pennsylvania	3.10	29.1	11.9	29.6

Source: U.S. Census, 2012-2016 American Community Survey; Berks County Planning Commission



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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. Birdsboro and Caernarvon are the “youngest” municipalities in the region with almost the exact same median age. Union Township is the oldest, with a median age of 45.6. Both Robeson Township and Union Township exceed the county and state median age.

Age Composition						
Age Group	Birdsboro	Caernarvon	Robeson	Union	Berks	PA
Under 5 years	6.4	8.2	5.4	5.0	5.9	5.6
5 to 9 years	7.1	9.5	7.0	5.8	6.4	5.8
10 to 14 years	7.6	8.3	6.2	5.7	6.5	6.0
15 to 19 years	8.6	5.8	6.9	5.7	7.2	6.6
20 to 24 years	5.3	3.5	4.9	4.5	6.9	6.8
25 to 29 years	6.2	5.0	4.2	4.6	6.1	6.6
30 to 34 years	6.4	7.0	5.0	4.9	5.8	6.2
35 to 39 years	6.7	8.9	6.4	5.3	5.5	5.7
40 to 44 years	7.9	8.7	7.3	7.3	6.4	6.1
45 to 49 years	9.5	9.1	9.7	9.0	7.0	6.7
50 to 54 years	7.6	6.2	10.0	8.4	7.5	7.4
55 to 59 years	4.9	5.4	8.8	9.5	7.0	7.3
60 to 64 years	5.5	4.2	6.0	8.0	6.0	6.4
65 to 69 years	3.2	3.3	4.1	5.8	4.9	5.2
70 to 74 years	1.9	2.4	3.0	3.5	3.6	3.8
75 to 79 years	1.9	2.2	2.1	3.3	2.8	2.9
80 to 84 years	1.5	1.4	1.7	2.3	2.3	2.3
85 years +	1.7	0.7	1.2	1.2	2.2	2.5
Median Age	36.8	36.7	42.7	45.6	39.8	40.6

Source: 2012-2016 American Community Survey (DP-1; 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	Birdsboro	Caernarvon	Robeson	Union	Berks	PA
Under 10	13.5	17.7	12.4	10.8	12.3	11.4
25-64	54.7	54.5	57.4	57.0	51.3	52.5
65+	10.2	10.0	12.1	16.2	15.8	16.7

Source: 2012-2016 American Community Survey

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- Three out of the four municipalities have either a similar or a larger percentage of “Under 10” residents than the county and state. Only Union Township has less.
- The four municipalities have larger percentages of working age (25-64) residents than the county and state.
- Three of the four municipalities have a less percentage of residents age 65 and above compared to the county and state. Union Township has a larger percentage of residents age 65 and above compared to the county but a lower percentage than the state.

Mobility

Over 90% of all households in the planning area were living in their same house or apartment as the year before. This low mobility rate is indicative of stable communities.

Percentage of households that lived in the same house/apartment one year prior - 2016			
Geography	Stayed	Total	Percent That Stayed
Birdsboro	4,665	5,124	91.0%
Caernarvon	3,761	3,992	94.2%
Robeson	6,645	7,191	92.4%
Union	3,257	3,499	93.1%
Southern Berks Area	18,328	19,806	92.5%
Berks County	350,734	395,988	88.6%
United States	264,022,218	306,740,517	86.1%

Source: U.S. Census 2012-2016 American Community Survey (B07013)

Educational Attainment

Compared to Berks County and the state, Caernarvon and Robeson Townships have higher percentages of residents age 25 and up that have a bachelor’s degree. Conversely, Caernarvon Township has the lowest percentage of residents age 25 and older that are high school graduates, well below county and state levels.

Educational Attainment of the Resident Population (25 and Older)						
Level	Birdsboro	Caernarvon	Robeson	Union	Berks	PA
Less than 9th Grade	1.4	2.1	2.8	0.2	5.6	3.4
High School, No Diploma	8.3	3.7	2.5	11.7	8.9	7.0
High School Graduate	45.3	28.8	39.9	46.1	38.1	36.0
Some college, no degree	16.0	20.9	19.3	15.2	15.9	16.2
Associate’s degree	9.9	7.3	10.9	6.9	8.0	8.0
Bachelor’s degree	12.6	25.8	18.1	13.6	15.3	17.8
Graduate or Professional degree	6.5	11.6	6.5	6.2	8.4	11.5

Source: U.S. Census 2012-2016 American Community Survey (S1501)

Race

In all four municipalities, the majority of the residents are white. Union Township has the largest black and Hispanic populations. Caernarvon has the largest Asian population.

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Racial Composition - Percent of Resident Population						
Race	Birdsboro	Caernarvon	Robeson	Union	Berks	PA
White	95.6	94.2	95.4	92.8	83.6	81.4
Black	0.6	0.5	1.0	6.4	4.8	11.0
Hispanic or Latino	1.8	0.0	3.5	3.7	18.8	6.6
American Indian	0.0	0.0	0.0	0.0	0.9	0.2
Asian	0.8	3.2	1.0	0.0	1.4	3.1
Pacific Islander	0.0	0.0	0.0	0.0	0.0	0.0
Some Other Race	0.2	0.0	1.5	0.5	4.2	2.0
Two or More Races	2.9	2.1	1.2	0.3	5.1	2.2

Source: U.S. Census 2012-2016 American Community Survey (DP05)

Poverty

In 2016, 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 Birdsboro and the lowest is in Robeson. Birdsboro also has the highest rate of family poverty. Caernarvon has the highest rates of “single mother” and elderly poverty.

Poverty Composition of the Resident Population in 2016				
Municipality	Overall Poverty Level	Families	FHNHP	Elderly
Birdsboro	9.7	7.0	12.6	7.6
Caernarvon	4.1	3.3	18.9	12.0
Robeson	2.6	0.7	0.0	4.0
Union	3.3	3.6	0.0	1.1
Berks County	14.3	10.4	32.8	8.0
Pennsylvania	13.3	9.1	28.0	8.1

Source: 2012-2016 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.

Percent Free/Reduced Lunch Enrollment by School Building: 2017						
Daniel Boone School District Building Name	Enrollment	Free Eligible	Reduced Eligible	% Free Enrollment	% Reduced Enrollment	% Free / Reduced Enrollment
Daniel Boone Area High School	1,210	228	34	18.8%	2.8%	21.6%
Daniel Boone Middle School	882	195	29	21.1%	3.3%	24.4%
Amity Elementary Center	753	173	19	23.0%	2.5%	25.5%
Birdsboro Elementary Center	165	41	8	24.8%	4.8%	29.6%
Monocacy Elementary Center	417	117	19	28.1%	4.5%	32.6%
River Rock Academy*	54	32	3	77.7%	5.5%	83.3%
Total	3,481	786	112	32.3%	23.4%	36.2%

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Percent Free/Reduced Lunch Enrollment by School Building: 2017						
Twin Valley School District Building Name	Enrollment	Free Eligible	Reduced Eligible	% Free Enrollment	% Reduced Enrollment	% Free / Reduced Enrollment
Twin Valley High School	1,108	264	27	23.8%	2.4%	26.2%
Twin Valley Middle School	1,079	288	22	26.7%	2.0%	28.7%
Twin Valley Elementary Center	388	115	3	29.6%	0.8%	30.4%
Robeson Elementary Center	392	96	12	24.5%	3.1%	27.6%
Honey Brook Elementary Center	391	114	18	29.1%	4.6%	33.7%
Total	3,358	877	82	26.7%	2.6%	29.3%

*Note: The Daniel Boone School District first purchased student slots at River Rock Academy in 2014
Source: PA Department of Education - Division of Food and Nutrition, National School Lunch Program (NSLP), 2017 data.

Overall, in 2017, the Daniel Boone and Twin Valley School Districts rank 10th and 18th respectively 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. Daniel Boone had the largest increase out of any school district in the county since 2009. This rising trend could signal challenges ahead.

Percent Free/Reduced Lunch Enrollment by School District: 2009 and 2017			
School District	2009	2017	% Change
I-Lead Charter School	**	100.0	**
Reading School District	89.6	100.0	11.6%
Muhlenberg School District	36.6	55.6	51.9%
Antietam School District	36.1	52.0	44.0%
Governor Mifflin School District	23.9	42.4	77.4%
Berks Career and Technology Center	21.8	41.7	91.3%
Conrad Weiser Area School District	26.3	40.8	55.1%
Hamburg Area School District	29.8	39.9	33.9%
Tulpehocken Area School District	32.0	37.9	18.4%
Daniel Boone Area School District	15.3	36.3	137.3%
Brandywine Heights Area School District	16.5	32.2	95.2%
Wilson School District	19.6	32.1	63.8%
Schuylkill Valley School District	20.3	31.1	53.2%
Fleetwood Area School District	17.5	30.5	74.3%
Oley Valley School District	18.2	30.0	64.8%
Wyomissing Area School District	22.6	29.8	31.9%
Boyetown Area School District	15.8	29.5	86.7%
Twin Valley School District	20.4	29.3	43.6%
Kutztown Area School District	20	29.0	45.0%
Exeter Township School District	17.8	28.5	60.1%
Upper Perkiomen Area School District	22.1	27.9	26.2%
Berks County Average	21.1	41.7	97.8%
Pennsylvania Average	38.8	56.6	45.9%

Source: Pennsylvania Department of Education - Division of Food and Nutrition, National School Lunch Program (NSLP), 2009 and 2017 data

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Veterans

The area has nearly 1,500 veterans of the nearly 26,000 in Berks County – with the majority serving during the Vietnam War era. Caernarvon Township has the most veterans from recent conflicts while Robeson Township has the highest concentration of World War II veterans.

Veteran Composition - Percent of Veterans Residing in Municipality					
Period of Service	Birdsboro	Caernarvon	Robeson	Union	Berks
Gulf War (9/2001 or later) veterans	8.8	12.0	5.9	0.0	9.5
Gulf War (8/1990 to 8/2001) veterans	14.9	25.6	0.2	18.8	11.6
Vietnam era veterans	29.2	39.7	46.8	42.9	33.8
Korean War veterans	10.1	16.7	8.8	16.9	12.6
World War II veterans	3.7	0.0	7.4	3.1	7.8
Total Veterans	455	234	524	261	25,822

Source: U. S. Census 2012-2016 American Community Survey (S2101)

HOUSING PROFILE

The four communities in the planning area have a stable housing stock with very 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.

The type of housing each community provides differs, however. In Birdsboro, the housing stock is diverse as the majority of units are single detached and duplex units. In Robeson and Union Townships, the majority of homes are detached units. As no surprise, Birdsboro contains the largest amount of multi-unit dwellings. Robeson and Union Townships also contain the largest amounts of mobile homes.

Profile of Housing Characteristics - 2016								
Type	Birdsboro		Caernarvon		Robeson		Union	
	#	%	#	%	#	%	#	%
Total Units	2,067		1,553		2,810		1,556	
Occupied housing units	1,990	96.3%	1,482	95.4%	2,650	94.3%	1,506	96.8%
Vacant housing units	77	3.7%	71	4.6%	160	5.7%	50	3.2%
1-unit, detached	1,113	53.8%	1,084	69.8%	2,576	91.7%	1,412	90.7%
1-unit, attached	692	33.5%	303	19.5%	69	2.5%	79	5.1%
2 units	42	2.0%	42	2.7%	50	1.8%	0	0.0%
3 or 4 units	52	2.5%	68	4.4%	0	0.0%	0	0.0%
5 to 9 units	56	2.7%	28	1.8%	14	0.5%	9	0.6%
10 to 19 units	37	1.8%	0	0.0%	0	0.0%	0	0.0%
20 or more units	75	3.6%	19	1.2%	0	0.0%	0	0.0%
Mobile home	0	0.0%	9	0.6%	101	3.6%	56	3.6%
Boat, RV, van, etc.	0	0.0%	0	0.0%	0	0.0%	0	0.0%

Source: U. S. Census, 2012-2016 American Community Survey (DP04)

Caernarvon Township saw a significant period of construction activity in 2000 decade. In Robeson Township, housing construction has been spread across several decades. In Birdsboro and Caernarvon, there has been no new housing construction since 2010. With the exception of Robeson Township, the four communities have seen no construction growth since 2014.

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Year of Housing Construction								
Type	Birdsboro		Caernarvon		Robeson		Union	
	#	%	#	%	#	%	#	%
Built 2014 or Later	0	0.0%	0	0.0%	20	0.7%	0	0.0%
Built 2010 to 2013	0	0.0%	0	0.0%	11	0.4%	21	1.3%
Built 2000 to 2009	80	3.9%	695	44.8%	383	13.6%	131	8.4%
Built 1990 to 1999	216	10.4%	122	7.9%	439	15.6%	128	8.2%
Built 1980 to 1989	350	16.9%	194	12.5%	585	20.8%	164	10.5%
Built 1970 to 1979	234	11.3%	101	6.5%	407	14.5%	364	23.4%
Built 1960 to 1969	62	3.0%	155	10.0%	256	9.1%	176	11.3%
Built 1950 to 1959	145	7.0%	71	4.6%	231	8.2%	169	10.9%
Built 1940 to 1949	192	9.3%	14	0.9%	66	2.3%	59	3.8%
Built 1939 or earlier	788	38.1%	201	12.9%	412	14.7%	344	22.1%

Source: U. S. Census, 2012-2016 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 Caernarvon, Robeson, and Union Townships exceed the county median value (\$169,000).

Values of Housing Units								
Type	Birdsboro		Caernarvon		Robeson		Union	
	#	%	#	%	#	%	#	%
\$50,000 to \$99,999	285	13.8%	0	0.0%	192	6.8%	114	7.3%
\$100,000 to \$149,999	366	17.7%	131	8.4%	399	14.2%	233	15.0%
\$150,000 to \$199,999	522	25.3%	213	13.7%	461	16.4%	306	19.7%
\$200,000 to \$299,999	314	15.2%	503	32.4%	763	27.2%	362	23.3%
\$300,000 to \$499,999	43	2.1%	371	23.9%	461	16.4%	189	12.1%
\$500,000 to \$999,999	0	0.0%	0	0.0%	64	2.3%	96	6.2%
\$1,000,000 or more	0	0.0%	8	0.5%	14	0.5%	10	0.6%
Median (dollars)	\$157,100		\$254,500		\$214,000		\$198,000	

Source: U. S. Census, 2012-2016 American Community Survey (DP04)

Only Caernarvon Township has seen an increase in median housing value since 2010. Comparatively, low 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.

Median Housing Values Between 2010 and 2016				
Municipality	2010	2016	\$ Change	% Change
Birdsboro	174,600	157,100	-17,500	-10.0%
Caernarvon	246,500	254,500	8,000	3.2%
Robeson	235,500	214,000	-21,500	-9.1%
Union	212,700	199,800	-12,900	-6.1%
Berks County	170,400	169,000	-1,400	-0.8%

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

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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 four municipalities, the majority of units are owner occupied and exceed the County's number of owner occupied units (71.8%). Robeson Township has the most overall units. Most residents moved to their communities in the 2000 decade.

Owner Profile									
Type	Birdsboro		Caernarvon		Robeson		Union		
	#	%	#	%	#	%	#	%	
Total Units	2,067		1,553		2,810		1,556		
Owner-occupied	1,552	75.1%	1,235	79.5%	2,413	85.9%	1,435	92.2%	
Renter-occupied	438	21.2%	247	15.9%	237	8.4%	161	10.3%	
Moved in 2015 or later	78	3.8%	44	2.8%	14	0.5%	21	1.3%	
Moved in 2010 to 2014	454	22.0%	302	19.4%	563	20.0%	252	16.2%	
Moved in 2000 to 2009	645	31.2%	774	49.8%	767	27.3%	353	22.7%	
Moved in 1990 to 1999	398	19.3%	195	12.6%	561	20.0%	279	17.9%	
Moved in 1980 to 1989	204	9.9%	90	5.8%	384	13.7%	217	13.9%	
Moved in 1979 or earlier	211	10.2%	77	5.0%	361	12.8%	384	24.7%	

Source: U. S. Census, 2012-2016 American Community Survey (DP04)

The chart below shows the change in owner and renter units between 2006-2010 and 2012-2016. All but Union Township have a negative change in owner-occupied housing. Birdsboro has had a relatively sizable decline in homeownership and a rise in renters.

Change in Owner/Renter Profile Between 2010 and 2016				
Type	Birdsboro	Caernarvon	Robeson	Union
	% Change	% Change	% Change	% Change
Owner-occupied	-8.4%	-4.2%	-3.3%	5.0%
Renter-occupied	4.7%	-0.4%	-2.4%	-2.5%

Source: U.S. Census, 2006-2010 and 2012-2016 American Community Survey (DP04)

Shown below are the monthly costs of mortgages and rents in the four municipalities. In all four communities the monthly median mortgage exceeds the county average and all but Birdsboro's rent is lower than the county average.

Median Monthly Mortgages and Rents in 2016 in Dollars		
Municipality	Mortgage	Rent
Birdsboro	1,528	916
Caernarvon	2,081	998
Robeson	1,615	1,370
Union	1,717	688
Berks County	1,469	870

Source: U.S. Census, 2012-2016 American Community Survey (DP04)