

To: PUC

From: Michael J. Sullivan, Pike County Economic Development Authority

Subject: Thoughts on the PCL&P rate increase

Date: March 18, 2025

1. **Impact on Residents:** Highlight how the rate hike would disproportionately affect low-income households, seniors, and families already struggling with rising costs of living.
2. **Community Impact:** Emphasize how higher utility bills could hurt local businesses and the broader community, potentially leading to reduced economic activity.
3. **Economic Development Activities:** Higher utility bills can negatively impact economic development and the attractiveness of Pike County to new businesses.

The Negative Impact of Economic Challenges on Senior Citizens with Fixed Incomes

- Rising Cost of Living
- Healthcare Costs
- Housing Insecurity
- Social and Emotional Impacts

Facts and Figures about Pike County

Growth:

QuickFacts
Monroe County, Pennsylvania; Sussex County, New Jersey; Orange County, New York; Pike County, Pennsylvania; United States
QuickFacts provides statistics for all states and counties. Also for cities and towns with a population of 5,000 or more.

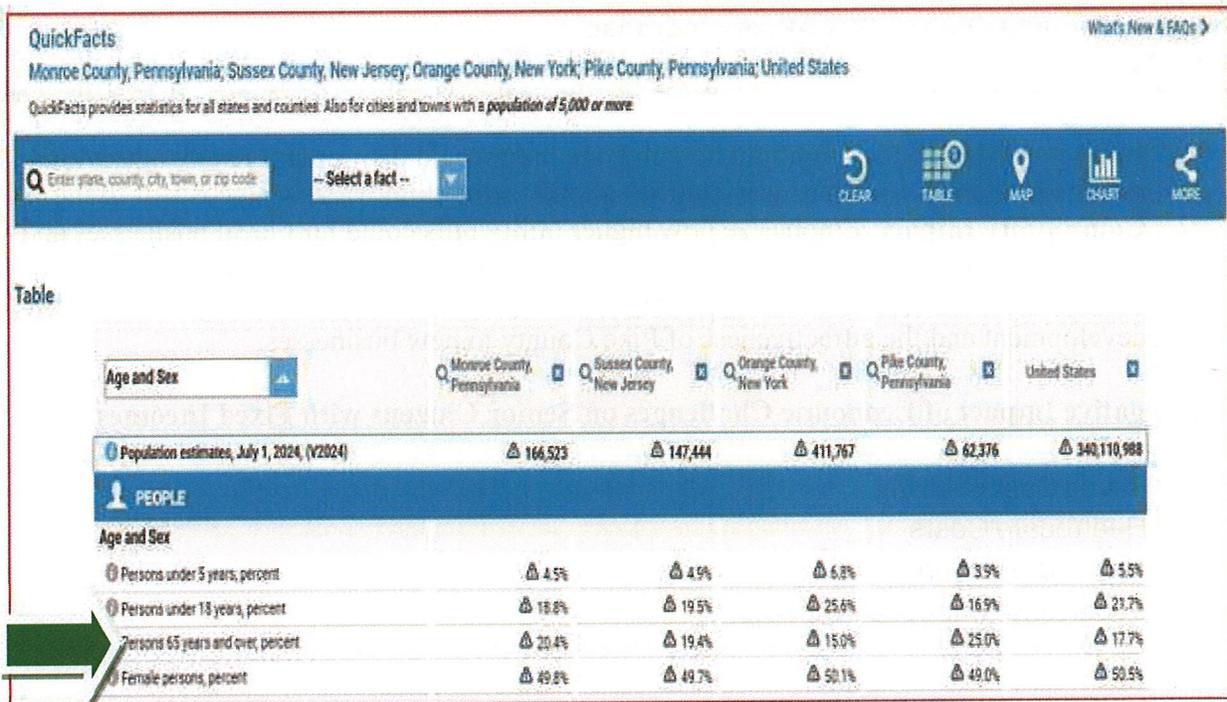
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Table

Population	Monroe County, Pennsylvania	Sussex County, New Jersey	Orange County, New York	Pike County, Pennsylvania	United States
Population estimates, July 1, 2024, (V2024)	166,523	147,444	411,767	62,376	340,110,988
PEOPLE					
Population					
Population estimates, July 1, 2024, (V2024)	166,523	147,444	411,767	62,376	340,110,988
Population estimates, July 1, 2023, (V2023)	166,053	146,132	407,470	61,247	334,914,895
Population estimates base, April 1, 2020, (V2024)	168,315	144,228	401,318	58,545	331,515,736
Population estimates base, April 1, 2020, (V2023)	168,309	144,220	401,315	58,546	331,464,948
Population, percent change - April 1, 2020 (estimates base) to July 1, 2024, (V2024)	-1.1%	2.2%	2.6%	6.5%	2.6%
Population, percent change - April 1, 2020 (estimates base) to July 1, 2023, (V2023)	-1.3%	1.3%	1.5%	4.6%	1.0%
Population, Census, April 1, 2020	168,327	144,221	401,310	58,535	331,449,281
Population, Census, April 1, 2010	169,842	149,265	372,813	57,369	308,745,538



Age “65 and Over:”



Population in 2023:

2023 American Community Survey	Pike County, Pennsylvania	
	Total	Percent
Label	Estimate	Estimate
Total population	59691	(X)
SELECTED AGE CATEGORIES		
5 to 14 years	5,864	9.80%
15 to 17 years	2,255	3.80%
Under 18 years	10,325	17.30%
18 to 24 years	4,116	6.90%
15 to 44 years	18,827	31.50%
16 years and over	51,038	85.50%
18 years and over	49,366	82.70%
21 years and over	47,603	79.70%
60 years and over	19,181	32.10%
62 years and over	16,781	28.10%
65 years and over	14,155	23.70%
75 years and over	5,737	9.60%

Family Income from 2023 ACS Economic Study:

Families	Number	Percent	Family Income <\$75,000
Less than \$10,000	447	2.70%	39.10%
\$10,000 to \$14,999	128	0.80%	
\$15,000 to \$24,999	532	3.30%	
\$25,000 to \$34,999	814	5.00%	
\$35,000 to \$49,999	1,335	8.20%	
\$50,000 to \$74,999	3,100	19.10%	
\$75,000 to \$99,999	2,632	16.20%	
\$100,000 to \$149,999	3,410	21.00%	
\$150,000 to \$199,999	1,895	11.70%	
\$200,000 or more	1,968	12.10%	

Gross Rent as a Percentage of Income (2023 ACS Housing):

GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)		
Occupied units paying rent (excluding units where GRAPI cannot be computed)	3,050	3,050
Less than 15.0 percent	346	11.30%
15.0 to 19.9 percent	359	11.80%
20.0 to 24.9 percent	530	17.40%
25.0 to 29.9 percent	239	7.80%
30.0 to 34.9 percent	184	6.00%
35.0 percent or more	1,392	45.60%
Not computed	274 (X)	

Fuel used in Home Heating (2023 ACS Housing):

HOUSE HEATING FUEL		
Occupied housing units	24,009	24,009
Utility gas	3,078	12.80%
Bottled, tank, or LP gas	5,375	22.40%
Electricity	9,170	38.20%
Fuel oil, kerosene, etc.	4,319	18.00%
Coal or coke	225	0.90%
Wood	1,344	5.60%

Solar energy	22	0.10%
Other fuel	424	1.80%
No fuel used	52	0.20%

HUD Fair Market Rent 2025 (other surveys in 2024 showed Pike as the *highest* rents in Pennsylvania):

FY2025 Pennsylvania FMR Local Area Summary							
Locality Name	Metropolitan Area Name	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	Average of All Rooms
1 Adams County	Gettysburg, PA MSA	\$898	\$1,041	\$1,289	\$1,711	\$1,849	\$1,357.60
2 Allegheny County	Pittsburgh, PA HUD Metro FMR Area	\$998	\$1,068	\$1,280	\$1,632	\$1,759	\$1,347.40
3 Armstrong County	Armstrong County, PA HUD Metro FMR Area	\$700	\$778	\$1,021	\$1,298	\$1,493	\$1,058.00
4 Beaver County	Pittsburgh, PA HUD Metro FMR Area	\$998	\$1,068	\$1,280	\$1,632	\$1,759	\$1,347.40
5 Bedford County	Bedford County, PA	\$639	\$692	\$908	\$1,156	\$1,393	\$957.60
6 Berks County	Reading, PA MSA	\$928	\$1,075	\$1,353	\$1,689	\$1,794	\$1,367.80
7 Blair County	Altoona, PA MSA	\$728	\$882	\$1,062	\$1,337	\$1,531	\$1,108.00
8 Bradford County	Bradford County, PA	\$785	\$790	\$966	\$1,236	\$1,405	\$1,036.40
9 Bucks County	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA	\$1,372	\$1,512	\$1,802	\$2,171	\$2,468	\$1,865.00
10 Butler County	Pittsburgh, PA HUD Metro FMR Area	\$998	\$1,068	\$1,280	\$1,632	\$1,759	\$1,347.40
11 Cambria County	Johnstown, PA MSA	\$749	\$754	\$935	\$1,261	\$1,375	\$1,014.80
12 Cameron County	Cameron County, PA	\$664	\$692	\$908	\$1,094	\$1,336	\$938.80
13 Carbon County	Allentown-Bethlehem-Easton, PA HUD Metro FMR Area	\$1,033	\$1,213	\$1,507	\$1,924	\$2,005	\$1,536.40
14 Centre County	State College, PA MSA	\$1,226	\$1,234	\$1,431	\$1,743	\$1,897	\$1,506.20
15 Chester County	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA	\$1,372	\$1,512	\$1,802	\$2,171	\$2,468	\$1,865.00
16 Clarion County	Clarion County, PA	\$733	\$738	\$915	\$1,118	\$1,537	\$1,008.20
17 Clearfield County	Clearfield County, PA	\$681	\$729	\$908	\$1,246	\$1,252	\$963.20

7								
1	Clinton County	Clinton County, PA	\$792	\$798	\$1,003	\$1,246	\$1,661	\$1,100.00
8	Columbia County	Columbia County, PA HUD Metro FMR Area	\$730	\$871	\$1,065	\$1,283	\$1,505	\$1,090.80
1	Crawford County	Crawford County, PA	\$694	\$713	\$908	\$1,184	\$1,357	\$971.20
9	Cumberland County	Harrisburg-Carlisle, PA MSA	\$953	\$1,114	\$1,371	\$1,763	\$1,818	\$1,403.80
2	Dauphin County	Harrisburg-Carlisle, PA MSA	\$953	\$1,114	\$1,371	\$1,763	\$1,818	\$1,403.80
2	Delaware County	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA	\$1,372	\$1,512	\$1,802	\$2,171	\$2,468	\$1,865.00
3	Elk County	Elk County, PA	\$664	\$800	\$908	\$1,224	\$1,229	\$965.00
2	Erie County	Erie, PA MSA	\$781	\$861	\$1,118	\$1,392	\$1,512	\$1,132.80
2	Fayette County	Pittsburgh, PA HUD Metro FMR Area	\$998	\$1,068	\$1,280	\$1,632	\$1,759	\$1,347.40
2	Forest County	Forest County, PA	\$664	\$820	\$908	\$1,159	\$1,336	\$977.40
2	Franklin County	Chambersburg-Waynesboro, PA MSA	\$946	\$979	\$1,193	\$1,591	\$1,803	\$1,302.40
2	Fulton County	Fulton County, PA	\$664	\$706	\$908	\$1,096	\$1,525	\$979.80
3	Greene County	Greene County, PA	\$735	\$740	\$971	\$1,170	\$1,311	\$985.40
3	Huntingdon County	Huntingdon County, PA	\$714	\$739	\$908	\$1,196	\$1,465	\$1,004.40
3	Indiana County	Indiana County, PA	\$720	\$799	\$908	\$1,228	\$1,391	\$1,009.20
3	Jefferson County	Jefferson County, PA	\$623	\$715	\$909	\$1,119	\$1,251	\$923.40
3	Juniata County	Juniata County, PA	\$627	\$692	\$908	\$1,171	\$1,381	\$955.80
3	Lackawanna County	Scranton-Wilkes-Barre, PA MSA	\$779	\$928	\$1,123	\$1,462	\$1,596	\$1,177.60
3	Lancaster County	Lancaster, PA MSA	\$986	\$1,106	\$1,393	\$1,820	\$1,847	\$1,430.40
6	Lawrence County	Lawrence County, PA	\$655	\$728	\$955	\$1,338	\$1,520	\$1,039.20
3	Lebanon County	Lebanon, PA MSA	\$918	\$999	\$1,269	\$1,611	\$1,714	\$1,302.20
8								

3	Lehigh County	<i>Allentown-Bethlehem-Easton, PA HUD Metro FMR Area</i>	\$1,033	\$1,213	\$1,507	\$1,924	\$2,005	\$1,536.40
9								
4	Luzerne County	<i>Scranton--Wilkes-Barre, PA MSA</i>	\$779	\$928	\$1,123	\$1,462	\$1,596	\$1,177.60
0								
4	Lycoming County	<i>Williamsport, PA MSA</i>	\$771	\$943	\$1,125	\$1,477	\$1,629	\$1,189.00
1								
4	McKean County	<i>McKean County, PA</i>	\$664	\$739	\$908	\$1,144	\$1,320	\$955.00
2								
4	Mercer County	<i>Sharon, PA HUD Metro FMR Area</i>	\$716	\$721	\$908	\$1,257	\$1,374	\$995.20
3								
4	Mifflin County	<i>Mifflin County, PA</i>	\$689	\$734	\$908	\$1,207	\$1,220	\$951.60
4								
4	Monroe County	<i>East Stroudsburg, PA MSA</i>	\$1,158	\$1,183	\$1,552	\$2,043	\$2,379	\$1,663.00
5								
4	Montgomery County	<i>Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA</i>	\$1,372	\$1,512	\$1,802	\$2,171	\$2,468	\$1,865.00
6								
4	Montour County	<i>Montour County, PA HUD Metro FMR Area</i>	\$844	\$1,000	\$1,231	\$1,725	\$2,040	\$1,368.00
7								
4	Northampton County	<i>Allentown-Bethlehem-Easton, PA HUD Metro FMR Area</i>	\$1,033	\$1,213	\$1,507	\$1,924	\$2,005	\$1,536.40
8								
4	Northumberland County	<i>Northumberland County, PA</i>	\$623	\$768	\$908	\$1,140	\$1,204	\$928.60
9								
5	Perry County	<i>Harrisburg-Carlisle, PA MSA</i>	\$953	\$1,114	\$1,371	\$1,763	\$1,818	\$1,403.80
0								
5	Philadelphia County	<i>Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA</i>	\$1,372	\$1,512	\$1,802	\$2,171	\$2,468	\$1,865.00
1								
5	Pike County	<i>Pike County, PA HUD Metro FMR Area</i>	\$1,270	\$1,279	\$1,657	\$2,152	\$2,755	\$1,822.60
2								
5	Potter County	<i>Potter County, PA</i>	\$664	\$692	\$908	\$1,136	\$1,282	\$936.40
3								
5	Schuylkill County	<i>Schuylkill County, PA</i>	\$718	\$731	\$951	\$1,244	\$1,306	\$990.00
4								
5	Snyder County	<i>Snyder County, PA</i>	\$691	\$828	\$945	\$1,200	\$1,403	\$1,013.40
5								
5	Somerset County	<i>Somerset County, PA</i>	\$783	\$788	\$908	\$1,227	\$1,320	\$1,005.20
6								
5	Sullivan County	<i>Sullivan County, PA</i>	\$664	\$750	\$908	\$1,272	\$1,525	\$1,023.80
7								
5	Susquehanna County	<i>Susquehanna County, PA</i>	\$717	\$748	\$980	\$1,229	\$1,314	\$997.60
8								
5	Tioga County	<i>Tioga County, PA</i>	\$666	\$751	\$971	\$1,271	\$1,299	\$991.60

9		PA						
6	<u>Union County</u>	Union County, PA	\$673	\$832	\$921	\$1,291	\$1,547	\$1,052.80
0								
6	<u>Venango County</u>	Venango County, PA	\$623	\$692	\$908	\$1,132	\$1,305	\$932.00
1								
6	<u>Warren County</u>	Warren County, PA	\$748	\$752	\$908	\$1,191	\$1,321	\$984.00
2								
6	<u>Washington County</u>	<i>Pittsburgh, PA HUD Metro FMR Area</i>	\$998	\$1,068	\$1,280	\$1,632	\$1,759	\$1,347.40
3								
6	<u>Wayne County</u>	Wayne County, PA	\$796	\$895	\$1,089	\$1,312	\$1,829	\$1,184.20
4								
6	<u>Westmoreland County</u>	<i>Pittsburgh, PA HUD Metro FMR Area</i>	\$998	\$1,068	\$1,280	\$1,632	\$1,759	\$1,347.40
5								
6	<u>Wyoming County</u>	<i>Scranton-- Wilkes-Barre, PA MSA</i>	\$779	\$928	\$1,123	\$1,462	\$1,596	\$1,177.60
6								
6	<u>York County</u>	<i>York-Hanover, PA MSA</i>	\$953	\$1,076	\$1,342	\$1,818	\$1,883	\$1,414.40
7								

The biggest issue in Pike County relates to our dependence on New York-based electricity:

- The desire to have an alternative source of electric power is critical for Pike County. We would like to focus on PJM requirements and our need to connect to First Energy's 69kv Shawnee-Walker Line as it provides both reliability and affordability for Pike County.
- We need to avoid the most negative implications of New York's Climate Leadership and Community Protection Law that is designed to outlaw the use of fossil fuels causing extremely high electricity rates. (Even higher than those we are already paying in Eastern Pike County).
- We will have very little to say about the direction that New York is taking since it is in another state and our Pennsylvania rate payers will have no representation in New York.
- We currently do not have a redundant power source in Eastern Pike. We believe that we can do much better by getting less expensive power from PJM using the Shawnee-Walker 69kV Power Line. We could have redundancy given the existing power source from Section G of the New York ISO as well as from the Shawnee-Walker Power Line.
- Our desire to access the Shawnee-Walker Line is made difficult by the small number of ratepayers within Eastern Pike County. We are currently **seeking a grant** which was completed by PCL&P. This grant will help alleviate the costs associated with the new link to the Shawnee-Walker Power Line which is to be completed by the IV Quarter of 2026.