

APPENDIX 1

SURVEY RESULTS

DALLASTOWN BOROUGH SURVEY RESULTS

2a How long have you lived in the Borough?

- 14 5 years or less
- 6 6-10 years
- 14 11-20 years
- 45 More than 20 years

2b How long have you lived at your current address?

- 17 5 years or less
- 9 6-10 years
- 17 11-20 years
- 35 More than 20 years

3 Number of persons residing in your home (including yourself)

- 8 Under age 5
- 11 6-15
- 9 16-19
- 8 20-25
- 8 26-29
- 21 30-39
- 16 40-49
- 22 50-59
- 18 60-65
- 33 Over 65

4 Where is your place of employment located

- 11 Dallastown
- 3 Red Lion
- Yoe
- 35 Elsewhere in York County
- 2 Elsewhere in PA
- 6 Outside of PA
- 13 Retired

5 Living/ Owning		Like						Dislike					
			1	2	3	4	5		1	2	3	4	5
	Traffic Volume			1		1	1		17	14	9	5	2
	Tax rates				1		2		21	13	3	7	4
	Walking Opportunites		1	4	2	4	6		1	1	1	3	1
	Biking Opportunities			1	1		1		2	1	2	1	
	Real Estate tax assessment					2	1		7	8	5	3	2
	Housing availability/choice					3	1				1	1	
	Fire protection service		11	4	9	5	4						
	Parks/open space		2	4	3	8	5		1		1		
	Playgrounds			1	1	1							2
	Quality of public schools		12	8	7	6	4					1	2
	Recreational opportunities				1		3				1	2	2

Convenience to work
 Cost of living
 Medical services
 Feeling of safety
 Housing cost
 Convenience to shopping
 Law enforcement services
 Road surface conditions
 Sense of community
 Job opportunities
 Attractiveness of the area

9	8		4	1
	2	5		1
3	6	4	4	2
7	5	6	8	3
	2			1
2	4	6	3	8
2	6	3	3	2
	1	1	1	1
6	1	8	4	8
	2			
6	2	5	3	3

1	2	2		
1	2	2	4	4
	2	2	1	3
		6	1	4
1		5	5	2
		2	2	
2	2	4	9	11
1	1	1	1	2
	6	3	3	5
2	3	2	2	2

6
Economic
Opp.

Rank Top Five
 Research and develop. Firms
 Manufacturing
 Tourism attractions
 Medical/health services
 Financial services
 Warehousing/distribution
 Restaurants
 Grocery stores
 Dry cleaners/hair salons & similar
 personal services
 Outlet stores
 Business support services
 Technology based firms
 Professional offices
 Coffee shops
 Entertainment businesses
 Hotels, Motels, and inns
 Specialty retail (jeweler, antiques,
 hardware store

1	2	3	4	5
2	7	3	3	2
18	5	3	5	3
	5	2	2	2
7	2	1	1	4
2	1		1	1
	3	2	1	3
11	7	6	6	5
2	5	1	4	2
	2	2		8
2	1	7	3	3
1		2	5	2
1	8	4	5	3
2	1	3	5	4
4	7	5	2	3
8	3	6	6	4
	2	3	2	1
3	2	11	5	5

7
Housing
issues

Rank 1-5 (1 being most serious)
 Housing affordability
 Availability of rental housing
 Availability of alternatives of single-
 family housing
 Availability of housing for people
 working in the Tri-Boro area
 Avail. of housing for physically
 handicapped/senior citizens
 Home maintenance cost

1	2	3	4	5
23	13	5	1	3
2	3	5	12	6
2	6	12	11	8
1	5	4	8	11
6	8	13	5	7
19	13	7	7	6

8
Qual. of
life

Rank Top Five

Import.
to you

	1	2	3	4	5
Small town lifestyle	23	7	8	5	5
Good schools	22	12	6	3	5
Natural beauty/scenery	2	8	1	3	3
Public services	2	4	5	5	4
Econ. Opp./employment	3	4		5	6
Good transportation services	1	3	2	4	2
Attractive town/community		7	12	6	5
Peace, quiet, serenity	5	9	10	15	3
Family ties	5	3	2	2	4
Natural areas (plant/animal habitat)	2	1	3	4	6
Emergency services	5	5	7	6	10
Easy access to shopping etc		1	5	3	4
Recreational opportunites		1	4	4	7
Other (describe)	4*				
Other (describe)					

Needs
being met
now

	1	2	3	4	5
	12	6	1	2	1
	13	8	3	1	
	1	3	1		3
	1	4	2	3	4
	2		1	1	
		2			2
	1	2	7	5	3
		1	3	5	2
			1	4	1
		1	1	1	1
	3	5	8	3	3
		1	1	5	5
		1	3	3	3
	1*				

*see comment sheet

9
Planning
Issues

Rank Top Five

	1	2	3	4	5
Road improvements	17	8	5	4	5
Public safety	17	6	1	8	7
Recreational opportunities	1	1	3	6	2
Parking	3	7	2	3	1
Bikeways	1	2	2	2	4
Reuse of vacant industrial buildings	4	6	16	4	4
Preserving envi. sensitive areas	3	5	2	6	6
Historical preservation		5	2	3	6
Truck traffic	8	8	12	3	6
tourism			2	1	
Borough revitalization	4	5	3	4	8
Sidewalks/walking paths	2	6	8	7	5
Public transportation availability	1	1	2	3	3
Retention of downtown businesses	7	7	7	12	5

10
Sharing
Services

Rank Top Five

	1	2	3	4	5
Sanitation	8	6	12	11	9
Fire	4	10	4	5	4
Sharing of existing equipment	9	9	13	8	11
Borough administration	11	8	3	7	8
Police	19	6	6	7	7
Purchasing equipment/supplies	9	10	14	10	8
Maintenance/Road crews	4	14	9	10	9

RED LION BOROUGH SURVEY RESULTS

2a How long have you lived in the Borough?

45	5 years or less
25	6-10 years
41	11-20 years
90	More than 20 years
201	

2b How long have you lived at your current address?

53	5 years or less
32	6-10 years
37	11-20 years
78	More than 20 years
200	

3 Number of persons residing in your home (including yourself)

30	Under age 5
52	6-15
29	16-19
28	20-25
14	26-29
47	30-39
71	40-49
67	50-59
32	60-65
143	Over 65

4 Where is your place of employment located

11	Dallastown
39	Red Lion
0	Yoe
69	Elsewhere in York County
15	Elsewhere in PA
14	Outside of PA
47	Retired
1	Unemployed
1	Disabled

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5

**Living/
Owning**

	1	2	3	4	5
Traffic Volume	0	1	1	1	2
Tax rates	0	1	1	1	1
Walking Opportunites	8	13	15	15	8
Biking Opportunities	0	0	4	3	1
Real Estate tax assessment	0	1	0	1	1
Housing availability/choice	0	2	4	9	4
Fire protection service	33	18	12	14	13
Parks/open space	5	7	9	13	11
Playgrounds	0	4	7	5	4
Quality of public schools	21	14	12	15	10
Recreational opportunities	2	4	3	4	2
Convenience to work	17	10	6	4	7
Cost of living	9	3	8	3	5
Medical services	4	12	10	6	9
Feeling of safety	18	16	19	13	9
Housing cost	1	6	10	4	4
Convenience to shopping	10	7	11	14	13
Law enforcement services	5	10	7	7	9
Road surface conditions	0	0	2	1	3
Sense of community	22	16	10	8	11
Job opportunities	0	0	0	0	0
Attractiveness of the area	6	7	7	15	15

Like

Checked	Dislike	1	2	3	4	5	Checked
10		58	32	30	13	10	26
6		43	36	11	5	9	26
25		0	0	4	2	3	6
18		2	3	4	5	5	10
7		19	25	18	17	10	22
27		0	3	3	4	4	4
29		0	0	1	0	2	3
28		1	2	3	2	1	3
28		0	2	3	3	1	2
24		0	0	7	3	2	6
24		1	3	7	7	3	7
23		1	0	1	2	2	6
20		0	6	7	9	10	12
28		0	1	1	1	5	3
25		0	3	3	6	6	7
22		0	0	5	2	1	9
26		0	6	4	17	6	4
21		3	2	4	5	6	10
8		23	20	23	22	17	23
22		0	3	6	7	4	8
10		3	5	10	10	24	23
24		3	4	5	6	7	5

455

225

6		Rank Top Five	1	2	3	4	5	
Economic Opp.	Research and develop. Firms	4	7	9	7	9		
	Manufacturing	40	15	9	5	4		
	Tourism attractions	5	8	10	7	12		
	Medical/health services	4	13	7	7	1		
	Financial services	0	2	5	1	6		
	Warehousing/distribution	3	10	5	8	3		
	Restaurants	18	9	8	8	8		
	Grocery stores	1	2	3	2	3		
	Dry cleaners/hair salons & similar personal services	0	3	2	2	2		
	Outlet stores	12	9	11	5	6		
	Business support services	4	6	5	6	7		
	Technology based firms	4	13	12	7	7		
	Professional offices	0	5	11	10	8		
	Coffee shops	0	4	3	6	4		
	Entertainment businesses	8	7	14	11	4		
	Hotels. Motels, and inns	2	2	6	8	9		
	Specialty retail (jeweler, antiques, hardware store	4	4	3	3	11		
	other	Walmart	2					
	other	Dept store	1					
	other	Urgent Care	1					

7		Rank 1-5 (1 being most serious)	1	2	3	4	5
Housing issues	Housing affordability	23	23	27	6	8	
	Availability of rental housing	4	9	12	20	15	
	Availability of alternatives of single- family housing	8	11	12	14	18	
	Availability of housing for people working in the Tri-Boro area	2	3	11	17	18	
	Availability of housing for physically handicapped/senior citizens	17	22	19	11	10	
	Home maintenance cost	44	23	12	6	6	

**8
Qual. of
life**

Rank Top Five

	Import. to you						Needs being met now						Checked	
	1	2	3	4	5		1	2	3	4	5		Yes	No
Small town lifestyle	30	16	11	9	11	77	6	3	5	6	6	26	21	1
Good schools	28	17	12	9	6	72	17	6	2	2	2	29	13	1
Natural beauty/scenery	2	5	6	6	6	25	2	3	1	1	0	7	5	1
Public services	4	7	10	7	6	34	4	3	7	3	4	21	9	1
Econ. Opp./employment	8	11	12	6	6	43	3	0	0	0	3	6	2	5
Good transportation services	3	4	7	6	6	26	1	1	3	3	1	9	2	3
Attractive town/community	10	9	16	12	15	62	2	2	6	3	2	15	8	3
Peace, quiet, serenity	20	13	5	13	7	58	1	4	5	4	2	16	5	3
Family ties	6	8	6	4	4	28	3	3	1	6	4	17	9	0
Natural areas (plant/animal habitat)	1	4	5	9	4	23	1	3	1	1	1	7	5	2
Emergency services	10	5	11	15	13	54	7	9	4	6	4	30	14	0
Easy access to shopping etc	5	8	7	6	12	38	2	9	1	2	4	18	10	2
Recreational opportunites	2	3	10	7	13	35	1	2	4	1	0	8	7	1
Taxes too high	1													
Utilities too high		1												
Friendly community			1						1					
one-stop services				1										1
Walmart	1													
Crime	1													

other
other
other
other
other
other

9	Rank Top Five	1	2	3	4	5
Planning Issues	Road improvements	39	14	13	13	8
	Public safety	19	11	4	11	13
	Recreational opportunities	1	4	6	4	1
	Parking	7	11	6	5	11
	Bikeways	0	3	5	4	3
	Reuse of vacant industrial buildings	12	13	20	15	9
	Preserving envi. sensitive areas	5	4	7	5	10
	Historical preservation	5	3	3	8	6
	Truck traffic	10	14	11	15	7
	tourism	0	0	1	2	2
	Borough revitalization	8	12	9	14	15
	Sidewalks/walking paths	4	7	13	6	11
	Public transportation availability	5	4	4	6	6
	Retention of downtown businesses	15	13	17	9	11

10	Rank Top Five	1	2	3	4	5
Sharing Services	Sanitation	24	13	18	18	18
	Fire	7	13	9	7	11
	Sharing of existing equipment	19	20	11	14	13
	Borough administration	12	9	12	13	16
	Police	27	10	11	10	12
	Purchasing equipment/supplies	13	21	21	16	15
	Maintenance/Road crews	16	15	23	22	12

YOE BOROUGH SURVEY RESULTS

2a How long have you lived in the Borough?

<input type="checkbox"/>	5 years or less	9
<input type="checkbox"/>	6-10 years	8
<input type="checkbox"/>	11-20 years	5
<input type="checkbox"/>	More than 20 years	14

2b How long have you lived at your current address?

<input type="checkbox"/>	5 years or less	10
<input type="checkbox"/>	6-10 years	8
<input type="checkbox"/>	11-20 years	6
<input type="checkbox"/>	More than 20 years	12

3 Number of persons residing in your home (including yourself)

<input type="checkbox"/>	Under age 5	2
<input type="checkbox"/>	6-15	5
<input type="checkbox"/>	16-19	4
<input type="checkbox"/>	20-25	8
<input type="checkbox"/>	26-29	4
<input type="checkbox"/>	30-39	11
<input type="checkbox"/>	40-49	12
<input type="checkbox"/>	50-59	11
<input type="checkbox"/>	60-65	7
<input type="checkbox"/>	Over 65	16

4 Where is your place of employment located

<input type="checkbox"/>	Dallastown	
<input type="checkbox"/>	Red Lion	1
<input type="checkbox"/>	Yoe	4
<input type="checkbox"/>	Elsewhere in York County	14
<input type="checkbox"/>	Elsewhere in PA	3
<input type="checkbox"/>	Outside of PA	
<input type="checkbox"/>	Retired	10
<input type="checkbox"/>	None	3
<input type="checkbox"/>	Disabled	1

**5
Living/
Owning**

Traffic Volume
Tax rates
Walking Opportunities
Biking Opportunities
Real Estate tax assessment
Housing availability/choice
Fire protection service
Parks/open space
Playgrounds
Quality of public schools
Recreational opportunities
Convenience to work
Cost of living
Medical services
Feeling of safety
Housing cost
Convenience to shopping
Law enforcement services
Road surface conditions
Sense of community
Job opportunities
Attractiveness of the area

Like

1	2	3	4	5
	2		3	
				1
1		1	1	1
	1			
2		2		
5	4	3	2	2
		4	3	1
			1	
6	4	1		4
4	2	1	2	
	1	3		
		1		
1	4	3		1
1	1		1	1
3	4	4	4	1
	1	1	2	2
				2
2	1	1	1	6
				1
2	1		3	1

Dislike

1	2	3	4	5
7	6	3		1
10	4	1	4	
2	1	1	1	
	1	2		
2	6	2	1	
	1			
			1	
				1
				1
		1		1
		1		1
1		2	4	
		1	1	1
		1		
1	4	1	2	2
1	2	2	2	4
		2	1	3
		3	3	
2		2	1	4

Not able to
tabulate

9

**6
Economic
Opp.**

Rank Top Five
Research and develop. Firms
Manufacturing
Tourism attractions
Medical/health services
Financial services
Warehousing/distribution
Restaurants
Grocery stores
Dry cleaners/hair salons & similar
personal services
Outlet stores
Business support services
Technology based firms
Professional offices
Coffee shops
Entertainment businesses
Hotels. Motels, and inns
Specialty retail (jeweler, antiques,
hardware store

1	2	3	4	5
2	1	2	3	1
6	2	3	2	2
	1	1	1	3
2	2	3		
		1	1	2
1	3	1	1	1
3	5	3	2	1
5	1	1	1	
	3	2	2	2
1	1	1	1	2
2	2	1	1	3
2	3		2	1
3	4	2	2	4
		4	3	4
3		1	3	2
			2	
2	3	3	2	3

Not able to
tabulate

4

7
Housing
issues

Rank 1-5 (1 being most serious)
 Housing affordability
 Availability of rental housing
 Availability of alternatives of single-family housing
 Availability of housing for people working in the Tri-Boro area
 Availability of housing for physically handicapped/senior citizens
 Home maintenance cost
 No Response

1	2	3	4	5
5	3	3	6	3
5	2		6	6
1	2	8	3	2
	2	4	1	7
6	8	2	2	1
12	4	3	3	1

3

Not able to tabulate

3

8
Qual. of
life

Rank Top Five
 Small town lifestyle
 Good schools
 Natural beauty/scenery
 Public services
 Econ. Opp./employment
 Good transportation services
 Attractive town/community
 Peace, quiet, serenity
 Family ties
 Natural areas (plant/animal habitat)
 Emergency services
 Easy access to shopping etc
 Recreational opportunities
 Other (describe)
 Other (describe)

Import. to you

1	2	3	4	5
6	4	6	2	5
5	3	5	5	4
	2	1	3	2
2	1	1	3	
2	2	1	1	1
		1	1	1
4	4	3	1	5
3	5	4	4	1
2	1	1	1	2
1	1		1	3
5	3	5	2	2
	3	2	3	4
	1	1	3	
	1*			
1**				

Needs being met now

1	2	3	4	5
1	3	1	1	1
5			1	
1	1	1		
	1	2	1	1
1	1			2
			1	1
1		1		
1		5	1	1
1				
			2	
1	2	2		1
	4		2	2
			1	
				1

Not able to tabulate

5

9
Planning
Issues

Rank Top Five
 Road improvements
 Public safety
 Recreational opportunities
 Parking
 Bikeways
 Reuse of vacant industrial buildings
 Preserving envi. sensitive areas
 Historical preservation
 Truck traffic
 tourism
 Borough revitalization
 Sidewalks/walking paths
 Public transportation availability
 Retention of downtown businesses

1	2	3	4	5
8	7	2	3	
11	2	5	1	1
	2	1	3	3
1	2	2	1	
		1	2	1
3	2	1	7	3
	1	3	2	3
	3		1	1
4	3	3	2	5
		1	1	
1	7	3	2	5
2	1	3	1	3
1		4	1	1
1	3	2	1	3

Not able to tabulate

3

10
Sharing
Services

Rank Top Five

- Sanitation
- Fire
- Sharing of existing equipment
- Borough administration
- Police
- Purchasing equipment/supplies
- Maintenance/Road crews

Not able to
tabulate

1	2	3	4	5
5	4	6	6	4
3	3	2	3	4
6	8	2	4	2
6	3	5	5	4
7	4	2	2	4
4	4	7	4	6
1	7	7	5	4
3				

I hope the questions will help improve in the future in the Tri-Boro Area
Get Real

I hope the questionnaire will be put to good use in helping the tri-boro area
Response to question #10 - Share all services

Looking at heavy traffic areas and placing appropriate street signs (caution, stop signs) at dangerous intersections.

Joint Planning of growth is eg a comprehensive plan - unregulated growth

If the Boro could share zoning - codes officers, it would be able to have more qualified help for all. Each Boro should have own mgr/admin.

Need more strict enforcement of property codes as to what can be stored and open around premises.

Too many rental properties in the tri-boro area. Ends up causing trouble.

Issues with low income housing.

What does the Mayor do? 1). Mayor & Counsel should walk the town

Stop Urban Sprawl, stop rental sprawl, control traffic, consolidate boro services, grow businesses downtown, no walmart or shopping centers,

There is no room left for any new business and even if there was there is no parking for customers. 2) More people would fix up their homes if codes enforcement left them alone and dropped the related fees. 3). Renters don't take care of their property & Most landlords don't either. There are too many rental properties in Yoe and it is blighting the neighborhood. 4). You can keep your rail trail. Fix the roads and widen them so you ride your bike safely. Especially Springwood but that is PennDots road. There are plenty of rec options avail, I cannot see sepnding anyones tax money or fed dollars on more rec - fix the roads , sidewalks, bridges, etc.

People that live on main street need to keep their weeds pulled, homes look terrible on main street

We need to develop the community in Yoe to support itself and the services provided so we do not run over budget every year.

Areas to be addressed: Main street overcrowding, policing, reuse of bldgs and space, water safety, mail delivery

Safety for our children (grandchildren), more off street parking

Address rundown houses, yards are a mess; dog barking controls and loud music controls

Main Street is a disgrace, law enforcement is non-existent, too many drugs, eye sores, junk, Yoe is called "little York" because of the drug problems, vacant bldgs in Yoe,

We don't need a rail trail anywhere near here. We have one right down the road. I have problems with kids now. Never get info no idea when trick or treating is, or leaf pickup, School district spends extra money on worthless things, tvs in café, Drug house down the street and no one does anything about it.

Need an emergency meeting to address the drug/gang problems. Drugs, guns, etc.

There is evidence of drug dealing, officials and police are aware, properties look like dump, consider one way traffic on W. Broad street - narrow, people speed.

With all the new homes and increased traffic in alley (AKA Gay street) there should be something done with road surface, the dust is a problems.

Priority should be enforcing laws concerning properties,

Area at the square is a huge eyesore. It's hard to believe the mayor and council allow this. The sidewalks, wild grass, and the condition of several houses leave one to wonder if they care.

APPENDIX 2

National and State Efforts and Legislation for
Historic Preservation

NATIONAL AND STATE EFFORTS AND LEGISLATION FOR HISTORIC PRESERVATION

Federal programs encouraging historic preservation include:

- Maintenance of the National Register of Historic Places.
- Section 106 Review of federally funded or assisted projects that impact historic resources.
- Historic Preservation Tax Credits on federal income tax for qualifying rehabilitation and adaptive reuse of historic buildings used for income-producing purposes.
- The Certified Local Government Program was created to facilitate historic preservation at the local level.

The earliest Federal preservation statute was the Antiquities Act of 1906, which authorized the President to set aside historic landmarks, structures, and objects located on lands controlled by the United States as national monuments. It required permits for archeological activities on Federal lands, and established criminal and civil penalties for violation of the act.

The Historic Sites Act of 1935 was the second major piece of Federal historic preservation legislation. This act declared it national policy to preserve for public use historic sites, buildings, and objects of national significance and directed the Secretary of the Interior to conduct various programs with respect to historic preservation.

In 1964, The United States Conference of Mayors undertook a study of historic preservation in the United States. The resulting report, "With Heritage So Rich," revealed a growing public interest in preservation and the need for a unified approach to the protection of historic resources. This report influenced Congress to enact a strong new statute establishing a nationwide preservation policy: The National Historic Preservation Act of 1966.

National Historic Preservation Act of 1966 (NHPA)

The National Historic Preservation Act (1966) and its subsequent amendments established a legal basis for the protection and preservation of historic and cultural resources. Historic resources are defined as *"any prehistoric or historic district, site, building, structures or object included in, or eligible for inclusion in the National Register; the term includes artifacts, records, and remains which are related to such a district, site, building, structure or object."*

The Act promoted the use of historic properties to meet the contemporary needs of society. It directed the Federal Government, in cooperation with State and local governments, Native Americans, and the public, to take a leadership role in preservation. First, the Act authorized the Secretary of the Interior to expand and maintain the National Register of Historic Places. This is an inventory of districts, sites, buildings, structures, and objects significant on a national, State, or local level in American history, architecture, archeology, engineering, and culture. Once a property is eligible to be placed on the list, the property, site, or object can be qualified for Federal grants, loans, and tax incentives.

Second, NHPA encourages State and local preservation programs. States may prepare and submit for approval, programs for historic preservation to the Secretary of the Interior. Approval can be granted if

they provide for the designation of a State Historic Preservation Officer (SHPO) to administer the State preservation program; establish a State historic preservation review board; and provide for adequate public participation in the State program. The SHPO must identify and inventory historic properties in the State; nominate eligible properties to the National Register; prepare and implement a statewide historic preservation plan; serve as a liaison with Federal agencies on preservation matters; and provide public information, education, and technical assistance. The NHPA also authorized a grant program, supported by the Historic Preservation Fund, to provide monies to States for historic preservation projects and to individuals for the preservation of properties listed in the National Register.

Since 1966, Congress has strengthened national preservation policy further by recognizing the importance of preserving historic aspects of the Nation's heritage in several other statutes, among them the National Environmental Policy Act and several transportation acts, and by enacting statutes directed toward the protection and preservation of archeological resources. These laws require Federal agencies to consider historic resources in their planning and decision-making and overlap with provisions of NHPA.

Section 106 Review

Section 106 of the NHPA requires Federal agencies to consider the effects of their actions on historic properties and provide the Council an opportunity to comment on Federal projects prior to implementation. Section 106 review encourages, but does not mandate, preservation.

To successfully complete Section 106 review, Federal agencies must:

- Determine if Section 106 of NHPA applies to a given project and, if so, initiate the review;
- Gather information to decide which properties in the project area are listed on or eligible for the National Register of Historic Places;
- Determine how historic properties might be affected;
- Explore alternatives to avoid or reduce harm to historic properties; and
- Reach agreement with the SHPO/tribe (and the Council in some cases) on measures to deal with any adverse effects or obtain advisory comments from the Council, which are sent to the head of the agency.

The Executive Branch has also expressed support for preservation through several Executive Orders. Examples include Executive Order No. 11593 that President Nixon signed in 1971, which instituted procedures Federal agencies must follow in their property management activities. In 1996, President Clinton signed another important Executive Order No. 13006, which put forth support for locating Federal offices and facilities in historic districts and properties in the Nation's inner cities. Executive Order No. 13006 also directs Federal agencies to use and rehabilitate properties in such areas wherever feasible and reaffirms the commitment to Federal leadership in the preservation of historic properties set forth in NHPA. Another 1996 Executive Order, No. 13007, expresses support for the protection of Native American sacred sites.

Federal Tax Incentives for Historic Buildings

According to the Tax Reform Act of 1986, a property owner is eligible for a 20% tax credit, along with a 27.5 to 31.5% straight-line depreciation for the substantial rehabilitation of historic buildings for

commercial, industrial, and rental residential purposes (but not owner-occupied buildings), and a 10% tax credit for the substantial rehabilitation of nonresidential buildings built before 1936. The 10% tax credit is not available for rehabilitations of certified structures.

Two Federal Tax Incentive Programs currently apply to preservation activities in Pennsylvania: the rehabilitation investment tax credit and the charitable contribution deduction.

Rehabilitation investment tax credits are the most widely used incentive program. Certain expenses incurred in connection with the rehabilitation of an old building are eligible for a tax credit. Rehabilitation investment tax credits are available to owners and certain long-term leases of income-producing properties that are listed on the National Register of Historic Places. There are two rates: 20% for historic buildings and 10% for nonresidential, nonhistoric buildings built before 1936.

The **charitable contribution deduction** is taken in the form of a conservation easement and enables the owner of a "certified historic structure" to receive a one-time tax deduction. A conservation easement usually involves the preservation of a building's facade by restricting the right to alter its appearance.

The Federal Tax Incentive Programs are coordinated through the State Historic Preservation Office, Bureau for Historic Preservation, Pennsylvania Historical and Museum Commission in conjunction with the National Park Service. Federal Historic Preservation Certification Applications are available on-line.

The National Park Service "Certified Local Government" (CLG) Program

This program was created in 1980 under the National Historic Preservation Act and administered in the Commonwealth by the Pennsylvania Historical and Museum Commission; the Certified Local Government Program provides additional benefits to municipalities interested in historic preservation. Once certified, the local government is then eligible to:

- Participate directly in the federal historic preservation program;
- Have greater access to Historic Preservation Funds;
- Have greater level of information exchange with the State Historic Preservation Office (SHPO);
- Get technical assistance and training from the SHPO; and
- Have a higher degree of participation in statewide preservation programs and planning.

Several critical requirements for CLG designation are:

- Adopt and enforce appropriate legislation for designation and protection of historic properties;
- Establish a qualified historic preservation commission;
- Enact a system for surveying historic properties;
- Enact a public participation component as part of the local program;
- Adequately perform duties and responsibilities delegated through the certification process;
- Continuing in-service historic preservation training for Historical Architecture Review Board (HARB) and Historical Commission members (8 hrs training annually per member);
- Regular attendance at HARB or Historical Commission meetings;
- A good faith effort by the governing body to appoint HARB members with professional qualifications and historic preservation backgrounds;
- Submittal of an annual report of the municipality's historic preservation activities; and

- Continuing enforcement of the historic district ordinance.

This was established to allow local governments to participate directly in the national historic preservation program and to provide funding to local governments to carry out its historic preservation responsibilities (survey, inventory, designation, and protection of their historic resources). To achieve "certified local government" status in Pennsylvania a municipality applies to the Pennsylvania Historical and Museum Commission's Bureau for Historic Preservation.

All states are required to set aside 10% of its Federal historic preservation grant funds to CLGs. These grants are presently offered as a ratio of 60% funding from the Pennsylvania Historical and Museum Commission (PHMC) and 40% match from the CLG.

Pennsylvania State Legislative Response to Historic Preservation: Historical and Museum Commission Act 1945

Act No. 446, approved June 6, 1945, amending the Administrative Code to consolidate the functions of the Pennsylvania Historical Commission, The State Museum and the State Archives, created the Pennsylvania Historical and Museum Commission. The Pennsylvania Historical and Museum Commission is responsible for the following historic preservation activities in the Commonwealth:

- State Historic Preservation Office for *Determination of Eligibility* and nominations to the National Register, of Historic Places;
- Section 106 Review;
- Administering Historic Preservation Grants; and
- Assisting local governments with the Certified Local Government Program.

The Commission is an independent administrative board, consisting of nine citizens of the Commonwealth appointed by the Governor, the Secretary of Education ex officio, two members of the Senate appointed by the President Pro Tempore and Minority Leader, and two members of the House of Representatives appointed by the Speaker and Minority Leader. The Executive Director, appointed by the Commission to serve at its pleasure, is an ex officio member of the Environmental Quality Board, County Records Committee and the Local Government Records Committee.

As the official agency of the Commonwealth for the conservation of Pennsylvania's historic heritage, the powers and duties of the Commission fall into these principal fields: care of historical manuscripts, public records, and objects of historic interest; museums; archaeology; publications; historic sites and properties; historic preservation; geographic names; and the promotion of public interest in Pennsylvania history.

The Commission is funded partially through an annual legislative appropriation, various grants provided by Federal programs, and private donations. Officially recognized local historical organizations may benefit financially through the Commission's eligibility to receive matching funds from various federal programs. The PHMC is active in many phases of historic preservation. The PHMC also conducts a landmark identification program, presenting identification plaques to property owners for attachment on structures included in the PA Inventory of Historical Places. The landmark identification program also includes the placement of roadside historical signs at various sites and locations having statewide

and national historic significance. Today nearly 1,900 markers are placed along city roads and highways to represent sites of historical significance in Pennsylvania.

An executive order went into place to require the Office of Historic Preservation of the PHMC to approve all proposals involving the demolition of a state building. The Office of Historic Preservation was also directed to develop and implement a program that will assist the public and private sectors in implementing the Commonwealth's policy to "protect and enhance our irreplaceable resources." The Office has since implemented a five-point program to achieve the executive order as follows:

1. Registering historically or architecturally significant sites and structures on the National Register of Historic Places and on the Pennsylvania Inventory of Historic Places;
2. Advising and guiding individuals and organizations regarding historic preservation and its funding;
3. Reviewing applications for federal preservation grants;
4. Working for legislation at the state level as an effective tool in historic preservation; and
5. Working with other governmental agencies to review the impact of projects, such as highways, on the Commonwealth's historic resources.

The Contact information for the Pennsylvania Historical and Museum Commission is as follows:

Commonwealth Keystone Bldg.
2nd Floor
400 North Street
Harrisburg, PA 17120-0093

(717) 787-3362
fax: (717) 783-9924
www.phmc.state.pa.us

Pennsylvania's Bureau for Historic Preservation (Bureau)

The Bureau is part of the PHMC and serves as the State Historic Preservation Office (SHPO). The PHMC is the Commonwealth's official history agency and the Executive Director is designated as the State Historic Preservation Officer.

The Bureau provides technical assistance for the preservation, rehabilitation and restoration of historic buildings throughout Pennsylvania. The Bureau reviews architectural plans and specifications and provides comments on historic building projects for state and federal compliance. They also assist in code-related issues and accessibility programs in the form of letters of support for variances to historic buildings. In an effort to inform the general public, public agencies, local governments and other stewards of historic properties, the Bureau assists in the development and distribution of material on applying the Secretary of the Interior's *Standards for Rehabilitation*, preservation planning and the appropriate treatment and repair of historic building materials.

The Bureau also administers the Federal Rehabilitation Investment Tax Credit (RITC) program in partnership with the National Park Service. The tax credit program is one of the most successful and cost-effective programs that encourage private investment in rehabilitating historic properties such as office buildings, rental housing, hotels and retail stores. According to PHMC's website, since its inception in 1976, Pennsylvania has been a national leader in certified tax credit projects, completing over 1,800 projects and generating over \$2.5 billion in qualified rehabilitation expenditures. The Bureau provides technical assistance throughout the application process.

The Bureau can provide property owners with publications and technical assistance that discuss the appropriate treatment of historic buildings according to the Secretary of the Interior's *Standards for Rehabilitation*.

The Bureau administers the state's historic preservation program as authorized by the Pennsylvania History Code and the National Historic Preservation Act of 1966 and is guided by advisory boards and The Pennsylvania Historic Preservation Plan. A board of Commissioners, appointed by the Governor, provides oversight of the Commission.

The Pennsylvania General Assembly is in the process of considering legislation to establish a Historic Homesites Grant Program. Once established, this legislation will provide funds to the Pennsylvania Historical and Museum Commission to support rehabilitation grants (up to \$6,000) to individuals owning and residing in a historic residential building, as well as to individuals intending to purchase and reside in a historic residential building.

The buildings must serve as the owner's principal residence, be listed in the National Register of Historic Places or be determined to be a contributing building in a listed National Register Historic District, or be located in an Act 167 historic district, or be designated as a historic property under the local ordinance or city code in Pittsburgh and Philadelphia. All work on a historic homesite must conform to the U.S. Secretary of Interior's "Standards for the Treatment of Historic Properties."

The Pennsylvania Historic Preservation Plan

The PHMC is gearing up to create a PA Historic Preservation Plan. Stated below is the agenda and goals of the plan:

1. Educate Pennsylvanians About Our Heritage and Its Value
 - Bring Pennsylvania heritage alive for our children
 - Get the preservation message out
 - Reach out to elected officials and key professionals in the public and private sectors

2. Build Better Communities Through Preservation
 - Strengthen and expand preservation planning at the local and regional levels
 - Expand the use of preservation as an economic development strategy
 - Make technical assistance more available and useful to citizens and local governments

3. Provide Strong Leadership At The State Level
 - Seek increased financial support for historic preservation
 - Lead by example
 - Build strong partnerships

Historic District Designation in Pennsylvania

To establish a designation of a Historic District on the local level requires an assessment of the present status of the community's historic resources, knowledge of past historic preservation efforts, and a list of goals and objectives to be obtained in the future.

Taking advantage of historic preservation incentives available at the national, state, and local governmental levels, such as grants, income tax credits for historic rehabilitation, low-interest loans, and local tax abatements will help in the success and acceptance of preserving historic buildings in the community.

It is useful to relate local historic preservation efforts to state and national programs, which will provide a broader perspective by identifying national, state, and local historic preservation organizations and government agencies as resources.

Act 167 - Establishing Historical Districts

Act 167 was adopted in 1961 and amended in 1963. This Act authorizes counties, cities, boroughs, ... and townships to create historic districts within their geographic boundaries; provides for the appointment of Boards of Historical Architectural Review; empowers governing bodies of political subdivisions to protect the distinctive historical character of these districts and to regulate the erection, reconstruction, alteration, restoration, demolition or razing of buildings within the historic districts. It provides the necessary authority for municipalities to adopt and implement historic preservation programs.

Pennsylvania Municipalities Planning Code Act 247

The State Legislature enacted Act 247, the Pennsylvania Municipalities Code, in 1969. The Act, as enabling legislation, authorizes local governments (counties, cities, township, and boroughs) to establish by ordinances, local planning commissions, zoning regulations, and subdivision regulations; and, by resolution, adopt a municipal comprehensive plan. In particular, Article VI, Zoning, Section 605, states:

"The provisions of all zoning ordinances may be classified so that different provisions may be applied to different classes of situations, uses and structures...Where zoning districts are created, all provisions shall be uniform for each class of uses or structures, within each district, except that additional classifications may be made within any district:

...For the regulation, restriction, or prohibition of uses and structures at or near... (vi) places having unique historical or patriotic interest of value..."

The combination of Act 167 and Act 247 provides the constitutional authority and legislative framework for local governments to develop, adopt, and implement historic preservation programs, in conjunction with a municipal comprehensive plan based on sound planning and legal principles. The legislative authority is provided, and expert legal and planning advice is available; however, local governments must yet be sold on the necessity and benefits of historic preservation.

Historic Preservation at the Local Level

Two state laws provide the legal foundation for municipalities to adopt historic ordinances and regulatory measures.

1. Act 247 - Pennsylvania Municipalities Planning Code (MPC): In 2000, two new amendments to the MPC, Acts 67 and 68, strengthened the ability of local government to provide for the protection of historic resources in their comprehensive plans, zoning ordinances, and subdivision ordinances.

Multi-municipal Comprehensive Plans may consider the conservation and enhancement of the natural, scenic, historic and aesthetic resources in their municipalities [§1103 (a) (6)].

Zoning ordinances may promote and preserve prime agricultural land, environmentally sensitive areas, and areas of historic significance. [§603 (c) (7)]

Zoning ordinances shall provide for protection of natural and historic features and resources [§603 (g) (2)].

A Historic Overlay Zoning District, unlike the protection offered through the establishment of an Act 167 Historic District, can include individual sites as well as clusters, as long as the resources are well documented and identified on an historic resources map. An historic overlay district could require new buildings to be similar in type and scale to those already existing. Setbacks should be consistent with the common building setback. Requirements to replicate the existing building line, height, and bulk could help to preserve the existing neighborhood character.

2. Act 167 - The Historic District Act (1961): Townships and boroughs may create historic districts within their municipalities to protect the historic character through regulation of the erection, reconstruction, alteration, restoration, demolition or razing of buildings within the district. The Pennsylvania Historical and Museum Commission must certify districts, including a *determination of eligibility* for the National Register of Historic Places. Therefore, historic districts established through Act 167 are afforded the same protection from federal projects associated with National Register Properties. Act 167 requires appointment of an historic architectural review board, or HARB, to advise the local governing body on the appropriateness of building activity in the district.

APPENDIX 3

TRAFFIC CALMING TECHNIQUES

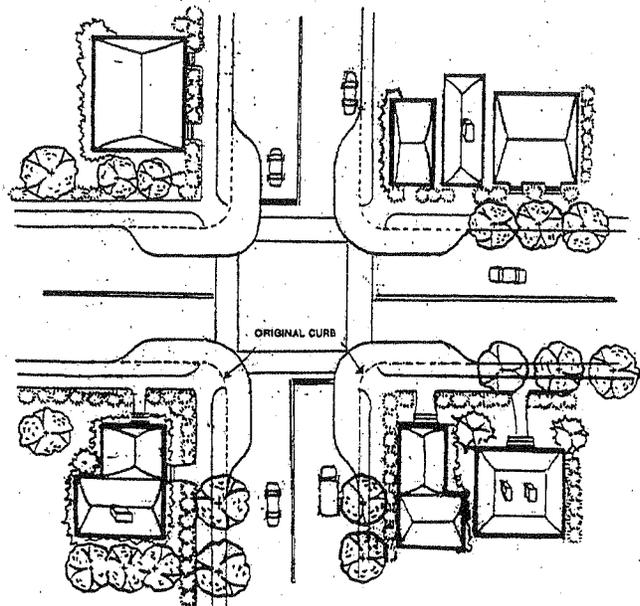
CURB EXTENSIONS / BULB-OUTS

Description:

Curb extensions, sometimes referred to as bulb-outs, are areas of expanded curbing.

Appropriate Locations:

- Appropriate for all street classifications: local roads, collectors, and arterials.
 - Many jurisdictions extend the curb only 6 feet from the existing curb, which protects parked vehicles, improves pedestrian visibility, and minimizes crossing distance, but does not typically affect the speed of motorists. For extensions that do not result in narrowing of the travel lanes, usage on streets of up to 15,000 ADT with posted speeds up to 40 mph is appropriate.
- Works well in downtown areas.
- Primarily used at intersections.
- Can be used at mid-block locations with significant pedestrian activity, school children, or senior citizens. Mid-block curb extensions may also be used to address speeding on streets where speed humps are not permitted.



N.T.S.

Typical Uses:

- Reduce the crossing distance for pedestrians.
- Improve the line-of-sight for pedestrians.
- Make pedestrians more visible to oncoming traffic.
- Slow traffic by funneling it through a narrower street opening.
- Slow vehicles making a right turn by reducing the curb radius.

Speed/Volume Reductions:

- Most curb extensions result in speed reductions of 1-2 mph.
- Potential to reduce speeds by up to 5 mph when significantly narrowing the travel lanes. For example, some jurisdictions use extensions to briefly narrow two travel lanes to a total width of 18 feet. (This width is not recommended for arterials or high-volume collectors.)

Approximate Cost:

- Each pair may cost \$7,000 to \$10,000. Mid-block measures may cost less (\$4,000) if they are smaller.

Signing and Markings:

- Signing or pavement markings may be needed, especially when installed at a mid-block location.

Other Considerations:

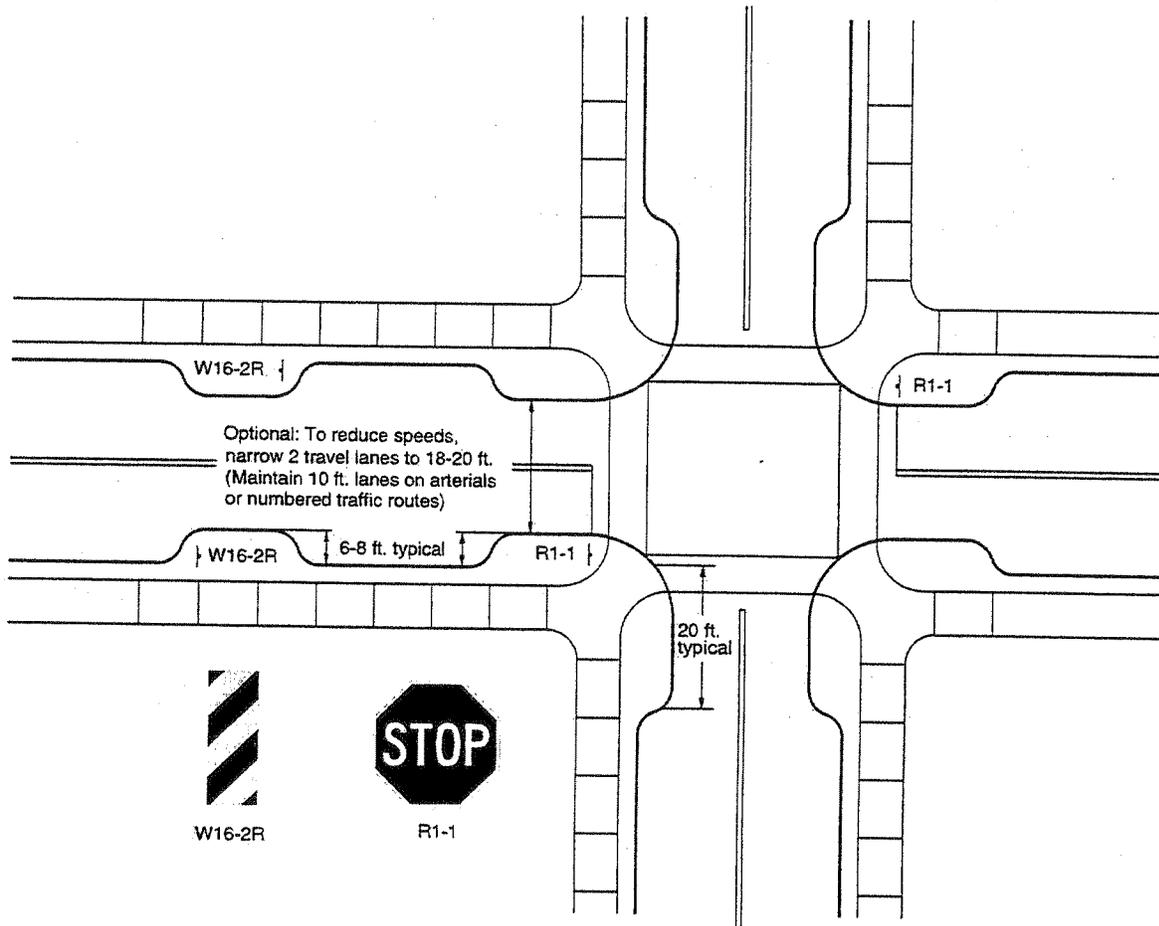
- ❑ Impact on roadway drainage must be addressed. Drainage may be provided by devices such as catch basins, concrete channels, valley gutters, inlets, and trench drains. Ponding on the sidewalk may also occur if the measure is not properly designed.
- ❑ Vertical curb is recommended, but mountable curb can be used if necessary to accommodate turning trucks and buses.
- ❑ Mid-block curb extensions should be combined with crosswalks whenever possible.
- ❑ Provisions should be made for snow and ice removal.

Advantages:

- ❑ Improve pedestrian safety.
- ❑ May reduce travel speed.
- ❑ May slow right-turning vehicles.
- ❑ Prevent illegal parking close to intersections.
- ❑ Facilitate pedestrian access directly to transit vehicles without entering street.
- ❑ Can improve neighborhood appearance with landscaping and/or textured treatments.

Disadvantages:

- ❑ Can result in loss of one on-street parking space on each side of the road, though at intersections this is unlikely given statutory prohibitions of parking close to intersections.
- ❑ May prevent right turns at intersection when another vehicle is stopped at the stop line.
- ❑ May make it difficult to accommodate full bicycle lanes.



GATEWAYS

Description:

Gateways are special entrance treatments that provide identity to a neighborhood by using a combination of physical and textural changes.

Appropriate Locations:

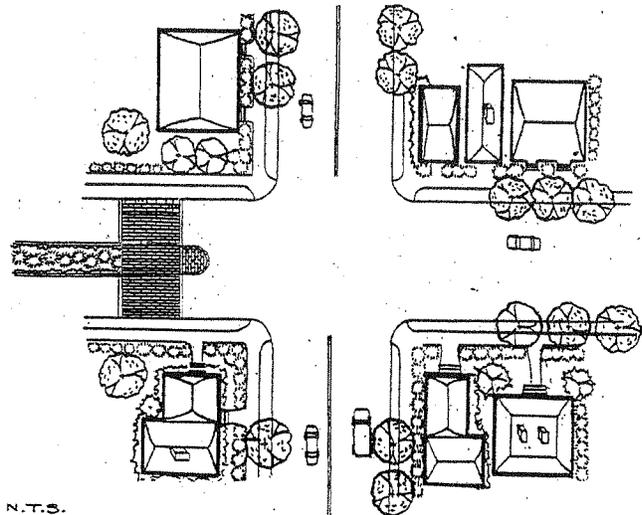
- Local roads only.
- Entrance to a residential community.

Speed/Volume Reductions:

- May reduce entry speed, depending on the inclusion of other measures such as bulb-outs and planted median islands.

Approximate Cost:

- Cost varies widely (\$5,000 to \$20,000) depending on the design and extent of physical elements used.



Other Considerations:

- Entrance treatments alone (landscaping, signing, pavement treatments) do not reduce speeds or total volumes, unless combined with other physical measures. They are, however, thought to increase driver awareness of the environment in which they are driving.
- A number of traffic calming measures such as bulb-outs at the intersection, textured pavement treatments, and median islands may be included in a gateway design. The exact configuration of a gateway will vary based on the location of the gateway, available funding, and any conflicts such as driveways.
- Landscaped median islands may be added at the intersection to slow turning movements and visually enhance the street.
- Provisions should be made for snow and ice removal.

<p>Advantages:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Help identify neighborhood. <input type="checkbox"/> Create added streetscape area for landscaping. <input type="checkbox"/> Can discourage truck entry, depending on the extent of narrowing and inclusion of median islands at the intersection. <input type="checkbox"/> Emphasize a change in environment from an arterial to a residential street. 	<p>Disadvantages:</p> <ul style="list-style-type: none"> <input type="checkbox"/> If textured pavements are used, some noise will result.
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ON-STREET PARKING

Description:

Parking on one or both sides of the roadway which has the effect of reducing the roadway width. By law, on-street parking is permitted unless otherwise prohibited.

Appropriate Locations:

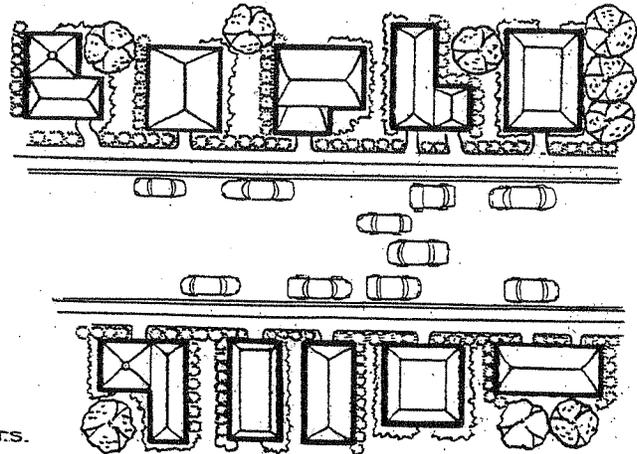
- On-street parking may be appropriate for all classifications of streets.

Typical Uses:

- Reduce vehicle speeds by reducing the effective width of the roadway.

Speed/Volume Reductions:

- The most pronounced effect on speed occurs on narrow two-way streets with parking on both sides. If parking is sufficiently occupied, and street width is less than 30 feet, there is a "chicane" effect as vehicles may occasionally have to pull over to permit opposing vehicles to pass. Creating this chicane effect is appropriate only on local streets. Even for streets wider than 30 feet, on-street parking may serve to reduce speeds slightly by narrowing the effective roadway width.



Approximate Cost:

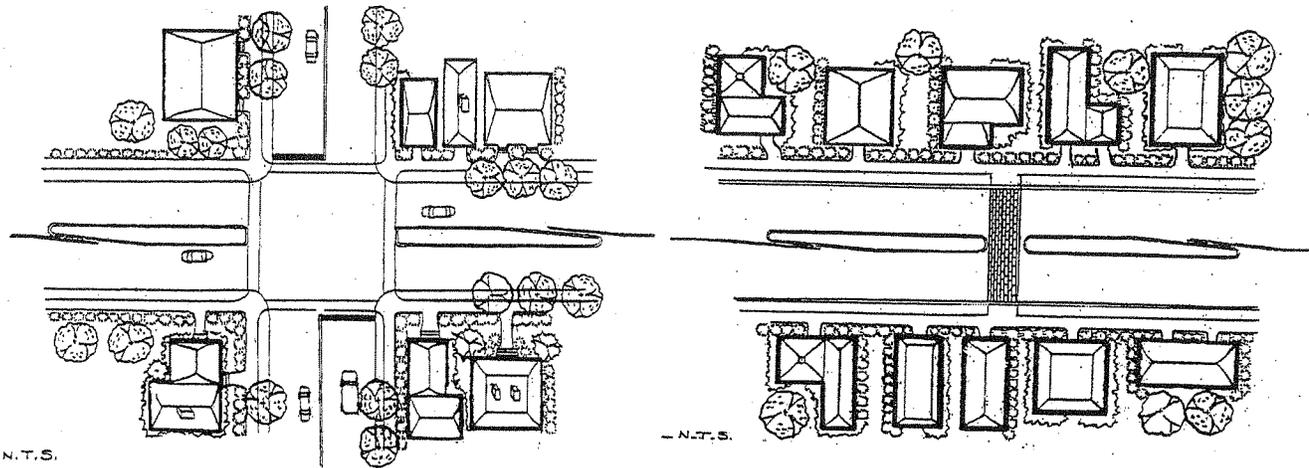
- If landscaped islands are created to protect parking, the cost can reach \$5,000 or more per island.

Other Considerations:

- On-street parking can be protected by a landscaped island that projects out from the curb.
- Angle parking has the potential to cause more crashes than parallel parking, and is generally not recommended to achieve speed reduction.
- If half or more of the block face is not parked out, on-street parking is not likely to result in reduced travel speeds.

<p>Advantages:</p> <ul style="list-style-type: none"> <input type="checkbox"/> May reduce travel speeds, depending on extent of use of on-street parking. <input type="checkbox"/> Parked vehicles provide a buffer between traffic and pedestrians on sidewalks. This provides a comfort level for pedestrians that can be particularly important in downtown commercial areas. 	<p>Disadvantages:</p> <ul style="list-style-type: none"> <input type="checkbox"/> On-street parking can reduce the visibility of pedestrians and vehicles to each other. <input type="checkbox"/> Increased risk of suddenly opened doors hitting cyclists where the adjacent travel lane is narrow.
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RAISED MEDIAN ISLANDS / PEDESTRIAN REFUGES

**Description:**

Median islands are narrow islands between travel lanes that can be designed with breaks in landscaping and curbing for pedestrians.

Appropriate Locations:

- Median islands may be appropriate for all classifications of streets: local, collector, and arterial.
- They may be used on high-volume roadways and roadways posted up to 40 mph, if they do not significantly narrow the travel lane.
- Either at mid-block locations or intersections.

Typical Uses:

- Reduce the crossing distance for pedestrians by allowing them to cross half the street at a time.
- Prevent passing movements.

Speed/Volume Reductions:

- Vehicle speeds may decrease, particularly if the median islands result in roadway narrowing.
- Reductions in speed may range from 1 to 5 mph, with reductions of 2 to 3 mph most prevalent.

Approximate Cost:

- Approximate cost is \$5,000 to \$15,000 per island, depending on size, curbing, and landscape features.

Other Considerations:

- The maximum length of median islands will be affected by driveway and intersection locations.
- Median islands should be 6 to 8 feet wide to comfortably accommodate pedestrians.
- Islands should be at least 12 feet, and preferably 20 feet, in length.
- Provisions should be made for snow and ice removal.

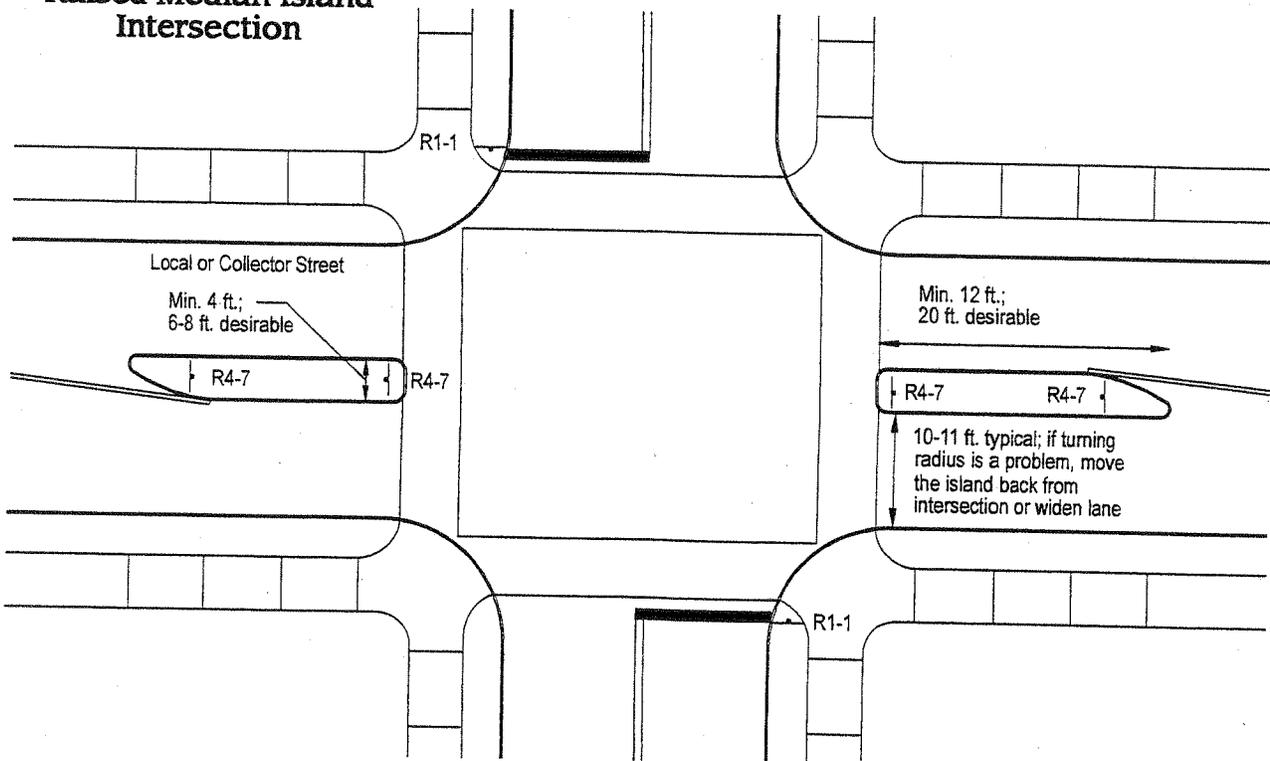
Advantages:

- ❑ Separate opposing vehicle travel lanes and prevent passing movements.
- ❑ Can be designed with breaks for pedestrian refuges and may reduce vehicle-pedestrian conflicts.
- ❑ Allow pedestrians to cross half of the street at a time.
- ❑ May visually enhance the street, if landscaped.
- ❑ Vehicle speeds may decrease.
- ❑ Can be used on curves to prevent vehicles from swinging wide at excessive speeds.

Disadvantages:

- ❑ May require removal of on-street parking to create room for median.
- ❑ May restrict access to driveways from one direction.

Raised Median Island Intersection



R1-1



R4-7

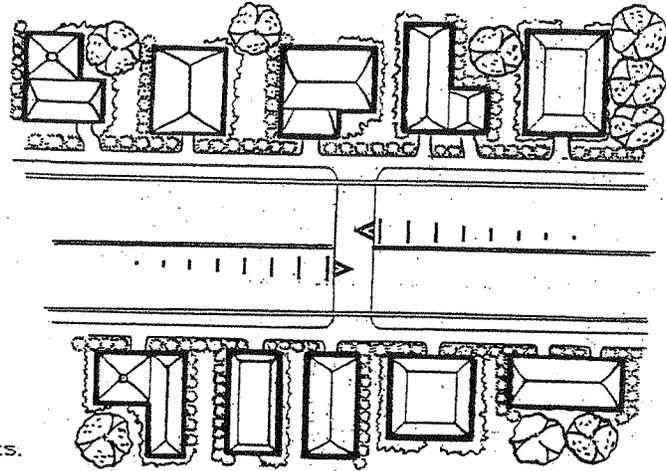
SPEED HUMPS

Description:

A speed hump is a raised surface on the roadway that is typically 3 to 4 inches in height, and 12 to 20 feet in length. Speed humps are by far the most popular traffic calming measure in the United States, likely because they are effective in reducing speeds at minimal cost.

Common Designs:

- The Watts speed hump (designed by the Transport and Road Research Laboratory in Great Britain) is a parabolic hump 12 feet in length. This model was endorsed by ITE in *Guidelines for the Design and Application of Speed Humps*, June 1997.
- The Seminole County speed hump is the most popular alternative to the Watts hump. Designed by Seminole County, Florida, this hump is 22 feet in length with 6-foot ramps on either end of a 10-foot flat top. This type of speed hump design is also referred to as a "speed table".



Appropriate Locations:

- Both humps are appropriate for use on Pennsylvania roads. However, due to their different profiles, they are effectively employed in different settings.
- The Watts hump is recommended only for local streets with volumes less than 3,500 ADT and posted speeds of 30 mph or less. In addition, it is not recommended for major emergency service routes.
- The Seminole County hump can be used in a greater variety of situations. This type of hump can be used on collector roads as well as local roads. It is appropriate for streets with volumes up to 6,500 ADT. Many jurisdictions also permit the use of Seminole speed humps on emergency response routes.
- Primarily used at mid-block locations.
- Similar designs can be used as raised pedestrian crosswalks.

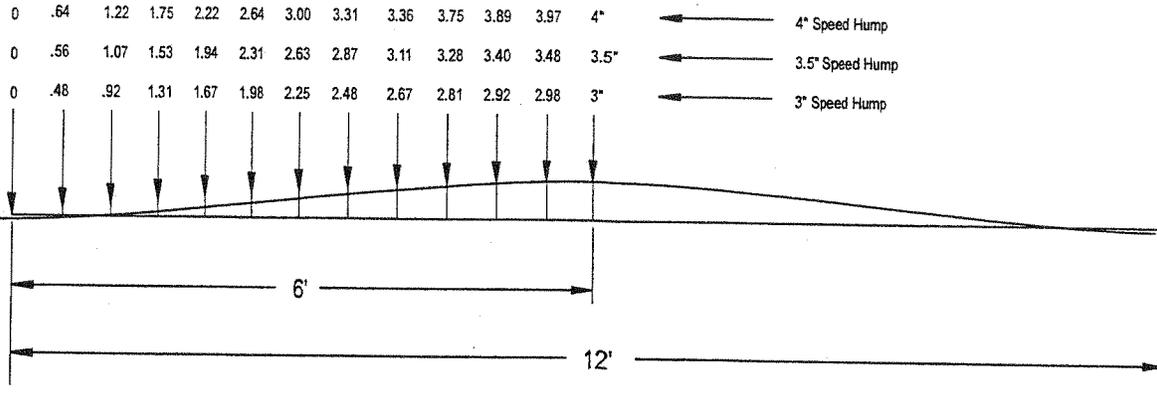
Typical Uses:

- Within typical residential travel speeds, humps create a gentle rocking motion encouraging motorists to slow to a safe speed at or below the speed limit.

Speed/Volume Reductions:

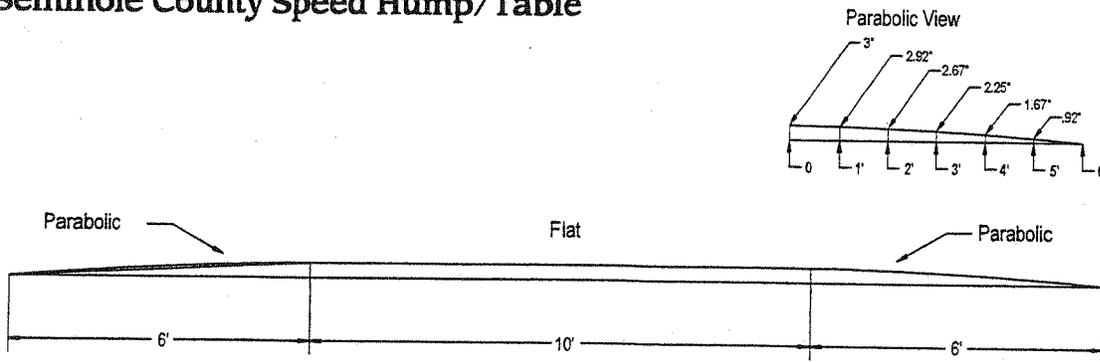
- The design speed is determined by the dimensions of the speed hump.
- The Watts hump is designed to slow vehicles to 15 to 20 mph at each hump and 25 to 30 mph in between properly spaced humps (see "Other Considerations"). Numerous studies have demonstrated that Watts humps can reduce speeds by about 8 mph in the vicinity of humps. Volumes are reduced, on the average, by about 18 percent.
- Because of its gentler profile, the Seminole County hump has a design speed of 25 to 30 mph at the hump, and approximately 35 mph in between humps. It has been shown to reduce speeds by about 6.5 mph, and volumes by 12 percent. Some jurisdictions have found that speed of motorists at the hump and in-between the humps are not significantly different.

Watts (TRRL Profile) Speed Hump



Source: ITE, Guidelines for the Design and Application of Speed Humps

Seminole County Speed Hump/Table



Source: Seminole County, Florida

RAISED CROSSWALKS

Description:

Raised crosswalks are marked and elevated pedestrian areas that are an extension of the sidewalk at mid-block locations or intersections. Raised crosswalks are typically 3 to 6 inches above street level. In many jurisdictions, raised crosswalks are level with the curb, about 6 inches above the street. They often have the same profile as the Seminole County speed hump.

Appropriate Locations:

- They are appropriate on local streets and minor collectors, with volumes less than 10,000 vehicles per day.

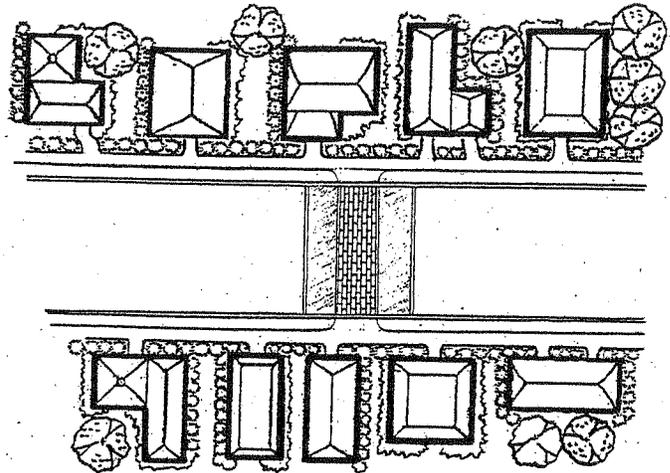
Typical Uses:

- Reduce speeds and improve visibility of the pedestrians by defining crossings.

Speed/Volume Reductions:

- Raised crosswalks reduce speeds an average of 6 mph.
- Volumes are reduced an average of 12%.
- Due to their long flat tops and gently sloped ramps, raised crosswalks actually slow vehicles less than the Watts speed humps (12 feet in length; 3 inches in height) despite being as much as three inches higher.

NTS



Approximate Cost:

- Cost of a raised crosswalk is approximately \$2,000 to \$10,000 each. If drainage is an issue, costs could increase considerably.

Signing and Markings:

- It is recommended that the "Raised Pedestrian Crossing Warning Sign" (W11A-3) be used with each raised pedestrian crossing.

Other Considerations:

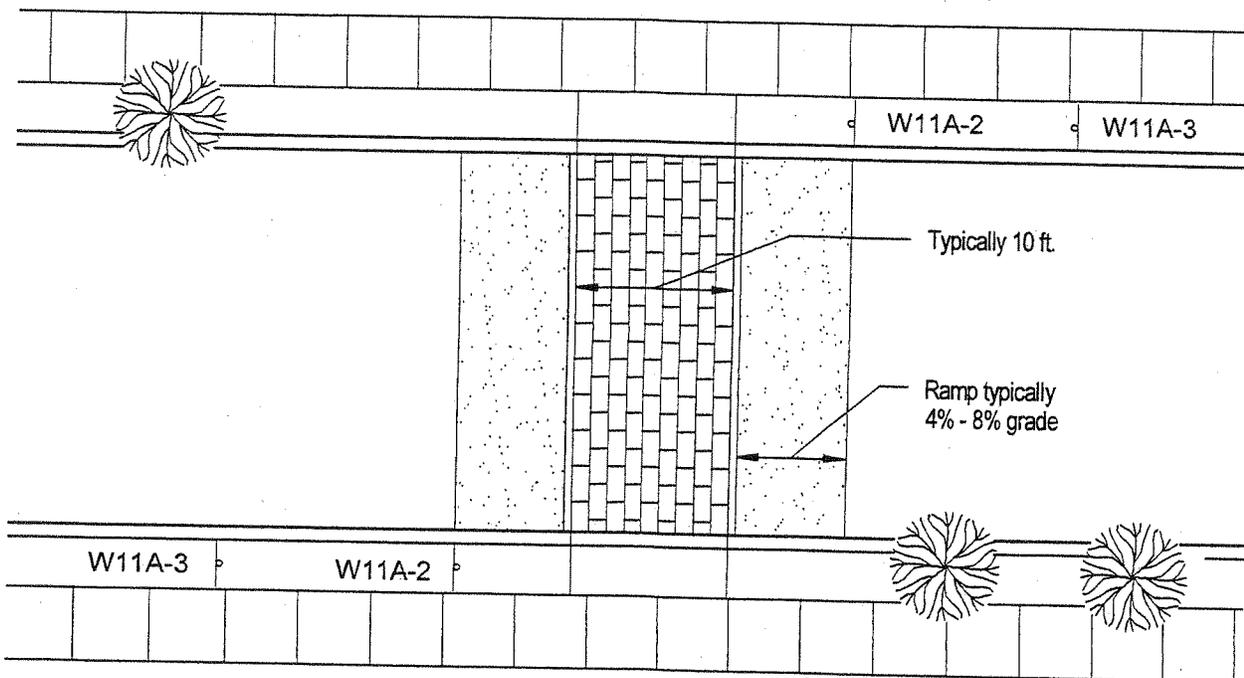
- If the raised pedestrian crossing is the same height as the curb, the edge of the raised crosswalk should be differentiated with a tactile measure to warn visually impaired people.
- Most appropriately used at areas with significant pedestrian crossing activity.
- Effectiveness of the measure is increased when used with textured crosswalks or curb extensions.
- Primary emergency access routes should be avoided, unless acceptable to emergency service providers.
- A catch basin should be installed for drainage on the uphill side of the raised crosswalk.
- All ADA requirements must be met.
- In areas with snow removal problems, a measure such as a flexible delineator post may be needed at each hump to alert snowplow operators to lift their blades.



<p>Advantages:</p> <ul style="list-style-type: none"> ❑ Reduce speeds. ❑ Improves visibility for pedestrians. ❑ Improves the visibility of pedestrians. ❑ May reduce volumes. 	<p>Disadvantages:</p> <ul style="list-style-type: none"> ❑ Slows emergency vehicles by 4 to 6 seconds, on average. ❑ May generate noise and additional emissions from vehicle deceleration and acceleration. ❑ Require more maintenance than traditional crosswalks. ❑ Icing can be a problem if snow is not properly removed.
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Raised Crosswalk

For typical profile, see drawings of Seminole County speed table or the Gwinnett County speed table in the "Speed Humps" section.



W11A-2

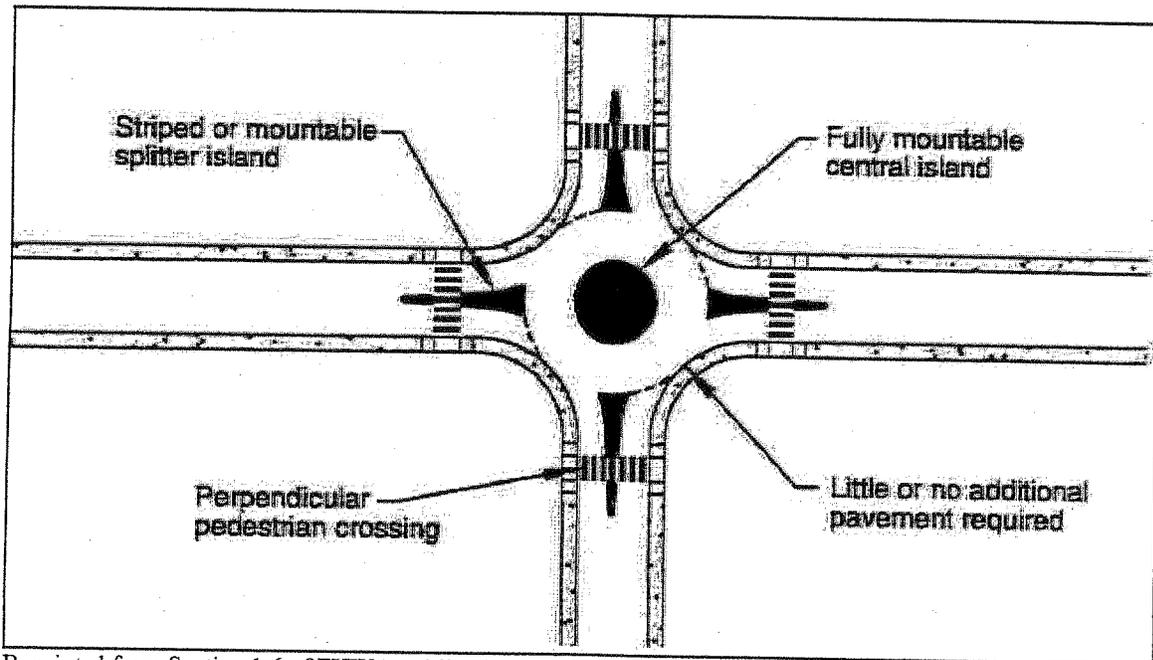


W11A-3



Mini-roundabouts

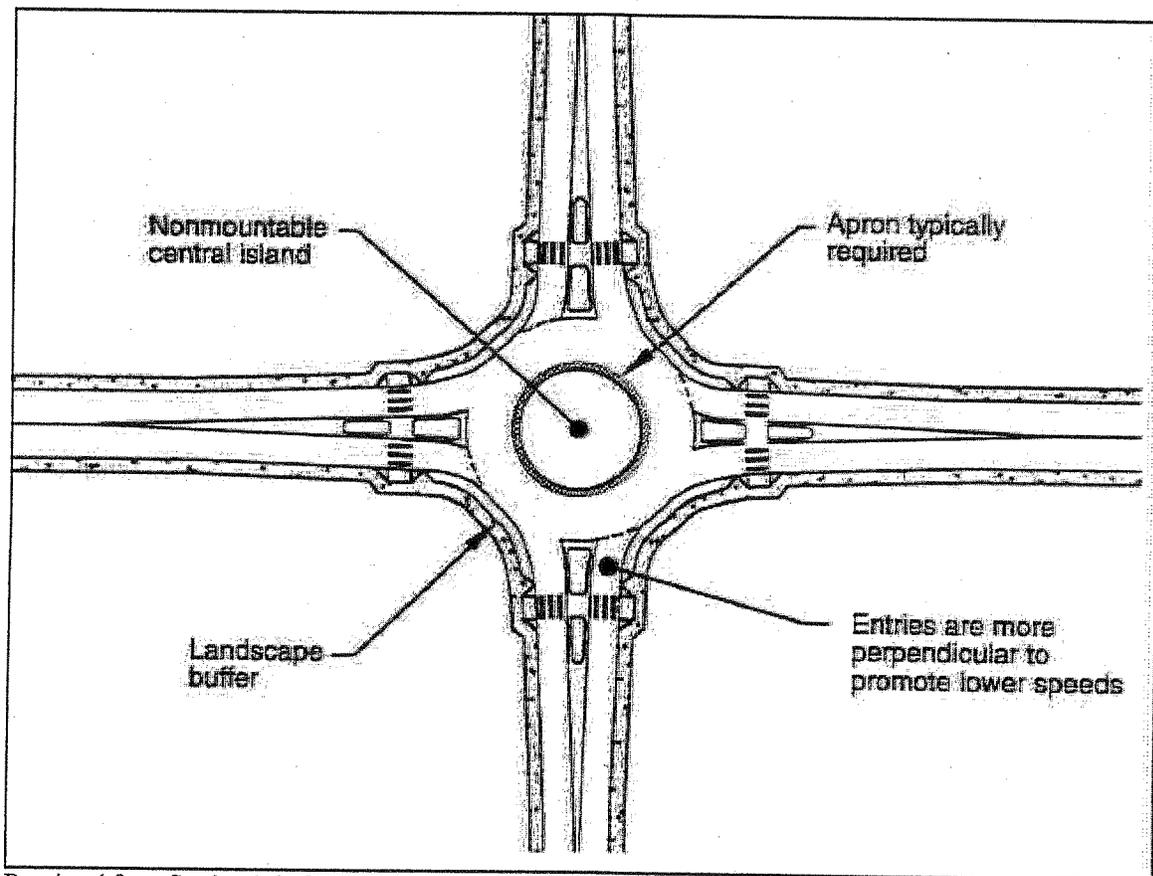
Mini-roundabouts are small roundabouts used in low-speed urban environments, with average operating speeds of 35 mph (60km/h) or less. The figure below provides an example of a typical mini-roundabout. They can be useful in low-speed urban environments in cases where conventional roundabout design is precluded by right-of-way constraints. In retrofit applications, mini-roundabouts are relatively inexpensive because they typically require minimal additional pavement at the intersection roads – for example, minor widening at the corner curbs. They are mostly recommended when there is insufficient right-of-way for an urban compact roundabout. Because they are small, mini-roundabouts are perceived as pedestrian-friendly with short crossing distances and very low vehicle speeds on approaches and exits. The mini-roundabout is designed to accommodate passenger cars without requiring them to drive over the central island. To maintain its perceived compactness and low speed characteristics, the yield lines are positioned just outside of the swept path of the largest expected vehicle. However, the central island is mountable, and larger vehicles may cross over the central island, but not to the left of it. Speed control around the mountable central island should be provided in the design by requiring horizontal deflection. Capacity for this type of roundabout is expected to be similar to that of the compact urban roundabout. The recommended design of these roundabouts is based on the German method, with some influence from the United Kingdom.



Reprinted from Section 1.6 of FHWA publication "Roundabouts: An Informational Guide"
Publication Number FHWA-RD-00-067

Urban compact roundabouts

Like mini-roundabouts, urban compact roundabouts are intended to be pedestrian and bicyclist friendly because their perpendicular approach legs require very low vehicle speeds to make a distinct right turn into and out of the circulatory roadway. All legs have single-lane entries. However, the urban compact treatment meets all the design requirements of effective roundabouts. The principal objective of this design is to enable pedestrians to have safe and effective use of the intersection. Capacity should not be a critical issue for this type of roundabout to be considered. The geometric design includes raised splitter islands that incorporate at-grade pedestrian storage areas, and a nonmountable central island. There is usually an apron surrounding the nonmountable part of the compact central island to accommodate large vehicles. The recommended design of these roundabouts is similar to those in Germany and other northern European countries. The figure below provides an example of a typical urban compact roundabout.



Reprinted from Section 1.6 of FHWA publication "Roundabouts: An Informational Guide"
Publication Number FHWA-RD-00-067

APPENDIX 4

EXAMPLE OF INTERGOVERNMENTAL COOPERATIVE
IMPLEMENTATION AGREEMENT

NORTHERN YORK COUNTY REGIONAL COMPREHENSIVE PLAN - INTERGOVERNMENTAL COOPERATIVE IMPLEMENTATION AGREEMENT

THIS INTERGOVERNMENTAL COOPERATIVE IMPLEMENTATION AGREEMENT is hereby made this 12th day of May, 2008, by and between the BOROUGHES of DILLSBURG and FRANKLINTOWN and the TOWNSHIPS of FRANKLIN and CARROLL (each a "Participant" and collectively, the "Participants") to address the implementation of the Northern York County Regional Comprehensive Plan ("NYCRCP" or the "Plan"). This Agreement is adopted pursuant to the authority set forth in the Intergovernmental Cooperation Act of December 19, 1966, 53 Pa.C.S.A. and Article XI of the Municipalities Planning Code, as amended.

WHEREAS, the goal of this Cooperative Implementation Agreement is to assist in implementing a multimunicipal comprehensive plan (the "Plan") that will meet the requirements of the Pennsylvania Municipalities Planning Code ("MPC"), and take advantage of opportunities provided in the MPC to municipalities that create a Plan;

WHEREAS, the Participants desire to conform with the provisions for a Multimunicipal Comprehensive Plan Cooperative Implementation Agreement, as provided in Article XI of the MPC and to utilize authority of the Pennsylvania Intergovernmental Cooperation Authority Act.

NOW, THEREFORE, it is agreed among the parties hereto that:

1. The Participants have adopted the Northern York County Regional Comprehensive Plan as a Multimunicipal Comprehensive Plan.
2. Final adoption of any amendments to the Plan shall be the province of the governing bodies of each Participant in accordance with Section 302 of the MPC. The public meetings and public hearings required in Section 302 shall be held jointly with all four municipalities. Adoption may take place at a joint meeting or at each Participant's meeting.
3. This Agreement recognizes provisions of the MPC that require a municipal zoning

amendment to be generally consistent with the Plan, unless the Plan is amended to be consistent with that zoning amendment.

4. For the purposes of this agreement a "Development of Regional Significance and Impact" shall be defined as:

A. A residential land development or subdivision that results in the creation of 50 lots or dwelling units or more; or,

B. Within 300 feet of a municipal boundary, any portion of a subdivision of 10 or more lots or land development of 10,000 square feet or more of floor area, or more than one acre of earth disturbance; or,

C. Any non-residential commercial, retail, office, service, institutional, industrial, sports complex or recreational land development in which the floor area of the building(s) or building addition(s) equals or exceeds 50,000 square feet.

D. A Subdivision or Land Development that will generate five hundred (500) average daily vehicle trips or more per day or a Subdivision or Land Development that will generate either one hundred (100) or more new trips entering the facility or one hundred (100) or more new trips exiting the facility during any one hour period. The number of vehicle trips generated shall be determined using the latest edition of the Institute of Transportation Engineers Trip Generation Manual.

5. Provisions of Notice and Review:

A. In an effort to assure that uses are reasonably provided for throughout the region, the Participants agree to provide any draft zoning amendment or proposed new zoning ordinance to all of the other Participants for review if that zoning amendment or new zoning ordinance would result in a zoning map change, a change in the allowed residential densities, or a change in the land uses allowed in certain locations. This provision shall not apply for routine matters of purely local concern, such as signs, parking, access drives, landscaping, building heights, administrative provisions, accessory uses, setbacks and similar

matters. The Participants shall be provided with the same minimum time to provide any review comments as is provided to the York County Planning Commission for a new zoning ordinance (Section 607 of MPC) or zoning amendment (Section 609 of MPC) review under the MPC.

B. If any portion of a proposed subdivision or land development is within 500 feet from the boundaries of any adjacent Participant, the Participant in which the subdivision or land development is located is asked to provide a copy of the layout plan for the subdivision or land development to the adjacent Participant within 14 calendar days after receipt of such subdivision or land development plan. This provision shall not apply to minor subdivisions (those with 5 or less potential lots), lot line adjustments or lot mergers.

C. Municipalities, in which a sketch, preliminary, or final plan meeting the definition of Development of Regional Significance and Impact is filed, shall require the developer to distribute copies of the plan to the other participating municipalities within 14 calendar days of submission. Copies of professional reviews or accompanying materials shall be made available for review upon request of the participating municipalities. Municipalities in which a traffic study for a Development of Regional Significance and Impact is proposed shall notify the other participating municipalities.

6. If other Participants fail to comment, the host municipality is under no obligation to seek their input. Comments made by Participants are recommendations only and are not binding but shall be considered by the host municipality.

7. The Participants agree to give due consideration to any amendment to the NYCRCPP that is proposed by a Participant. The Participants are not required to consider an amendment to the Plan unless such consideration is requested in writing by the governing body of a Participant. If requested by such an entity, each Participant agrees to conduct a joint planning commission review within 60 calendar days. Per section 2 above, a public meeting, governing body hearings, and a decision will occur within 180 calendar days after receiving a formal request from a Participant to consider such Amendment unless extended by

mutual consent of the Participants. A Participant that is requesting a Plan Amendment shall provide the proposed Amendment in a form that is ready for adoption by the Participants.

8. Within two years after adoption of the Plan, each Municipality agrees to implement the Plan by amending or otherwise conforming its relevant and current zoning and subdivision and land development ordinances as necessary so that they are generally consistent with the Plan, in accordance with Section 1104(b)(3) of the MPC.

9. Subdivision and land development approval powers shall continue to only be exercised by the Participant in which the property is located.

10. Participating Municipalities have addressed and implemented provisions for public infrastructure services, affordable housing, and purchase of real property, including rights-of-way and easements with the exception of motor vehicle transportation infrastructure. Further it is recognized that the traffic and transportation element of the Plan provides a valuable basis for future planning efforts and ordinances for each Participant, and that traffic has been increasing at a substantial pace within the region. Therefore, the traffic and transportation element of the Plan will need to be reviewed and updated before other elements of the Plan.

11. Participating Municipalities shall prepare a yearly report, by March 1 of the following year, to the York County Planning Commission in accordance with Section 1104(b)(4) of the MPC.

12. If any Participant wishes to withdraw from the Plan, or from this Cooperative Implementation Agreement, such Participant shall provide a minimum of one year's written advance notice thereof to the other Participants.

13. Each participating municipality shall retain its individual Zoning Ordinance and Map, and its individual Zoning Hearing Board, and if applicable its individual Planning Commission.

14. A dispute over interpretation of the Plan, an amendment to the Plan, or consistency of ordinances with the Plan may be resolved as follows:

A. The disputing parties agree to first discuss and negotiate in good faith in an attempt to resolve the dispute amicably and informally as it arises.

B. If the dispute cannot be settled through direct discussions and good faith negotiations, the disputing parties may utilize the mediation provisions of Sections 602.1 and 908.1 of the MPC as may be relevant.

15. This Agreement may be amended by consent of all the Participants, other than those Participants who have withdrawn from the Agreement under paragraph 12, indicated via approval action of the Participants' governing bodies. Such amendment shall not become effective until the last Participant under this Agreement has adopted such amendment.

16. This Agreement shall become effective after each of the Participants have adopted it by Ordinance.

17. The unenforceability or invalidity of any provision of this Implementation Agreement shall not affect the enforceability or validity of any other provision.

IN WITNESS WHEREOF and intending to be legally bound hereby, the parties hereto have set their hands and seals as indicated below.

BOROUGH OF DILLSBURG

Jeffrey L. Mijff
Name:
Title:

Date: 8/14/08

Debra L. Beitzel
Attest

BOROUGH OF FRANKLINTOWN

Richard H. Bloud

Name:
Title: PRES. COUNCIL

Date: 8-6-2008

Debrah Walker
Attest

FRANKLIN TOWNSHIP

Lionel J. Lee
Name:
Title:

Date: 6 Aug. 08

Nancy Zentmeyr
Attest

CARROLL TOWNSHIP

Robert F. Faulkner
Name: Robert F. Faulkner
Title: Chairman

Date: 8/11/08

Jaye Z. Romberger
Attest

APPENDIX 5

MPC PROVISIONS
REGARDING IMPLEMENTATION AGREEMENTS AND THE
LEGAL EFFECT OF MULTI-MUNICIPAL PLANS

Implementation Agreements:

In order to implement multimunicipal comprehensive plans, counties and municipalities shall have authority to enter into intergovernmental cooperative agreements.

Cooperative implementation agreements between a county and one or more municipalities shall:

- (1) Establish the process that the participating municipalities will use to achieve general consistency between the county or multimunicipal comprehensive plan and zoning ordinances, subdivision and land development and capital improvement plans within participating municipalities, including adoption of conforming ordinances by participating municipalities within two years and a mechanism for resolving disputes over the interpretation of the multimunicipal comprehensive plan and the consistency of implementing plans and ordinances.
- (2) Establish a process for review and approval of developments of regional significance and impact that are proposed within any participating municipality. Subdivision and land development approval powers under this act shall only be exercised by the municipality in which the property where the approval is sought. Under no circumstances shall a subdivision or land development applicant be required to undergo more than one approval process.
- (3) Establish the role and responsibilities of participating municipalities with respect to implementation of the plan, including the provision of public infrastructure services within participating municipalities, the provision of affordable housing, and purchase of real property, including rights-of-way and easements.
- (4) Require a yearly report by participating municipalities to the county planning agency and by the county planning agency to the participating municipalities concerning activities carried out pursuant to the agreement during the previous year. Such reports shall include summaries of public infrastructure needs in growth areas and progress toward meeting those needs through capital improvement plans and implementing actions, and reports on development applications and dispositions for residential, commercial, and industrial development in each participating municipality for the purpose of evaluating the extent of provision for all categories of use and housing for all income levels within the region of the plan.
- (5) Describe any other duties and responsibilities as may be agreed upon by the parties.

Cooperative implementation agreements may designate growth areas, future growth areas and rural resource areas within the plan. The agreement shall also provide a process for amending the multimunicipal comprehensive plan and redefining the designated growth area, future growth area and rural resource area within the plan.

Legal Effect:

Where municipalities have adopted a county plan or a multimunicipal plan is adopted under this article and the participating municipalities have conformed their local plans and ordinances to the county or multimunicipal plan by implementing cooperative agreements and adopting appropriate resolutions and ordinances, the following shall apply:

1. Where municipalities have adopted a multimunicipal comprehensive plan pursuant to Article XI but have not adopted a joint municipal ordinance pursuant to Article VIII-A and all municipalities participating in the multimunicipal comprehensive plan have adopted and are administering zoning ordinances generally consistent with the provisions of the multimunicipal comprehensive plan, and a challenge is brought to the validity of a zoning ordinance of a participating municipality involving a proposed use, then the zoning hearing board or governing body, as the case may be, shall consider the availability of uses under zoning ordinances within the municipalities participating in the multimunicipal comprehensive plan within a reasonable geographic area and shall not limit its consideration to the application of the zoning ordinance on the municipality whose zoning ordinance is being challenged.
2. Where municipalities have adopted a joint municipal comprehensive plan and enacted a zoning ordinance or ordinances consistent with the joint municipal comprehensive plan within a region pursuant to Articles VIII-A and XI, the court, when determining the validity of a challenge to such a municipality's zoning ordinance, shall consider the zoning ordinance or ordinances as they apply to the entire region and shall not limit its consideration to the application of the zoning ordinance within the boundaries of the respective municipalities.
3. Where municipalities have adopted a multimunicipal comprehensive plan pursuant to Article XI but have not adopted a joint municipal ordinance pursuant to Article VIII-A and all municipalities participating in the multimunicipal comprehensive plan have adopted and are administering zoning ordinances generally consistent with the provisions of the multimunicipal comprehensive plan, and a challenge is brought to the validity of a zoning ordinance of a participating municipality involving a proposed use, then the court shall consider the availability of uses under zoning ordinances within the municipalities participating in the multimunicipal comprehensive plan within a reasonable geographic area and shall not limit its consideration to the application of the zoning ordinance on the municipality whose zoning ordinance is being challenged.
4. State agencies shall consider and may rely upon comprehensive plans and zoning ordinances when reviewing applications for the funding or permitting of infrastructure or facilities.
5. State agencies shall consider and may give priority consideration to applications for financial or technical assistance for projects consistent with the county or multimunicipal plan.

APPENDIX 6

GRANT PROGRAMS FOR IMPLEMENTATION

DOWNTOWN/REVITALIZATION/REDEVELOPMENT

<u>Grant or Loan Program</u>	<u>Agency</u>
<p>Main Street Program – A five-year program designed to help a <u>downtown economic development effort</u>. Municipalities and redevelopment authorities are eligible. Match required. (Not accepting applications through 6/30/10)</p>	DCED
<p>Elm Street – Grant funds for <u>planning, technical assistance, and physical improvements to residential and mixed use areas in proximity to central business districts</u>. Used for revitalization of residential and mixed use neighborhoods, and administration costs to support an Elm Street Program. Eligible entities include municipalities, redevelopment authorities, non-profit main street organizations, economic development organizations, and neighborhood improvement districts. Local match is required. (Not accepting applications through 6/30/10.)</p>	DCED
<p>Growing Greener II – Main Street and Downtown Redevelopment Grants to municipalities and nonprofits to help a community’s downtown redevelopment effort, focusing on the improvement of downtown sites and buildings. The eligible projects may include approaches that assist in business development and/or public improvements in core communities. No required match level, but matching should be demonstrated.</p>	DCED
<p>Urban Development Program (UDP) – Provides grants for urban development and improvement projects to municipalities and non-profit entities.</p>	DCED
<p>Community Revitalization (CR) – Program provides grant funds to support local initiatives to promote the stability of communities. The program also assists communities in achieving and maintaining social and economic diversity to ensure a productive tax base and a good quality of life. Eligible are local governments, municipal and redevelopment authorities and agencies, industrial development agencies, non-profit corporations incorporated under the laws of the Commonwealth.</p>	DCED
<p>Enterprise Zone Program – Grants to financially disadvantaged communities for preparing and implementing business development strategies within municipal Enterprise Zones. Eligible are municipalities, redevelopment authorities, non-profit economic development organizations, or other non-profit organizations on a case-by-case basis. Use for business development surveys; Business development strategy/preparation; Revolving fund business. (Not accepting applications through 6/30/10.)</p>	DCED
<p>New Communities Anchor Building Program - Low interest loans to a developer to renovate and redevelop eligible vacant buildings in Main Street areas.</p>	DCED
<p>Community Action Team (CAT) Pre-development Grant to Loan Program - Projects must be in a core area of a community and be part of a larger “impact project” as</p>	DCED

Grant or Loan Program

determined by the CAT and DCED (a community-changing revitalization project).

Agency

Pennsylvania Downtown Center (PDC) - Promotes and supports the vitality of Pennsylvania's downtowns and traditional neighborhood business districts by providing local groups with the techniques and strategies needed to recapture or sustain their downtowns as a vibrant civic, social, and economic center of activity.

PDC

ECONOMIC DEVELOPMENT

Grant or Loan Program

Agency

Keystone Opportunity Zones (KOZ) – Provides state and local tax abatement to businesses and residents locating in one of the designated zones. Eligible are qualified businesses, property owners and residents. It is used for businesses, property owners and residents that are located in a KOZ, KOEZ/KOIZ.

DCED

Keystone Innovation Zone (KOZ) – Provides grant funds to community/university partnerships to generate job growth through tech transfer and entrepreneurship. Focused around campuses and property around college and universities. Partnerships must include: institution of higher education, economic development organizations, private sector businesses, business support organizations, commercial lending institutions, venture capital, and foundations.

DCED

Recommended partners include: local government organizations and workforce development organizations. Zone must be geographically identified with links to institutions of higher education. Grant funds will be used for Zone coordination, strategic planning, personnel costs, hiring of consultants and administration of the zone. Companies located in tax zones, in operation less than 8 years and fall under the industry sector focus, are eligible to apply for state tax credits.

Tax Increment Financing (TIF) Guarantee Program – Promotes and stimulates the general economic welfare of various regions and communities in the Commonwealth and assists in the development, redevelopment and revitalization of Brownfield and Greenfield sites in accordance with the TIF Act. Eligible are all municipalities and their authorities, including boroughs, townships, towns, counties and home rules that issue TIF bonds to fund local economic development projects.

DCED

Appalachian Regional Commission (ARC) – The federal government’s Appalachian Regional Commission (ARC) is a unique partnership composed of the governors of the 13 Appalachian states and a presidential appointee representing the federal government. Grassroots participation is provided through Local Development Districts (LDDs) – multi-county organizations with boards made up of elected officials, business people, and other local leaders. Eligible are economic development organizations, non-profit entities, local government in Appalachia PA. Funding is used for skill and knowledge, physical infrastructure, community capacity building, dynamic local economics and health care.

DCED

Industrial Sites Reuse Program – Grant and low-interest loan financing to perform environmental site assessment and remediation work at former industrial sites. Eligible are public entities, private nonprofit economic development entities, and companies involved in reuse of former industrial land. Entities that did not cause or contribute to environmental contamination are eligible also. It is used for Phase I, II and III environmental assessments; remediation of hazardous substances.

DCED

Grant or Loan Program

Agency

Infrastructure and Facilities Improvement Program – A multi-year grant program that will provide grants to certain issuers of debt in order to assist with the payment of debt service. Eligible are authorities that issue debt for tax increment financing; redevelopment authorities; convention center authorities, including municipal authorities formed for the purpose of convention center activities; and the Pennsylvania Economic Development Financing Authority. Used for payment of debt service incurred by the authority relating to debt issued for the project.

DCED

Building PA – Provides mezzanine capital for developers for real estate assets in small to mid-sized Pennsylvania communities. Eligible are Professional Investment Fund Managers through a Request for Qualification (RFQ)

DCED

Business in Our Sites Grants and Loans – Empowers communities to attract growing and expanding businesses by helping them build an inventory of ready sites. Municipalities, municipal authorities; redevelopment authorities; industrial development agencies, and private developers are eligible.

DCED

Opportunity Grant - Uses grants to encourage development or expansion of businesses with a focus on manufacturing, industry, research and development, agricultural processing or export services, or firms establishing a national or regional headquarters that would create or preserve a significant number of jobs.

DCED

Section 108 Program – Section 108 enables states and local governments participating in the Community Development Block Grant (CDBG) program to obtain federally guaranteed loans to fund large economic development projects and undertake revitalization activities. Under Pennsylvania’s initiative to use Section 108 the loans are guaranteed by the Commonwealth, committing the use of future CDBG funds to pay off the loan in case of default. Eligible for loan guarantees as security for federal loans; Local governments that are not designated by HUD as urban counties or entitlement municipalities. Used for acquisition, rehabilitation, relocation, clearance, site preparation, special economic development activities, certain public facilities and housing construction.

DCED

Small Business Development Centers (SBDCs) – Technical assistance and consulting services to current and prospective entrepreneurs. Areas of expertise range from business plan development and implementation to issue areas related to current business operations.

DCED

Small Business First (SBF) – Provides funding for small businesses (100 or fewer employees), including low-interest loan financing for land and building acquisition and construction, machinery and equipment and working capital.

DCED

New PA Venture Capital Investment Program – Loans to venture capital partnerships to invest in growth-stage PA companies. Venture capital investment firms are eligible. Used for investment in young job-producing companies; investments must be made in underserved areas defined as outside the Philadelphia

DCED

Grant or Loan Program

Agency

MSA and those with populations below 1 million. Amounts are variable and to be determined by the Commonwealth Financing Authority.

New Pennsylvania Venture Guarantee Program – Guarantees to top-tier venture capital partnerships for investments in growth stage pa companies. Venture Capital partnerships are eligible. It is used for Guarantees on the first losses of equity investment made in Pennsylvania companies.

DCED

Pennsylvania Capital Access Program (PennCAP) – Loan guarantee through participating banks to be used to support a wide variety of business purposes. It is used for land, building, equipment, working capital.

DCED

Pennsylvania Community Development Bank Loan Program (PCD Bank) – Debt financing for Community Development Financial Institutions (CDFIs). Eligible are public funds (25 percent) matched with private sector funds (75 percent) to create a loan pool for eligible CDFIs; state accredited community development financial institution. CDFI must meet state accreditation standards and program underwriting guidelines. Minimum two years lending experience. Focus on economic development and job creation.

DCED

Local Economic Revitalization Tax Assistance Act (LERTA) - Local municipalities, school districts, and counties can offer tax abatements on improvements to property for up to 10 years.

DCED

Pennsylvania Economic Development Financing Authority (PEDFA) Tax Exempt Bond Program – Tax-exempt and taxable bonds, both in pooled transactions and stand-alone transactions, to be used to finance land, building, equipment, working capital and refinancing. Eligible is manufacturing; nonprofit 501(c)(3); energy; solid waste disposal; wastewater treatment; transportation facilities; assisted living/housing. Program is used for land and building acquisition; building renovation and new construction; machinery and equipment acquisition and installation; designated infrastructure.

DCED

Pennsylvania Economic Development Financing Authority (Taxable) (PEDFA) – Tax-exempt and taxable bonds, both in pooled transactions and stand-alone transactions, to be used to finance land, building, equipment, working capital and refinancing. Loans no less than \$400,000, up to 100 percent of project costs.

DCED

Pennsylvania Industrial Development Authority (PIDA) – Low-interest loan financing through industrial development corporations for land and building acquisition, construction and renovation resulting in the creation or retention of jobs. Loans up to \$2 million (within Enterprise Zones, Act 47 communities, Brownfield sites, and Keystone Opportunity Zones, up to \$2.25 million).

DCED

Pennsylvania Minority Business Development Authority (PMBDA) – Low-interest loan financing to business owned and operated by ethnic minorities. Can be used for land and building acquisition, building construction and renovation, machinery and

Grant or Loan Program

equipment acquisition and installation, working capital.

Agency

DCED

First Industries Fund - First Industries will provide grants, low-interest loan financing, and loan guarantees for agriculture and tourism.

DCED

2nd Stage Loan Program - will provide guarantees for bank loans to second-stage manufacturers and technology companies for working capital and other financing needs. Targeted toward manufacturing, advanced technology, and biotechnology, these funds will support growth in these sectors.

DCED

Infrastructure Development Program - This program provides grants and low interest financing for the construction of public and private infrastructure needed for business to locate or expand to a specific site. It also provides financing for infrastructure costs to redevelop former industrial sites, including site clearance costs.

DCED

GENERAL COMMUNITY AND ECONOMIC DEVELOPMENT

<u>Grant or Loan Program</u>	<u>Agency</u>
Local Municipal Resources and Development Program (LMRDP) – Grants to municipalities for <u>improving quality of life within the community</u> . Eligible are municipalities and non-profit entities.	DCED
Local Share Assessment Fund (Gaming Funds) Monroe County – As required under Act 71 (the Gaming Act), DCED has developed program guidelines for Local Share Account Funds in Monroe County. Eligible applicants include any municipality in Monroe County, as well as those counties and municipalities contiguous to Monroe County. Economic development and redevelopment authorities in Monroe County and the contiguous counties (Carbon, Lackawanna, Luzerne, Northampton, Pike, and Wayne) are also eligible. (NOTE: The total local share account funds will be divided into two equal funds: one for Monroe County and the other for projects in contiguous counties.) Uses will vary based on location, but <u>funds are generally used for community and economic development projects</u> . See program guidelines for specific eligible uses	DCED
Housing and Redevelopment Assistance (HRA) – Program provides state-funded grants for community revitalization and economic development activities to occur on a local level. Specifically, this program assists communities in becoming competitive for business, retention, expansion and attraction. It also funds projects that assist with community revitalization in the area of housing and low-income housing. Local governments, redevelopment authorities and housing authorities are eligible to apply.	DCED
Act 47 – Municipalities Financial Recovery Act – Provides loan and grant funds to financially distressed local governments as well as technical assistance to formulate financial recovery plans. Only local governments are eligible to apply.	DCED
Community Development Block Grant (CDBG) – Grants and technical assistance for federal designated municipalities for any type of community development. It is an entitlement program which provides annual funding to designated municipalities. Competitive program is available to all non-federal entitlement municipalities. Entitlement funding is set by formula.	DCED
Early Intervention Program – Provides matching grant funds to assist municipalities experiencing fiscal difficulties to develop comprehensive multi-year financial plans and establish short and long term financial objectives.	DCED
Economic Stimulus Package Technical Assistance – Technical assistance for local governments as part of the Economic Stimulus Package. Eligible are Local Governments. Used for an interdisciplinary team of economic development professionals knowledgeable in all facets of the Stimulus Package that will help communities maximize their use of funding programs.	DCED

Grant or Loan Program

Agency

Local Government Capital Project Loan Program (LGCPL) - Low interest loans to local government for equipment and facility needs.

DCED

LAND USE

Grant or Loan Program

Agency

Land Use Planning and Technical Assistance Program (LUPTAP) – Provides grants for the preparation of community comprehensive plans and the ordinances to implement them. It promotes cooperation between municipalities. Approval must be obtained PRIOR to start of comprehensive plan. Applicants are to provide a minimum 50 percent match of cash or in-kind services. (Funding has been cut dramatically.)

DCED

INFRASTRUCTURE/TRANSPORTATION

Grant or Loan Program

Agency

Water Supply and Wastewater Infrastructure Program (Penn Works) – A program to ensure safe water supply and proper wastewater infrastructure. Eligible are municipalities, industrial development corporations, municipal authorities, investor-owned water or wastewater enterprises. It is used for water and sewer projects not used solely for residential purposes.

DCED

Broadband Outreach & Aggregation Fund (BOAF) – Grant assistance to qualified applicants to implement outreach programs concerning the benefits, use and procurement of broadband services as well as providing seed grants to aggregate customer demand in communities with little or no service so that the providers can respond to the new demand for services in a more timely fashion.

DCED

Pennsylvania Infrastructure Bank (PIB) – Low-interest loans for the design, engineering, right-of-way and repair, reconstruction and construction of public highways, bridges, public and private airports and railroads and public transportation systems. Eligible are all public highways and bridges as well as airports, rail freight and public transportation facilities are eligible to apply. Used for roadway and bridge construction and repair, traffic signals, roadway drainage improvements, airport runways, hangars and equipment, railroad track, equipment and signals, and public transportation capital facilities and purchases.

PADOT

Pennsylvania Infrastructure Investment Authority (PennVEST) – Low-interest loans for design, engineering and construction of publicly and privately owned drinking water distribution and treatment facilities, storm water conveyance and wastewater treatment and collection systems.

PENNVEST

Advance Funding Program – Low interest loans and possible supplemental grants to improve water management systems.

PENNVEST

Brownfields Remediation – Low-interest loans to municipal or county governments or an affiliated industrial or economic development or redevelopment entity for the remediation of sites that have been contaminated by past industrial or commercial activity and pose a threat to local groundwater or surface water sources. A public entity may sponsor a project for which a private party wants to submit an application, provided that either the public entity or the private party has an ownership interest in the property to be remediated.

PENNVEST

Drinking Water, Wastewater and Stormwater Loans – Low-interest loans to communities or private firms for designing, engineering, and constructing publicly and privately owned drinking water distribution systems.

PENNVEST

Growing Greener Grants – Under this initiative, PENNVEST has grant funds available for drinking water, wastewater and storm water infrastructure projects. These are

PENNVEST

Grant or Loan Program

Agency

the same types of projects that PENNVEST has always funded.

H2O PA – Grant funding to upgrade Pennsylvania’s drinking water and wastewater facilities, flood protection projects, and to support the rehabilitation of high-hazard dams.

PENNVEST

PENNVEST Loans & Grants – PENNVEST provides low-interest loans and grants for new construction or for improvements to publicly or privately owned drinking water, storm water or sewer treatment facilities. PENNVEST also provides loan funding to remediate brownfields sites, as well as loan funding to individual homeowners for repair or replacement of their malfunction on-lot septic system.

PENNVEST

Many of the wastewater and drinking water projects funded by PENNVEST use federal dollars for design and construction. These dollars come with some strings attached that can increase the cost of the project for the community.

PENNVEST conducts a financial analysis to determine the interest rates and the length of the repayment period on any loan, as well as whether any grant funding might be awarded for the project.

Highway Safety Grant Program – Federally funded program that provides funds for highway safety initiatives. Eligible grant recipients must be governmental units. Local matching funds may be required based on the section of funding per NHTSA.

PADOT

Grants are awarded to support Pennsylvania’s Comprehensive Strategic Highway Safety Improvement Plan (CSHSIP). Funds are granted to perform data driven and result oriented specific activities to implement strategies identified in the CSHSIP.

Pilot Roadside Beautification Project – This pilot project is a collaboration between PennDOT’s Bureau of Municipal Services’ Agility Center and the Federal Highway Administration (FHWA) to streamline the installation process of beautification sites on roads and highway right-of-ways. The \$1M pilot project is 100 percent funded by the FHWA. A Design/Build landscape contractor designs and installs each site in partnership with PennDOT and a volunteer Beautification Sponsor Group. To date, there are eight (8) completed beautification sites. The landscape contractor maintains each site for a one-year Period of Establishment (POE). At the end of the POE, the site is turned over to the volunteer Beautification Sponsor Group which maintains the site for a 3-year minimum with an option to renew. Since this is a pilot project, only Engineering Districts 1-0, 2-0, 9-0, 10-0, 11-0, and 12-0 are participating. Approval is being sought to expand this pilot project to the remaining Engineering Districts.

PADOT

Highway beautification not only enhances communities, it helps improve the quality of life for residents by attracting new investments and businesses. Academic studies show that beautified highways reduce stress, frustration, and aggression.

Grant or Loan Program

Agency

Rail Freight Assistance Program (RFAP) – Provides state funded financial assistance for investment in rail freight infrastructure to preserve rail freight service and stimulate economic development through the generation of new or expanded rail freight service.

PADOT

Types of projects eligible for funding:

- Maintenance – includes replacement of ties, rail, plates, turnouts & other track materials. See PennDOT’s Web site (www.dot.state.pa.us) for more details.
- Construction – consists of the cost to purchase ties, rail, ballast & other track material to construct a railroad line (where none exists) or rail associated facility.

Nonpoint Source Implementation Program (Section 319) - Water Program - Provide funding to assist Pennsylvania to implement PA’s Nonpoint Source Management Program. This includes funding for abandoned mine drainage, agricultural and urban runoff, and natural channel design/streambank stabilization projects, and for development of watershed-based restoration plans.

PADEP

Eligibility - County, Municipality, Authority, School District, Non-Profit, Conservation District, Watershed Groups

Transportation Enhancements Program (TEA 21) - The program provides funding for programs such as provision of facilities for pedestrians and bicycles; acquisition of scenic easements or historic sites; landscaping or other scenic beautification; historic preservation; rehabilitation and operation of historic transportation buildings, structures or facilities. Funding cycle is closed. Next cycle to be determined.

PADOT

Home Town Streets - This program includes a variety of streetscape improvements that are vital to reestablishing downtown and commercial centers. These projects include activities undertaken within a defined “downtown” area that collectively enhance that environment and promote positive interactions with people in the area. Projects may include sidewalk improvements, planters, benches, street lighting, pedestrian crossings, transit bus shelters, traffic calming, bicycle amenities, kiosks, signage and other visual elements. Operated under the Transportation Enhancements Umbrella. Funding cycle is closed. Next cycle to be determined.

PADOT

Federal Safe Routes to School - This program is designed to work with both school districts and pedestrian and bicycle safety advocates to make physical improvements that promote safe walking and biking passages to schools. Collectively, these efforts would save on school busing costs and promote a healthy lifestyle for children. In addition, some funding may be used for pedestrian education efforts. Examples of these types of improvements include: sidewalks, crosswalks, bike lanes or trails, traffic diversion improvements, curb extensions, traffic circles and raised median islands. Funding cycle is closed.

PADOT

HISTORIC PRESERVATION

<u>Grant or Loan Program</u>	<u>Agency</u>
Certified Local Government Grant Program – Provides funds in the areas of: cultural resource surveys, national register nominations, technical and planning assistance, educational and interpretive programs, and staffing and training.	PHMC
Keystone Historic Preservation Grant Program – Provides funding (in the categories of preservation, restoration and rehabilitation) to nonprofit organizations and local governments for capital improvements on historic resources listed in or eligible for listing in the National Register of Historic Places.	PHMC
Pennsylvania History and Museum Grant Program – Funding is designed to support a variety of museum, history, archives and historic preservation projects, as well as local governments and nonprofit organizations. The types of grants are:	PHMC
Archives and Records Management Grants – Grants are available in two different amounts to support projects in the categories of Access and Preservation Programs, and County Records Improvement Programs. The grants are administered on a competitive basis, and the awards are made annually based on a peer review process.	PHMC
Collections Management Project Grants – Grants are available in two different amounts to support projects in the categories of Educational and Interpretive Programs, Exhibit Planning and Design, Management and Conservation. The grants are administered on a competitive basis, and the awards are made annually based on a peer review process.	PHMC
Education, Public and Local History Grants – Grants are available in two different amounts to support projects in the categories of Public Programs, Research and Writing, and Educational Programs. The grants are administered on a competitive basis, and the awards are made annually based on a peer review process.	PHMC
General Operating Support Grants for Museums – Grants that require no match and are restricted to museums with annual operating budgets exceeding \$100,000 (excluding capital and in-kind services). The grants are administered on a competitive basis, and the awards are made annually based on a peer review process.	PHMC
General Operating Support Grants for Official County Historical Societies – Grants for historical organizations that are certified by their county governments as the official county historical societies for their respective counties. No more than one organization in each county may be so certified. The society must receive funds from the county government to assist in	PHMC

Grant or Loan Program

Agency

paying the operating expenses of the organization. The grant is noncompetitive and requires a 50/50 cash match.

Historic Preservation Grants – Grants available in two different amounts to support projects in the categories of Cultural Resource Surveys, National Register Nominations, Planning and Development Assistance, Educational and Interpretive Programs, and Archaeology. The grants are awarded annually based on a peer review process. The grants are administered on a competitive basis, and the awards are made annually based on a peer review process.

PHMC

Historical Marker Grants – Grants requiring a cash match (generally 50/50) are available to support the manufacture of approved state historical markers. The Pennsylvania Historical & Museum Commission approved historical marker nominations annually based upon the review of an independent panel of experts.

PHMC

Technical Assistance Grants – available to assist organizations in solving problems, increasing professionalism and building capacity funds. The grants are administered on a competitive basis, and the awards are made throughout the year based on a peer review process. The grants are administered on a competitive basis, and the awards are made annually based on a peer review process.

PHMC

COMMUNITY FACILITIES AND SERVICES

Grant or Loan Program

Agency

Keystone Recreation, Park and Conservation Fund – State grants to improve the physical facilities of public libraries. Joint applications are required from a sponsoring municipality (or Councils of Government and authorities approved by the participating local governing body of the COG or authority) and a state-aided public library. Used to construct new library buildings, renovate or rehabilitate existing facilities and make library buildings accessible for persons with disabilities.

PDE

Shared Municipal Services Program (SMSP) – Provides grant funds that promote cooperation among municipalities. Also encourages more efficient and effective delivery of municipal services on a cooperative basis.

DCED

Regional Police Assistance Grant Program – Provides grants for a period of up to three years for the start-up of consolidated police departments.

DCED

Emergency Responders Resources & Training Program (ERRTP) – ERRTP funds may be used for emergency responder improvement projects. These projects must demonstrate a benefit to community activities associated with police, fire, ambulance or related public safety services.

DCED

Senior Community Center Grant Program – Grants will be awarded to senior centers by two categories: capital assistance and capacity building. Capital assistance projects are for renovations, repairs, equipment, furnishings or acquisition of land or facilities and construction, while capacity building projects are to help pay for administration, fundraising or help in growing the programs and services offered at senior centers.

Dept. of Aging

Assistance to Firefighters Grant Program – Program assists rural, urban, and suburban fire departments throughout the U.S. Funds are used to increase the effectiveness of firefighting operations, to improve firefighter health and safety programs, and to establish or expand fire prevention and safety programs.

FEMA

Hazardous Materials Emergency Preparedness Planning and Training Grants – The purpose of this grant program is to increase effectiveness in safely handling hazardous materials accidents and incidents, enhance implementation of the Emergency Planning and Community Right-to-Know Act of 1986 (EPCRA), and encourage a comprehensive approach to emergency training and planning by incorporating unique challenges of responses to transportation situations.

PEMA

All 67 counties are eligible to apply. These grants require a 20 percent county match; the match may be accomplished with county or state Hazardous Materials Response Fund grants, or as a “soft-match”, such as the value of in-kind contributions. Counties may receive grants in both planning and training programs. Grants under this program are on a reimbursable basis – expenditures are

Grant or Loan Program

Agency

reimbursed after completion of activities or contractual obligations.

Hazardous Materials Response Fund – The fund is designed to provide supplemental emergency preparedness funding for chemical emergency plans by Local Emergency Planning Committees (LEPCs) and industry, acquisition of hazardous materials response team equipment, public Right-to-Know education, chemical industry awareness and compliance, and training and exercises. All 67 counties are eligible.

PEMA

Volunteer Fire Company and Volunteer Ambulance Service Grant Program – Grants range from \$2,500 to no more than \$15,000 per volunteer fire company applicant, or more than \$10,000 per volunteer ambulance service, unless the applicant is comprised of two groups that had previously merged.

PEMA

Volunteer Loan Assistance Program – The Volunteer Loan Assistance Program (VLAP) provides loans at a fixed 2 percent interest rate to volunteer fire, ambulance and rescue companies for the acquisition, rehabilitation or improvement of apparatus, facilities and equipment.

PEMA

Local Government – Categories for Local Government grants are as follows: **Arts Programs** – on-going programs, such as concert series in the park, children’s summer program, community festival, administered by the local government; **Arts Projects** – one time projects such as art in the park, or downtown mural projects, administered by the local government and completed in one year; **Re-grant Programs** – awards to local organizations for art/cultural programs, administered by the local government; **Pass Through** – funds to a non-profit local arts agency for programs, projects, administration, and re-grant programs, administered by the local arts agency; and **Other**.

PA Council on the Arts (PCA)

Pennsylvania Partners in the Arts (PPA) – Project Stream – Through 17 regional Partner organizations across the state, the PCA re-grants state arts funds to support a wide variety of local and community arts activities.

PCA

Activities supported through PPA awards include, but are not limited to, local and regional celebrations and festivals; classical, jazz, opera and community band concerts; theater productions; visual arts exhibitions and workshops; visiting authors and poets; hands-on art experiences for children and youth; and arts programs at heritage events, libraries, schools and senior citizen centers across the Commonwealth.

The **Federal Surplus Property Program** offers a variety of property to municipalities and other nonprofit organizations within Pennsylvania. From paper clips to battleships, from computers to concrete block.

Dept. of General Services (DGS)

The **Federal Fixed Price Vehicles Program** offers General Services Administration fleet vehicles to municipalities before these vehicles go to public auction. Cars, trucks, vans, alternative fuel vehicles, pick-up trucks, ambulances, and fire trucks are all available through this program.

DGS

Grant or Loan Program

Agency

The **State Surplus Property Program** offers Commonwealth-owned office equipment and supplies through the warehouse at 2221 Forster St. in Harrisburg, and offers a variety of items on-line through eBay (www.ebay.com seller id [pastatesurplus](#)). Sales are open to the general public. Store hours are 9AM to 2:45 PM, Monday through Friday.

DGS

Surplus Auctions are sometimes held across the Commonwealth. Additionally, off-road equipment, bridge equipment, dump trucks, and other maintenance equipment are offered to municipalities before these items are offered for sale to the general public.

The **1033 Excess Property Program** provides law enforcement agencies an opportunity to acquire excess Department of Defense equipment and supplies to use in the line of duty. Body armor, photographic equipment, computers, night vision goggles, vehicles, and many other valuable protective items can be acquired.

DGS

The **1122 New Property Program** enables law enforcement agencies to purchase new equipment and supplies suitable for counterdrug activities using Federal contracts.

DGS

Justice Assistance Grant Program – Provides assistance to state and local units of government in implementing projects that offer high probability of improving the criminal justice system.

PCCD

FEMA’s Pre-Disaster Mitigation (PDM) - The PDM program provides funds to states, territories, Indian tribal governments, communities, and universities for hazard mitigation planning and the implementation of mitigation projects prior to a disaster event. Funding these plans and projects reduces overall risks to the population and structures, while also reducing reliance on funding from actual disaster declarations. PDM grants are to be awarded on a competitive basis and without reference to state allocations, quotas, or other formula-based allocation of funds.

FEMA

Commercial Equipment Direct Assistance Program (CEDAP) - CEDAP helps meet the equipment needs of smaller jurisdictions by providing communications interoperability, information sharing, chemical detection, sensors, personal protective equipment, technology, and training in using the equipment, devices, and technology. Awards are made to law enforcement and emergency responder agencies not currently eligible for funding through the Department’s Urban Areas Security Initiative grant program.

U.S. Dept. of Justice

Community Oriented Policing Services (COPS) - Supports law enforcement and communities by providing knowledge resource products, training, and funding for the advancement of community policing.

U.S. Dept. of Justice

USDA Rural Development Community Facilities Direct and Guaranteed Loans and Grants - USDA Rural Development provides for direct and guaranteed loans to

USDA

Grant or Loan Program

Agency

develop essential community facilities in rural areas and towns of up to 20,000 in population. Direct loans may be made to applicants unable to obtain commercial credit. Limited grant funds are available to areas serving low income populations. Individual projects may be funded using direct loan or guaranteed loan alone or in combination. Grants may supplement loans.

Funds may be used to construct, enlarge, or improve community facilities for health care, public safety, and public services. This can include costs to acquire land needed for a facility, pay necessary professional fees, and purchase equipment required for its operation. Examples of essential community facilities include:

- **Health Care**
Clinics, ambulatory care centers, hospitals, rehabilitation centers, and nursing homes
- **Telecommunications**
Medical and educational telecommunication links
- **Public Safety - First Responder Initiative**
Communications centers, police and fire stations, fire trucks, police vehicles, rescue vehicles, jails, multi-service buildings, ambulance and rescue vehicles.
- **Public Services**
Adult and child care centers, city halls, courthouses, airports, garages, off-street parking facilities, sidewalks, street improvements, college classrooms and dormitories, libraries, museums, schools, fairgrounds, and animal shelters.

Funds are available to public entities such as municipalities, counties, and special-purpose districts, as well as to nonprofit corporations and tribal governments. In addition, applicants must have the legal authority to borrow and repay loans, to pledge security for loans, and to construct, operate, and maintain the facilities. They must also be financially sound and able to organize and manage the facility effectively. Repayment of the loan must be based on tax assessments, revenues, fees, or other sources of money sufficient for operation and maintenance, reserves, and debt retirement.

USDA Rural Development Rural Utilities Programs - USDA Rural Development, a rural credit agency, is authorized to provide financial assistance for water and waste disposal systems in rural areas. Facilities financed by Rural Development must primarily serve rural areas. The terms "Rural" and "rural area" will not include any area in any city or town with a population in excess of 10,000 for water and waste disposal facilities. Facilities must be located in rural areas except for utility-type services, such as water and sewer, serving both rural and non-rural areas. In such cases Rural Development funds may be used to finance only that portion serving rural areas, regardless of facility location. Areas or communities adjacent to, or closely associated with, non-rural areas are given low priority.

USDA

To be eligible to receive Rural Development assistance, the applicant must be a public entity such as a County, Borough, Town or Township, special purpose Authority, or non-profit corporation. Applicants must also:

Grant or Loan Program

Agency

- Be unable to obtain needed funds from other sources at reasonable rates and terms.
- Have legal authority to borrow and repay loans and be financially sound.
- Have the ability to operate and maintain the facility or service.
- The project should be consistent with any development plans of the State, County, or local municipality in which the proposed project is located.

Funds may be used to acquire, construct, expand, or otherwise improve rural water supplies and waste disposal systems. Other reasonable and necessary project costs, such as, land and rights-of-way, legal and engineering fees, interest, equipment, initial operation and maintenance and contingency are eligible for funding.

RECREATION/CONSERVATION/TOURISM

Grant or Loan Program

Agency

Pennsylvania Conservation Corps (PCC) Project Grant Program – Grants to carry out projects related to recreation, conservation and historical preservation (non-profit agencies in cities of the first class may also apply, but only for projects involving the removal of graffiti and the repair of institutional vandalism.)

PCC

Grant recipients receive the services of a PCC crew (all wages paid) for one year. May also receive the funds to pay for the materials and contracted services needed (municipalities and school districts must supply a 25 percent cash match).

Matching Fund Program – The purpose is to allow the Commonwealth to provide part of the funds necessary for a local Tourism Promotion Agency (TPA) to conduct appropriate destination marketing. Only properly designated TPAs may receive grants under the Matching Fund Program. Consult the Matching Fund Program Guidelines for complete program details.

DCED

Environmental Education Grants Program – Combination Program – The focus of this EE Grant Program is to support environmental education through schools, county conservation districts and other nonprofit conservation or educational organizations, including colleges and universities.

PADEP

Eligibility – County, Municipality, Authority, School District, Non-Profit, Conservation District, Non-Profit Conservation or Education Organizations

Growing Greener Watershed Protection Grants – Water Program – Restore watersheds and streams, reclaim mined lands, remediate acid mine drainage.

PADEP

Eligibility – County, Municipality, Authority, Council of Government, School District, Non-Profit, Conservation District, Watershed Associations

Boating Facility Grant Program – Provides grants to county and municipal governments for the planning, acquisition, development, expansion and rehabilitation of public boating facilities located on the waters of the Commonwealth.

PFBC

Festival Grant Program – The Pennsylvania Festival Marketing Initiative is an initiative of the Pennsylvania Tourism Office in association with the Pennsylvania Council on the Arts (PCA). The goal of this initiative is to identify a roster of local and regional festivals and special events which can help Destination Marketing Organizations (DMO) to increase inbound traffic and overnight hotel stays in Pennsylvania's seven tourism regions.

PTO

Bureau of Forestry Grants – Grant Funding from the U.S. Forest Service and administered through DCNR, Bureau of Forestry is available to rural volunteer fire

DCNR

Grant or Loan Program

companies that serve populations of 10,000 or less. A priority of project funding is for the purchase of wildfire suppression equipment and protective clothing. Grants can also be awarded for maintenance of federal excess equipment, wildfire training, dry hydrants and mobile and portable radios.

Agency

Heritage Areas Program – Promotes public-private partnerships to preserve and enhance natural, cultural, historical and recreational resources to stimulate economic development through heritage tourism. Grants are awarded for planning, acquisition and development of historic, cultural and nature tourism projects, including feasibility studies, development of management action plans for heritage park areas, specialized studies, implementation projects, and hiring of state heritage park managers, and can only be obtained through one of the twelve designated Heritage Areas in PA. Grants are available to municipalities, non-profit organizations, and federally designated commissions.

DCNR

Land Trust Grants – Provides 50 percent funding for acquisition and planning of open space and natural areas which face imminent loss. Lands must be open to public use and priority is given to environmental areas and habitat for threatened species. Eligible applicants are pre-qualified nonprofit land trust and conservancies.

DCNR

Pennsylvania Recreational Trails Grant Program (PRTP) – Provides funds to develop and maintain recreational trails and trail related facilities for motorized and non-motorized recreational trail use. This funding must be distributed among motorized, non-motorized, and diverse trail use.

DCNR

Snowmobile and All-Terrain Vehicle (ATV) – Provides up to 80 percent funding with a 20 percent minimum match required for planning, maintenance, and development grants for trails and facilities. Up to 50 percent funding provided for acquisition of a fee simple title to real property or a less than fee interest such as an easement in connection with snowmobile and/or ATV use.

DCNR

A special set-aside of approximately one-third of the annual grant funds will be targeted for county, multi-county and regional authority projects. If the demand is not received for these types of projects, the balance of the set-aside will be used to fund other snowmobile and ATV applications.

Community Grants

Municipalities and municipal agencies are eligible applicants. The department provides grant funding at a level not to exceed 50 percent of eligible costs unless noted otherwise.

DCNR

Comprehensive Recreation, Park and Open Space Plans – Grants to develop a comprehensive long-range planning document that provides strategies to address a municipality’s recreation, park and open space needs.

DCNR

Grant or Loan Program

Agency

Conservation/Sound Land Use – Grants to encourage conservation planning and sound land use. Either as a stand-alone product or as part of comprehensive recreation, park and open space or a municipal plan, the department will fund studies that advance conservation or sound land-use strategies or practices identified in existing plans.

DCNR

Feasibility Studies (Swimming Pool/Recreation Facilities) – Grants to determine the feasibility of acquiring, developing or rehabilitating swimming pools, ice rinks, sports complexes, recreation centers, etc. DCNR usually requires the completion of these studies before a municipality is funded for development or rehabilitation of major facilities under the Community Conservation Partnership Program (C2P2) Acquisition and Development Grants.

DCNR

Greenways – Grants to explore establishing, developing and managing linear corridors of open space along streams, shorelines, wetlands, canals, ridge tops, etc. These corridors are studied to create recreational trails and bikeways, park connectors, and for environmental protection. DCNR has separate grant programs for river conservation and rail-trail planning.

DCNR

Master Site Plans – Grants to design the proposed development of a neighborhood, community, or regional park. Site control, either through ownership or a long-term lease, is required.

DCNR

Park and Recreation Areas Acquisition – Grants to acquire areas of land, water, or both for any neighborhood, community or regional public park and recreation site. Property may be acquired for active and/or passive recreation use to create new park and recreation areas or expand existing areas.

DCNR

Peer-to-Peer Technical Assistance – Grants of up to 90 percent of eligible costs (\$10,000 maximum). These projects help municipalities and other local groups improve their park, recreation and conservation services through a collaborative process. Projects are accomplished through consultant contracts with experienced park, recreation and conservation professionals working closely with community leaders. Examples of eligible projects include the forming of a new intergovernmental recreation and park agency (which is a high priority for the Bureau); improving management of a specific facility like a community center, trail, or pool; conducting an overall management assessment of an agency's park and recreation services, and park and recreation board training and development.

DCNR

Rehabilitation and Development Park Grants – Provides grants for rehabilitation and development of public indoor and outdoor park, recreation and conservation areas and facilities. Support facilities that serve park and recreation areas may be eligible for funding

DCNR

Small Community Development Grants – Municipalities with a population of 5,000 people or less are eligible to apply for funding under this project type. Eligible projects include but are not limited to rehabilitation and development of basic park

DCNR

Grant or Loan Program

Agency

and recreation facilities such as picnic areas, playgrounds, fitness courses, hiking and nature trails, and support facilities. DCNR strongly encourages the development of projects for new or renovated play areas that will meet current standards for safety and accessibility.

Rivers Conservation Acquisition Grants – Grants to acquire areas of land, water, or both, which promotes rivers conservation within river segments or watersheds listed on the PA Rivers Conservation Registry. Projects must be recommended in an approved Rivers Conservation Plan. DCNR

Rivers Conservation Development Grants – Provides grants to improve, restore and enhance the cultural, biological, ecological and recreational values of waterways. The project must lie within river segments or watersheds listed on the PA Rivers Conservation Registry and recommended in an approved Rivers Conservation Plan. Eligible projects include riverbank stabilization, stream relief initiatives, river corridor recreation development, recreational access use, stream improvements, archeological, historical and critical habitat restoration and protection. Support facilities such as access roads, parking areas, comfort stations, utilities, landscaping, etc. are also eligible for funding. DCNR

Rivers Conservation Plans – Grants to study watersheds or rivers, including streams and creeks, to identify significant river resources, potential threats to these resources, and recommend restoration, maintenance or enhancement actions. DCNR

Rivers Implementation Projects – Grants directed to resolution of specific issues for a river that is on the Pennsylvania Rivers Conservation Registry (Investigations into river access, water quality monitoring, and preparation of ordinances and zoning documents are eligible activities.) DCNR

Greenways and Trails Acquisition Grants – Grants to acquire areas of land, water, or both which provides a linear recreation, conservation or open space corridor along a natural or man-made feature. DCNR

Greenways and Trails Development Grants – Provides grants for the renovation and development of linear public facilities such as bicycle, walking, equestrian, snowmobile, nature trails, and passive recreation areas, riparian forest buffers, wetland boardwalks, observation decks, etc. and related support facilities, access roads, parking areas, lighting, landscaping and signage directly related to the project are also eligible for funding. DCNR

Rail-Trail Feasibility Studies – Grants to determine the feasibility of converting available railroad rights-of-way to a trail. Site control, either through ownership or a long-term lease, is not required in order to conduct the study. DCNR

Grant or Loan Program

Agency

Rail-Trail Master Plans – Grants to develop a design detailing the proposed development of the trail. Site control, either through ownership or a long-term lease, is required.

DCNR

Rail-Trail Special Purpose Studies – Grants to develop a detailed study on a particular issue or structure (culverts, bridges, tunnels) that impacts the conversion of a rail corridor to a trail. Site control, either through ownership or a long-term lease, is required.

DCNR

Rails-to-Trails Acquisition – Grants to acquire abandoned railroad rights-of-way for public recreational trail use and adjacent lands for trail access or related support facilities.

DCNR

Rails-to-Trails Development Grants – Provides grants for renovation and development of abandoned railroad rights-of-way or lands available for trail purposes under rail banking. Development includes construction of trails and associated structures; support facilities such as access roads, parking areas, interpretive facilities, and comfort facilities. Related facilities such as walks, lighting, landscaping, and signage for trail use are eligible.

DCNR

Floodplain Land Use Assistance Program – This program provides grants and technical assistance to encourage the proper use of land and the management of floodplain lands. Local governments may apply for 50 percent of eligible costs. There is no maximum dollar limit.

DCED

Coldwater Heritage Partnership – Provides leadership, coordination, technical assistance and funding support for the evaluation, conservation and protection of Pennsylvania’s coldwater streams.

PFBC

Flood Protection Grant Program - Water Program - Provides funds to government entities responsible for the operation and maintenance of flood protection projects for non-routine maintenance, project improvements and specialized equipment.

PADEP

Dirt and Gravel Road Maintenance - Reduces non point source pollution from the maintenance of dirt and gravel roads.

PADEP

Enactment of Ordinances and Implementation of Stormwater Management Plans - Reimburse municipalities for costs incurred in the adoption or revision of ordinances or regulations and other actual administrative, enforcement, and implementation costs incurred in complying with the Pennsylvania Stormwater Management Act (1978 Act 167) and the companion regulation governing storm water management grants and reimbursements (25 Pa. Code 111).

PADEP

Sewage Management Grants (Act 537) - reimbursements for municipalities completing sewage facilities planning and enforcement.

PADEP

Grant or Loan Program

Source Water Protection Technical Assistance Program - Providing protection for water supplies. The Source Water Protection Technical Assistance Program (SWPTAP) was created by the Pennsylvania Department of Environmental Protection (PA DEP) to help community water systems protect their drinking water. It is a voluntary program that benefits water systems with groundwater wells, springs, reservoirs, river intakes, or any combination of these water sources. All types of community water systems are eligible to participate in SWPTAP including municipal, authority, water associations, and investor-owned (private) systems throughout the Commonwealth.

Agency

PADEP

HOUSING

Grant or Loan Program

Agency

Weatherization Assistance Program – A federal program, which works to minimize the adverse effects of high energy costs on low-income, elderly and handicapped citizens through client education activities and by providing high quality weatherization services. Non-profit organizations and local governments are eligible to apply.

DCED

Home Ownership Choice Program – An incentive of the Pennsylvania Housing Finance Agency (PHFA) to finance new, single-family home construction in blighted areas of the Commonwealth. A sponsoring partnership must exist of the municipal entity, a for-profit building/developer and a non-profit builder/developer. HCP funding must be matched by the sponsoring organization on at least a one-to-one basis. 50 percent of the match requirement being provided by the municipality. Project proposals must be submitted to PHFA by specific deadlines.

PHFA

HOME Program – Federally funded program provides local governments with loan and technical assistance to expand the supply of decent and affordable housing for low and very low-income Pennsylvanians. Local governments, which are not in HUD participating jurisdictions and local governments on behalf of private and non-profit and for-profit housing development corporations are eligible to apply.

DCED

Core Communities Housing Program – Provides state-funded grants for affordable housing activities in core communities. The initiative funds housing activities eligible under the Housing and Redevelopment Assistance Program for new or rehabilitated housing developments, but only on previously developed sites. Grants are for affordable housing activities in previously developed areas undertaken by counties, municipalities, redevelopment authorities, and certain non-profit organizations. Used for any housing activity permitted by Housing & Redevelopment Assistance guidelines. (The demolition of structures may only be funded if there is an immediate housing reuse for that same site.)

DCED

Pennsylvania Accessible Housing Program (PAHP) – Provides grants to local entities to carry out home modification programs that will enable low- and moderate-income persons with physical disabilities of all ages to make their home more accessible.

DCED

Low Income Home Energy Assistance Program (LIHEAP) – The federally funded LIHEAP helps low-income households pay for a variety of home heating fuel sources and furnace repairs in the winter. It is administered by the state Department of Public Welfare (DPW). DPW works with the Department of Aging Area Agency on Aging to encourage eligible seniors to apply.

DPW

Cash grants are based on income, family size, type of heating fuel and heating regions. Crisis grants are awarded to families with heating emergencies, such as

Grant or Loan Program

Agency

mechanical breakdowns or unexpected fuel shortages. Neither grant must be repaid. No lien is placed on the property of families obtaining the grants. Individuals do not have to be on public assistance or own their own home to qualify for LIHEAP.

Access Home Modification Program – Provides non-interest bearing second mortgage loans to assist persons with disabilities or who have a family member(s) living in the household with disabilities who are purchasing homes and need to make accessibility modifications. This program provides a deferred payment loan, with no interest, and no repayment, as long as the buyer occupies the home as a primary residence. PHFA

Closing Cost Assistance Program – Deferred payment non-interest bearing closing cost assistance loan. It's a no-interest second mortgage that does not require repayment until the first mortgage is paid in full or the home is sold, refinanced, transferred (except transfers by inheritance or between spouses), or is no longer occupied as the borrower's primary residence. PHFA

HERO – Homeowners' Equity Recovery Opportunity – Designed to improve the financial situation of Pennsylvanians who are not able to afford their current mortgage payments. The HERO program is an option for those homeowners not eligible for the REAL Program due to credit issues or owing more than their home is worth. PHFA

HOMestead Second Mortgage Program – Provides non-interest bearing second mortgage loans for down payments and closing costs. No repayment is required until payoff of the first mortgage or sale, transfer or non-owner occupancy of the property and are forgiven on an annual basis over five years. Not available in all areas of the Commonwealth. PHFA

Keystone Home Loan PLUS Program – Offers PHFA's lowest rate financing, below-market origination fees and closing cost assistance for families with children or persons with disabilities, buyers having incomes at or below approximately 80 percent of their county's median income for the county in which they plan to purchase their first home. PHFA

Applicants who meet additional eligibility requirements may also be eligible for closing cost assistance.

Keystone Home Loan Program – Provides 30-year, fixed rate home mortgage loans with lower-than-market interest rates to qualifying home buyers. PHFA

PENNVEST – Individual On-Lot Sewage System Loans – Program provides up to \$25,000 for 20-year, very low interest rate loans to homeowners for the repair or upgrade of malfunctioning on-lot sewage systems in rural areas. These loans are insured under the FHA Title I Home Improvement Loan Program. Family income may PHFA

Grant or Loan Program

Agency

not exceed 150 percent of the statewide median household income, adjusted annually for inflation.

PHFA/RHS Joint Financing Program – Provides 100 percent financing to low-income families in rural Pennsylvania who are first-time homebuyers. Funding is provided through a partnership between PHFA and the Rural Housing Service (RHS) of the United States Department of Agriculture. PHFA

Purchase-Improvement Program – Program allows borrowers to make up to \$15,000 in home improvements in conjunction with the purchase of a home with an agency first mortgage loan. This can include repairs, alterations or modifications to improve the basic livability, accessibility, energy efficiency or safety of the property. PHFA

REAL – Refinance to an Affordable Loan Program – Provides a refinancing option to homeowners with an unaffordable mortgage. It offers an attractive 30-year fixed rate, flexible credit underwriting, and 100 percent financing. PHFA

Renovate & Repair Program – Homeowners may borrow up to \$35,000 for as long as 20 years to make repairs and improvements to their homes. Provides attractive financing as well as assistance with construction management. PHFA

Construction Loan Program – Program makes below market-rate construction loans available to sponsors of rental housing projects who have permanent take-out financing from other lenders. At least 20 percent of the residents of the development must have incomes that do not exceed 80 percent of the area’s median income. PHFA

Low Income Housing Tax Credit Program – Provides owners of and investors in affordable rental housing developments with tax credits that offer a dollar-for-dollar reduction in their tax liability (the credit may be taken for up to ten years). Provides federal tax incentives for the development and preservation of affordable multifamily housing for families of lower income, senior citizens, handicapped individuals and homeless persons. PHFA

PennHOMES Program – Program offers interest-free, deferred payment loans to support the development of rental housing for residents who meet income guidelines. The loans can be structured as primary or secondary mortgage loans. The source of the funds for the program include Agency reserves and federal HOME dollars provided as a subrecipient to the Department of Community and Economic Development. PHFA

Taxable and Tax Exempt Bond Financing – Program provides financing at competitive rates to developers building, rehabilitating, or preserving rental housing developments. The rates are made competitive through the sale of Agency tax exempt and taxable bonds. Mortgage provided through Agency bond proceeds must be secured by a first lien position on the property. PHFA

Grant or Loan Program

Agency

First Time Homeownership Counseling – Provides funds for Homebuyer Workshops and Pre-purchase Counseling with the goal of expanding homeownership opportunities, educating consumers about the home buying experience, predatory lending and creating a network of counselors covering all phases of the homeownership experience.

PHFA

Homeownership Choice Programs – The Homeownership Construction Initiative and Neighborhood Revitalization Initiative offer funding to development proposals which provide ownership opportunities through new construction or renovation of vacant homes, turning blighted, urban areas into attractive neighborhoods. Proposals are submitted as joint applications of non-profit organizations, for-profit builders and municipalities. HCP is intended to be part of a municipality’s comprehensive approach to increasing housing investment.

PHFA

Mixed Use Facility Funding Initiative – Provides funds for small-scale, mixed-use neighborhood revitalization efforts situated in commercial corridors around the state. Goals of this effort are to help stabilize and revitalize commercial areas and surrounding residential neighborhoods. Proposals must be for one to 20 family residential structures and include one or more storefront commercial components. Proposals must be financially viable and made by an entity with development experience in the community with the capability to complete the project.

PHFA

Property Tax/Rent Rebate Program – The Property Tax/Rent Rebate program benefits eligible Pennsylvanians age 65 and older; widows and widowers age 50 and older; and people with disabilities age 18 and older.

USDA Rural Development Housing Programs - There are a number of programs for such purposes as rehabilitation of housing in need of repairs with grants for low income elderly, or 1% loans for low income families; providing low interest direct mortgage financing for workforce housing, providing attractive, multifamily housing for families and elderly who can’t afford homeownership.

USDA

APPENDIX 7

PLANNING TOOLS FOR IMPLEMENTATION

APPENDIX 7

PLANNING TOOLS FOR IMPLEMENTATION

Zoning Ordinance

Zoning is a method a community may use to regulate the use of land and structures. It is initiated by the adoption of a zoning ordinance designed to protect the public health, safety, and welfare and to guide growth.

When zoning was first utilized, its primary purpose was to prevent a property owner from using his or her property in ways which were a nuisance or actually harmful to neighboring property owners. However, over the years the scope of zoning has expanded. Municipal governments and the courts no longer look upon zoning only as a “negative” tool to keep certain land uses out of a neighborhood, they also recognize its value as a “positive” tool for encouraging certain development and for creating an attractive community. In addition, zoning now frequently attempts to control development in areas subject to flooding, to preserve natural features (i.e., wetlands, forest, aquifers) and historic features and to save farmland.

The zoning ordinance is composed of two parts, the text and the zoning map. The text of the ordinance contains the community development objectives and the necessary technical provisions to regulate the use of land and structures and to establish bulk, height, area, setback and other standards. The zoning map delineates the boundaries of the specific districts or zones created in the ordinance.

From: *Zoning, Planning Series #4, PADCED*

Form-Based Codes

Form-based codes address the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. The regulations and standards in form-based codes, presented in both diagrams and words, are keyed to a *regulating plan* that designates the appropriate form and scale (and therefore, character) of development rather than only distinctions in land-use types. Not to be confused with design guidelines or general statements of policy, form-based codes are regulatory, not advisory.

Form-based codes are drafted to achieve a community vision based on time-tested forms of urbanism. Ultimately, a form-based code is a tool; the quality of development outcomes is dependent on the quality and objectives of the community plan that a code implements.

Form-based codes commonly include the following elements:

- *Regulating Plan.* A plan or map of the regulated area designating the locations where different building form standards apply, based on clear community intentions regarding the physical character of the area being code.
- *Public Space Standards.* Specifications for the elements within the public realm (e.g., sidewalks, travel lanes, on-street parking, street trees, street furniture, etc.)

- *Building Form Standards.* Regulations controlling the configuration, features, and functions of buildings that define and shape the public realm.
- *Administration.* A clearly defined application and project review process.
- *Definitions.* A glossary to ensure the precise use of technical terms.

Form-based codes also sometimes include:

- *Architectural Standards.* Regulations controlling external architectural materials and quality.
- *Landscaping Standards.* Regulations controlling landscape design and plant materials on private property as they impact public spaces (e.g., regulations about parking lot screening and shading, maintaining sight lines, insuring unobstructed pedestrian movements, etc.).
- *Signage Standards.* Regulations controlling allowable signage sizes, materials, illumination, and placement.
- *Environmental Resource Standards.* Regulations controlling issues such as storm water drainage and infiltration, development on slopes, tree protection, solar access, etc.
- *Annotation.* Text and illustrations explaining the intentions of specific code provisions.

From: Definition of Formed-Based Codes, Form Based Codes Institute.

Form-based codes place a primary emphasis on building type, dimensions, parking location and façade features, and less emphasis on uses. They stress the appearance of the streetscape, or public realm, over long lists of different use types. These codes have the following characteristics:

- **Zoning Districts** - Form-based codes are defined around districts, neighborhoods and corridors where conventional zoning districts may bear no relationship to the transportation framework or the larger area.
- **Regulatory Focus** - Form-based codes de-emphasize density and use regulation in favor of rules for building form. They recognize that uses may change over time, but the building will endure.
- **Uses** - Form-based codes emphasize mixed use and a mix of housing types to bring destinations into close proximity to housing and provide housing choices to meet many individuals' needs at different times in their lives.
- **Design** - Greater attention is given to streetscape and the design of the public realm, and the role of individual buildings in shaping the public realm. Form-based codes recognize how critical these public spaces are to defining and creating a "place."

→ **Public Participation** - A design-focused public participation process is essential to assure thorough discussion of land use issues as the code is created. This helps reduce conflict, misunderstanding and the need for hearings as individual projects are reviewed.

Modified from definition by Paul Crawford, AICP for the Local Government Commission

Historic Preservation Zoning

Historic preservation provisions can be incorporated by local governments into municipal planning and zoning through the authority of the Municipalities Planning Code (MPC). Some of the techniques that have been used as part of a local government's zoning ordinance include demolition ordinances, historic zoning overlays, zoning bonuses for the preservation of specific historic resources, and protection of landscape features such as scenic vistas and historic roads.

Placing historic properties within the framework of a local government's planning and zoning make sense and allows local communities to move beyond the preservation of an individual property or historic district and look at the historic everyday landscapes in their region. By incorporating historic preservation into the zoning ordinance, municipalities are in a better position to balance the preservation of resources with development.

The first critical step in protecting historic resources is to include them in the comprehensive planning process.

A historical and architectural survey or inventory may be necessary. The next step is for the public to identify those resources that the community envisions preserving for the future. The local government should incorporate those preservation tools, such as a historic zoning overlay, zoning bonuses to provide an incentive to keep these features on the landscape, and other incentives including special provisions for in-house businesses or bed-and-breakfasts.

From: Land Use In Pennsylvania: Practices and Tools An Inventory, Governor's Center for Local Government Services.

Subdivision and Land Development Ordinance

The subdivision and land development ordinance is the most commonly used development control mechanism in Pennsylvania. It is, indeed, the most basic of land use regulations. Subdivision is the creation of new property lines while land development involves construction of public or private improvements. Land is one of our most valuable natural resources and its division or development creates a major portion of our physical surroundings. Also significant is that the way we divide and develop land today will be a very permanent part of our daily lives in the future.

Any valuable resource must be used as reasonably and economically as possible. An important power of local government is to plan for and guide the way we use our land resources. The major purposes of subdivision and land development regulations are: to provide adequate sites for development and public use; to maintain reasonable and acceptable design standards; and to coordinate public improvements with private development interests. In an era of decreasing municipal revenues and increasing development pressures, municipalities can use the subdivision and land development process

to ensure that initial costs of required site improvements be borne by developers and not placed on the municipal budget.

Subdivision and land development controls may be viewed as an “ounce of prevention.” They offer the municipality a degree of protection against unwise, poorly planned development. With the proper ordinance provisions, the community ensures placement of public improvements such as road, water, sewer and drainage systems. Further, by requiring review and inspection reports from the municipal engineer, local officials guarantee that public improvements are properly designed and constructed.

A subdivision and land development ordinance does not control which uses are established within the municipality nor where a use or activity can or cannot locate; rather, it controls how a use or activity relates to the land upon which it is located. This type of ordinance cannot dictate in which area of the municipality that a given residential, commercial or industrial development should be placed. Location, density and use are the province of zoning.

The administration of a subdivision and land development ordinance involves the local planning commission and/or governing body (dependent upon the local ordinance), the developer, solicitor, municipal engineer, development designer and even the county planning commission, as well as many others not mentioned here. Working together, they all can help ensure a high quality subdivision or land development, one that will be acceptable to the municipality, to the developer and to the future occupants of the development.

From: *Subdivision and Land Development in Pennsylvania, Planning Series #8, PADCED*

Capital Improvements Planning

Capital Improvements planning should be considered for programmed transportation improvements. Capital improvements planning includes financial analysis of past trends in the community, present conditions, and a projection of the community's revenues and expenditures, debt limit, and tax rates, to determine what the financial capabilities of the municipality are. It also includes a capital improvements program which establishes a system of priorities. The final element is the capital budget which lists the schedule of improvements over a 5-year period on the basis of the community's financial capacity and availability of grant money.

In the capital improvements program, capital expenditures are separated from Operational expenditures. Operational expenditures are those for administration, payroll, employee benefits, maintenance and similar functions, and are short term. Capital expenditures are for assets which have a substantial value compared to the total municipal budget and are expected to provide service for a number of years. The construction of a road is an example of a capital expenditure.

The capital improvements program schedules the purchase of capital items in a systematic manner rather than allocating a large amount of money for all expenditures in one year. Based on the assessment of future needs, future expenditures are planned so that the municipality can anticipate major expenditures prior to the budget year. The program is based on identified capital needs, goals for capital acquisitions, and a priority list of all proposed capital expenditures.

A time frame is established for the capital improvements program. Five-year programs are typical. Every year the schedule for capital improvements must be revised and updated as necessary, based on the current municipal priorities. For each project included in the program, estimated costs must be established and a budget prepared.

Benefits of capital improvements programs include the following:

- It ensures that projects will be based upon the ability to pay and upon a schedule of priorities determined in advance.
- It helps ensure that capital improvements are viewed comprehensively and in the best public interest of the municipality as a whole.
- It promotes financial stability by scheduling projects at the proper intervals.
- It avoids severe changes in the tax structure by the proper scheduling of projects and facilitates the best allocation of community resources.

Specific Plans

The Municipalities Planning Code (MPC) enables municipalities that have participated in a multi-municipal plan to adopt specific plans. As part of the intergovernmental cooperative agreements, municipalities can choose to adopt specific plans individually or jointly. The MPC defines a specific plan as:

“a detailed plan for non-residential development of an area covered by a municipal or multi-municipal comprehensive plan, which when approved and adopted by the participating municipalities through ordinances and agreements, supersedes all other applications.”

A specific plan is a tool that can be used by municipal governments for the systematic implementation of a comprehensive plan. It establishes a link between the policies of the comprehensive plan and development proposals in a specifically defined area. Provisions of a specific plan shall include type, location and intensity of land uses, the design capability of infrastructure, the standards for preservation of natural resources, regulation of land development, and financing of capital improvements. A specific plan can be used to define the exact location most appropriate for economic development activities to, particularly the village or commercial areas found on the Future Land Use Map, and protect it through ordinance that would supersede all other ordinances.

Specific plans do not create additional planning or permitting requirements. All data collection involved in creating a specific plan is information required as a prerequisite for approval and recording of a final subdivision or land development plan. The specific plan facilitates the planning and permitting, without having to wait for a development application. When an appropriate development proposal occurs, permitting will move directly to the final plan, because all requirements for a preliminary plan (such as sewer, stormwater, sediment and erosion, highway occupancy) will have already been met.

The MPC indicates:

Participating municipalities shall have authority to adopt a specific plan for the systematic implementation of a county or multimunicipal comprehensive plan for any nonresidential part of the area covered by the plan. Such specific plan shall include a text and a diagram or diagrams and implementing ordinances which specify all of the following in detail:

1. The distribution, location, extent of area and standards for land uses and facilities, including design of sewage, water, drainage and other essential facilities needed to support the land uses.
2. The location, classification and design of all transportation facilities, including, but not limited to, streets and roads needed to serve the land uses described in the specific plan.
3. Standards for population density, land coverage, building intensity and supporting services, including utilities.
4. Standards for the preservation, conservation, development and use of natural resources, including the protection of significant open spaces, resource lands and agricultural lands within or adjacent to the area covered by the specific plan.
5. A program of implementation including regulations, financing of the capital improvements and provisions for repealing or amending the specific plan. Regulations may include zoning, storm water, subdivision and land development, highway access and any other provisions for which municipalities are authorized by law to enact. The regulations may be amended into the county or municipal ordinances or adopted as separate ordinances. If enacted as separate ordinances for the area covered by the specific plan, the ordinances shall repeal and replace any county or municipal ordinances in effect within the area covered by the specific plan and ordinances shall conform to the provisions of the specific plan.

Certified Local Government (CLG) Program

This program was created in 1980 under the National Historic Preservation Act and is administered by the Pennsylvania Historical and Museum Commission. The Certified Local Government Program provides additional benefits to municipalities interested in historic preservation. Once certified, the local government is then eligible for:

- Direct participation in the federal historic preservation program,
- Greater access to historic preservation funds,
- Greater level of information exchange with the State Historic Preservation Office (SHPO),
- Access to technical assistance and training from the SHPO, and
- A higher degree of participation in statewide preservation programs and planning.

This program was established to allow local governments to participate directly in the national historic preservation program and to provide funding to local governments to carry out their historic preservation responsibilities (survey, inventory, designation and protection of their historic resources). To achieve CLG status in Pennsylvania, a municipality applies to the Bureau for Historic Preservation. All

states are required to set aside 10% of their federal historic preservation grant funds to CLGs. These grants are presently offered as a ratio of 60% funding from the Pennsylvania Historical and Museum Commission (PHMC) and 40% match from the CLG.

Critical requirements for CLG designation are:

- adopt and enforce appropriate legislation for designation and protection of historic properties,
- establish a qualified historic preservation commission,
- enact a system for surveying historic properties,
- enact a public participation component as part of the local program,
- adequately perform duties and responsibilities delegated through the certification process,
- provide continuing in-service historic preservation training for HARB and Historical Commission members (8 hours training annually per member),
- a good faith effort to appoint HARB members with appropriate professional qualifications for historic preservation backgrounds,
- submit an annual report of the municipality's historic preservation activities, and
- enforce the historic district ordinance.

Corridor Planning

A transportation corridor plan is both a description and a vision of what the corridor is, what it should be and what the corridor may be in the future. The plan may include an inventory of the corridor's characteristics, problems, assets and components that make the corridor unique. By building upon the inventory, a plan is developed which establishes recommendations for managing existing or potential concerns associated with safety, land use access, mobility, capacity or aesthetics of a highway or roadway corridor. These recommendations may include changes to municipal policy or regulations, including revisions to the comprehensive plan, zoning ordinance, or subdivision and land development ordinance.

A corridor plan can also be created for green infrastructure. Such corridors could include stream valleys, hiking trails, or horse trails. The plan can be used as a tool for preserving historic or scenic qualities of local roads.

Corridor plans can be prepared by a single municipality to address local corridor concerns, but ideally are prepared by a group of municipalities to address regional corridor issues. The plan can be used for traffic management issues, to establish access management policies before development creates traffic management problems. The plan can also be used for managing existing traffic conditions.

From: *Land Use Planning In Pennsylvania: Practices and Tools An Inventory, Governor's Center for Local Government Services*

Sewage Facilities Plan (Act 537)

The Pennsylvania Sewage Facilities Act (Act 537 as amended) was enacted to correct existing sewage disposal problems and prevent future problems that pose a threat to public health and safety, as well as to the environment. To meet this objective, the law requires all municipalities to develop and implement a Comprehensive Official Sewage Facilities Plan that addresses present and future sewage disposal needs. The Plan is commonly referred to as an “Act 537” Plan. The Plan, and any revisions, must be approved by the Pennsylvania Department of Environmental Protection (DEP).

Act 537 Plans contain information regarding the geology, existing potable water supplies, soils and natural features of the planning area. The Plan also describes the planning history of the area, Act 537 Plans contain information regarding the geology, existing potable water supplies, soils and natural features of the planning area. The Plan also describes the planning history of the area, existing sewage facilities, and the population and wastewater flow projections of the planning area. Finally, the Act 537 Plan looks at wastewater management alternatives, evaluates those alternatives and selects a course of action appropriate for the needs of the municipality. Additionally, municipalities with individual approved Plans should update the Plan if they have on-lot septic system malfunctions, contaminated wells, or a need to upgrade a sewage treatment plant or extend sewer lines beyond the existing service area. Act 537 Plans should be consistent with, and based upon, the Comprehensive Plan.

From: *Planning and Implementation Tools*, York County Planning Commission.

Recreation Plan

A municipal or multi-municipal Recreation Plan identifies both short-term and long-term recreation, park and open space goals and objectives of the community. Such Plans can either be part of a Comprehensive Plan or a stand-alone document.

The planning process typically includes citizen involvement, an inventory of existing conditions and facilities, an analysis of issues and community needs, and specific recommendations that set forth actions, priorities and costs. The Pennsylvania Department of Conservation and Natural Resources (DCNR) sets forth guidelines for what should be included in a Recreation Plan. These guidelines can be used to assess whether the recreation element in an existing Comprehensive Plan qualifies as a Recreation Plan. The Dedication of Recreation Land Map contained in this report shows only those municipalities which have an adopted stand alone Recreation Plan.

It should be noted that Article 5, Section 503(11)(iv) of the MPC requires that a municipality have an adopted Recreation Plan as a prerequisite to requiring the dedication of recreation land in a Subdivision and Land Development Ordinance (SALDO). To be in compliance with the MPC and avoid a legal challenge, municipalities which require dedication for recreational purposes but lack an adopted Plan, should prepare and adopt a Plan.

From: *Planning and Implementation Tools*, York County Planning Commission.

Landscaping

In general, landscaping provisions are a tool within the SALDO, but may be part of a Zoning Ordinance. Such requirements are above and beyond the typical street tree and buffer/screening requirements. Landscaping requirements may be applicable in parking lots, the interior of lots, and within new developments. Landscaping provisions vary from municipality to municipality. Some local provisions are minimal or nonexistent, while others are extensive.

Some local ordinances also contain provisions regarding the number, type and size of plantings, installation requirements, and maintenance, plus some require the submittal of a landscaping plan. A landscaping plan is a plan associated with a subdivision, land development, or parking facility plan which identifies how the ordinance requirements will be met.

Landscaping not only enhances the aesthetic quality of a development, but can also reduce runoff, reduce particulate air pollution, deter erosion, allow for infiltration of surface water, reduce the quantity and improve the quality of stormwater runoff, serve as a visual/physical barrier, reduce noise and glare, and provide a cooling effect.

From: *Planning and Implementation Tools*, York County Planning Commission.

Street Trees

Provisions for the planting of street trees are contained in either the municipality's zoning ordinance or SALDO. Street trees are beneficial as they can have positive impacts on a municipality's economy, health, safety, and energy conservation.

Street trees are a start to developing a healthy urban forest which consists of the tree canopy above and the plant life below. These urban forests help to clean the air. Green space and tree canopies reduce heating and cooling needs and absorb large amounts of pollutants such as carbon dioxide, nitrogen monoxide, and sulfur monoxide. Studies have shown that urban forests can also help build cohesive communities and have positive economic impacts as well. According to the National Association of Home Builders, developed lots with trees sell for an average of 20-30% more than similar lots without trees. A number of municipalities in York County require the planting of street trees for different types of development. Some municipalities require street trees to be planted whenever a new road is constructed, while others only require the planting of street trees when a residential development meets a certain threshold or at the discretion of the governing body. Some common standards include a recommended tree planting list or statement that only native trees are permitted, maintenance requirements, and planting standards such as spacing, minimum size, and setback requirements.

In order for a community to get the most benefits from their street trees, a municipality should have an inventory of their trees, an organized program for the removal and pruning of the trees, municipal and private funding sources and supporting ordinances.

From: *Planning and Implementation Tools*, York County Planning Commission.

Flexible/Shared Parking

To reduce impervious surface and lessen the impact of point source pollutants, some municipal Zoning Ordinances allow for Flexible or Shared Parking. Shared/Flexible Parking takes advantage of the fact that parking spaces for certain uses are only used part-time, such as houses of worship. Some parking facilities may have a significant portion of unused spaces and utilization patterns that follow a predictable cycle.

Shared Parking occurs when arrangements are made by one facility to use another facility's parking at certain times to take advantage of different peak parking demand periods. Efficient sharing of spaces can allow some parking regulations to be reduced significantly. Some parking lots are seldom or never full, even during peak periods.

Flexible Parking improves upon general parking standards by providing, where appropriate, flexibility based on certain considerations, such as geographic location, transit accessibility, type of land use mix, type of occupants, walkability, density, etc. Depending on the above listed characteristics, the number of spaces required is reduced based on applicability of identified factors. Some municipal ordinances allow a percentage of required parking to be held in reserve (unpaved) or use a pervious surface for a percentage of the parking, until it is proven that the additional parking is needed. Other ordinances may allow on-street parking spaces to count towards off-street parking requirements in certain situations.

In some instances, regulations in municipal ordinances allow for shared parking but require the combined minimum amount of parking spaces for each use. This approach negates the purpose and most of the benefits of shared parking. When parking spaces are shared between uses, the total number of spaces required should ideally be less than what is required for all uses using the shared parking area.

From: *Planning and Implementation Tools*, York County Planning Commission.

APPENDIX 8

RELEVANT YORK COUNTY, LOCAL, STATE AND NON-
PROFIT ECONOMIC DEVELOPMENT PROGRAMS FROM
THE YORK COUNTY ECONOMIC DEVELOPMENT PLAN

APPENDIX 8

Relevant York County, Local, State and Non-Profit Economic Development Programs From the York County Economic Development Plan

CURRENT COUNTY ECONOMIC DEVELOPMENT PROGRAMS AND RESOURCES

Program/Resource	Lead Entity	Overview
Office of Workforce Development (OWD)	York County Economic Development Corporation	Created in early 2008, the Office of Workforce Development within YCEDC provides direct contact to companies to help address employers' current and future workforce needs. OWD serves to build, coordinate and strengthen York County's network of workforce service providers (such as York County Alliance for Learning, Manufacturers' Association of South Central PA, York County CareerLink, etc.) and to identify long-term workforce development strategies.
William F. Goodling Regional Advanced Skills Center	N/A - Lead Entity is the Resource	Situated at the five-acre Cyber Campus in York, the Advanced Skills Center, created by YCEDC, provides manufacturing and business training in targeted skill areas (e.g. automotive technology, computer aided drafting, geospatial systems, health care, industrial automation, machine technology and welding). The Advanced Skills Center allows students, the unemployed and incumbent workers the opportunity to train in labs and practice new skills on high end manufacturing equipment. Custom training programs are also offered, including a metalworking apprenticeship program. The Advanced Skills Center has served as a partner with YCEDC and Harrisburg Area Community College (HACC – York campus) in the planning of the proposed Advanced Technology Center (see below).
Corridor Planning	York County Planning Commission	YCPC works with municipalities on corridor planning studies; for example, YCPC is working with Spring Garden Township and the City of York to develop the Country Club/Rathton Road Corridor Study, which will analyze transportation issues such as capacity, safety and access to the study area roadways.
Municipal Economic Development Services	York County Economic Development Corporation	YCEDC works with local municipalities to enhance awareness of how local activities impact economic development. For example, through the YCEDC Economic Development for Government and Executives (EDGE) program, YCEDC speaks with local municipal officials and elected boards about the impact of local zoning, code enforcement and infrastructure improvements to economic development.
Community Connections Program	York County Planning Commission	YCPC staff members travel to the County's different planning regions to host regional municipal officials meetings through the Community Connections program. The meetings are used to discuss trends (e.g. demographic, land use, transportation and housing), and available planning tools and programs that may be used to meet local planning and community development goals.
Technical Assistance	York County Planning Commission	YCPC aids local municipalities with grant writing, training and planning guidance.

Program/Resource	Lead Entity	Overview
Foreign Trade Zone (FTZ) 147	Partnership for Economic Development of York County (PEDYC)	Managed by the Partnership for Economic Development of York County (PEDYC), an affiliate of YCEDC, FTZ 147 allows businesses with FTZ status to defer, reduce and/or eliminate customs duties in order to lower the cost of doing business internationally while maintaining a United States address. FTZ 147 is situated within York County's International Trade District corridor in the central part of the County.
Wayfinding Program	York County Planning Commission	York County is currently working with the Pennsylvania Department of Transportation on an enhanced wayfinding system.
York County Heritage Program	York County Planning Commission	The York County Heritage Program is administered by the York County Planning Commission which officially designates locally authentic historic, cultural, and natural sites through an application process and input from an advisory council. Once designated, the sites are listed on the County's Heritage Program website, as well as the website of the Lancaster-York Heritage Region.
General Authority of Southcentral Pennsylvania (GASP)	N/A - Lead Entity is the Resource	County entity which serves as a municipal financing authority that can issue bonds for eligible tax-exempt and taxable economic development and non-profit projects.
Redevelopment Authority of York County (RACY)	N/A - Lead Entity is the Resource	County entity focused on redeveloping and rehabilitating blighted industrial properties.
Small Enterprise Development Company (SEDCO)	N/A - Lead Entity is the Resource	An entity which supports small businesses and administers the Small Business First Fund (SBFF), which provides low-interest loans for land, buildings, equipment and working capital.
York County Bankers Consortium (YCBC)	N/A - Lead Entity is the Resource	County entity which allows small businesses to present applications to multiple banks simultaneously after first successfully completing a screening process. Approximately one dozen lending institutions currently participate in the program.
York County Industrial Development Authority (YCIDA)	N/A - Lead Entity is the Resource	County entity which administers the Industrial Development Authority Bond Financing Program and the Pennsylvania Industrial Development Financing Authority Program, and which invests in industrial parks and job creation activities. Administration of the bond programs allows for lower-cost financing of eligible business needs including land, buildings, and machinery and equipment costs.
Business Retention and Expansion Visits/Referrals	York County Economic Development Corporation	YCEDC conducts, through its Business Liaisons (interviewers), over 150 retention and expansion visits annually with businesses in target industry clusters. The two-way dialogue that results from these visits allows business leaders to better understand available County, State and Federal economic development resources, as well as to offer YCEDC the chance to understand the individual business' concerns and business trends. Interviews often result in referrals to YCEDC staff or other service providers which can counsel businesses with respect to issues.

Program/Resource	Lead Entity	Overview
Business Attraction	York County Economic Development Corporation	YCEDC provides assistance to firms regarding site selection and infrastructure, economic and demographic research, and in networking with local, regional, and State entities.
YCEDC Marketing Plan	York County Economic Development Corporation	YCEDC's marketing plan focuses on attracting businesses in target industry clusters, with guidance from the Comprehensive Economic Development Strategy (CEDs).
Administration of State Funding Programs	York County Economic Development Corporation	YCEDC administers State loan, grant and tax credit/abatement programs available for capital development, environmental assessment and/or remediation, training and technical support.

CURRENT LOCAL ECONOMIC DEVELOPMENT EFFORTS

Program/Resource	Lead Entity	Overview
Capital Improvements Plan (CIP)	Local Municipalities	Local municipalities prepare capital improvements plans, which delineate planned capital expenditures for a 5 or 10 year period, including identification of the prioritization of projects and financing/funding sources. YCPC encourages municipalities to integrate capital improvements planning with comprehensive planning to ensure the prioritization of projects implementing goals laid out in the comprehensive Plan.
Incentive Zoning	Local Municipalities	Municipalities in Pennsylvania may offer incentive (bonus) zoning, under which developers are offered a higher density or intensity or reduced requirements (e.g. reduced parking and setback requirements, which reduces overall development cost) in exchange for the provision of amenities (e.g. parks, landscaping, plazas, streetscape improvements, or affordable housing). Incentive zoning is often provided through overlay provisions, and works best when there is market support for density beyond what is currently allowed.
Overlay Zoning	Local Municipalities	Municipalities may specify overlay zones in order to apply regulations to an area that are added to and trump the requirements of the underlying zoning district. Overlay zoning may be used for incentive (bonus) zoning, transfer of development rights, scenic roads and scenic districts, protection of natural resources, as well as along major thoroughfares and around intersections, interchanges and transportation facilities. Overlay zoning may be applied at a multi-municipal level in addition to at an individual municipal level.
Main Street Programs	Nonprofit Entities	Main Street is a comprehensive approach to downtown revitalization coined by the National Trust for Historic Preservation, and is based on the four-point approach: downtowns undertake activities in the areas of design, organization, promotion and economic restructuring to ensure comprehensive action is taken to revitalize.
Historic Preservation	Local Municipalities	Municipalities may adopt an Historic District Ordinance which defines the district's boundaries, creates an Historic Architectural Review Board (HARB) and provides design guidelines and criteria for decision-making.
Local Revitalization and Redevelopment Plans	Local Municipalities	Many York County municipalities have undertaken redevelopment and revitalization planning efforts to focus strategically on the types of uses, economic activities, and implementation actions desired in small areas. Efforts include those undertaken in Red Lion Borough (Strategies for Strengthening the Borough Center).
Local Economic Revitalization Tax Assistance (LERTA)	Local Municipalities	Program allows for deferral of that portion of real estate taxes attributed to improvements (e.g. a new facility or major expansion) made by a new or expanding company in designated LERTA areas. Those real estate taxes are then phased in over a ten year period by 10 percent annually.

Program/Resource	Lead Entity	Overview
Brownfield Redevelopment	Pennsylvania's Brownfield Action Team	Many downtowns include contaminated sites that are desired to be reused. Pennsylvania's Brownfield Action Team, through the Department of Environmental Protection, serves as a facilitator of brownfields redevelopment by offering incentives and fast-track permitting. Incentives include those offered through the industrial sites reuse program, the infrastructure development program, the hazardous sites cleanup fund (HSCF), the keystone opportunity zone/keystone opportunity expansion zones (KOZ/KOEZ), the job creation tax credit program, the key sites initiative, the businesses in our sites program, the building PA program, the tax increment financing (TIF) guarantee program, the infrastructure facilities improvement program, the section 108 department of housing and urban development (HUD) loan pool, the new PA venture guarantee program, the new PA venture capital investment program, the 2nd stage loan program, and the Pennsylvania infrastructure and investment authority (PENNVEST) brownfields loans program.
Building PA	Commonwealth of Pennsylvania	State funding program which provides mezzanine capital for real estate developers in small to mid-sized communities. Building PA has been used in downtown York on the Codo 241 project, a downtown redevelopment project.
Business Improvement Districts	Nonprofit Entities	Business improvement districts are a form of special assessment districts that allow properties to be assessed for the benefits they receive from location in the district. Currently, York County has a business improvement district located in downtown York (which also functions as the Main Street program).

APPENDIX 9

MAIN STREET AND ELM STREET APPROACHES

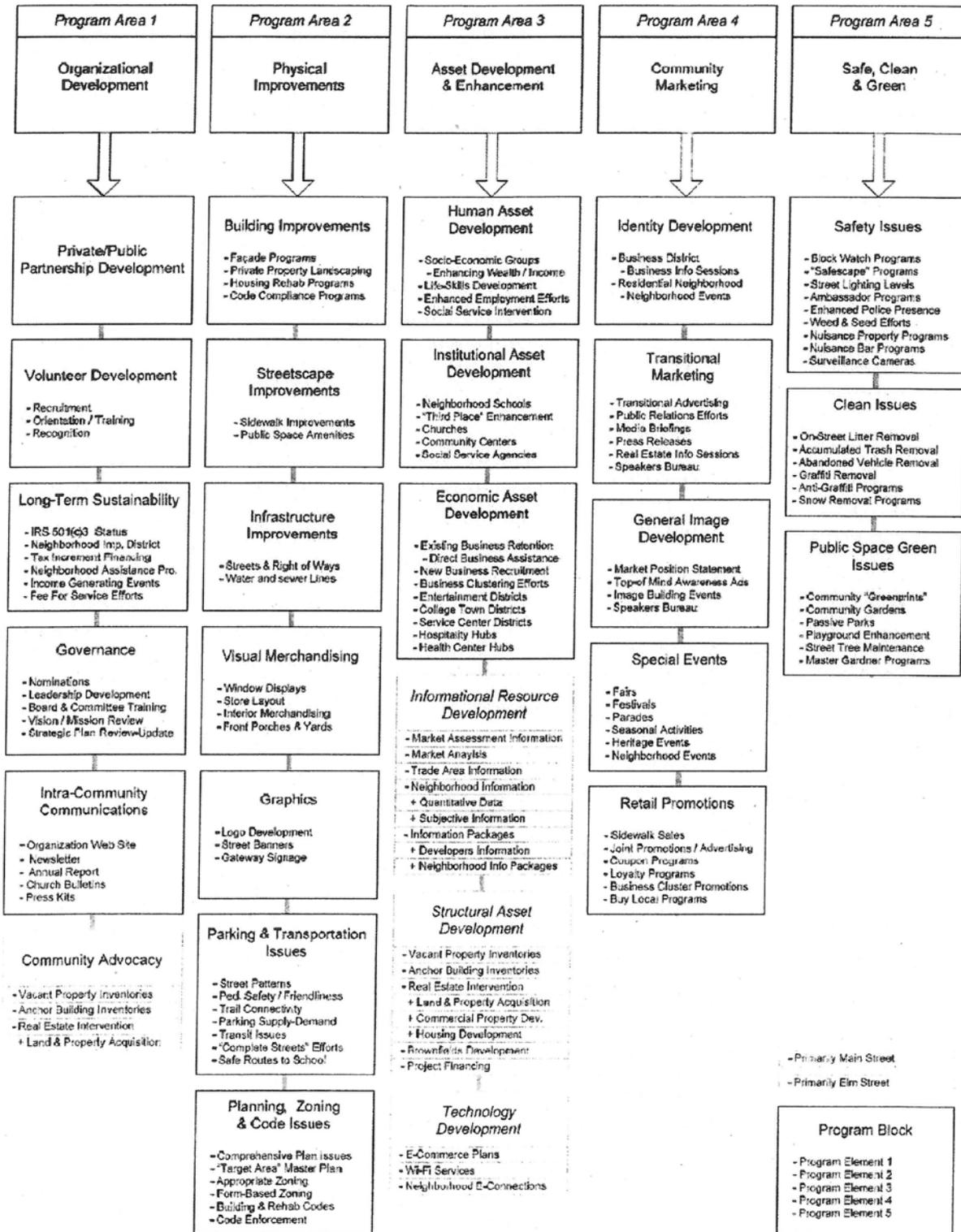
The Main Street Four Point Approach: A Matrix for Guiding Action Strategy Development

<i>Organization</i>	<i>Design</i>	<i>Economic Restructuring</i>	
<u>Partnerships</u> - Identification of - Inter-Organizational Liaisons	<u>Buildings</u> - Design Guidelines - Façade Improvement Program	<u>Trade Area Information</u> - Socio-Econ / Psychographic Profile - Trade Area Definition - Customer Survey - Business / Property Inventory - Data Management / Evaluation	<u>General Image</u> - Combat Negative Perceptions - Define the "Brand" - Market "Top-of-Mind" Awareness
<u>Volunteer Development</u> - Recruit New Members - Training - Recognition	<u>Physical Improvements</u> - Inventory of Current Conditions - Prepare Streetscape Plans	<u>Business Retention</u> - Business Owner Survey - Business Site Visits - Business Roundtables - Expansion Opportunities	<u>Special Events</u> - Activities to Bring People Downtown - Annual Events Calendar
<u>Communications</u> - Public Relations Campaigns - Generate Public Awareness - Media Relations - Intra-Community Communications	<u>Planning & Zoning</u> - Consistency with Comprehensive Plan - Adequacy of Local Zoning Ordinance	<u>Business Recruitment</u> - Market Leakage Analysis - Prospect Development - Recruitment Process - Location Strategy	<u>Retail Promotions</u> - Get People Into Stores - Annual Promotional Calendar
<u>Fundraising</u> - \$ Tabulation of Action Plans - Long-Term Financial Plan - Annual Fundraising	<u>Parking & Transportation</u> - Survey Existing Parking Assets - Analyze Space Utilization - Evaluate Enforcement - Develop Management Strategy	<u>New Economic Uses</u> - Anchor Building Identification - Community Initiated Development	
<u>Governance</u> - Nomination of Board & Officers - Board & Committee Training - By-Laws Management	<u>Visual Merchandising</u> - Window Displays - Internal Displays - Overall Curb Appeal	<u>E-Commerce</u> - Current E-Commerce Situation - Develop Web Strategies - Enhance Business E-Commerce	
	<u>Graphics Utilization</u> - Banners - Welcome Signs - Wayfinder Systems - Public Amenities	<u>Financial Incentives</u> - Grant Programs - Loan Programs - Tax Credits	

The Elm Street Five Point Approach: A Matrix for Guiding Action Strategy Development

Sustainable Organizations	Design	Neighbors and Economy	Image & Identity	Safe, Clean & Green
<u>Partnerships</u> - Identification of Partners - Inter-Organizational Liaisons	<u>Buildings</u> - Design Guidelines - Design Assistance - Façade Improvement Program - Historic Preservation	<u>Neighborhood Profile</u> - Socio-Econ / Psycho. Profile - Resident Surveys - Business / Property Inventory - Data Management / Evaluation	<u>General Image</u> - Combat Negative Perceptions - Define the "Brand" - Enhance the Overall Perception - Generate Public Awareness	<u>Crime Prevention</u> - Block Watch - "Safescapes" - Street Lighting Levels
<u>Volunteer Development</u> - Recruit New Members - Training - Recognition	<u>Streetscape Improvement</u> - Inventory of Current Conditions - Prepare Streetscape Plans	<u>Housing Options</u> - Enhanced Homeownership - Gentrification Issues	<u>Neighborhood Events</u> - Activities to Engage Neighbors - Annual Events Calendar - Local Awards Programs - House Tours	<u>Nuisance Properties</u> - "Neglected Spaces"
<u>Communications</u> - Intra-Community Information	<u>Planning & Zoning & Code</u> - Consistency with Comp. Plan - Adequacy of Local Zoning Ord - Code Enforcement	<u>Enhanced Employment</u> -	<u>Public Relations</u> - Public Relations Campaigns - Media Relations	<u>The Natural Environment</u> - Enhanced Public Spaces - Community Gardens - Urban Forestry
<u>Fundraising</u> - \$ Tabulation of Action Plans - Long-Term Financial Plan - Annual Fundraising		<u>Economic Connections</u> - Business District - Third Places	<u>Graphics Utilization</u> - Street Signs - Welcome Signs - Public Amenities - Neighborhood Murals	<u>Lot Landscaping</u>
<u>Governance</u> - Nomination of Board & Officers - Board & Committee Training - By-Laws Management	<u>Traffic</u> - Traffic Calming	<u>Community Institutions</u> - Neighborhood Schools - Churches - Community Centers		<u>Neighborhood Resources</u> - Tool Libraries
		<u>Financial Incentives</u> - Grant Programs - Loan Programs - Tax Credits		

INTEGRATED MAIN STREET/ELM STREET APPROACH

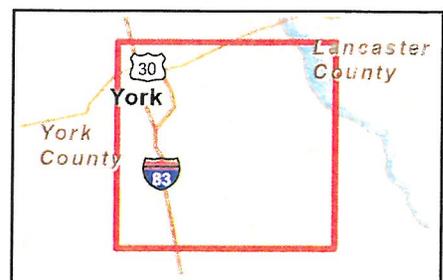
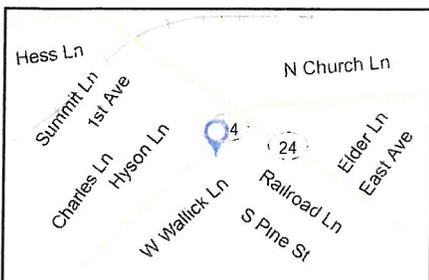
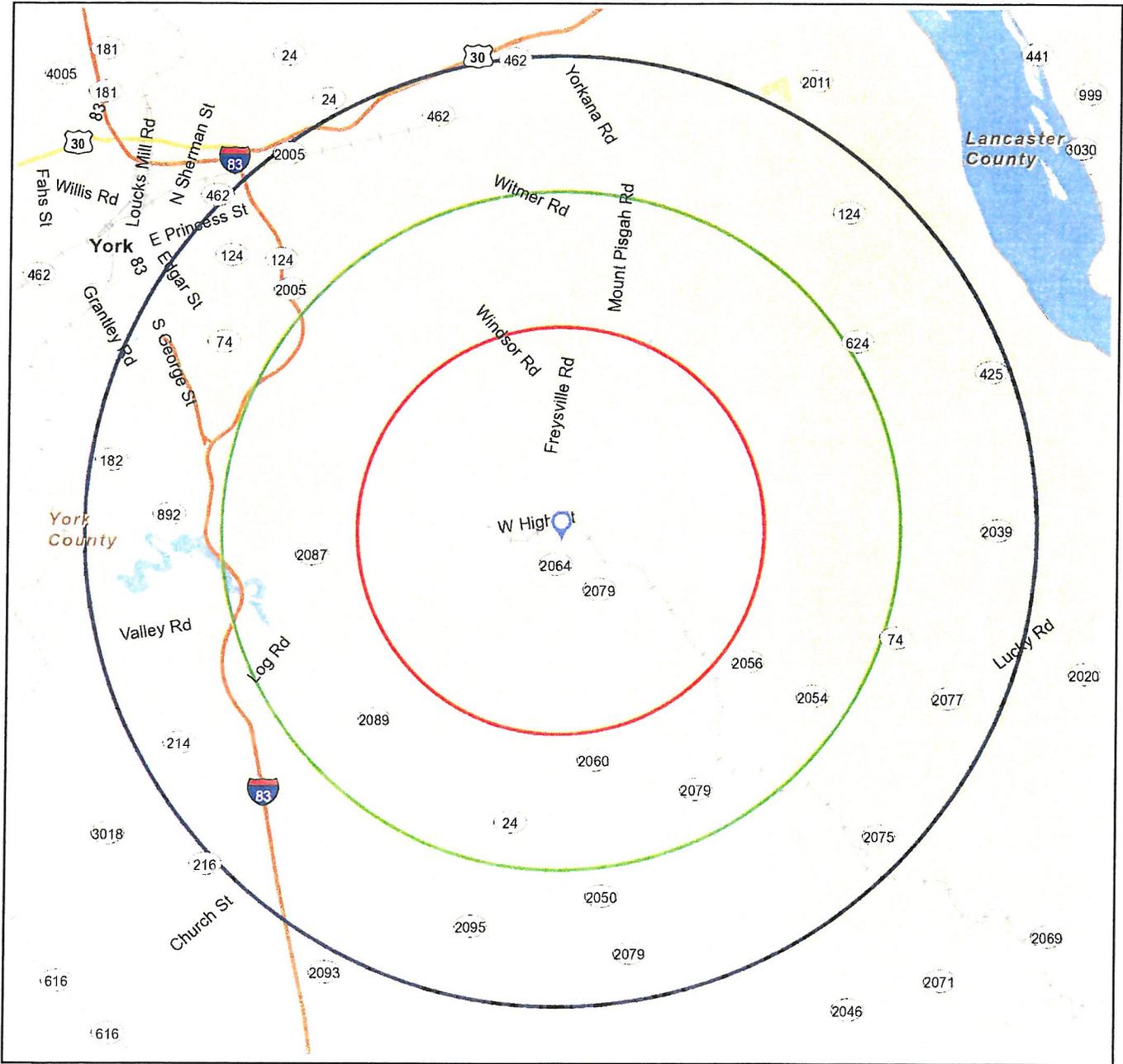


APPENDIX 10

ESRI RETAIL MARKETPLACE PROFILE AND TAPESTRY
SEGMENTATION AREA PROFILE

Red Lion, PA
 Ring: 3, 5, 7 Miles

Latitude: 39.90056
 Longitude: -76.60648





Retail MarketPlace Profile

Latitude: 39.90056
Longitude: -76.60648

Red Lion, PA
Ring: 3 miles radius

Summary Demographics

2010 Population	31,086
2010 Households	12,320
2010 Median Disposable Income	\$43,538
2010 Per Capita Income	\$25,019

Industry Summary	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink (NAICS 44-45, 722)	\$298,433,679	\$188,241,574	\$110,192,105	22.6	171
Total Retail Trade (NAICS 44-45)	\$252,422,177	\$170,824,284	\$81,597,893	19.3	132
Total Food & Drink (NAICS 722)	\$46,011,502	\$17,417,290	\$28,594,212	45.1	39

Industry Group	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers (NAICS 441)	\$59,994,405	\$65,117,329	\$ 5,122,924	-4.1	32
Automobile Dealers (NAICS 4411)	\$52,385,808	\$45,812,334	\$6,573,474	6.7	15
Other Motor Vehicle Dealers (NAICS 4412)	\$4,035,163	\$15,915,917	\$11,880,754	59.5	5
Auto Parts, Accessories, and Tire Stores (NAICS 4413)	\$3,573,434	\$3,389,078	\$184,356	2.6	12
Furniture & Home Furnishings Stores (NAICS 442)	\$8,037,058	\$850,257	\$7,186,801	80.9	5
Furniture Stores (NAICS 4421)	\$4,758,542	\$608,406	\$4,150,136	77.3	2
Home Furnishings Stores (NAICS 4422)	\$3,278,516	\$241,851	\$3,036,665	86.3	3
Electronics & Appliance Stores (NAICS 443/NAICS 4431)	\$5,407,624	\$1,125,650	\$4,281,974	65.5	5
Bldg Materials, Garden Equip & Supply Stores (NAICS 444)	\$9,685,068	\$3,435,226	\$6,249,842	47.6	12
Building Material and Supplies Dealers (NAICS 4441)	\$9,163,604	\$2,977,263	\$6,186,341	61.0	6
Lawn and Garden Equipment and Supplies Stores (NAICS 4442)	\$521,464	\$457,963	\$63,501	6.5	6
Food & Beverage Stores (NAICS 445)	\$42,215,196	\$46,319,325	\$ 4,104,129	-4.6	16
Grocery Stores (NAICS 4451)	\$36,442,534	\$44,715,427	\$ 8,272,893	19.2	8
Specialty Food Stores (NAICS 4452)	\$1,448,466	\$656,448	\$792,018	37.6	7
Beer, Wine, and Liquor Stores (NAICS 4453)	\$4,324,196	\$947,450	\$3,376,746	64.1	1
Health & Personal Care Stores (NAICS 446/NAICS 4461)	\$6,276,113	\$4,090,041	\$2,186,072	29.1	7
Gasoline Stations (NAICS 447/4471)	\$42,377,406	\$34,119,109	\$8,258,297	19.3	8
Clothing and Clothing Accessories Stores (NAICS 448)	\$8,285,170	\$349,415	\$7,935,755	91.9	2
Clothing Stores (NAICS 4481)	\$6,679,381	\$151,425	\$6,527,956	96.6	1
Shoe Stores (NAICS 4482)	\$911,924	\$0	\$911,924	100.0	0
Jewelry, Luggage, and Leather Goods Stores (NAICS 4483)	\$693,865	\$197,990	\$495,875	55.6	1
Sporting Goods, Hobby, Book, and Music Stores (NAICS 451)	\$2,439,261	\$1,513,656	\$925,605	23.4	13
Sporting Goods/Hobby/Musical Instrument Stores (NAICS 4511)	\$1,430,816	\$855,030	\$575,786	25.2	11
Book, Periodical, and Music Stores (NAICS 4512)	\$1,008,445	\$658,626	\$349,819	27.0	2

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. ESRI uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector.

Source: ESRI and Infogroup



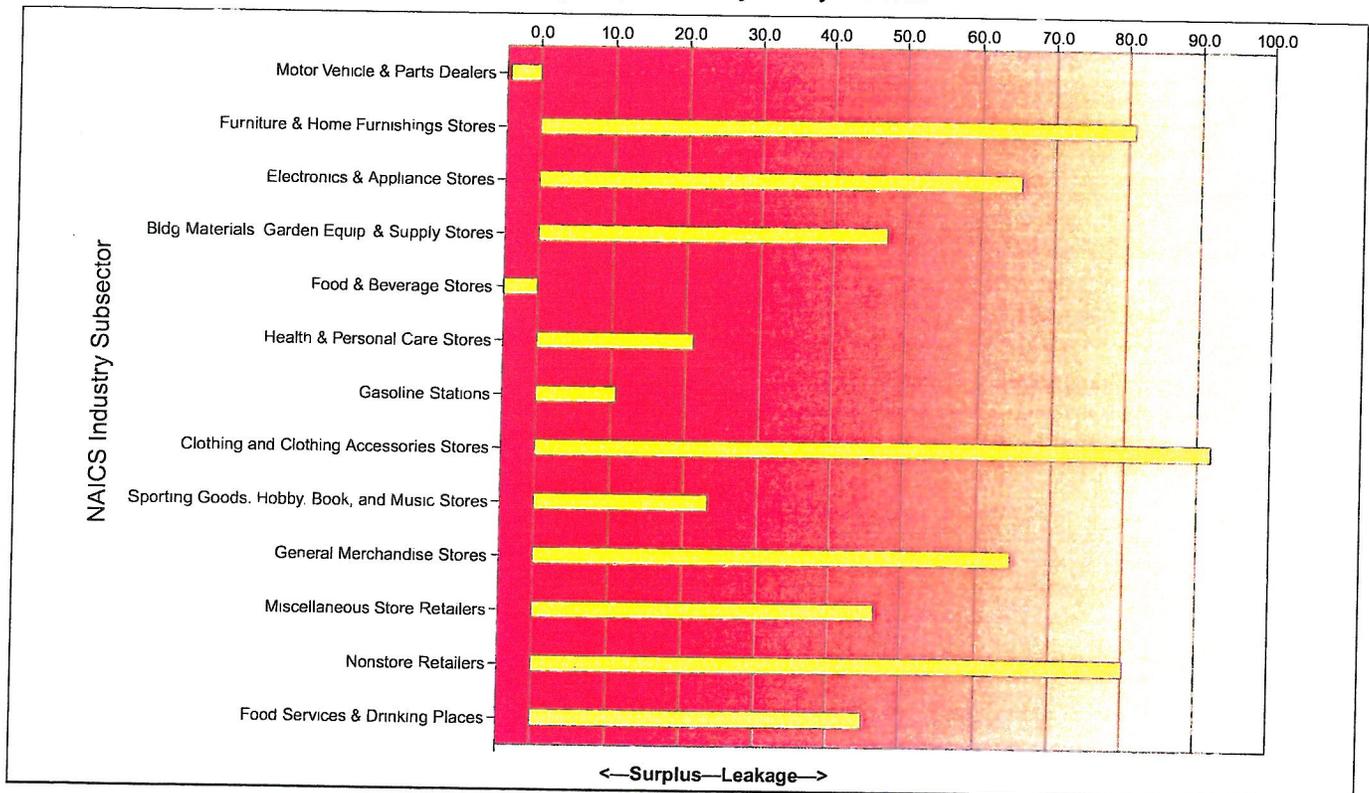
Retail MarketPlace Profile

Red Lion, PA
Ring: 3 miles radius

Latitude: 39.90056
Longitude: -76.60648

Industry Group	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
General Merchandise Stores (NAICS 452)	\$49,969,013	\$10,710,123	\$39,258,890	64.7	5
Department Stores Excluding Leased Depts. (NAICS 4521)	\$17,617,079	\$0	\$17,617,079	100.0	0
Other General Merchandise Stores (NAICS 4529)	\$32,351,934	\$10,710,123	\$21,641,811	50.3	5
Miscellaneous Store Retailers (NAICS 453)	\$4,874,120	\$1,777,740	\$3,096,380	46.3	25
Florists (NAICS 4531)	\$494,434	\$503,664	\$ 9,230	0.9	4
Office Supplies, Stationery, and Gift Stores (NAICS 4532)	\$1,662,739	\$366,171	\$1,296,568	63.9	4
Used Merchandise Stores (NAICS 4533)	\$217,932	\$328,255	\$ 110,323	20.2	10
Other Miscellaneous Store Retailers (NAICS 4539)	\$2,499,015	\$579,650	\$1,919,365	62.3	7
Nonstore Retailers (NAICS 454)	\$12,861,743	\$1,416,413	\$11,445,330	80.2	2
Electronic Shopping and Mail-Order Houses (NAICS 4541)	\$10,194,033	\$0	\$10,194,033	100.0	0
Vending Machine Operators (NAICS 4542)	\$715,587	\$1,416,413	\$ 700,826	32.9	2
Direct Selling Establishments (NAICS 4543)	\$1,952,123	\$0	\$1,952,123	100.0	0
Food Services & Drinking Places (NAICS 722)	\$46,011,502	\$17,417,290	\$28,594,212	45.1	39
Full-Service Restaurants (NAICS 7221)	\$30,343,535	\$9,700,891	\$20,642,644	51.5	25
Limited-Service Eating Places (NAICS 7222)	\$9,995,556	\$7,400,523	\$2,595,033	14.9	13
Special Food Services (NAICS 7223)	\$2,830,748	\$0	\$2,830,748	100.0	0
Drinking Places - Alcoholic Beverages (NAICS 7224)	\$2,841,663	\$315,876	\$2,525,787	80.0	1

Leakage/Surplus Factor by Industry Subsector



Source: ESRI and Infogroup

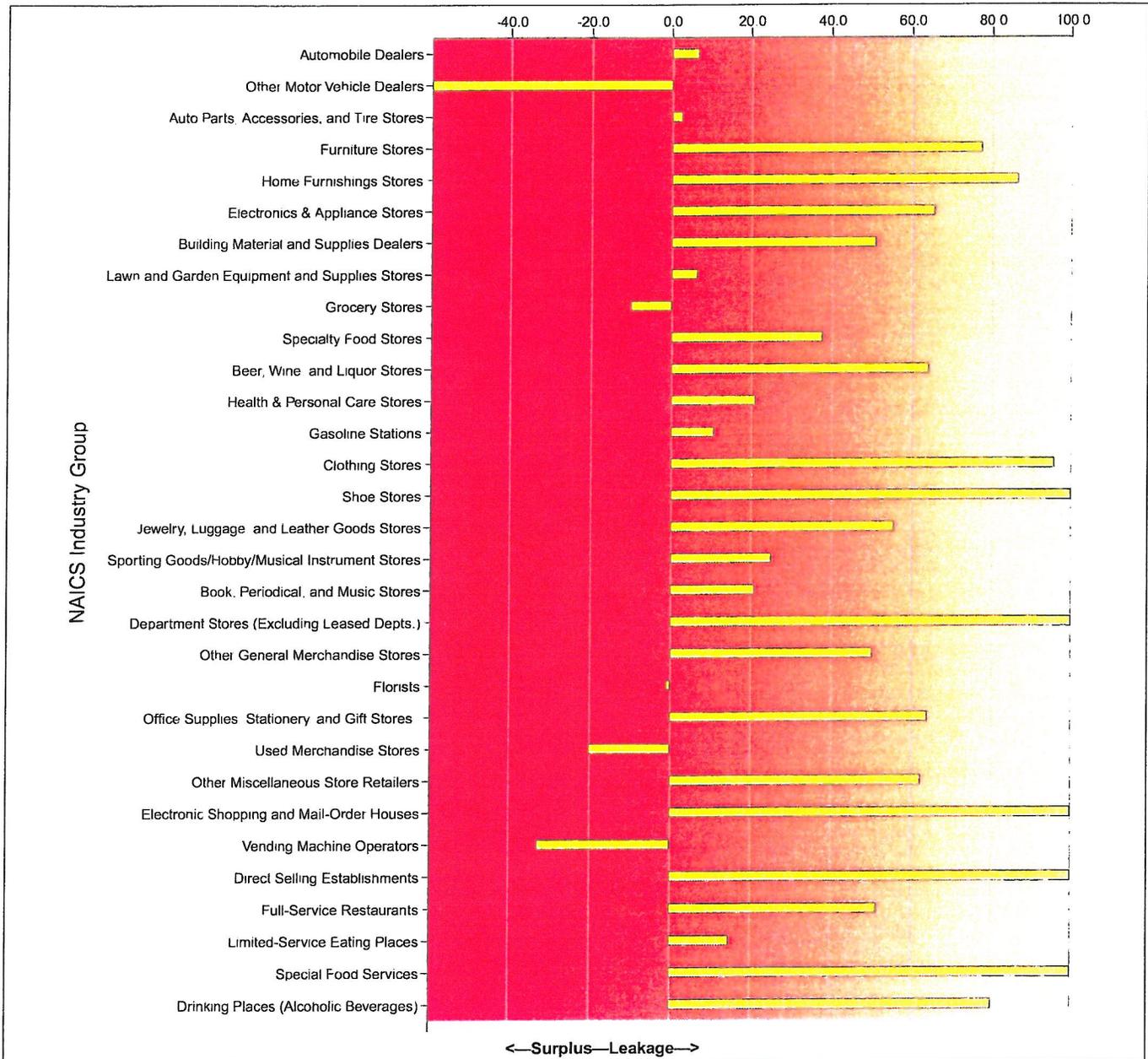


Retail MarketPlace Profile

Red Lion, PA
 Ring: 3 miles radius

Latitude: 39.90056
 Longitude: -76.60648

Leakage/Surplus Factor by Industry Group



Source: ESRI and Infogroup



Retail MarketPlace Profile

Red Lion, PA
Ring: 5 miles radius

Latitude: 39.90056
Longitude: -76.60648

Summary Demographics

2010 Population	58,115
2010 Households	23,153
2010 Median Disposable Income	\$45,192
2010 Per Capita Income	\$26,655

Industry Summary	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink (NAICS 44-45, 722)	\$594,467,025	\$339,814,875	\$254,652,150	273	299
Total Retail Trade (NAICS 44-45)	\$502,831,799	\$301,044,443	\$201,787,356	251	225
Total Food & Drink (NAICS 722)	\$91,635,226	\$38,770,432	\$52,864,794	40.5	74

Industry Group	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers (NAICS 441)	\$120,232,955	\$86,971,141	\$33,261,814	16.1	49
Automobile Dealers (NAICS 4411)	\$105,058,497	\$65,266,765	\$39,791,732	23.4	28
Other Motor Vehicle Dealers (NAICS 4412)	\$8,022,545	\$18,027,332	\$10,004,787	38.4	7
Auto Parts, Accessories, and Tire Stores (NAICS 4413)	\$7,151,913	\$3,677,044	\$3,474,869	32.1	14
Furniture & Home Furnishings Stores (NAICS 442)	\$16,235,979	\$3,484,625	\$12,751,354	61.7	11
Furniture Stores (NAICS 4421)	\$9,595,947	\$2,060,284	\$7,535,663	60.6	4
Home Furnishings Stores (NAICS 4422)	\$6,640,032	\$1,424,341	\$5,215,691	64.7	7
Electronics & Appliance Stores (NAICS 443/NAICS 4431)	\$10,767,508	\$2,980,209	\$7,787,299	59.5	8
Bldg Materials, Garden Equip. & Supply Stores (NAICS 444)	\$19,715,189	\$6,057,857	\$13,657,332	53.0	22
Building Material and Supplies Dealers (NAICS 4441)	\$18,677,736	\$4,767,150	\$13,910,586	59.2	11
Lawn and Garden Equipment and Supplies Stores (NAICS 4442)	\$1,037,453	\$1,290,707	\$-253,254	10.9	11
Food & Beverage Stores (NAICS 445)	\$83,691,899	\$73,012,279	\$10,679,620	6.5	26
Grocery Stores (NAICS 4451)	\$72,203,558	\$69,290,637	\$2,912,921	2.1	14
Specialty Food Stores (NAICS 4452)	\$2,870,989	\$1,203,104	\$1,667,885	40.9	10
Beer, Wine, and Liquor Stores (NAICS 4453)	\$8,617,352	\$2,518,538	\$6,098,814	54.5	2
Health & Personal Care Stores (NAICS 446/NAICS 4461)	\$12,479,574	\$5,660,243	\$6,819,331	31.5	12
Gasoline Stations (NAICS 447/4471)	\$83,728,600	\$51,547,942	\$32,180,658	21.5	12
Clothing and Clothing Accessories Stores (NAICS 448)	\$16,498,442	\$1,093,346	\$15,405,096	87.6	9
Clothing Stores (NAICS 4481)	\$13,297,427	\$684,269	\$12,613,158	91.7	6
Shoe Stores (NAICS 4482)	\$1,811,429	\$0	\$1,811,429	100.0	0
Jewelry, Luggage and Leather Goods Stores (NAICS 4483)	\$1,389,586	\$409,077	\$980,509	54.5	3
Sporting Goods, Hobby, Book, and Music Stores (NAICS 451)	\$4,816,695	\$1,926,218	\$2,890,477	47.3	17
Sporting Goods/Hobby/Musical Instrument Stores (NAICS 4511)	\$2,834,116	\$1,222,220	\$1,611,896	35.7	15
Book, Periodical, and Music Stores (NAICS 4512)	\$1,982,579	\$703,998	\$1,278,581	47.6	2

Data Note. Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. ESRI uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector as well as four industry groups within the Food Services & Drinking Establishments subsector.

Source: ESRI and Infogroup



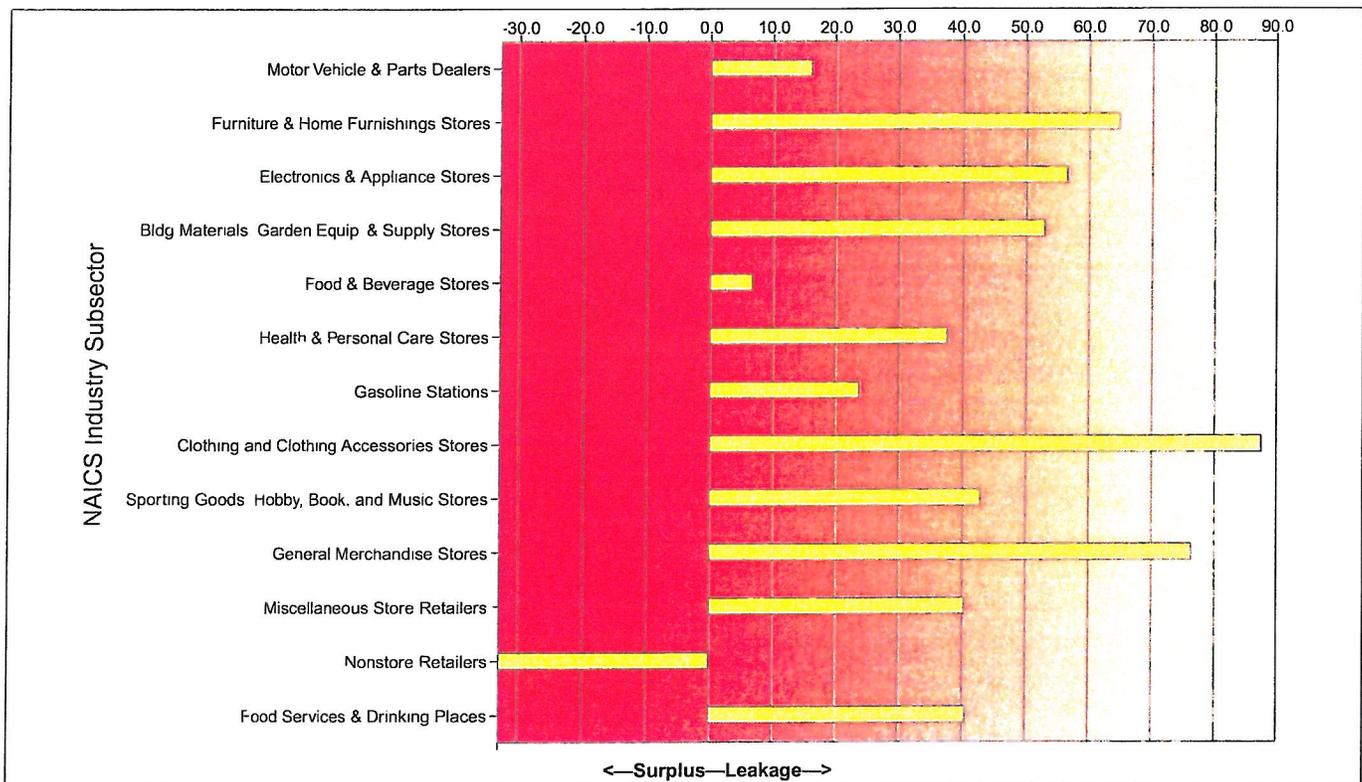
Retail MarketPlace Profile

Latitude: 39.90056
Longitude: -76.60648

Red Lion, PA
Ring: 5 miles radius

Industry Group	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
General Merchandise Stores (NAICS 452)	\$99,361,441	\$13,355,581	\$86,005,860	76.3	7
Department Stores Excluding Leased Depts (NAICS 4521)	\$35,145,862	\$0	\$35,145,862	100.0	0
Other General Merchandise Stores (NAICS 4529)	\$64,215,579	\$13,355,581	\$50,859,998	65.6	7
Miscellaneous Store Retailers (NAICS 453)	\$9,667,248	\$4,110,726	\$5,556,522	40.3	47
Florists (NAICS 4531)	\$983,785	\$738,322	\$245,463	13.3	6
Office Supplies, Stationery, and Gift Stores (NAICS 4532)	\$3,326,914	\$1,122,938	\$2,203,976	49.5	14
Used Merchandise Stores (NAICS 4533)	\$432,786	\$558,968	\$ 126,182	-12.7	14
Other Miscellaneous Store Retailers (NAICS 4539)	\$4,923,763	\$1,690,498	\$3,233,265	41.9	13
Nonstore Retailers (NAICS 454)	\$25,636,269	\$50,844,276	\$ 25,208,007	-33.0	5
Electronic Shopping and Mail-Order Houses (NAICS 4541)	\$20,277,383	\$49,096,926	\$ 28,819,543	-41.5	2
Vending Machine Operators (NAICS 4542)	\$1,417,929	\$1,747,350	\$ 329,421	10.4	3
Direct Selling Establishments (NAICS 4543)	\$3,940,957	\$0	\$3,940,957	100.0	0
Food Services & Drinking Places (NAICS 722)	\$91,635,226	\$38,770,432	\$52,864,794	40.5	74
Full-Service Restaurants (NAICS 7221)	\$60,406,227	\$19,859,164	\$40,547,063	51.5	44
Limited-Service Eating Places (NAICS 7222)	\$19,900,162	\$14,390,289	\$5,509,873	16.1	26
Special Food Services (NAICS 7223)	\$5,636,269	\$2,971,213	\$2,665,056	31.0	2
Drinking Places - Alcoholic Beverages (NAICS 7224)	\$5,692,568	\$1,549,766	\$4,142,802	51.2	2

Leakage/Surplus Factor by Industry Subsector

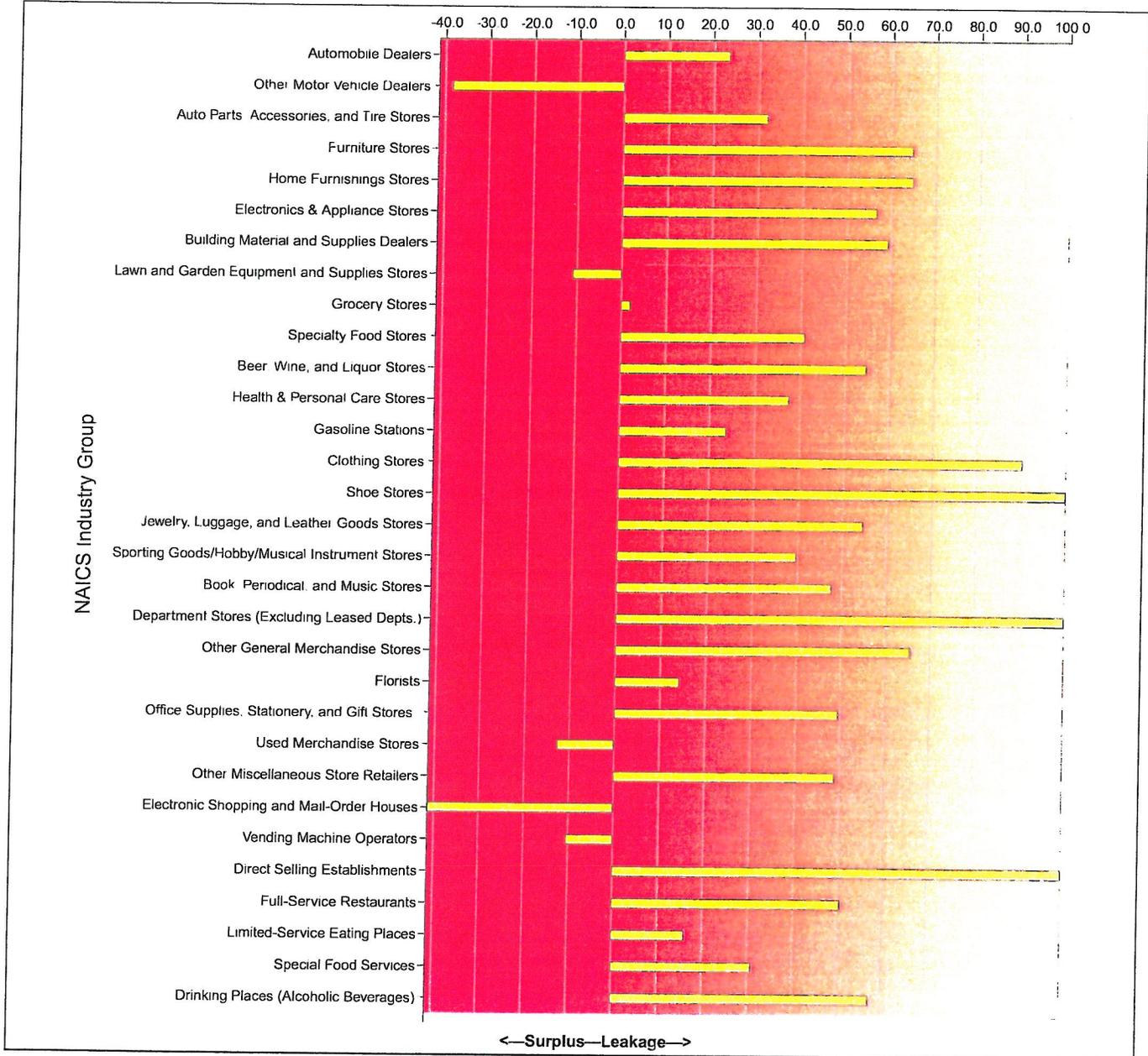


Source: ESRI and Infogroup

Red Lion, PA
Ring: 5 miles radius

Latitude 39.90056
Longitude -76.60648

Leakage/Surplus Factor by Industry Group



Source: ESRI and Infogroup



Retail MarketPlace Profile

Latitude: 39.90056
Longitude: -76.60648

Red Lion, PA
Ring: 7 miles radius

Summary Demographics

2010 Population	113,026
2010 Households	45,095
2010 Median Disposable Income	\$45,582
2010 Per Capita Income	\$27,719

Industry Summary

	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink (NAICS 44-45, 722)	\$1,203,130,939	\$869,348,345	\$333,782,594	16.1	764
Total Retail Trade (NAICS 44-45)	\$1,017,235,498	\$728,003,269	\$289,232,229	16.6	552
Total Food & Drink (NAICS 722)	\$185,895,441	\$141,345,076	\$44,550,365	13.6	212

Industry Group	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers (NAICS 441)	\$242,448,264	\$173,590,097	\$68,858,167	16.6	110
Automobile Dealers (NAICS 4411)	\$211,930,746	\$140,418,108	\$71,512,638	20.3	65
Other Motor Vehicle Dealers (NAICS 4412)	\$15,958,092	\$23,041,376	\$ 7,083,284	18.2	15
Auto Parts, Accessories, and Tire Stores (NAICS 4413)	\$14,559,426	\$10,130,613	\$4,428,813	17.9	30
Furniture & Home Furnishings Stores (NAICS 442)	\$33,052,622	\$15,920,202	\$17,132,420	35.0	34
Furniture Stores (NAICS 4421)	\$19,497,447	\$8,871,942	\$10,625,505	37.5	9
Home Furnishings Stores (NAICS 4422)	\$13,555,175	\$7,048,260	\$6,506,915	31.6	25
Electronics & Appliance Stores (NAICS 443/NAICS 4431)	\$21,722,416	\$6,192,937	\$15,529,479	55.8	23
Bldg Materials, Garden Equip. & Supply Stores (NAICS 444)	\$40,445,431	\$22,540,102	\$17,905,329	28.4	49
Building Material and Supplies Dealers (NAICS 4441)	\$38,355,592	\$20,471,230	\$17,884,362	30.4	34
Lawn and Garden Equipment and Supplies Stores (NAICS 4442)	\$2,089,839	\$2,068,872	\$20,957	0.5	15
Food & Beverage Stores (NAICS 445)	\$169,698,976	\$170,278,979	\$ 580,003	0.2	68
Grocery Stores (NAICS 4451)	\$146,381,977	\$154,679,222	\$ 8,297,245	2.8	39
Specialty Food Stores (NAICS 4452)	\$5,824,555	\$5,895,874	\$ 71,319	0.6	23
Beer, Wine, and Liquor Stores (NAICS 4453)	\$17,492,444	\$9,703,883	\$7,788,561	28.6	6
Health & Personal Care Stores (NAICS 446/NAICS 4461)	\$25,416,327	\$39,818,183	\$ 14,401,856	22.1	42
Gasoline Stations (NAICS 447/4471)	\$168,409,418	\$94,268,186	\$74,141,232	28.2	22
Clothing and Clothing Accessories Stores (NAICS 448)	\$33,426,294	\$11,276,797	\$22,149,497	49.5	36
Clothing Stores (NAICS 4481)	\$26,947,987	\$7,937,102	\$19,010,885	54.5	23
Shoe Stores (NAICS 4482)	\$3,660,989	\$1,877,596	\$1,783,393	32.2	5
Jewelry, Luggage, and Leather Goods Stores (NAICS 4483)	\$2,817,318	\$1,462,099	\$1,355,219	31.7	8
Sporting Goods, Hobby, Book, and Music Stores (NAICS 451)	\$9,666,334	\$9,814,611	\$ 148,277	0.8	48
Sporting Goods/Hobby/Musical Instrument Stores (NAICS 4511)	\$5,686,464	\$5,874,891	\$ 188,427	1.6	41
Book, Periodical, and Music Stores (NAICS 4512)	\$3,979,870	\$3,939,720	\$40,150	0.5	7

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents "leakage" of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. ESRI uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector.

Source: ESRI and Infogroup



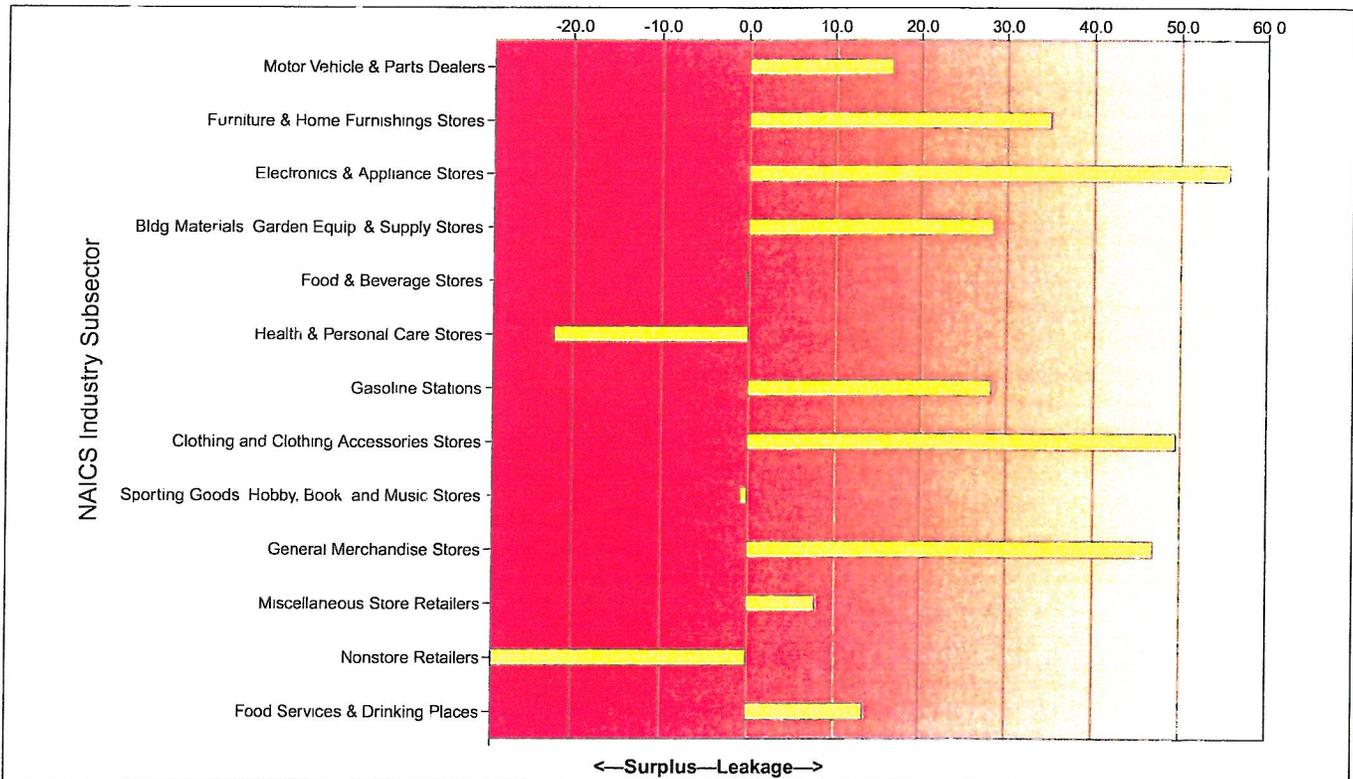
Retail MarketPlace Profile

Red Lion, PA
Ring: 7 miles radius

Latitude: 39.90056
Longitude: -76.60648

Industry Group	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
General Merchandise Stores (NAICS 452)	\$201,300,175	\$72,639,943	\$128,660,232	47.0	23
Department Stores Excluding Leased Depts.(NAICS 4521)	\$71,228,230	\$38,390,101	\$32,838,129	30.0	6
Other General Merchandise Stores (NAICS 4529)	\$130,071,945	\$34,249,842	\$95,822,103	58.3	17
Miscellaneous Store Retailers (NAICS 453)	\$19,529,201	\$16,667,913	\$2,861,288	7.9	90
Florists (NAICS 4531)	\$1,981,845	\$1,684,929	\$296,916	6.1	10
Office Supplies, Stationery and Gift Stores (NAICS 4532)	\$6,781,766	\$6,303,158	\$478,608	3.7	24
Used Merchandise Stores (NAICS 4533)	\$873,187	\$2,030,880	\$1,157,693	39.9	26
Other Miscellaneous Store Retailers (NAICS 4539)	\$9,892,403	\$6,648,946	\$3,243,457	19.6	30
Nonstore Retailers (NAICS 454)	\$52,120,040	\$94,995,319	\$42,875,279	29.1	7
Electronic Shopping and Mail-Order Houses (NAICS 4541)	\$41,117,356	\$84,203,334	\$43,085,978	34.4	2
Vending Machine Operators (NAICS 4542)	\$2,873,356	\$2,009,453	\$863,903	17.7	4
Direct Selling Establishments (NAICS 4543)	\$8,129,328	\$8,782,532	\$653,204	-3.9	1
Food Services & Drinking Places (NAICS 722)	\$185,895,441	\$141,345,076	\$44,550,365	15.6	212
Full-Service Restaurants (NAICS 7221)	\$122,492,732	\$60,739,010	\$61,753,722	33.7	117
Limited-Service Eating Places (NAICS 7222)	\$40,327,383	\$62,350,039	\$22,022,656	21.4	75
Special Food Services (NAICS 7223)	\$11,422,265	\$10,443,452	\$978,813	4.5	11
Drinking Places Alcoholic Beverages (NAICS 7224)	\$11,653,061	\$7,812,575	\$3,840,486	19.7	9

Leakage/Surplus Factor by Industry Subsector



Source: ESRI and Infogroup

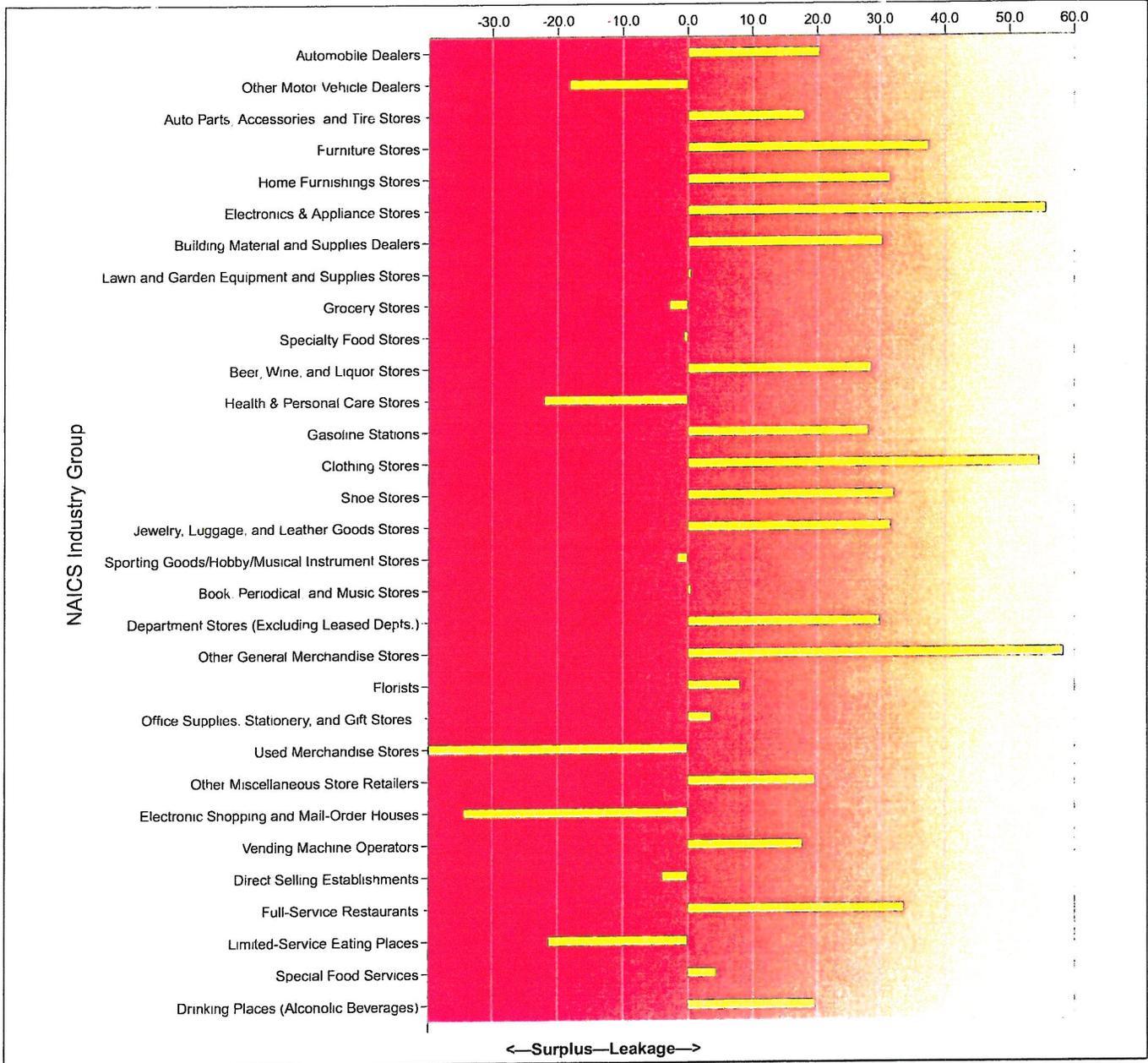


Retail MarketPlace Profile

Red Lion, PA
Ring: 7 miles radius

Latitude: 39.90056
Longitude: -76.60648

Leakage/Surplus Factor by Industry Group



Source: ESRI and Infogroup



Tapestry Segmentation Area Profile

Ranked by Households

Red Lion, PA
Ring: 3 miles radius

Latitude: 39.90056
Longitude: -76.60648

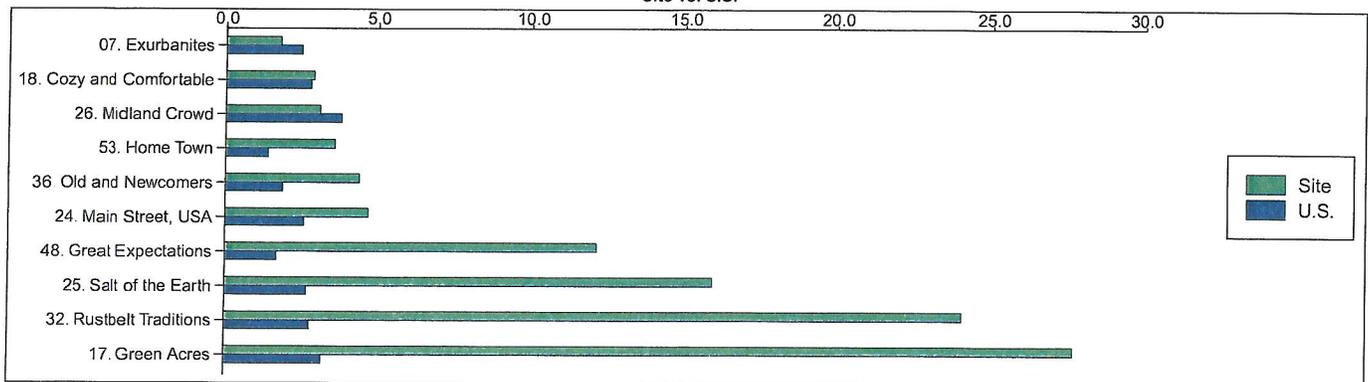
Top Twenty Tapestry Segments

Tapestry segment descriptions can be found at <http://www.esri.com/library/whitepapers/pdfs/community-tapestry.pdf>

Rank	Tapestry Segment	Households		U.S. Households		Index
		Percent	Cumulative Percent	Percent	Cumulative Percent	
1	17. Green Acres	27.6%	27.6%	3.2%	3.2%	857
2	32. Rustbelt Traditions	24.0%	51.6%	2.8%	6.0%	851
3	25. Salt of the Earth	15.9%	67.5%	2.7%	8.7%	581
4	48. Great Expectations	12.1%	79.6%	1.7%	10.4%	699
5	24. Main Street, USA	4.7%	84.3%	2.6%	13.0%	180
	Subtotal	84.3%		13.0%		
6	36. Old and Newcomers	4.4%	88.7%	1.9%	14.9%	226
7	53. Home Town	3.6%	92.3%	1.4%	16.3%	246
8	26. Midland Crowd	3.1%	95.4%	3.8%	20.1%	81
9	18. Cozy and Comfortable	2.9%	98.3%	2.8%	22.9%	104
10	07. Exurbanites	1.8%	100.1%	2.5%	25.4%	71
	Subtotal	15.8%		12.4%		
	Total	100.1%		25.4%		391

Top Ten Tapestry Segments

Site vs. U.S.



Percent of Households by Tapestry Segment

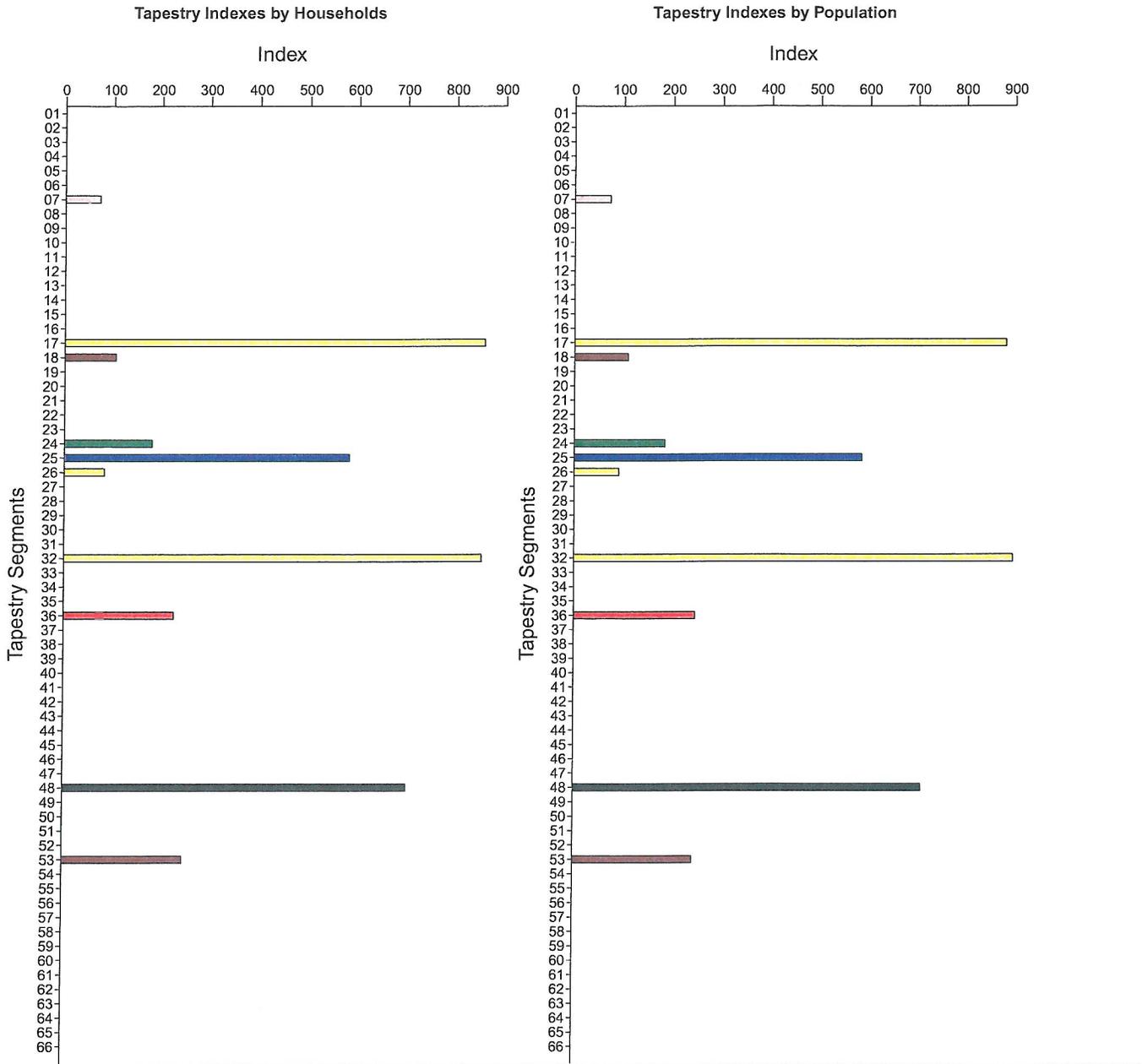
Source: ESRI



Tapestry Segmentation Area Profile

Red Lion, PA
Ring: 3 miles radius

Latitude: 39.90056
Longitude: -76.60648



Source: ESRI



Tapestry Segmentation Area Profile

Ranked by Households

Red Lion, PA
Ring: 5 miles radius

Latitude: 39.90056
Longitude: -76.60648

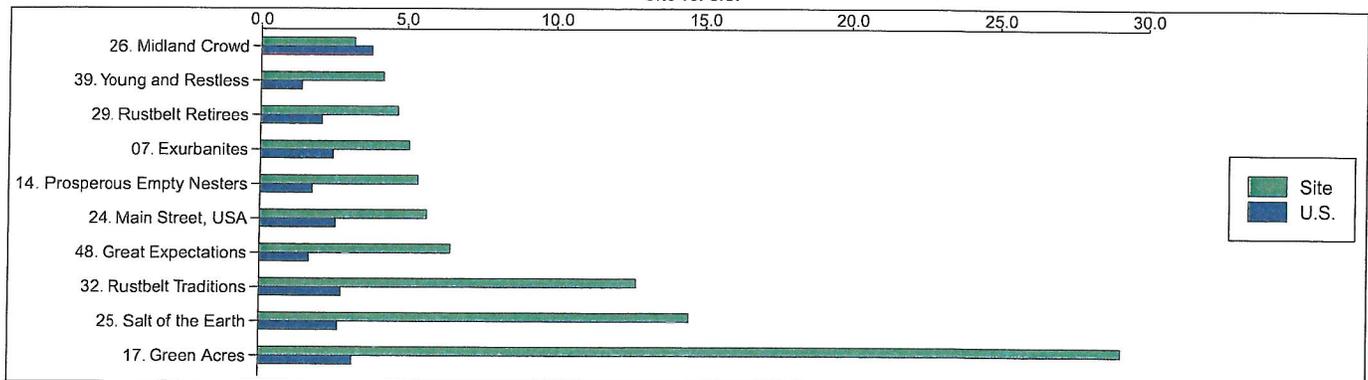
Top Twenty Tapestry Segments

Tapestry segment descriptions can be found at <http://www.esri.com/library/whitepapers/pdfs/community-tapestry.pdf>

Rank	Tapestry Segment	Households		U.S. Households		Index
		Percent	Cumulative Percent	Percent	Cumulative Percent	
1	17. Green Acres	29.1%	29.1%	3.2%	3.2%	902
2	25. Salt of the Earth	14.5%	43.6%	2.7%	5.9%	530
3	32. Rustbelt Traditions	12.7%	56.3%	2.8%	8.7%	453
4	48. Great Expectations	6.5%	62.8%	1.7%	10.4%	372
5	24. Main Street, USA	5.7%	68.5%	2.6%	13.0%	222
	Subtotal	68.5%		13.0%		
6	14. Prosperous Empty Nesters	5.4%	73.9%	1.8%	14.8%	296
7	07. Exurbanites	5.1%	79.0%	2.5%	17.3%	204
8	29. Rustbelt Retirees	4.7%	83.7%	2.1%	19.4%	227
9	39. Young and Restless	4.2%	87.9%	1.4%	20.8%	293
10	26. Midland Crowd	3.2%	91.1%	3.8%	24.6%	85
	Subtotal	22.6%		11.6%		
11	33. Midlife Junction	2.6%	93.7%	2.5%	27.1%	105
12	36. Old and Newcomers	2.3%	96.0%	1.9%	29.0%	120
13	53. Home Town	1.9%	97.9%	1.4%	30.4%	131
14	18. Cozy and Comfortable	1.7%	99.6%	2.8%	33.2%	61
15	30. Retirement Communities	0.3%	99.9%	1.5%	34.7%	20
	Subtotal	8.8%		10.1%		
	Total	99.9%		34.7%		286

Top Ten Tapestry Segments

Site vs. U.S.



Percent of Households by Tapestry Segment

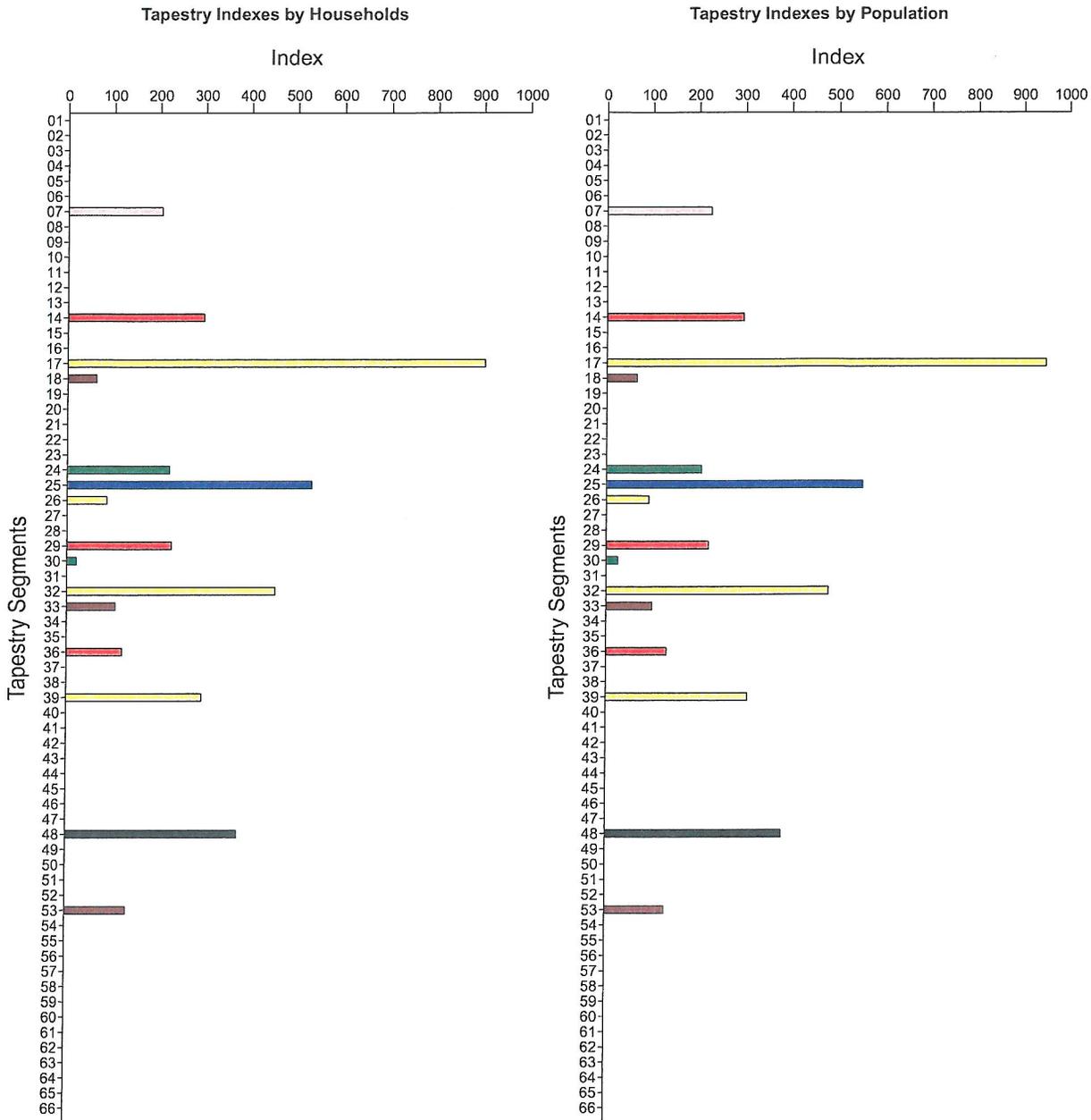
Source: ESRI



Tapestry Segmentation Area Profile

Red Lion, PA
Ring: 5 miles radius

Latitude: 39.90056
Longitude: -76.60648



Source: ESRI



Tapestry Segmentation Area Profile

Ranked by Households

Red Lion, PA
Ring: 7 miles radius

Latitude: 39.90056
Longitude: -76.60648

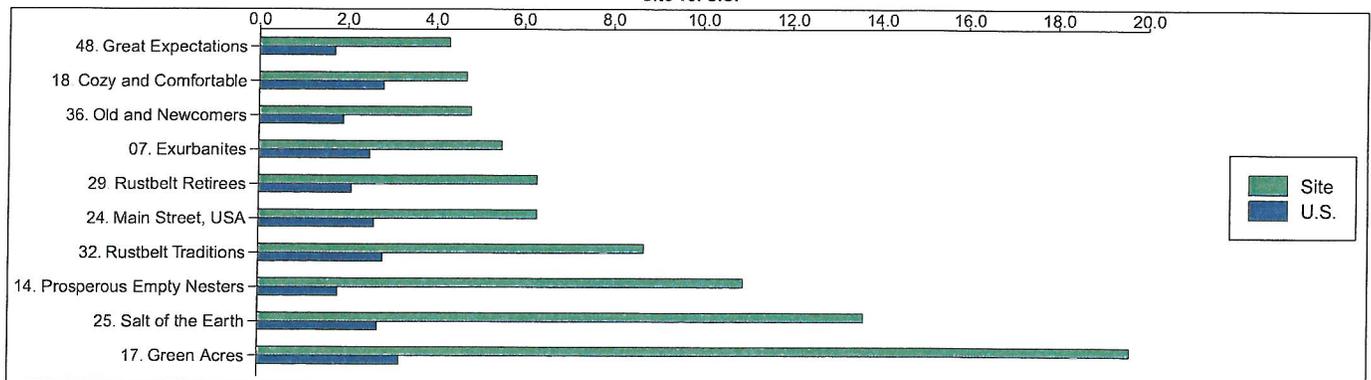
Top Twenty Tapestry Segments

Tapestry segment descriptions can be found at <http://www.esri.com/library/whitepapers/pdfs/community-tapestry.pdf>

Rank	Tapestry Segment	Households		U.S. Households		Index
		Percent	Cumulative Percent	Percent	Cumulative Percent	
1	17. Green Acres	19.6%	19.6%	3.2%	3.2%	608
2	25. Salt of the Earth	13.6%	33.2%	2.7%	5.9%	497
3	14. Prosperous Empty Nesters	10.9%	44.1%	1.8%	7.7%	592
4	32. Rustbelt Traditions	8.7%	52.8%	2.8%	10.5%	308
5	24. Main Street, USA	6.3%	59.1%	2.6%	13.1%	245
	Subtotal	59.1%		13.1%		
6	29. Rustbelt Retirees	6.3%	65.4%	2.1%	15.2%	304
7	07. Exurbanites	5.5%	70.9%	2.5%	17.7%	218
8	36. Old and Newcomers	4.8%	75.7%	1.9%	19.6%	248
9	18. Cozy and Comfortable	4.7%	80.4%	2.8%	22.4%	168
10	48. Great Expectations	4.3%	84.7%	1.7%	24.1%	248
	Subtotal	25.6%		11.0%		
11	26. Midland Crowd	3.7%	88.4%	3.8%	27.9%	98
12	30. Retirement Communities	2.8%	91.2%	1.5%	29.4%	196
13	53. Home Town	2.7%	93.9%	1.4%	30.8%	189
14	39. Young and Restless	2.1%	96.0%	1.4%	32.2%	150
15	33. Midlife Junction	1.8%	97.8%	2.5%	34.7%	74
	Subtotal	13.1%		10.6%		
16	65. Social Security Set	1.0%	98.8%	0.6%	35.3%	148
17	22. Metropolitans	0.6%	99.4%	1.2%	36.5%	47
18	03. Connoisseurs	0.4%	99.8%	1.4%	37.9%	27
19	60. City Dimensions	0.1%	99.9%	0.9%	38.8%	14
20	42. Southern Satellites	0.0%	99.9%	2.7%	41.5%	1
	Subtotal	2.1%		6.8%		
	Total	99.9%		41.5%		240

Top Ten Tapestry Segments

Site vs. U.S.



Percent of Households by Tapestry Segment

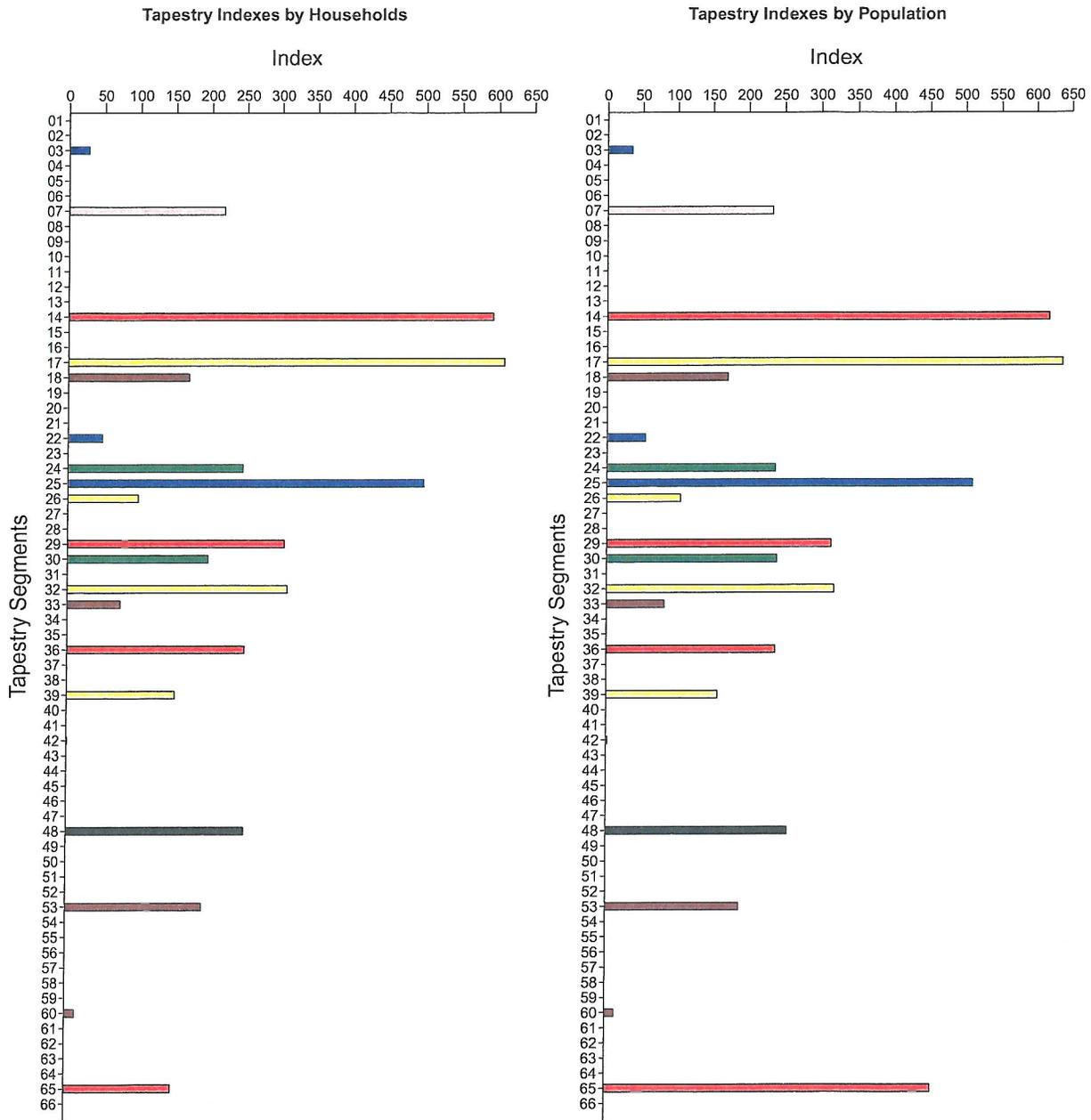
Source: ESRI



Tapestry Segmentation Area Profile

Red Lion, PA
Ring: 7 miles radius

Latitude: 39.90056
Longitude: -76.60648



Source: ESRI

APPENDIX 11

AMERICAN COMMUNITY SURVEY
2005-2009 5-YEAR ESTIMATES
FOR DALLASTOWN

Dallastown Borough, Pennsylvania

2005-2009 American Community Survey 5-Year Estimates -Data Profile Highlights:

Social Characteristics -	Estimate	Percent	U.S.	Margin of Error
Average household size	2.38	(X)	2.60	+/-0.21
Average family size	2.78	(X)	3.19	+/-0.24
Population 25 years and over	2,711			+/-220
High school graduate or higher	(X)	82.6	84.6%	(X)
Bachelor's degree or higher	(X)	10.0	27.5%	(X)
Civilian veterans (civilian population 18 years and over)	363	12.0	10.1%	+/-139
With a Disability	(X)	(X)	(X)	(X)
Foreign born	120	2.9	12.4%	+/-82
Male, Now married, except separated (population 15 years and over)	800	51.3	52.3%	+/-121
Female, Now married, except separated (population 15 years and over)	801	47.8	48.4%	+/-114
Speak a language other than English at home (population 5 years and over)	121	3.1	19.6%	+/-84
Household population	3,935			+/-217
Group quarters population	(X)	(X)	(X)	(X)
Economic Characteristics -	Estimate	Percent	U.S.	Margin of Error
In labor force (population 16 years and over)	2,321	73.7	65.0%	+/-229
Mean travel time to work in minutes (workers 16 years and over)	20.9	(X)	25.2	+/-2.2
Median household income (in 2009 inflation-adjusted dollars)	47,627	(X)	51,425	+/-9,005
Median family income (in 2009 inflation-adjusted dollars)	59,008	(X)	62,363	+/-9,121
Per capita income (in 2009 inflation-adjusted dollars)	22,545	(X)	27,041	+/-2,568
Families below poverty level	(X)	4.3	9.9%	+/-3.2
Individuals below poverty level	(X)	6.7	13.5%	+/-3.5
Housing Characteristics -	Estimate	Percent	U.S.	Margin of Error
Total housing units	1,802			+/-192
Occupied housing units	1,654	91.8	88.2%	+/-177
Owner-occupied housing units	932	56.3	66.9%	+/-157
Renter-occupied housing units	722	43.7	33.1%	+/-163
Vacant housing units	148	8.2	11.8%	+/-100
Owner-occupied homes	932			+/-157
Median value (dollars)	119,300	(X)	185,400	+/-7,880
Median of selected monthly owner costs				
With a mortgage (dollars)	1,186	(X)	1,486	+/-140
Not mortgaged (dollars)	433	(X)	419	+/-45
ACS Demographic Estimates -	Estimate	Percent	U.S.	Margin of Error
Total population	4,068			+/-18
Male	2,047	50.3	49.3%	+/-174
Female	2,021	49.7	50.7%	+/-177
Median age (years)	36.9	(X)	36.5	+/-3.2
Under 5 years	207	5.1	6.9%	+/-83
18 years and over	3,030	74.5	75.4%	+/-204
65 years and over	396	9.7	12.6%	+/-177
One race	3,963	97.4	97.8%	+/-83
White	3,937	96.8	74.5%	+/-93
Black or African American	13	0.3	12.4%	+/-22
American Indian and Alaska Native	0	0.0	0.8%	+/-109
Asian	13	0.3	4.4%	+/-19
Native Hawaiian and Other Pacific Islander	0	0.0	0.1%	+/-109
Some other race	0	0.0	5.6%	+/-109
Two or more races	105	2.6	2.2%	+/-82
Hispanic or Latino (of any race)	11	0.3	15.1%	+/-18

Source: U.S. Census Bureau, 2005-2009 American Community Survey

Explanation of Symbols:

'****' - The median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.

'*****' - The estimate is controlled. A statistical test for sampling variability is not appropriate.

'N' - Data for this geographic area cannot be displayed because the number of sample cases is too small.

'(X)' - The value is not applicable or not available.

Dallastown Borough, Pennsylvania

Selected Social Characteristics in the United States: 2005-2009 

Data Set: 2005-2009 American Community Survey 5-Year Estimates

Survey: American Community Survey

Selected Social Characteristics in the United States	Estimate	Margin of Error	Percent	Margin of Error
HOUSEHOLDS BY TYPE				
Total households	1,654	+/-177	1,654	(X)
Family households (families)	1,186	+/-126	71.7%	+/-7.5
With own children under 18 years	550	+/-124	33.3%	+/-8.1
Married-couple family	764	+/-119	46.2%	+/-7.9
With own children under 18 years	247	+/-96	14.9%	+/-6.5
Male householder, no wife present, family	117	+/-93	7.1%	+/-5.5
With own children under 18 years	117	+/-93	7.1%	+/-5.5
Female householder, no husband present, family	305	+/-120	18.4%	+/-7.1
With own children under 18 years	186	+/-88	11.2%	+/-5.2
Nonfamily households	468	+/-159	28.3%	+/-7.5
Householder living alone	390	+/-145	23.6%	+/-7.0
65 years and over	165	+/-72	10.0%	+/-4.0
Households with one or more people under 18 years	625	+/-120	37.8%	+/-8.1
Households with one or more people 65 years and over	257	+/-93	15.5%	+/-5.0
Average household size	2.38	+/-0.21	(X)	(X)
Average family size	2.78	+/-0.24	(X)	(X)
RELATIONSHIP				
Population in households	3,935	+/-217	3,935	(X)
Householder	1,654	+/-177	42.0%	+/-3.8
Spouse	746	+/-123	19.0%	+/-3.0
Child	1,192	+/-209	30.3%	+/-5.1
Other relatives	177	+/-101	4.5%	+/-2.6
Nonrelatives	166	+/-100	4.2%	+/-2.5
Unmarried partner	114	+/-78	2.9%	+/-2.0
MARITAL STATUS				
Males 15 years and over	1,559	+/-142	1,559	(X)
Never married	526	+/-142	33.7%	+/-7.5
Now married, except separated	800	+/-121	51.3%	+/-8.4
Separated	0	+/-109	0.0%	+/-1.7
Widowed	26	+/-29	1.7%	+/-1.9
Divorced	207	+/-110	13.3%	+/-6.8
Females 15 years and over	1,674	+/-146	1,674	(X)
Never married	425	+/-144	25.4%	+/-8.2
Now married, except separated	801	+/-114	47.8%	+/-7.7
Separated	35	+/-30	2.1%	+/-1.8
Widowed	211	+/-98	12.6%	+/-5.4
Divorced	202	+/-101	12.1%	+/-5.7
SCHOOL ENROLLMENT				
Population 3 years and over enrolled in school	877	+/-202	877	(X)
Nursery school, preschool	49	+/-39	5.6%	+/-4.3
Kindergarten	62	+/-60	7.1%	+/-6.8
Elementary school (grades 1-8)	424	+/-149	48.3%	+/-11.9
High school (grades 9-12)	145	+/-83	16.5%	+/-8.2
College or graduate school	197	+/-103	22.5%	+/-11.8

EDUCATIONAL ATTAINMENT				
Population 25 years and over	2,711	+/-220	2,711	(X)
Less than 9th grade	115	+/-64	4.2%	+/-2.3
9th to 12th grade, no diploma	358	+/-133	13.2%	+/-4.6
High school graduate (includes equivalency)	1,298	+/-195	47.9%	+/-7.0
Some college, no degree	521	+/-141	19.2%	+/-4.9
Associate's degree	147	+/-87	5.4%	+/-3.3
Bachelor's degree	164	+/-87	6.0%	+/-3.1
Graduate or professional degree	108	+/-73	4.0%	+/-2.6
Percent high school graduate or higher	82.6%	+/-4.9	(X)	(X)
Percent bachelor's degree or higher	10.0%	+/-4.4	(X)	(X)
RESIDENCE 1 YEAR AGO				
Population 1 year and over	4,022	+/-58	4,022	(X)
Same house	3,303	+/-254	82.1%	+/-6.7
Different house in the U.S.	719	+/-276	17.9%	+/-6.7
Same county	664	+/-260	16.5%	+/-6.4
Different county	55	+/-51	1.4%	+/-1.3
Same state	15	+/-25	0.4%	+/-0.6
Different state	40	+/-46	1.0%	+/-1.1
Abroad	0	+/-109	0.0%	+/-0.7

Source: U.S. Census Bureau, 2005-2009 American Community Survey

Explanation of Symbols:

1. An '***' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An '***' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.

Dallastown Borough, Pennsylvania

ACS Demographic and Housing Estimates: 2005-2009 

Data Set: 2005-2009 American Community Survey 5-Year Estimates

Survey: American Community Survey

ACS Demographic and Housing Estimates	Estimate	Margin of Error	Percent	Margin of Error
SEX AND AGE				
Total population	4,068	+/-18	4,068	(X)
Male	2,047	+/-174	50.3%	+/-4.3
Female	2,021	+/-177	49.7%	+/-4.3
Under 5 years	207	+/-83	5.1%	+/-2.0
5 to 9 years	279	+/-111	6.9%	+/-2.7
10 to 14 years	349	+/-137	8.6%	+/-3.4
15 to 19 years	259	+/-153	6.4%	+/-3.8
20 to 24 years	263	+/-120	6.5%	+/-3.0
25 to 34 years	577	+/-160	14.2%	+/-3.9
35 to 44 years	656	+/-177	16.1%	+/-4.3
45 to 54 years	552	+/-184	13.6%	+/-4.5
55 to 59 years	207	+/-82	5.1%	+/-2.0
60 to 64 years	323	+/-119	7.9%	+/-2.9
65 to 74 years	184	+/-104	4.5%	+/-2.6
75 to 84 years	80	+/-51	2.0%	+/-1.3
85 years and over	132	+/-101	3.2%	+/-2.5
Median age (years)	36.9	+/-3.2	(X)	(X)
18 years and over	3,030	+/-204	74.5%	+/-5.0
21 years and over	2,888	+/-208	71.0%	+/-5.1
62 years and over	565	+/-214	13.9%	+/-5.3
65 years and over	396	+/-177	9.7%	+/-4.3

Source: U.S. Census Bureau, 2005-2009 American Community Survey

Explanation of Symbols:

1. An '***' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
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8. An '(X)' means that the estimate is not applicable or not available.

Dallastown Borough, Pennsylvania

Selected Housing Characteristics: 2005-2009

Data Set: 2005-2009 American Community Survey 5-Year Estimates

Survey: American Community Survey

Selected Housing Characteristics	Estimate	Margin of Error	Percent	Margin of Error
HOUSING OCCUPANCY				
Total housing units	1,802	+/-192	1,802	(X)
Occupied housing units	1,654	+/-177	91.8%	+/-5.3
Vacant housing units	148	+/-100	8.2%	+/-5.3
Homeowner vacancy rate	0.0	+/-2.7	(X)	(X)
Rental vacancy rate	9.0	+/-9.3	(X)	(X)
UNITS IN STRUCTURE				
Total housing units	1,802	+/-192	1,802	(X)
1-unit, detached	895	+/-166	49.7%	+/-7.0
1-unit, attached	470	+/-118	26.1%	+/-6.5
2 units	115	+/-69	6.4%	+/-3.8
3 or 4 units	44	+/-45	2.4%	+/-2.5
5 to 9 units	169	+/-80	9.4%	+/-4.3
10 to 19 units	70	+/-78	3.9%	+/-4.3
20 or more units	17	+/-26	0.9%	+/-1.4
Mobile home	22	+/-20	1.2%	+/-1.1
Boat, RV, van, etc.	0	+/-109	0.0%	+/-1.5
YEAR STRUCTURE BUILT				
Total housing units	1,802	+/-192	1,802	(X)
Built 2005 or later	42	+/-47	2.3%	+/-2.6
Built 2000 to 2004	43	+/-28	2.4%	+/-1.5
Built 1990 to 1999	74	+/-67	4.1%	+/-3.7
Built 1980 to 1989	186	+/-91	10.3%	+/-5.0
Built 1970 to 1979	294	+/-123	16.3%	+/-6.0
Built 1960 to 1969	96	+/-80	5.3%	+/-4.4
Built 1950 to 1959	241	+/-90	13.4%	+/-5.1
Built 1940 to 1949	122	+/-65	6.8%	+/-3.7
Built 1939 or earlier	704	+/-161	39.1%	+/-7.7
ROOMS				
Total housing units	1,802	+/-192	1,802	(X)
1 room	0	+/-109	0.0%	+/-1.5
2 rooms	29	+/-33	1.6%	+/-1.8
3 rooms	64	+/-59	3.6%	+/-3.3
4 rooms	401	+/-133	22.3%	+/-6.7
5 rooms	246	+/-113	13.7%	+/-6.0
6 rooms	485	+/-148	26.9%	+/-7.4
7 rooms	198	+/-74	11.0%	+/-3.9
8 rooms	160	+/-75	8.9%	+/-4.5
9 rooms or more	219	+/-102	12.2%	+/-5.6
Median rooms	5.8	+/-0.2	(X)	(X)
BEDROOMS				
Total housing units	1,802	+/-192	1,802	(X)
No bedroom	0	+/-109	0.0%	+/-1.5
1 bedroom	157	+/-77	8.7%	+/-4.3
2 bedrooms	507	+/-146	28.1%	+/-6.5
3 bedrooms	806	+/-154	44.7%	+/-7.4
4 bedrooms	257	+/-95	14.3%	+/-5.4
5 or more bedrooms	75	+/-68	4.2%	+/-3.8

Selected Housing Characteristics	Estimate	Margin of Error	Percent	Margin of Error
HOUSING TENURE				
Occupied housing units	1,654	+/-177	1,654	(X)
Owner-occupied	932	+/-157	56.3%	+/-8.1
Renter-occupied	722	+/-163	43.7%	+/-8.1
Average household size of owner-occupied unit	2.51	+/-0.30	(X)	(X)
Average household size of renter-occupied unit	2.21	+/-0.29	(X)	(X)
YEAR HOUSEHOLDER MOVED INTO UNIT				
Occupied housing units	1,654	+/-177	1,654	(X)
Moved in 2005 or later	470	+/-125	28.4%	+/-6.8
Moved in 2000 to 2004	506	+/-142	30.6%	+/-7.8
Moved in 1990 to 1999	245	+/-94	14.8%	+/-5.8
Moved in 1980 to 1989	108	+/-56	6.5%	+/-3.4
Moved in 1970 to 1979	175	+/-74	10.6%	+/-4.3
Moved in 1969 or earlier	150	+/-80	9.1%	+/-4.6
VEHICLES AVAILABLE				
Occupied housing units	1,654	+/-177	1,654	(X)
No vehicles available	62	+/-49	3.7%	+/-2.9
1 vehicle available	724	+/-189	43.8%	+/-9.4
2 vehicles available	437	+/-133	26.4%	+/-7.8
3 or more vehicles available	431	+/-127	26.1%	+/-7.8
SELECTED CHARACTERISTICS				
Occupied housing units	1,654	+/-177	1,654	(X)
Lacking complete plumbing facilities	11	+/-18	0.7%	+/-1.1
Lacking complete kitchen facilities	15	+/-23	0.9%	+/-1.4
No telephone service available	23	+/-27	1.4%	+/-1.6
OCCUPANTS PER ROOM				
Occupied housing units	1,654	+/-177	1,654	(X)
1.00 or less	1,654	+/-177	100.0%	+/-1.6
1.01 to 1.50	0	+/-109	0.0%	+/-1.6
1.51 or more	0	+/-109	0.0%	+/-1.6
VALUE				
Owner-occupied units	932	+/-157	932	(X)
Less than \$50,000	0	+/-109	0.0%	+/-2.9
\$50,000 to \$99,999	263	+/-89	28.2%	+/-10.0
\$100,000 to \$149,999	377	+/-123	40.5%	+/-9.7
\$150,000 to \$199,999	236	+/-92	25.3%	+/-8.7
\$200,000 to \$299,999	29	+/-25	3.1%	+/-2.6
\$300,000 to \$499,999	27	+/-30	2.9%	+/-3.2
\$500,000 to \$999,999	0	+/-109	0.0%	+/-2.9
\$1,000,000 or more	0	+/-109	0.0%	+/-2.9
Median (dollars)	119,300	+/-7,880	(X)	(X)
MORTGAGE STATUS				
Owner-occupied units	932	+/-157	932	(X)
Housing units with a mortgage	669	+/-147	71.8%	+/-9.2
Housing units without a mortgage	263	+/-93	28.2%	+/-9.2

Selected Housing Characteristics	Estimate	Margin of Error	Percent	Margin of Error
SELECTED MONTHLY OWNER COSTS (SMOC)				
Housing units with a mortgage	669	+/-147	669	(X)
Less than \$300	0	+/-109	0.0%	+/-4.0
\$300 to \$499	14	+/-20	2.1%	+/-3.0
\$500 to \$699	71	+/-58	10.6%	+/-8.7
\$700 to \$999	152	+/-68	22.7%	+/-9.3
\$1,000 to \$1,499	284	+/-110	42.5%	+/-11.7
\$1,500 to \$1,999	118	+/-59	17.6%	+/-7.6
\$2,000 or more	30	+/-33	4.5%	+/-4.9
Median (dollars)	1,186	+/-140	(X)	(X)
Housing units without a mortgage	263	+/-93	263	(X)
Less than \$100	0	+/-109	0.0%	+/-9.9
\$100 to \$199	0	+/-109	0.0%	+/-9.9
\$200 to \$299	15	+/-23	5.7%	+/-9.2
\$300 to \$399	86	+/-69	32.7%	+/-19.6
\$400 or more	162	+/-65	61.6%	+/-17.3
Median (dollars)	433	+/-45	(X)	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)				
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	669	+/-147	669	(X)
Less than 20.0 percent	236	+/-83	35.3%	+/-11.7
20.0 to 24.9 percent	103	+/-69	15.4%	+/-9.3
25.0 to 29.9 percent	98	+/-61	14.6%	+/-8.6
30.0 to 34.9 percent	45	+/-35	6.7%	+/-5.2
35.0 percent or more	187	+/-90	28.0%	+/-11.1
Not computed	0	+/-109	(X)	(X)
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	263	+/-93	263	(X)
Less than 10.0 percent	101	+/-76	38.4%	+/-22.7
10.0 to 14.9 percent	28	+/-29	10.6%	+/-11.3
15.0 to 19.9 percent	15	+/-23	5.7%	+/-9.2
20.0 to 24.9 percent	41	+/-40	15.6%	+/-14.5
25.0 to 29.9 percent	15	+/-23	5.7%	+/-8.8
30.0 to 34.9 percent	0	+/-109	0.0%	+/-9.9
35.0 percent or more	63	+/-48	24.0%	+/-16.8
Not computed	0	+/-109	(X)	(X)
GROSS RENT				
Occupied units paying rent	722	+/-163	722	(X)
Less than \$200	0	+/-109	0.0%	+/-3.7
\$200 to \$299	0	+/-109	0.0%	+/-3.7
\$300 to \$499	60	+/-62	8.3%	+/-7.8
\$500 to \$749	315	+/-112	43.6%	+/-13.4
\$750 to \$999	237	+/-111	32.8%	+/-13.9
\$1,000 to \$1,499	110	+/-76	15.2%	+/-10.4
\$1,500 or more	0	+/-109	0.0%	+/-3.7
Median (dollars)	739	+/-77	(X)	(X)
No rent paid	0	+/-109	(X)	(X)

Selected Housing Characteristics	Estimate	Margin of Error	Percent	Margin of Error
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)				
Occupied units paying rent (excluding units where GRAPI cannot be computed)	722	+/-163	722	(X)
Less than 15.0 percent	150	+/-86	20.8%	+/-10.6
15.0 to 19.9 percent	142	+/-89	19.7%	+/-12.9
20.0 to 24.9 percent	54	+/-45	7.5%	+/-6.1
25.0 to 29.9 percent	153	+/-116	21.2%	+/-13.2
30.0 to 34.9 percent	76	+/-52	10.5%	+/-7.1
35.0 percent or more	147	+/-72	20.4%	+/-10.2
Not computed	0	+/-109	(X)	(X)

Source: U.S. Census Bureau, 2005-2009 American Community Survey

Explanation of Symbols:

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Dallastown Borough, Pennsylvania

Selected Economic Characteristics: 2005-2009

Data Set: 2005-2009 American Community Survey 5-Year Estimates

Survey: American Community Survey

Selected Economic Characteristics	Estimate	Margin of Error	Percent	Margin of Error
EMPLOYMENT STATUS				
Population 16 years and over	3,150	+/-174	3,150	(X)
In labor force	2,321	+/-229	73.7%	+/-6.6
Civilian labor force	2,321	+/-229	73.7%	+/-6.6
Employed	2,251	+/-221	71.5%	+/-6.3
Unemployed	70	+/-51	2.2%	+/-1.6
Armed Forces	0	+/-109	0.0%	+/-0.9
Not in labor force	829	+/-217	26.3%	+/-6.6
Civilian labor force	2,321	+/-229	2,321	(X)
Percent Unemployed	3.0%	+/-2.1	(X)	(X)
Females 16 years and over	1,606	+/-166	1,606	(X)
In labor force	1,045	+/-147	65.1%	+/-9.2
Civilian labor force	1,045	+/-147	65.1%	+/-9.2
Employed	1,015	+/-141	63.2%	+/-9.0
Own children under 6 years	278	+/-117	278	(X)
All parents in family in labor force	229	+/-112	82.4%	+/-17.0
Own children 6 to 17 years	735	+/-233	735	(X)
All parents in family in labor force	735	+/-233	100.0%	+/-3.7
COMMUTING TO WORK				
Workers 16 years and over	2,251	+/-221	2,251	(X)
Car, truck, or van -- drove alone	1,902	+/-205	84.5%	+/-5.0
Car, truck, or van -- carpoled	192	+/-92	8.5%	+/-4.0
Public transportation (excluding taxicab)	0	+/-109	0.0%	+/-1.2
Walked	95	+/-74	4.2%	+/-3.2
Other means	14	+/-20	0.6%	+/-0.9
Worked at home	48	+/-38	2.1%	+/-1.6
Mean travel time to work (minutes)	20.9	+/-2.2	(X)	(X)
OCCUPATION				
Civilian employed population 16 years and over	2,251	+/-221	2,251	(X)
Management, professional, and related occupations	658	+/-168	29.2%	+/-6.8
Service occupations	304	+/-127	13.5%	+/-5.6
Sales and office occupations	412	+/-122	18.3%	+/-5.1
Farming, fishing, and forestry occupations	0	+/-109	0.0%	+/-1.2
Construction, extraction, maintenance, and repair occupations	289	+/-124	12.8%	+/-5.2
Production, transportation, and material moving occupations	588	+/-173	26.1%	+/-7.4
INDUSTRY				
Civilian employed population 16 years and over	2,251	+/-221	2,251	(X)
Agriculture, forestry, fishing and hunting, and mining	0	+/-109	0.0%	+/-1.2
Construction	236	+/-111	10.5%	+/-4.7
Manufacturing	560	+/-145	24.9%	+/-6.5
Wholesale trade	143	+/-92	6.4%	+/-4.0
Retail trade	231	+/-97	10.3%	+/-4.2
Transportation and warehousing, and utilities	25	+/-26	1.1%	+/-1.1
Information	71	+/-68	3.2%	+/-3.0
Finance and insurance, and real estate and rental and leasing	138	+/-76	6.1%	+/-3.3

Selected Economic Characteristics	Estimate	Margin of Error	Percent	Margin of Error
Professional, scientific, and management, and administrative and waste management services	159	+/-96	7.1%	+/-4.2
Educational services, and health care and social assistance	396	+/-149	17.6%	+/-6.3
Arts, entertainment, and recreation, and accommodation and food services	126	+/-76	5.6%	+/-3.3
Other services, except public administration	111	+/-72	4.9%	+/-3.2
Public administration	55	+/-56	2.4%	+/-2.4
CLASS OF WORKER				
Civilian employed population 16 years and over	2,251	+/-221	2,251	(X)
Private wage and salary workers	1,966	+/-229	87.3%	+/-4.7
Government workers	155	+/-83	6.9%	+/-3.5
Self-employed in own not incorporated business workers	130	+/-74	5.8%	+/-3.4
Unpaid family workers	0	+/-109	0.0%	+/-1.2
INCOME AND BENEFITS (IN 2009 INFLATION-ADJUSTED DOLLARS)				
Total households	1,654	+/-177	1,654	(X)
Less than \$10,000	83	+/-51	5.0%	+/-3.1
\$10,000 to \$14,999	77	+/-56	4.7%	+/-3.2
\$15,000 to \$24,999	213	+/-98	12.9%	+/-5.6
\$25,000 to \$34,999	211	+/-110	12.8%	+/-6.1
\$35,000 to \$49,999	299	+/-95	18.1%	+/-5.9
\$50,000 to \$74,999	339	+/-125	20.5%	+/-7.5
\$75,000 to \$99,999	304	+/-112	18.4%	+/-6.7
\$100,000 to \$149,999	91	+/-56	5.5%	+/-3.5
\$150,000 to \$199,999	14	+/-24	0.8%	+/-1.4
\$200,000 or more	23	+/-26	1.4%	+/-1.6
Median household income (dollars)	47,627	+/-9,005	(X)	(X)
Mean household income (dollars)	54,091	+/-4,658	(X)	(X)
With earnings	1,437	+/-155	86.9%	+/-4.7
Mean earnings (dollars)	55,813	+/-5,090	(X)	(X)
With Social Security	328	+/-97	19.8%	+/-5.0
Mean Social Security income (dollars)	11,741	+/-1,472	(X)	(X)
With retirement income	248	+/-85	15.0%	+/-5.1
Mean retirement income (dollars)	12,711	+/-6,014	(X)	(X)
With Supplemental Security Income	29	+/-30	1.8%	+/-1.8
Mean Supplemental Security Income (dollars)	4,945	+/-1,244	(X)	(X)
With cash public assistance income	30	+/-31	1.8%	+/-1.9
Mean cash public assistance income (dollars)	827	+/-347	(X)	(X)
With Food Stamp/SNAP benefits in the past 12 months	80	+/-47	4.8%	+/-2.9
Families				
Families	1,186	+/-126	1,186	(X)
Less than \$10,000	39	+/-35	3.3%	+/-3.0
\$10,000 to \$14,999	0	+/-109	0.0%	+/-2.3
\$15,000 to \$24,999	98	+/-67	8.3%	+/-5.5
\$25,000 to \$34,999	143	+/-88	12.1%	+/-7.4
\$35,000 to \$49,999	249	+/-98	21.0%	+/-8.0
\$50,000 to \$74,999	265	+/-109	22.3%	+/-9.1
\$75,000 to \$99,999	276	+/-107	23.3%	+/-8.4
\$100,000 to \$149,999	79	+/-53	6.7%	+/-4.5
\$150,000 to \$199,999	14	+/-24	1.2%	+/-2.0
\$200,000 or more	23	+/-26	1.9%	+/-2.2
Median family income (dollars)	59,008	+/-9,121	(X)	(X)
Mean family income (dollars)	61,904	+/-5,805	(X)	(X)
Per capita income (dollars)	22,545	+/-2,568	(X)	(X)

Selected Economic Characteristics	Estimate	Margin of Error	Percent	Margin of Error
Nonfamily households	468	+/-159	468	(X)
Median nonfamily income (dollars)	24,148	+/-4,294	(X)	(X)
Mean nonfamily income (dollars)	32,250	+/-6,890	(X)	(X)
Median earnings for workers (dollars)	29,724	+/-1,817	(X)	(X)
Median earnings for male full-time, year-round workers (dollars)	38,180	+/-3,055	(X)	(X)
Median earnings for female full-time, year-round workers (dollars)	28,395	+/-2,079	(X)	(X)
PERCENTAGE OF FAMILIES AND PEOPLE WHOSE INCOME IN THE PAST 12 MONTHS IS BELOW THE POVERTY LEVEL				
All families	4.3%	+/-3.2	(X)	(X)
With related children under 18 years	8.3%	+/-6.4	(X)	(X)
With related children under 5 years only	14.7%	+/-25.0	(X)	(X)
Married couple families	0.0%	+/-3.5	(X)	(X)
With related children under 18 years	0.0%	+/-10.0	(X)	(X)
With related children under 5 years only	0.0%	+/-54.6	(X)	(X)
Families with female householder, no husband present	16.7%	+/-14.3	(X)	(X)
With related children under 18 years	21.7%	+/-17.7	(X)	(X)
With related children under 5 years only	29.7%	+/-45.2	(X)	(X)
All people	6.7%	+/-3.5	(X)	(X)
Under 18 years	11.4%	+/-8.4	(X)	(X)
Related children under 18 years	10.3%	+/-8.2	(X)	(X)
Related children under 5 years	12.6%	+/-12.8	(X)	(X)
Related children 5 to 17 years	9.8%	+/-9.1	(X)	(X)
18 years and over	5.0%	+/-2.5	(X)	(X)
18 to 64 years	5.0%	+/-2.6	(X)	(X)
65 years and over	5.2%	+/-7.9	(X)	(X)
People in families	4.8%	+/-3.6	(X)	(X)
Unrelated individuals 15 years and over	16.9%	+/-10.1	(X)	(X)

Source: U.S. Census Bureau, 2005-2009 American Community Survey

Explanation of Symbols:

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APPENDIX 12

AMERICAN COMMUNITY SURVEY
2005-2009 5-YEAR ESTIMATES
FOR RED LION

Red Lion Borough, Pennsylvania

2005-2009 American Community Survey 5-Year Estimates

Data Profile Highlights:

Social Characteristics -	Estimate	Percent	U.S.	Margin of Error
Average household size	2.47	(X)	2.60	+/-0.15
Average family size	2.95	(X)	3.19	+/-0.14
Population 25 years and over	3,821			+/-196
High school graduate or higher	(X)	90.3	84.6%	(X)
Bachelor's degree or higher	(X)	17.2	27.5%	(X)
Civilian veterans (civilian population 18 years and over)	453	10.4	10.1%	+/-153
With a Disability	(X)	(X)	(X)	(X)
Foreign born	47	0.8	12.4%	+/-36
Male, Now married, except separated (population 15 years and over)	1,096	46.6	52.3%	+/-135
Female, Now married, except separated (population 15 years and over)	1,058	46.9	48.4%	+/-133
Speak a language other than English at home (population 5 years and over)	115	2.1	19.6%	+/-67
Household population	6,065			+/-25
Group quarters population	(X)	(X)	(X)	(X)
Economic Characteristics -	Estimate	Percent	U.S.	Margin of Error
In labor force (population 16 years and over)	3,487	77.7	65.0%	+/-184
Mean travel time to work in minutes (workers 16 years and over)	26.1	(X)	25.2	+/-4.0
Median household income (in 2009 inflation-adjusted dollars)	47,904	(X)	51,425	+/-7,345
Median family income (in 2009 inflation-adjusted dollars)	55,647	(X)	62,363	+/-5,161
Per capita income (in 2009 inflation-adjusted dollars)	22,568	(X)	27,041	+/-1,717
Families below poverty level	(X)	5.2	9.9%	+/-4.7
Individuals below poverty level	(X)	6.9	13.5%	+/-3.9
Housing Characteristics -	Estimate	Percent	U.S.	Margin of Error
Total housing units	2,600			+/-206
Occupied housing units	2,452	94.3	88.2%	+/-154
Owner-occupied housing units	1,400	57.1	66.9%	+/-166
Renter-occupied housing units	1,052	42.9	33.1%	+/-166
Vacant housing units	148	5.7	11.8%	+/-121
Owner-occupied homes	1,400			+/-166
Median value (dollars)	123,000	(X)	185,400	+/-10,086
Median of selected monthly owner costs				
With a mortgage (dollars)	1,176	(X)	1,486	+/-159
Not mortgaged (dollars)	439	(X)	419	+/-28
ACS Demographic Estimates -	Estimate	Percent	U.S.	Margin of Error
Total population	6,065			+/-25
Male	3,082	50.8	49.3%	+/-253
Female	2,983	49.2	50.7%	+/-251
Median age (years)	31.0	(X)	36.5	+/-1.4
Under 5 years	647	10.7	6.9%	+/-215
18 years and over	4,351	71.7	75.4%	+/-183
65 years and over	633	10.4	12.6%	+/-92
One race	6,037	99.5	97.8%	+/-36
White	5,879	96.9	74.5%	+/-120
Black or African American	72	1.2	12.4%	+/-80
American Indian and Alaska Native	0	0.0	0.8%	+/-109
Asian	60	1.0	4.4%	+/-65
Native Hawaiian and Other Pacific Islander	0	0.0	0.1%	+/-109
Some other race	26	0.4	5.6%	+/-30
Two or more races	28	0.5	2.2%	+/-25
Hispanic or Latino (of any race)	89	1.5	15.1%	+/-74

Source: U.S. Census Bureau, 2005-2009 American Community Survey

Explanation of Symbols:

'****' - The median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.

'*****' - The estimate is controlled. A statistical test for sampling variability is not appropriate.

'N' - Data for this geographic area cannot be displayed because the number of sample cases is too small.

'(X)' - The value is not applicable or not available.

Red Lion Borough, Pennsylvania

Selected Social Characteristics in the United States: 2005-2009 

Data Set: 2005-2009 American Community Survey 5-Year Estimates

Survey: American Community Survey

Selected Social Characteristics in the United States	Estimate	Margin of Error	Percent	Margin of Error
HOUSEHOLDS BY TYPE				
Total households	2,452	+/-154	2,452	(X)
Family households (families)	1,602	+/-107	65.3%	+/-5.6
With own children under 18 years	946	+/-113	38.6%	+/-5.2
Married-couple family	1,062	+/-134	43.3%	+/-5.9
With own children under 18 years	533	+/-115	21.7%	+/-4.8
Male householder, no wife present, family	220	+/-88	9.0%	+/-3.6
With own children under 18 years	190	+/-83	7.7%	+/-3.4
Female householder, no husband present, family	320	+/-108	13.1%	+/-4.5
With own children under 18 years	223	+/-104	9.1%	+/-4.3
Nonfamily households	850	+/-179	34.7%	+/-5.6
Householder living alone	736	+/-167	30.0%	+/-5.3
65 years and over	167	+/-65	6.8%	+/-2.5
Households with one or more people under 18 years	1,011	+/-106	41.2%	+/-5.2
Households with one or more people 65 years and over	437	+/-69	17.8%	+/-2.4
Average household size	2.47	+/-0.15	(X)	(X)
Average family size	2.95	+/-0.14	(X)	(X)
RELATIONSHIP				
Population in households	6,065	+/-25	6,065	(X)
Householder	2,452	+/-154	40.4%	+/-2.5
Spouse	1,054	+/-128	17.4%	+/-2.1
Child	1,935	+/-173	31.9%	+/-2.9
Other relatives	134	+/-69	2.2%	+/-1.1
Nonrelatives	490	+/-199	8.1%	+/-3.3
Unmarried partner	192	+/-80	3.2%	+/-1.3
MARITAL STATUS				
Males 15 years and over	2,351	+/-184	2,351	(X)
Never married	864	+/-194	36.8%	+/-6.7
Now married, except separated	1,096	+/-135	46.6%	+/-6.4
Separated	125	+/-83	5.3%	+/-3.5
Widowed	22	+/-26	0.9%	+/-1.1
Divorced	244	+/-91	10.4%	+/-3.7
Females 15 years and over	2,256	+/-161	2,256	(X)
Never married	556	+/-139	24.6%	+/-5.3
Now married, except separated	1,058	+/-133	46.9%	+/-6.5
Separated	71	+/-61	3.1%	+/-2.7
Widowed	175	+/-66	7.8%	+/-2.8
Divorced	396	+/-114	17.6%	+/-4.7
SCHOOL ENROLLMENT				
Population 3 years and over enrolled in school	1,556	+/-266	1,556	(X)
Nursery school, preschool	159	+/-89	10.2%	+/-5.6
Kindergarten	190	+/-104	12.2%	+/-6.5
Elementary school (grades 1-8)	621	+/-170	39.9%	+/-7.4
High school (grades 9-12)	329	+/-137	21.1%	+/-7.8
College or graduate school	257	+/-96	16.5%	+/-6.3

Selected Social Characteristics in the United States	Estimate	Margin of Error	Percent	Margin of Error
EDUCATIONAL ATTAINMENT				
Population 25 years and over	3,821	+/-196	3,821	(X)
Less than 9th grade	102	+/-58	2.7%	+/-1.5
9th to 12th grade, no diploma	270	+/-115	7.1%	+/-2.9
High school graduate (includes equivalency)	1,713	+/-222	44.8%	+/-6.3
Some college, no degree	659	+/-218	17.2%	+/-5.5
Associate's degree	418	+/-126	10.9%	+/-3.1
Bachelor's degree	386	+/-138	10.1%	+/-3.5
Graduate or professional degree	273	+/-100	7.1%	+/-2.6
Percent high school graduate or higher	90.3%	+/-3.3	(X)	(X)
Percent bachelor's degree or higher	17.2%	+/-4.5	(X)	(X)
RESIDENCE 1 YEAR AGO				
Population 1 year and over	5,926	+/-85	5,926	(X)
Same house	5,307	+/-215	89.6%	+/-3.4
Different house in the U.S.	604	+/-204	10.2%	+/-3.4
Same county	420	+/-202	7.1%	+/-3.4
Different county	184	+/-88	3.1%	+/-1.5
Same state	73	+/-55	1.2%	+/-0.9
Different state	111	+/-77	1.9%	+/-1.3
Abroad	15	+/-23	0.3%	+/-0.4

Source: U.S. Census Bureau, 2005-2009 American Community Survey

Explanation of Symbols:

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Red Lion Borough, Pennsylvania

ACS Demographic and Housing Estimates: 2005-2009 

Data Set: 2005-2009 American Community Survey 5-Year Estimates

Survey: American Community Survey

ACS Demographic and Housing Estimates	Estimate	Margin of Error	Percent	Margin of Error
SEX AND AGE				
Total population	6,065	+/-25	6,065	(X)
Male	3,082	+/-253	50.8%	+/-4.1
Female	2,983	+/-251	49.2%	+/-4.1
Under 5 years	647	+/-215	10.7%	+/-3.5
5 to 9 years	393	+/-124	6.5%	+/-2.0
10 to 14 years	418	+/-147	6.9%	+/-2.4
15 to 19 years	362	+/-135	6.0%	+/-2.2
20 to 24 years	424	+/-153	7.0%	+/-2.5
25 to 34 years	1,188	+/-218	19.6%	+/-3.6
35 to 44 years	723	+/-171	11.9%	+/-2.8
45 to 54 years	807	+/-156	13.3%	+/-2.6
55 to 59 years	284	+/-94	4.7%	+/-1.6
60 to 64 years	186	+/-75	3.1%	+/-1.2
65 to 74 years	345	+/-87	5.7%	+/-1.4
75 to 84 years	212	+/-83	3.5%	+/-1.4
85 years and over	76	+/-48	1.3%	+/-0.8
Median age (years)	31.0	+/-1.4	(X)	(X)
18 years and over	4,351	+/-183	71.7%	+/-3.0
21 years and over	4,201	+/-189	69.3%	+/-3.1
62 years and over	725	+/-105	12.0%	+/-1.7
65 years and over	633	+/-92	10.4%	+/-1.5

Source: U.S. Census Bureau, 2005-2009 American Community Survey

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Red Lion Borough, Pennsylvania

Selected Housing Characteristics: 2005-2009

Data Set: 2005-2009 American Community Survey 5-Year Estimates

Survey: American Community Survey

Selected Housing Characteristics	Estimate	Margin of Error	Percent	Margin of Error
HOUSING OCCUPANCY				
Total housing units	2,600	+/-206	2,600	(X)
Occupied housing units	2,452	+/-154	94.3%	+/-4.3
Vacant housing units	148	+/-121	5.7%	+/-4.3
Homeowner vacancy rate	2.7	+/-3.9	(X)	(X)
Rental vacancy rate	3.6	+/-5.0	(X)	(X)
UNITS IN STRUCTURE				
Total housing units	2,600	+/-206	2,600	(X)
1-unit, detached	972	+/-162	37.4%	+/-5.5
1-unit, attached	909	+/-146	35.0%	+/-5.1
2 units	245	+/-99	9.4%	+/-3.8
3 or 4 units	68	+/-40	2.6%	+/-1.5
5 to 9 units	301	+/-113	11.6%	+/-4.1
10 to 19 units	44	+/-41	1.7%	+/-1.6
20 or more units	44	+/-34	1.7%	+/-1.3
Mobile home	17	+/-27	0.7%	+/-1.0
Boat, RV, van, etc.	0	+/-109	0.0%	+/-1.1
YEAR STRUCTURE BUILT				
Total housing units	2,600	+/-206	2,600	(X)
Built 2005 or later	8	+/-14	0.3%	+/-0.5
Built 2000 to 2004	12	+/-17	0.5%	+/-0.7
Built 1990 to 1999	92	+/-57	3.5%	+/-2.2
Built 1980 to 1989	214	+/-93	8.2%	+/-3.4
Built 1970 to 1979	284	+/-121	10.9%	+/-4.4
Built 1960 to 1969	232	+/-108	8.9%	+/-4.0
Built 1950 to 1959	363	+/-117	14.0%	+/-4.6
Built 1940 to 1949	194	+/-96	7.5%	+/-3.8
Built 1939 or earlier	1,201	+/-179	46.2%	+/-5.4
ROOMS				
Total housing units	2,600	+/-206	2,600	(X)
1 room	0	+/-109	0.0%	+/-1.1
2 rooms	75	+/-69	2.9%	+/-2.6
3 rooms	243	+/-111	9.3%	+/-4.1
4 rooms	353	+/-105	13.6%	+/-3.8
5 rooms	522	+/-142	20.1%	+/-5.5
6 rooms	547	+/-128	21.0%	+/-5.1
7 rooms	364	+/-114	14.0%	+/-4.1
8 rooms	256	+/-103	9.8%	+/-3.7
9 rooms or more	240	+/-128	9.2%	+/-4.9
Median rooms	5.7	+/-0.2	(X)	(X)
BEDROOMS				
Total housing units	2,600	+/-206	2,600	(X)
No bedroom	0	+/-109	0.0%	+/-1.1
1 bedroom	331	+/-122	12.7%	+/-4.3
2 bedrooms	673	+/-147	25.9%	+/-5.4
3 bedrooms	1,210	+/-176	46.5%	+/-6.3
4 bedrooms	300	+/-113	11.5%	+/-4.3
5 or more bedrooms	86	+/-98	3.3%	+/-3.7

Selected Housing Characteristics	Estimate	Margin of Error	Percent	Margin of Error
HOUSING TENURE				
Occupied housing units	2,452	+/-154	2,452	(X)
Owner-occupied	1,400	+/-166	57.1%	+/-6.0
Renter-occupied	1,052	+/-166	42.9%	+/-6.0
Average household size of owner-occupied unit	2.65	+/-0.19	(X)	(X)
Average household size of renter-occupied unit	2.24	+/-0.31	(X)	(X)
YEAR HOUSEHOLDER MOVED INTO UNIT				
Occupied housing units	2,452	+/-154	2,452	(X)
Moved in 2005 or later	567	+/-141	23.1%	+/-5.7
Moved in 2000 to 2004	805	+/-178	32.8%	+/-6.6
Moved in 1990 to 1999	454	+/-111	18.5%	+/-4.2
Moved in 1980 to 1989	268	+/-100	10.9%	+/-4.2
Moved in 1970 to 1979	135	+/-64	5.5%	+/-2.6
Moved in 1969 or earlier	223	+/-62	9.1%	+/-2.4
VEHICLES AVAILABLE				
Occupied housing units	2,452	+/-154	2,452	(X)
No vehicles available	175	+/-100	7.1%	+/-4.0
1 vehicle available	940	+/-192	38.3%	+/-6.9
2 vehicles available	995	+/-182	40.6%	+/-7.1
3 or more vehicles available	342	+/-90	13.9%	+/-3.9
SELECTED CHARACTERISTICS				
Occupied housing units	2,452	+/-154	2,452	(X)
Lacking complete plumbing facilities	11	+/-18	0.4%	+/-0.7
Lacking complete kitchen facilities	24	+/-27	1.0%	+/-1.1
No telephone service available	134	+/-84	5.5%	+/-3.4
OCCUPANTS PER ROOM				
Occupied housing units	2,452	+/-154	2,452	(X)
1.00 or less	2,424	+/-172	98.9%	+/-1.6
1.01 to 1.50	28	+/-38	1.1%	+/-1.6
1.51 or more	0	+/-109	0.0%	+/-1.1
VALUE				
Owner-occupied units	1,400	+/-166	1,400	(X)
Less than \$50,000	43	+/-37	3.1%	+/-2.5
\$50,000 to \$99,999	406	+/-96	29.0%	+/-6.6
\$100,000 to \$149,999	492	+/-141	35.1%	+/-8.5
\$150,000 to \$199,999	348	+/-133	24.9%	+/-9.0
\$200,000 to \$299,999	86	+/-59	6.1%	+/-4.2
\$300,000 to \$499,999	25	+/-28	1.8%	+/-2.0
\$500,000 to \$999,999	0	+/-109	0.0%	+/-1.9
\$1,000,000 or more	0	+/-109	0.0%	+/-1.9
Median (dollars)	123,000	+/-10,086	(X)	(X)
MORTGAGE STATUS				
Owner-occupied units	1,400	+/-166	1,400	(X)
Housing units with a mortgage	964	+/-152	68.9%	+/-5.7
Housing units without a mortgage	436	+/-86	31.1%	+/-5.7

Selected Housing Characteristics	Estimate	Margin of Error	Percent	Margin of Error
SELECTED MONTHLY OWNER COSTS (SMOC)				
Housing units with a mortgage	964	+/-152	964	(X)
Less than \$300	0	+/-109	0.0%	+/-2.8
\$300 to \$499	15	+/-24	1.6%	+/-2.5
\$500 to \$699	49	+/-44	5.1%	+/-4.4
\$700 to \$999	296	+/-133	30.7%	+/-12.4
\$1,000 to \$1,499	348	+/-123	36.1%	+/-11.3
\$1,500 to \$1,999	227	+/-92	23.5%	+/-9.0
\$2,000 or more	29	+/-32	3.0%	+/-3.3
Median (dollars)	1,176	+/-159	(X)	(X)
Housing units without a mortgage	436	+/-86	436	(X)
Less than \$100	0	+/-109	0.0%	+/-6.1
\$100 to \$199	0	+/-109	0.0%	+/-6.1
\$200 to \$299	41	+/-35	9.4%	+/-7.8
\$300 to \$399	106	+/-58	24.3%	+/-11.9
\$400 or more	289	+/-78	66.3%	+/-13.0
Median (dollars)	439	+/-28	(X)	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)				
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	964	+/-152	964	(X)
Less than 20.0 percent	420	+/-125	43.6%	+/-11.6
20.0 to 24.9 percent	162	+/-71	16.8%	+/-6.8
25.0 to 29.9 percent	105	+/-63	10.9%	+/-6.1
30.0 to 34.9 percent	62	+/-55	6.4%	+/-5.6
35.0 percent or more	215	+/-105	22.3%	+/-10.1
Not computed	0	+/-109	(X)	(X)
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	436	+/-86	436	(X)
Less than 10.0 percent	171	+/-69	39.2%	+/-12.4
10.0 to 14.9 percent	79	+/-46	18.1%	+/-10.2
15.0 to 19.9 percent	19	+/-22	4.4%	+/-5.2
20.0 to 24.9 percent	37	+/-33	8.5%	+/-7.6
25.0 to 29.9 percent	25	+/-28	5.7%	+/-6.4
30.0 to 34.9 percent	65	+/-39	14.9%	+/-8.7
35.0 percent or more	40	+/-43	9.2%	+/-9.5
Not computed	0	+/-109	(X)	(X)
GROSS RENT				
Occupied units paying rent	1,033	+/-165	1,033	(X)
Less than \$200	0	+/-109	0.0%	+/-2.6
\$200 to \$299	0	+/-109	0.0%	+/-2.6
\$300 to \$499	166	+/-80	16.1%	+/-7.6
\$500 to \$749	536	+/-169	51.9%	+/-12.5
\$750 to \$999	323	+/-119	31.3%	+/-11.0
\$1,000 to \$1,499	8	+/-15	0.8%	+/-1.5
\$1,500 or more	0	+/-109	0.0%	+/-2.6
Median (dollars)	703	+/-45	(X)	(X)
No rent paid	19	+/-21	(X)	(X)

Selected Housing Characteristics	Estimate	Margin of Error	Percent	Margin of Error
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)				
Occupied units paying rent (excluding units where GRAPI cannot be computed)	1,033	+/-165	1,033	(X)
Less than 15.0 percent	217	+/-87	21.0%	+/-8.0
15.0 to 19.9 percent	148	+/-101	14.3%	+/-9.1
20.0 to 24.9 percent	105	+/-68	10.2%	+/-6.3
25.0 to 29.9 percent	227	+/-106	22.0%	+/-10.0
30.0 to 34.9 percent	71	+/-62	6.9%	+/-6.0
35.0 percent or more	265	+/-92	25.7%	+/-8.0
Not computed	19	+/-21	(X)	(X)

Source: U.S. Census Bureau, 2005-2009 American Community Survey

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Red Lion Borough, Pennsylvania

Selected Economic Characteristics: 2005-2009

Data Set: 2005-2009 American Community Survey 5-Year Estimates

Survey: American Community Survey

Selected Economic Characteristics	Estimate	Margin of Error	Percent	Margin of Error
EMPLOYMENT STATUS				
Population 16 years and over	4,488	+/-189	4,488	(X)
In labor force	3,487	+/-184	77.7%	+/-3.4
Civilian labor force	3,487	+/-184	77.7%	+/-3.4
Employed	3,343	+/-192	74.5%	+/-3.4
Unemployed	144	+/-70	3.2%	+/-1.6
Armed Forces	0	+/-109	0.0%	+/-0.6
Not in labor force	1,001	+/-167	22.3%	+/-3.4
Civilian labor force	3,487	+/-184	3,487	(X)
Percent Unemployed	4.1%	+/-2.0	(X)	(X)
Females 16 years and over	2,174	+/-151	2,174	(X)
In labor force	1,593	+/-140	73.3%	+/-5.0
Civilian labor force	1,593	+/-140	73.3%	+/-5.0
Employed	1,510	+/-145	69.5%	+/-5.4
Own children under 6 years	702	+/-175	702	(X)
All parents in family in labor force	604	+/-145	86.0%	+/-15.7
Own children 6 to 17 years	875	+/-220	875	(X)
All parents in family in labor force	810	+/-227	92.6%	+/-6.0
COMMUTING TO WORK				
Workers 16 years and over	3,282	+/-198	3,282	(X)
Car, truck, or van -- drove alone	2,760	+/-222	84.1%	+/-5.1
Car, truck, or van -- carpoled	238	+/-113	7.3%	+/-3.4
Public transportation (excluding taxicab)	46	+/-57	1.4%	+/-1.7
Walked	90	+/-57	2.7%	+/-1.7
Other means	108	+/-105	3.3%	+/-3.2
Worked at home	40	+/-54	1.2%	+/-1.7
Mean travel time to work (minutes)	26.1	+/-4.0	(X)	(X)
OCCUPATION				
Civilian employed population 16 years and over	3,343	+/-192	3,343	(X)
Management, professional, and related occupations	884	+/-195	26.4%	+/-5.4
Service occupations	479	+/-138	14.3%	+/-4.2
Sales and office occupations	698	+/-145	20.9%	+/-4.1
Farming, fishing, and forestry occupations	11	+/-19	0.3%	+/-0.6
Construction, extraction, maintenance, and repair occupations	482	+/-146	14.4%	+/-4.4
Production, transportation, and material moving occupations	789	+/-144	23.6%	+/-4.1
INDUSTRY				
Civilian employed population 16 years and over	3,343	+/-192	3,343	(X)
Agriculture, forestry, fishing and hunting, and mining	21	+/-25	0.6%	+/-0.7
Construction	334	+/-142	10.0%	+/-4.2
Manufacturing	746	+/-155	22.3%	+/-4.6
Wholesale trade	77	+/-48	2.3%	+/-1.4
Retail trade	531	+/-159	15.9%	+/-4.5
Transportation and warehousing, and utilities	177	+/-91	5.3%	+/-2.7
Information	51	+/-44	1.5%	+/-1.3
Finance and insurance, and real estate and rental and leasing	126	+/-64	3.8%	+/-1.9

Selected Economic Characteristics	Estimate	Margin of Error	Percent	Margin of Error
Professional, scientific, and management, and administrative and waste management services	228	+/-78	6.8%	+/-2.3
Educational services, and health care and social assistance	608	+/-161	18.2%	+/-4.7
Arts, entertainment, and recreation, and accommodation and food services	195	+/-100	5.8%	+/-3.0
Other services, except public administration	187	+/-103	5.6%	+/-3.1
Public administration	62	+/-51	1.9%	+/-1.5
CLASS OF WORKER				
Civilian employed population 16 years and over	3,343	+/-192	3,343	(X)
Private wage and salary workers	2,987	+/-186	89.4%	+/-3.8
Government workers	264	+/-127	7.9%	+/-3.6
Self-employed in own not incorporated business workers	92	+/-61	2.8%	+/-1.8
Unpaid family workers	0	+/-109	0.0%	+/-0.8
INCOME AND BENEFITS (IN 2009 INFLATION-ADJUSTED DOLLARS)				
Total households	2,452	+/-154	2,452	(X)
Less than \$10,000	63	+/-43	2.6%	+/-1.7
\$10,000 to \$14,999	151	+/-64	6.2%	+/-2.6
\$15,000 to \$24,999	269	+/-94	11.0%	+/-3.8
\$25,000 to \$34,999	379	+/-138	15.5%	+/-5.1
\$35,000 to \$49,999	421	+/-135	17.2%	+/-5.5
\$50,000 to \$74,999	648	+/-154	26.4%	+/-6.1
\$75,000 to \$99,999	234	+/-81	9.5%	+/-3.3
\$100,000 to \$149,999	243	+/-75	9.9%	+/-3.0
\$150,000 to \$199,999	31	+/-34	1.3%	+/-1.4
\$200,000 or more	13	+/-20	0.5%	+/-0.8
Median household income (dollars)	47,904	+/-7,345	(X)	(X)
Mean household income (dollars)	54,948	+/-3,762	(X)	(X)
With earnings	2,096	+/-147	85.5%	+/-3.8
Mean earnings (dollars)	56,777	+/-4,335	(X)	(X)
With Social Security	524	+/-103	21.4%	+/-4.0
Mean Social Security income (dollars)	14,829	+/-1,970	(X)	(X)
With retirement income	252	+/-87	10.3%	+/-3.4
Mean retirement income (dollars)	11,533	+/-3,850	(X)	(X)
With Supplemental Security Income	66	+/-50	2.7%	+/-2.0
Mean Supplemental Security Income (dollars)	11,577	+/-2,775	(X)	(X)
With cash public assistance income	18	+/-28	0.7%	+/-1.1
Mean cash public assistance income (dollars)	367	+/-8	(X)	(X)
With Food Stamp/SNAP benefits in the past 12 months	144	+/-72	5.9%	+/-3.0
Families	1,602	+/-107	1,602	(X)
Less than \$10,000	74	+/-75	4.6%	+/-4.7
\$10,000 to \$14,999	21	+/-19	1.3%	+/-1.2
\$15,000 to \$24,999	150	+/-70	9.4%	+/-4.2
\$25,000 to \$34,999	137	+/-70	8.6%	+/-4.2
\$35,000 to \$49,999	274	+/-111	17.1%	+/-6.7
\$50,000 to \$74,999	553	+/-128	34.5%	+/-8.1
\$75,000 to \$99,999	139	+/-65	8.7%	+/-3.9
\$100,000 to \$149,999	210	+/-69	13.1%	+/-4.3
\$150,000 to \$199,999	31	+/-34	1.9%	+/-2.1
\$200,000 or more	13	+/-20	0.8%	+/-1.2
Median family income (dollars)	55,647	+/-5,161	(X)	(X)
Mean family income (dollars)	61,880	+/-5,315	(X)	(X)
Per capita income (dollars)	22,568	+/-1,717	(X)	(X)

Selected Economic Characteristics	Estimate	Margin of Error	Percent	Margin of Error
Nonfamily households	850	+/-179	850	(X)
Median nonfamily income (dollars)	30,250	+/-3,944	(X)	(X)
Mean nonfamily income (dollars)	34,935	+/-5,040	(X)	(X)
Median earnings for workers (dollars)	30,208	+/-2,527	(X)	(X)
Median earnings for male full-time, year-round workers (dollars)	39,899	+/-4,829	(X)	(X)
Median earnings for female full-time, year-round workers (dollars)	29,835	+/-2,344	(X)	(X)
PERCENTAGE OF FAMILIES AND PEOPLE WHOSE INCOME IN THE PAST 12 MONTHS IS BELOW THE POVERTY LEVEL				
All families	5.2%	+/-4.7	(X)	(X)
With related children under 18 years	7.5%	+/-7.6	(X)	(X)
With related children under 5 years only	20.5%	+/-18.4	(X)	(X)
Married couple families	0.0%	+/-2.6	(X)	(X)
With related children under 18 years	0.0%	+/-4.7	(X)	(X)
With related children under 5 years only	0.0%	+/-13.6	(X)	(X)
Families with female householder, no husband present	13.4%	+/-19.6	(X)	(X)
With related children under 18 years	18.5%	+/-26.3	(X)	(X)
With related children under 5 years only	42.6%	+/-49.0	(X)	(X)
All people	6.9%	+/-3.9	(X)	(X)
Under 18 years	7.6%	+/-9.2	(X)	(X)
Related children under 18 years	7.6%	+/-9.2	(X)	(X)
Related children under 5 years	19.8%	+/-20.8	(X)	(X)
Related children 5 to 17 years	0.0%	+/-2.8	(X)	(X)
18 years and over	6.6%	+/-2.6	(X)	(X)
18 to 64 years	6.6%	+/-2.9	(X)	(X)
65 years and over	6.8%	+/-5.4	(X)	(X)
People in families	4.6%	+/-4.7	(X)	(X)
Unrelated individuals 15 years and over	15.5%	+/-7.0	(X)	(X)

Source: U.S. Census Bureau, 2005-2009 American Community Survey

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APPENDIX 13

AMERICAN COMMUNITY SURVEY
2005-2009 5-YEAR ESTIMATES
FOR YOE

Yoe Borough, Pennsylvania

2005-2009 American Community Survey 5-Year Estimates - Data Profile Highlights:

Social Characteristics -				
	Estimate	Percent	U.S.	Margin of Error
Average household size	2.22	(X)	2.60	+/-0.24
Average family size	2.89	(X)	3.19	+/-0.27
Population 25 years and over	577			+/-103
High school graduate or higher	(X)	80.4	84.6%	(X)
Bachelor's degree or higher	(X)	9.4	27.5%	(X)
Civilian veterans (civilian population 18 years and over)	87	12.5	10.1%	+/-29
With a Disability	(X)	(X)	(X)	(X)
Foreign born	18	2.0	12.4%	+/-19
Male, Now married, except separated (population 15 years and over)	144	43.1	52.3%	+/-36
Female, Now married, except separated (population 15 years and over)	143	36.5	48.4%	+/-36
Speak a language other than English at home (population 5 years and over)	21	2.5	19.6%	+/-19
Household population	905			+/-173
Group quarters population	(X)	(X)	(X)	(X)
Economic Characteristics -				
	Estimate	Percent	U.S.	Margin of Error
In labor force (population 16 years and over)	499	69.7	65.0%	+/-118
Mean travel time to work in minutes (workers 16 years and over)	24.8	(X)	25.2	+/-4.7
Median household income (in 2009 inflation-adjusted dollars)	38,906	(X)	51,425	+/-6,799
Median family income (in 2009 inflation-adjusted dollars)	52,569	(X)	62,363	+/-11,863
Per capita income (in 2009 inflation-adjusted dollars)	22,236	(X)	27,041	+/-3,326
Families below poverty level	(X)	13.5	9.9%	+/-7.8
Individuals below poverty level	(X)	12.4	13.5%	+/-5.5
Housing Characteristics -				
	Estimate	Percent	U.S.	Margin of Error
Total housing units	437			+/-68
Occupied housing units	407	93.1	88.2%	+/-70
Owner-occupied housing units	200	49.1	66.9%	+/-40
Renter-occupied housing units	207	50.9	33.1%	+/-56
Vacant housing units	30	6.9	11.8%	+/-25
Owner-occupied homes	200			+/-40
Median value (dollars)	129,100	(X)	185,400	+/-13,622
Median of selected monthly owner costs				
With a mortgage (dollars)	1,151	(X)	1,486	+/-71
Not mortgaged (dollars)	491	(X)	419	+/-56
ACS Demographic Estimates -				
	Estimate	Percent	U.S.	Margin of Error
Total population	905			+/-173
Male	423	46.7	49.3%	+/-87
Female	482	53.3	50.7%	+/-106
Median age (years)	36.6	(X)	36.5	+/-4.9
Under 5 years	67	7.4	6.9%	+/-38
18 years and over	694	76.7	75.4%	+/-132
65 years and over	103	11.4	12.6%	+/-45
One race	886	97.9	97.8%	+/-168
White	820	90.6	74.5%	+/-159
Black or African American	48	5.3	12.4%	+/-58
American Indian and Alaska Native	0	0.0	0.8%	+/-109
Asian	0	0.0	4.4%	+/-109
Native Hawaiian and Other Pacific Islander	0	0.0	0.1%	+/-109
Some other race	18	2.0	5.6%	+/-25
Two or more races	19	2.1	2.2%	+/-32
Hispanic or Latino (of any race)	30	3.3	15.1%	+/-26

Source: U.S. Census Bureau, 2005-2009 American Community Survey

Explanation of Symbols:

**** - The median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.

***** - The estimate is controlled. A statistical test for sampling variability is not appropriate.

'N' - Data for this geographic area cannot be displayed because the number of sample cases is too small.

'(X)' - The value is not applicable or not available.

Yoe Borough, Pennsylvania

Selected Social Characteristics in the United States: 2005-2009 
 Data Set: 2005-2009 American Community Survey 5-Year Estimates
 Survey: American Community Survey

Selected Social Characteristics in the United States	Estimate	Margin of Error	Percent	Margin of Error
HOUSEHOLDS BY TYPE				
Total households	407	+/-70	407	(X)
Family households (families)	229	+/-48	56.3%	+/-7.6
With own children under 18 years	110	+/-38	27.0%	+/-7.9
Married-couple family	144	+/-35	35.4%	+/-7.4
With own children under 18 years	50	+/-20	12.3%	+/-4.7
Male householder, no wife present, family	17	+/-12	4.2%	+/-2.7
With own children under 18 years	8	+/-8	2.0%	+/-1.9
Female householder, no husband present, family	68	+/-32	16.7%	+/-7.0
With own children under 18 years	52	+/-27	12.8%	+/-6.0
Nonfamily households	178	+/-45	43.7%	+/-7.6
Householder living alone	151	+/-44	37.1%	+/-8.6
65 years and over	42	+/-23	10.3%	+/-5.6
Households with one or more people under 18 years	124	+/-41	30.5%	+/-8.3
Households with one or more people 65 years and over	82	+/-34	20.1%	+/-8.0
Average household size	2.22	+/-0.24	(X)	(X)
Average family size	2.89	+/-0.27	(X)	(X)
RELATIONSHIP				
Population in households	905	+/-173	905	(X)
Householder	407	+/-70	45.0%	+/-4.8
Spouse	139	+/-39	15.4%	+/-3.5
Child	262	+/-67	29.0%	+/-4.6
Other relatives	32	+/-23	3.5%	+/-2.3
Nonrelatives	65	+/-52	7.2%	+/-5.1
Unmarried partner	31	+/-23	3.4%	+/-2.3
MARITAL STATUS				
Males 15 years and over	334	+/-71	334	(X)
Never married	123	+/-46	36.8%	+/-8.8
Now married, except separated	144	+/-36	43.1%	+/-9.9
Separated	15	+/-15	4.5%	+/-4.5
Widowed	10	+/-9	3.0%	+/-2.7
Divorced	42	+/-25	12.6%	+/-6.8
Females 15 years and over	392	+/-87	392	(X)
Never married	123	+/-46	31.4%	+/-7.8
Now married, except separated	143	+/-36	36.5%	+/-7.3
Separated	11	+/-11	2.8%	+/-2.6
Widowed	44	+/-25	11.2%	+/-5.6
Divorced	71	+/-29	18.1%	+/-6.7
SCHOOL ENROLLMENT				
Population 3 years and over enrolled in school	174	+/-55	174	(X)
Nursery school, preschool	7	+/-11	4.0%	+/-6.3
Kindergarten	7	+/-8	4.0%	+/-4.4
Elementary school (grades 1-8)	91	+/-35	52.3%	+/-12.5
High school (grades 9-12)	42	+/-24	24.1%	+/-10.1
College or graduate school	27	+/-18	15.5%	+/-9.7

Selected Social Characteristics in the United States	Estimate	Margin of Error	Percent	Margin of Error
EDUCATIONAL ATTAINMENT				
Population 25 years and over	577	+/-103	577	(X)
Less than 9th grade	47	+/-29	8.1%	+/-4.7
9th to 12th grade, no diploma	66	+/-34	11.4%	+/-5.2
High school graduate (includes equivalency)	290	+/-64	50.3%	+/-7.2
Some college, no degree	74	+/-31	12.8%	+/-4.9
Associate's degree	46	+/-24	8.0%	+/-3.8
Bachelor's degree	34	+/-24	5.9%	+/-3.8
Graduate or professional degree	20	+/-13	3.5%	+/-2.2
Percent high school graduate or higher	80.4%	+/-5.4	(X)	(X)
Percent bachelor's degree or higher	9.4%	+/-4.2	(X)	(X)
RESIDENCE 1 YEAR AGO				
Population 1 year and over	877	+/-167	877	(X)
Same house	714	+/-150	81.4%	+/-8.0
Different house in the U.S.	163	+/-79	18.6%	+/-8.0
Same county	123	+/-63	14.0%	+/-6.6
Different county	40	+/-47	4.6%	+/-5.2
Same state	7	+/-13	0.8%	+/-1.5
Different state	33	+/-39	3.8%	+/-4.3
Abroad	0	+/-109	0.0%	+/-3.1

Source: U.S. Census Bureau, 2005-2009 American Community Survey

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Yoe Borough, Pennsylvania

ACS Demographic and Housing Estimates: 2005-2009 

Data Set: 2005-2009 American Community Survey 5-Year Estimates

Survey: American Community Survey

ACS Demographic and Housing Estimates	Estimate	Margin of Error	Percent	Margin of Error
SEX AND AGE				
Total population	905	+/-173	905	(X)
Male	423	+/-87	46.7%	+/-4.6
Female	482	+/-106	53.3%	+/-4.6
Under 5 years	67	+/-38	7.4%	+/-3.8
5 to 9 years	39	+/-29	4.3%	+/-2.9
10 to 14 years	73	+/-29	8.1%	+/-2.8
15 to 19 years	77	+/-39	8.5%	+/-3.4
20 to 24 years	72	+/-34	8.0%	+/-3.4
25 to 34 years	82	+/-43	9.1%	+/-4.2
35 to 44 years	146	+/-49	16.1%	+/-4.4
45 to 54 years	126	+/-49	13.9%	+/-4.5
55 to 59 years	64	+/-29	7.1%	+/-3.1
60 to 64 years	56	+/-26	6.2%	+/-3.1
65 to 74 years	88	+/-40	9.7%	+/-4.5
75 to 84 years	12	+/-12	1.3%	+/-1.3
85 years and over	3	+/-5	0.3%	+/-0.5
Median age (years)	36.6	+/-4.9	(X)	(X)
18 years and over	694	+/-132	76.7%	+/-5.4
21 years and over	637	+/-117	70.4%	+/-5.9
62 years and over	146	+/-49	16.1%	+/-5.7
65 years and over	103	+/-45	11.4%	+/-5.0

Source: U.S. Census Bureau, 2005-2009 American Community Survey

Explanation of Symbols:

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Yoe Borough, Pennsylvania

Selected Housing Characteristics: 2005-2009

Data Set: 2005-2009 American Community Survey 5-Year Estimates

Survey: American Community Survey

Selected Housing Characteristics	Estimate	Margin of Error	Percent	Margin of Error
HOUSING OCCUPANCY				
Total housing units	437	+/-68	437	(X)
Occupied housing units	407	+/-70	93.1%	+/-5.8
Vacant housing units	30	+/-25	6.9%	+/-5.8
Homeowner vacancy rate	3.7	+/-5.8	(X)	(X)
Rental vacancy rate	5.9	+/-7.9	(X)	(X)
UNITS IN STRUCTURE				
Total housing units	437	+/-68	437	(X)
1-unit, detached	183	+/-40	41.9%	+/-6.9
1-unit, attached	68	+/-34	15.6%	+/-7.2
2 units	24	+/-21	5.5%	+/-4.8
3 or 4 units	22	+/-14	5.0%	+/-3.3
5 to 9 units	108	+/-40	24.7%	+/-7.6
10 to 19 units	15	+/-13	3.4%	+/-2.8
20 or more units	10	+/-12	2.3%	+/-2.8
Mobile home	7	+/-8	1.6%	+/-1.8
Boat, RV, van, etc.	0	+/-109	0.0%	+/-6.1
YEAR STRUCTURE BUILT				
Total housing units	437	+/-68	437	(X)
Built 2005 or later	3	+/-5	0.7%	+/-1.1
Built 2000 to 2004	9	+/-10	2.1%	+/-2.3
Built 1990 to 1999	3	+/-5	0.7%	+/-1.1
Built 1980 to 1989	32	+/-19	7.3%	+/-4.6
Built 1970 to 1979	104	+/-43	23.8%	+/-8.2
Built 1960 to 1969	89	+/-37	20.4%	+/-7.6
Built 1950 to 1959	16	+/-10	3.7%	+/-2.3
Built 1940 to 1949	30	+/-16	6.9%	+/-3.6
Built 1939 or earlier	151	+/-40	34.6%	+/-6.9
ROOMS				
Total housing units	437	+/-68	437	(X)
1 room	0	+/-109	0.0%	+/-6.1
2 rooms	34	+/-25	7.8%	+/-5.1
3 rooms	43	+/-24	9.8%	+/-5.2
4 rooms	123	+/-45	28.1%	+/-9.1
5 rooms	62	+/-25	14.2%	+/-5.4
6 rooms	62	+/-24	14.2%	+/-5.2
7 rooms	68	+/-27	15.6%	+/-5.8
8 rooms	30	+/-15	6.9%	+/-3.3
9 rooms or more	15	+/-12	3.4%	+/-2.6
Median rooms	4.8	+/-0.5	(X)	(X)
BEDROOMS				
Total housing units	437	+/-68	437	(X)
No bedroom	0	+/-109	0.0%	+/-6.1
1 bedroom	91	+/-37	20.8%	+/-7.0
2 bedrooms	139	+/-42	31.8%	+/-8.0
3 bedrooms	165	+/-33	37.8%	+/-6.2
4 bedrooms	40	+/-24	9.2%	+/-5.2
5 or more bedrooms	2	+/-5	0.5%	+/-1.0
HOUSING TENURE				
Occupied housing units	407	+/-70	407	(X)
Owner-occupied	200	+/-40	49.1%	+/-8.0
Renter-occupied	207	+/-56	50.9%	+/-8.0

Selected Housing Characteristics	Estimate	Margin of Error	Percent	Margin of Error
Average household size of owner-occupied unit	2.82	+/-0.36	(X)	(X)
Average household size of renter-occupied unit	1.65	+/-0.22	(X)	(X)
YEAR HOUSEHOLDER MOVED INTO UNIT				
Occupied housing units	407	+/-70	407	(X)
Moved in 2005 or later	118	+/-45	29.0%	+/-8.4
Moved in 2000 to 2004	129	+/-46	31.7%	+/-10.0
Moved in 1990 to 1999	78	+/-26	19.2%	+/-6.2
Moved in 1980 to 1989	37	+/-20	9.1%	+/-4.5
Moved in 1970 to 1979	31	+/-16	7.6%	+/-3.8
Moved in 1969 or earlier	14	+/-12	3.4%	+/-2.9
VEHICLES AVAILABLE				
Occupied housing units	407	+/-70	407	(X)
No vehicles available	39	+/-32	9.6%	+/-7.7
1 vehicle available	192	+/-52	47.2%	+/-9.6
2 vehicles available	113	+/-39	27.8%	+/-8.0
3 or more vehicles available	63	+/-25	15.5%	+/-5.8
SELECTED CHARACTERISTICS				
Occupied housing units	407	+/-70	407	(X)
Lacking complete plumbing facilities	0	+/-109	0.0%	+/-6.5
Lacking complete kitchen facilities	0	+/-109	0.0%	+/-6.5
No telephone service available	23	+/-19	5.7%	+/-4.5
OCCUPANTS PER ROOM				
Occupied housing units	407	+/-70	407	(X)
1.00 or less	407	+/-70	100.0%	+/-6.5
1.01 to 1.50	0	+/-109	0.0%	+/-6.5
1.51 or more	0	+/-109	0.0%	+/-6.5
VALUE				
Owner-occupied units	200	+/-40	200	(X)
Less than \$50,000	2	+/-4	1.0%	+/-2.1
\$50,000 to \$99,999	60	+/-22	30.0%	+/-9.4
\$100,000 to \$149,999	69	+/-23	34.5%	+/-10.4
\$150,000 to \$199,999	50	+/-22	25.0%	+/-9.4
\$200,000 to \$299,999	8	+/-9	4.0%	+/-4.3
\$300,000 to \$499,999	11	+/-12	5.5%	+/-5.5
\$500,000 to \$999,999	0	+/-109	0.0%	+/-12.8
\$1,000,000 or more	0	+/-109	0.0%	+/-12.8
Median (dollars)	129,100	+/-13,622	(X)	(X)
MORTGAGE STATUS				
Owner-occupied units	200	+/-40	200	(X)
Housing units with a mortgage	131	+/-34	65.5%	+/-11.3
Housing units without a mortgage	69	+/-27	34.5%	+/-11.3
SELECTED MONTHLY OWNER COSTS (SMOC)				
Housing units with a mortgage	131	+/-34	131	(X)
Less than \$300	0	+/-109	0.0%	+/-18.8
\$300 to \$499	0	+/-109	0.0%	+/-18.8
\$500 to \$699	7	+/-9	5.3%	+/-6.3
\$700 to \$999	29	+/-14	22.1%	+/-10.2
\$1,000 to \$1,499	72	+/-26	55.0%	+/-13.4
\$1,500 to \$1,999	21	+/-17	16.0%	+/-11.9
\$2,000 or more	2	+/-4	1.5%	+/-2.9
Median (dollars)	1,151	+/-71	(X)	(X)

Selected Housing Characteristics	Estimate	Margin of Error	Percent	Margin of Error
Housing units without a mortgage	69	+/-27	69	(X)
Less than \$100	0	+/-109	0.0%	+/-31.7
\$100 to \$199	0	+/-109	0.0%	+/-31.7
\$200 to \$299	9	+/-8	13.0%	+/-11.0
\$300 to \$399	11	+/-10	15.9%	+/-12.6
\$400 or more	49	+/-25	71.0%	+/-16.4
Median (dollars)	491	+/-56	(X)	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)				
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	131	+/-34	131	(X)
Less than 20.0 percent	68	+/-29	51.9%	+/-15.2
20.0 to 24.9 percent	23	+/-11	17.6%	+/-8.4
25.0 to 29.9 percent	15	+/-12	11.5%	+/-9.4
30.0 to 34.9 percent	9	+/-8	6.9%	+/-6.0
35.0 percent or more	16	+/-10	12.2%	+/-7.4
Not computed	0	+/-109	(X)	(X)
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	69	+/-27	69	(X)
Less than 10.0 percent	24	+/-16	34.8%	+/-17.3
10.0 to 14.9 percent	16	+/-13	23.2%	+/-15.1
15.0 to 19.9 percent	3	+/-5	4.3%	+/-6.8
20.0 to 24.9 percent	6	+/-8	8.7%	+/-10.0
25.0 to 29.9 percent	7	+/-8	10.1%	+/-11.0
30.0 to 34.9 percent	0	+/-109	0.0%	+/-31.7
35.0 percent or more	13	+/-10	18.8%	+/-12.3
Not computed	0	+/-109	(X)	(X)
GROSS RENT				
Occupied units paying rent	207	+/-56	207	(X)
Less than \$200	12	+/-13	5.8%	+/-6.4
\$200 to \$299	0	+/-109	0.0%	+/-12.4
\$300 to \$499	31	+/-21	15.0%	+/-9.9
\$500 to \$749	140	+/-49	67.6%	+/-10.0
\$750 to \$999	13	+/-11	6.3%	+/-5.5
\$1,000 to \$1,499	11	+/-9	5.3%	+/-4.5
\$1,500 or more	0	+/-109	0.0%	+/-12.4
Median (dollars)	616	+/-57	(X)	(X)
No rent paid	0	+/-109	(X)	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)				
Occupied units paying rent (excluding units where GRAPI cannot be computed)	207	+/-56	207	(X)
Less than 15.0 percent	20	+/-21	9.7%	+/-9.8
15.0 to 19.9 percent	48	+/-29	23.2%	+/-12.0
20.0 to 24.9 percent	30	+/-24	14.5%	+/-10.2
25.0 to 29.9 percent	18	+/-16	8.7%	+/-7.6
30.0 to 34.9 percent	13	+/-17	6.3%	+/-7.9
35.0 percent or more	78	+/-28	37.7%	+/-12.3
Not computed	0	+/-109	(X)	(X)

Source: U.S. Census Bureau, 2005-2009 American Community Survey

Explanation of Symbols:

1. An '**' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.

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6. An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.

Yoe Borough, Pennsylvania

Selected Economic Characteristics: 2005-2009

Data Set: 2005-2009 American Community Survey 5-Year Estimates

Survey: American Community Survey

Selected Economic Characteristics	Estimate	Margin of Error	Percent	Margin of Error
EMPLOYMENT STATUS				
Population 16 years and over	716	+/-138	716	(X)
In labor force	499	+/-118	69.7%	+/-7.3
Civilian labor force	499	+/-118	69.7%	+/-7.3
Employed	479	+/-116	66.9%	+/-7.2
Unemployed	20	+/-16	2.8%	+/-2.2
Armed Forces	0	+/-109	0.0%	+/-3.8
Not in labor force	217	+/-60	30.3%	+/-7.3
Civilian labor force	499	+/-118	499	(X)
Percent Unemployed	4.0%	+/-3.0	(X)	(X)
Females 16 years and over	387	+/-86	387	(X)
In labor force	244	+/-70	63.0%	+/-9.9
Civilian labor force	244	+/-70	63.0%	+/-9.9
Employed	229	+/-69	59.2%	+/-10.1
Own children under 6 years	69	+/-39	69	(X)
All parents in family in labor force	35	+/-21	50.7%	+/-30.4
Own children 6 to 17 years	126	+/-49	126	(X)
All parents in family in labor force	120	+/-49	95.2%	+/-5.6
COMMUTING TO WORK				
Workers 16 years and over	471	+/-115	471	(X)
Car, truck, or van -- drove alone	387	+/-100	82.2%	+/-6.9
Car, truck, or van -- carpooled	50	+/-27	10.6%	+/-4.8
Public transportation (excluding taxicab)	0	+/-109	0.0%	+/-5.7
Walked	13	+/-10	2.8%	+/-2.2
Other means	21	+/-24	4.5%	+/-4.9
Worked at home	0	+/-109	0.0%	+/-5.7
Mean travel time to work (minutes)	24.8	+/-4.7	(X)	(X)
OCCUPATION				
Civilian employed population 16 years and over	479	+/-116	479	(X)
Management, professional, and related occupations	99	+/-33	20.7%	+/-6.2
Service occupations	74	+/-36	15.4%	+/-6.1
Sales and office occupations	131	+/-52	27.3%	+/-7.1
Farming, fishing, and forestry occupations	0	+/-109	0.0%	+/-5.6
Construction, extraction, maintenance, and repair occupations	49	+/-21	10.2%	+/-3.8
Production, transportation, and material moving occupations	126	+/-43	26.3%	+/-6.7
INDUSTRY				
Civilian employed population 16 years and over	479	+/-116	479	(X)
Agriculture, forestry, fishing and hunting, and mining	0	+/-109	0.0%	+/-5.6
Construction	36	+/-20	7.5%	+/-4.3
Manufacturing	132	+/-48	27.6%	+/-7.8
Wholesale trade	19	+/-24	4.0%	+/-4.7
Retail trade	60	+/-32	12.5%	+/-5.9
Transportation and warehousing, and utilities	7	+/-9	1.5%	+/-1.9
Information	3	+/-5	0.6%	+/-1.0
Finance and insurance, and real estate and rental and leasing	36	+/-25	7.5%	+/-4.5

Selected Economic Characteristics	Estimate	Margin of Error	Percent	Margin of Error
Professional, scientific, and management, and administrative and waste management services	33	+/-24	6.9%	+/-4.5
Educational services, and health care and social assistance	86	+/-33	18.0%	+/-5.9
Arts, entertainment, and recreation, and accommodation and food services	17	+/-15	3.5%	+/-2.9
Other services, except public administration	26	+/-18	5.4%	+/-3.4
Public administration	24	+/-25	5.0%	+/-5.1
CLASS OF WORKER				
Civilian employed population 16 years and over	479	+/-116	479	(X)
Private wage and salary workers	408	+/-108	85.2%	+/-7.3
Government workers	44	+/-32	9.2%	+/-6.5
Self-employed in own not incorporated business workers	27	+/-20	5.6%	+/-4.0
Unpaid family workers	0	+/-109	0.0%	+/-5.6
INCOME AND BENEFITS (IN 2009 INFLATION-ADJUSTED DOLLARS)				
Total households	407	+/-70	407	(X)
Less than \$10,000	28	+/-18	6.9%	+/-4.2
\$10,000 to \$14,999	48	+/-25	11.8%	+/-6.0
\$15,000 to \$24,999	43	+/-23	10.6%	+/-5.2
\$25,000 to \$34,999	60	+/-29	14.7%	+/-6.7
\$35,000 to \$49,999	77	+/-33	18.9%	+/-7.0
\$50,000 to \$74,999	70	+/-26	17.2%	+/-5.8
\$75,000 to \$99,999	46	+/-21	11.3%	+/-4.8
\$100,000 to \$149,999	26	+/-19	6.4%	+/-4.7
\$150,000 to \$199,999	0	+/-109	0.0%	+/-6.5
\$200,000 or more	9	+/-12	2.2%	+/-2.9
Median household income (dollars)	38,906	+/-6,799	(X)	(X)
Mean household income (dollars)	48,584	+/-7,493	(X)	(X)
With earnings	332	+/-66	81.6%	+/-6.5
Mean earnings (dollars)	51,659	+/-8,667	(X)	(X)
With Social Security	118	+/-39	29.0%	+/-8.9
Mean Social Security income (dollars)	12,977	+/-1,879	(X)	(X)
With retirement income	43	+/-21	10.6%	+/-5.0
Mean retirement income (dollars)	9,372	+/-6,084	(X)	(X)
With Supplemental Security Income	26	+/-20	6.4%	+/-4.9
Mean Supplemental Security Income (dollars)	5,688	+/-2,186	(X)	(X)
With cash public assistance income	21	+/-16	5.2%	+/-3.7
Mean cash public assistance income (dollars)	2,090	+/-1,623	(X)	(X)
With Food Stamp/SNAP benefits in the past 12 months	53	+/-28	13.0%	+/-6.4
Families				
Families	229	+/-48	229	(X)
Less than \$10,000	22	+/-17	9.6%	+/-7.0
\$10,000 to \$14,999	9	+/-9	3.9%	+/-3.8
\$15,000 to \$24,999	9	+/-8	3.9%	+/-3.6
\$25,000 to \$34,999	26	+/-20	11.4%	+/-8.4
\$35,000 to \$49,999	48	+/-29	21.0%	+/-10.2
\$50,000 to \$74,999	48	+/-18	21.0%	+/-7.6
\$75,000 to \$99,999	42	+/-19	18.3%	+/-7.3
\$100,000 to \$149,999	16	+/-12	7.0%	+/-5.4
\$150,000 to \$199,999	0	+/-109	0.0%	+/-11.3
\$200,000 or more	9	+/-12	3.9%	+/-5.3
Median family income (dollars)	52,569	+/-11,863	(X)	(X)
Mean family income (dollars)	60,349	+/-10,958	(X)	(X)
Per capita income (dollars)	22,236	+/-3,326	(X)	(X)

Selected Economic Characteristics	Estimate	Margin of Error	Percent	Margin of Error
Nonfamily households	178	+/-45	178	(X)
Median nonfamily income (dollars)	28,036	+/-9,691	(X)	(X)
Mean nonfamily income (dollars)	31,847	+/-7,918	(X)	(X)
Median earnings for workers (dollars)	27,429	+/-5,528	(X)	(X)
Median earnings for male full-time, year-round workers (dollars)	43,333	+/-9,596	(X)	(X)
Median earnings for female full-time, year-round workers (dollars)	27,097	+/-5,773	(X)	(X)
PERCENTAGE OF FAMILIES AND PEOPLE WHOSE INCOME IN THE PAST 12 MONTHS IS BELOW THE POVERTY LEVEL				
All families	13.5%	+/-7.8	(X)	(X)
With related children under 18 years	23.0%	+/-12.9	(X)	(X)
With related children under 5 years only	59.5%	+/-29.9	(X)	(X)
Married couple families	2.1%	+/-3.2	(X)	(X)
With related children under 18 years	0.0%	+/-36.3	(X)	(X)
With related children under 5 years only	0.0%	+/-75.7	(X)	(X)
Families with female householder, no husband present	41.2%	+/-22.8	(X)	(X)
With related children under 18 years	50.9%	+/-25.9	(X)	(X)
With related children under 5 years only	100.0%	+/-58.2	(X)	(X)
All people	12.4%	+/-5.5	(X)	(X)
Under 18 years	21.2%	+/-13.5	(X)	(X)
Related children under 18 years	21.2%	+/-13.5	(X)	(X)
Related children under 5 years	54.7%	+/-32.8	(X)	(X)
Related children 5 to 17 years	6.3%	+/-8.5	(X)	(X)
18 years and over	9.8%	+/-4.3	(X)	(X)
18 to 64 years	10.0%	+/-4.7	(X)	(X)
65 years and over	8.7%	+/-7.8	(X)	(X)
People in families	13.0%	+/-7.1	(X)	(X)
Unrelated individuals 15 years and over	10.8%	+/-7.9	(X)	(X)

Source: U.S. Census Bureau, 2005-2009 American Community Survey

Explanation of Symbols:

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APPENDIX 14

AMERICAN COMMUNITY SURVEY BOROUGH PROFILES

2005 - 2009 AMERICAN COMMUNITY SURVEY BOROUGH PROFILES

Profiles of the three Boroughs from the American Community Survey follow. The 2005-2009 American Survey data provided in the profile and in Appendices 11, 12 and 13 are estimated average numbers over the period 2005 to 2009 obtained from samples from the American Community Survey (ACS). From the data in the Appendices, it is obvious there can be substantial margins of error for the ACS data. This is because the absolute numbers in the data are not large for the Tri-Boro Region.

Dallastown Borough, Pennsylvania

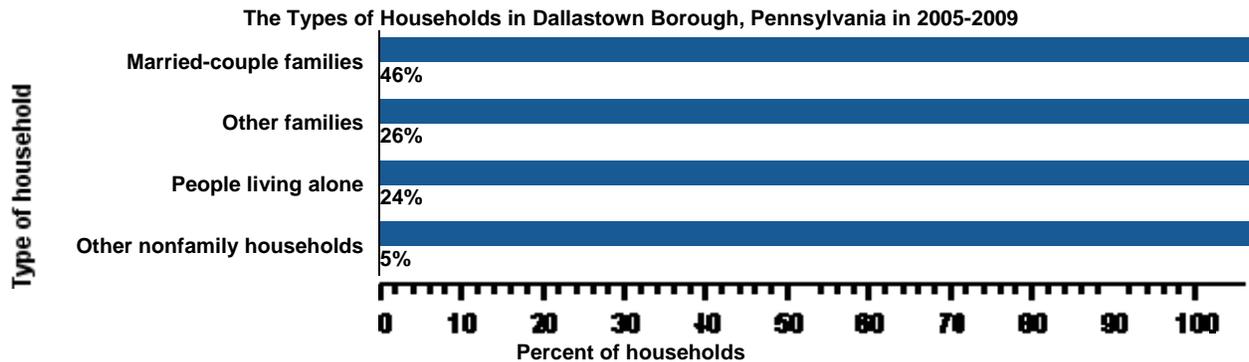
Population and Housing Narrative Profile: 2005-2009

Data Set: 2005-2009 American Community Survey 5-Year Estimates

Survey: American Community Survey

HOUSEHOLDS AND FAMILIES: In 2005-2009 there were 1,700 households in Dallastown Borough. The average household size was 2.4 people.

Families made up 72 percent of the households in Dallastown Borough. This figure includes both married-couple families (46 percent) and other families (26 percent). Nonfamily households made up 28 percent of all households in Dallastown Borough. Most of the nonfamily households were people living alone, but some were composed of people living in households in which no one was related to the householder.

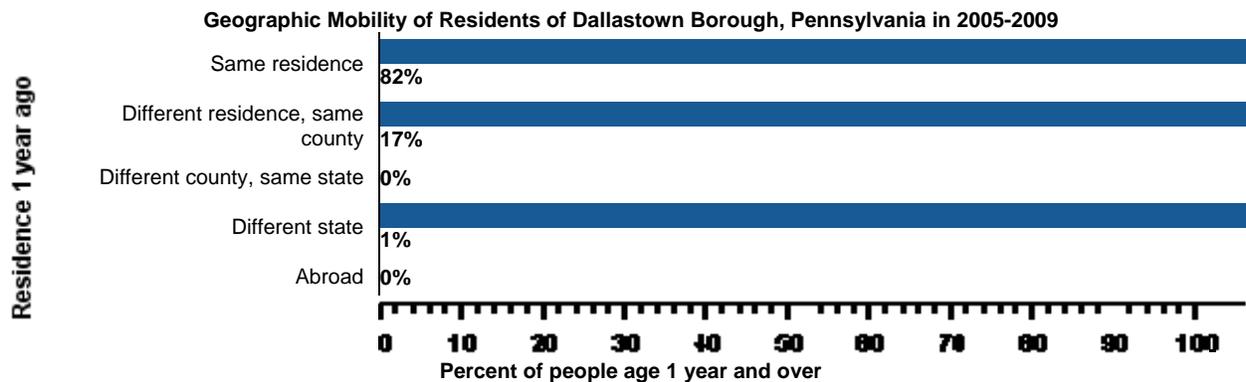


Source: American Community Survey, 2005-2009

NATIVITY AND LANGUAGE: Three percent of the people living in Dallastown Borough in 2005-2009 were foreign born. Ninety-seven percent was native, including 79 percent who were born in Pennsylvania.

Among people at least five years old living in Dallastown Borough in 2005-2009, 3 percent spoke a language other than English at home. Of those speaking a language other than English at home, 9 percent spoke Spanish and 91 percent spoke some other language; 40 percent reported that they did not speak English "very well."

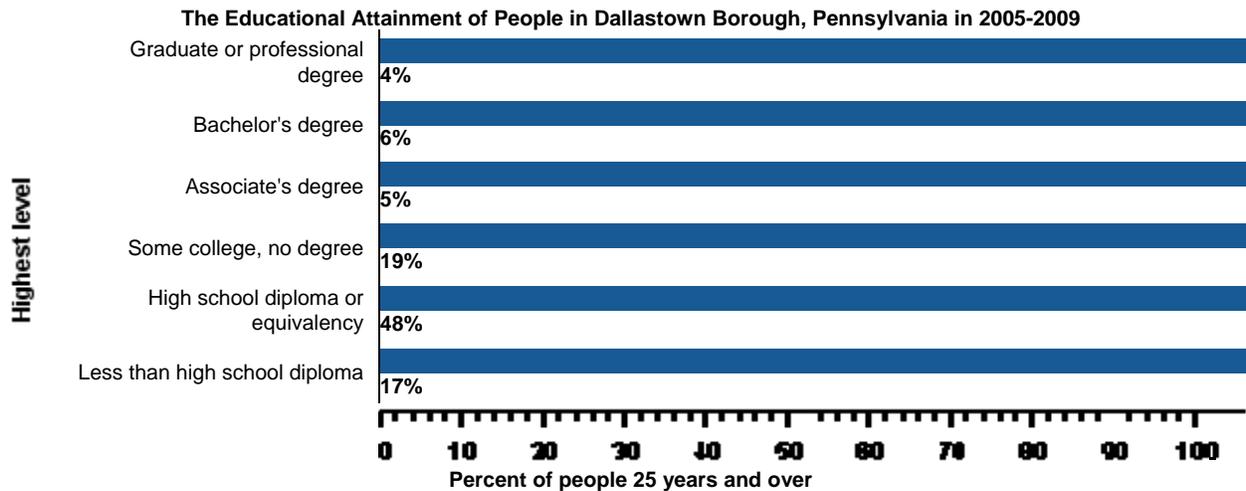
GEOGRAPHIC MOBILITY: In 2005-2009, 82 percent of the people at least one year old living in Dallastown Borough were living in the same residence one year earlier; 17 percent had moved during the past year from another residence in the same county, less than 0.5 percent from another county in the same state, 1 percent from another state, and less than 0.5 percent from abroad.



Source: American Community Survey, 2005-2009

EDUCATION: In 2005-2009, 83 percent of people 25 years and over had at least graduated from high school and 10 percent had a bachelor's degree or higher. Seventeen percent were dropouts; they were not enrolled in school and had not graduated from high school.

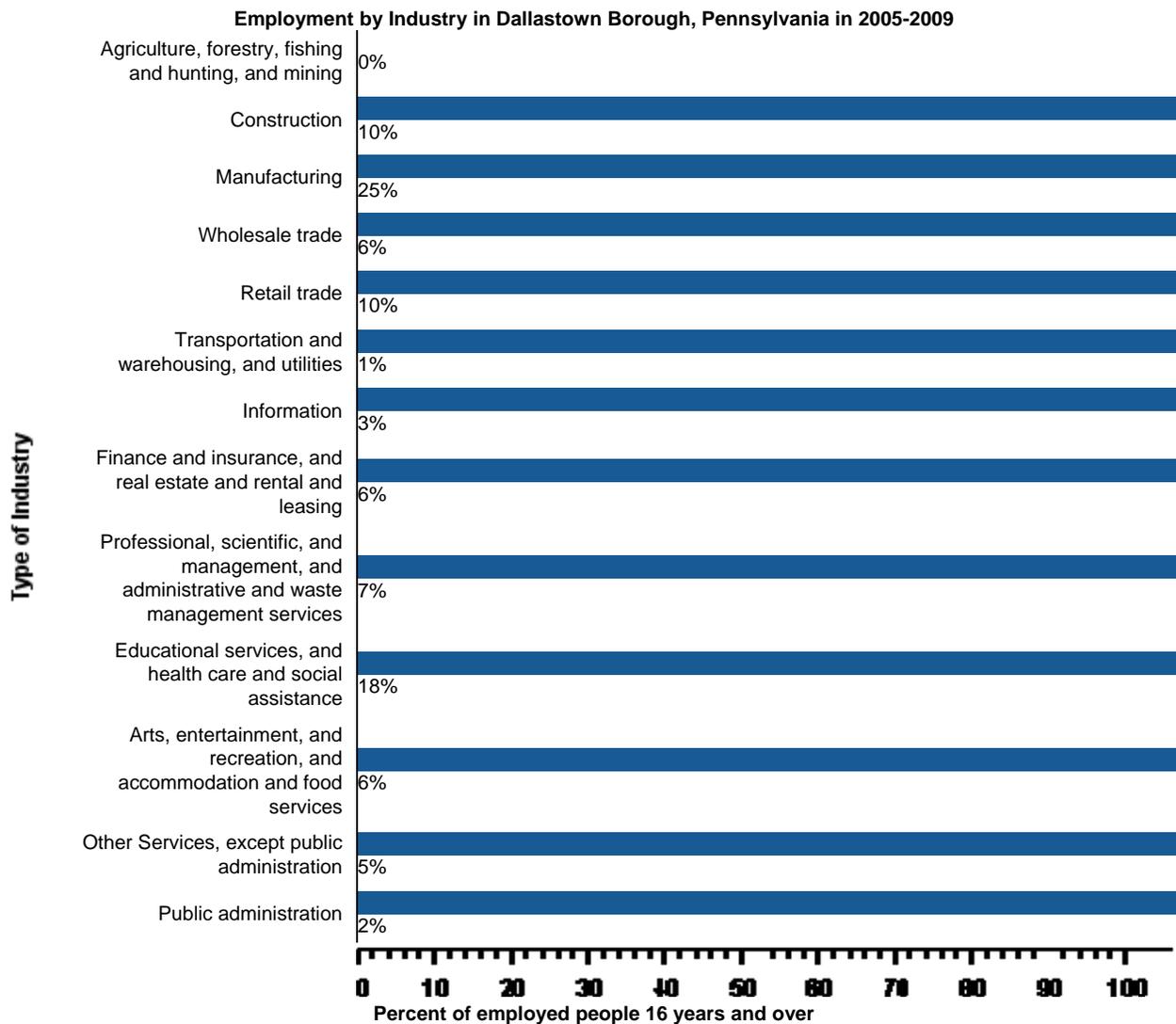
The total school enrollment in Dallastown Borough was 880 in 2005-2009. Nursery school and kindergarten enrollment was 110 and elementary or high school enrollment was 570 children. College or graduate school enrollment was 200.



Source: American Community Survey, 2005-2009

DISABILITY: In Dallastown Borough, among people at least five years old in 2005-2009, percent reported a disability. The likelihood of having a disability varied by age - from percent of people 5 to 15 years old, to percent of people 16 to 64 years old, and to percent of those 65 and older.

INDUSTRIES: In 2005-2009, for the employed population 16 years and older, the leading industries in Dallastown Borough were Manufacturing, 25 percent, and Educational services, and health care, and social assistance, 18 percent.



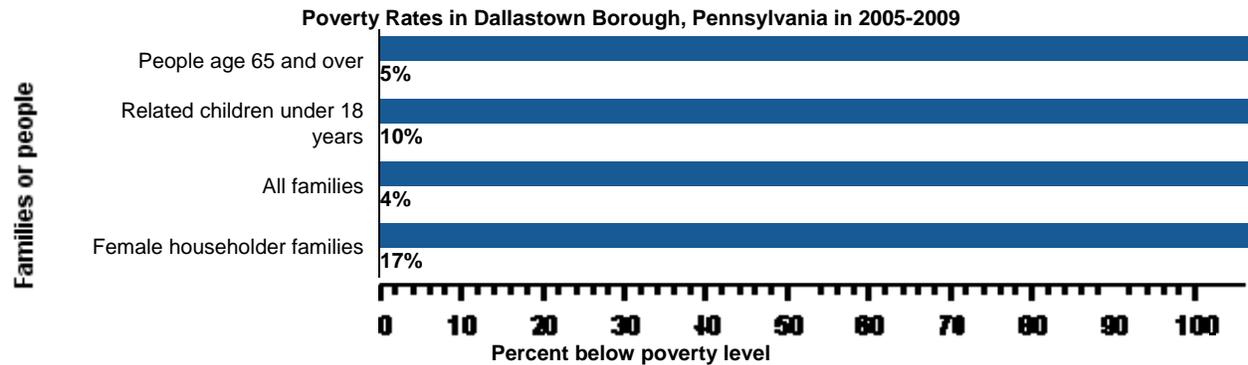
Source: American Community Survey, 2005-2009

OCCUPATIONS AND TYPE OF EMPLOYER: Among the most common occupations were: Management, professional, and related occupations, 29 percent; Production, transportation, and material moving occupations, 26 percent; Sales and office occupations, 18 percent; Service occupations, 14 percent; and Construction, extraction, maintenance, and repair occupations, 13 percent. Eighty-seven percent of the people employed were Private wage and salary workers; 7 percent was Federal, state, or local government workers; and 6 percent was Self-employed in own not incorporated business workers.

TRAVEL TO WORK: Eighty-four percent of Dallastown Borough workers drove to work alone in 2005-2009, 9 percent carpooled, less than 0.5 percent took public transportation, and 5 percent used other means. The remaining 2 percent worked at home. Among those who commuted to work, it took them on average 20.9 minutes to get to work.

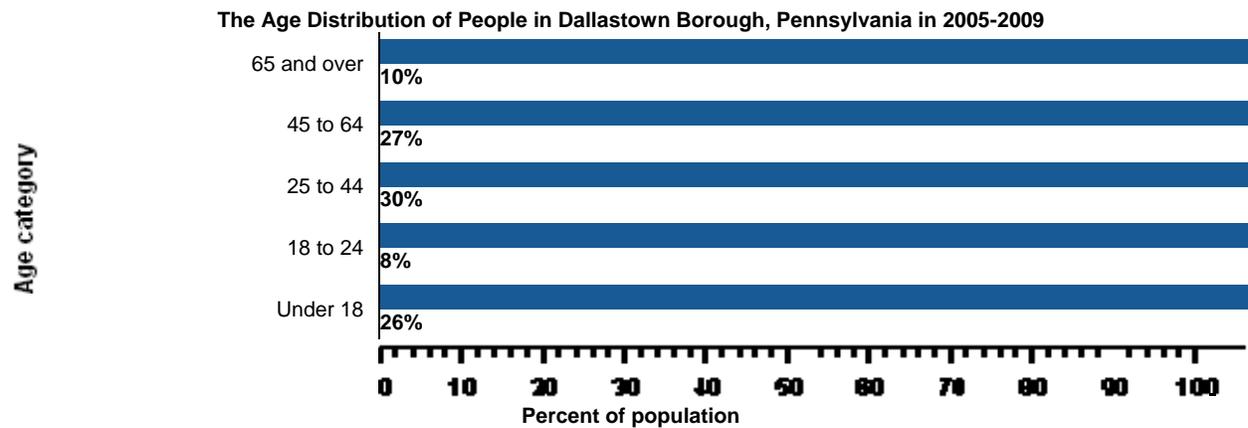
INCOME: The median income of households in Dallastown Borough was \$47,627. Eighty-seven percent of the households received earnings and 15 percent received retirement income other than Social Security. Twenty percent of the households received Social Security. The average income from Social Security was \$11,741. These income sources are not mutually exclusive; that is, some households received income from more than one source.

POVERTY AND PARTICIPATION IN GOVERNMENT PROGRAMS: In 2005-2009, 7 percent of people were in poverty. Ten percent of related children under 18 were below the poverty level, compared with 5 percent of people 65 years old and over. Four percent of all families and 17 percent of families with a female householder and no husband present had incomes below the poverty level.



Source: American Community Survey, 2005-2009

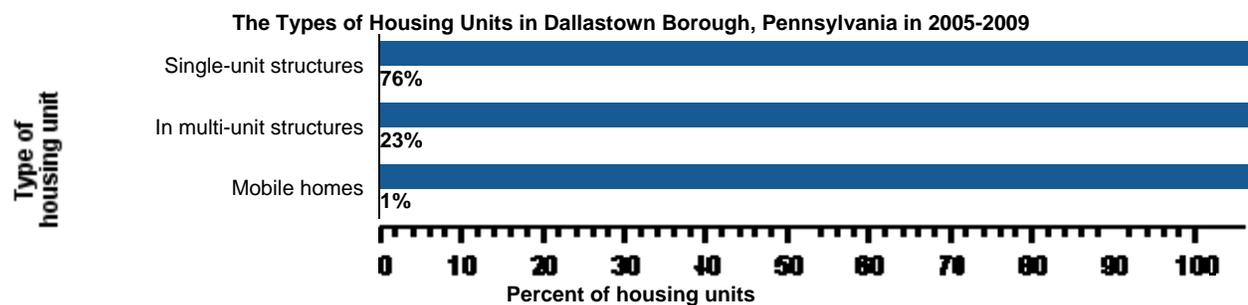
POPULATION OF Dallastown Borough: In 2005-2009, Dallastown Borough had a total population of 4,100 - 2,000 (50 percent) females and 2,000 (50 percent) males. The median age was 36.9 years. Twenty-six percent of the population was under 18 years and 10 percent was 65 years and older.



Source: American Community Survey, 2005-2009

For people reporting one race alone, 97 percent was White; less than 0.5 percent was Black or African American; less than 0.5 percent was American Indian and Alaska Native; less than 0.5 percent was Asian; less than 0.5 percent was Native Hawaiian and Other Pacific Islander, and less than 0.5 percent was Some other race. Three percent reported Two or more races. Less than 0.5 percent of the people in Dallastown Borough was Hispanic. Ninety-seven percent of the people in Dallastown Borough was White non-Hispanic. People of Hispanic origin may be of any race.

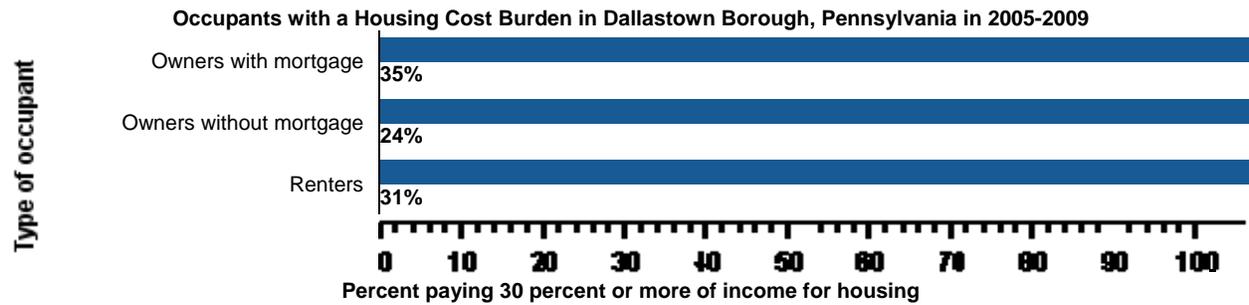
HOUSING CHARACTERISTICS: In 2005-2009, Dallastown Borough had a total of 1,800 housing units, 8 percent of which were vacant. Of the total housing units, 76 percent was in single-unit structures, 23 percent was in multi-unit structures, and 1 percent was mobile homes. Nine percent of the housing units were built since 1990.



Source: American Community Survey, 2005-2009

OCCUPIED HOUSING UNIT CHARACTERISTICS: In 2005-2009, Dallastown Borough had 1,700 occupied housing units - 930 (56 percent) owner occupied and 720 (44 percent) renter occupied. One percent of the households did not have telephone service and 4 percent of the households did not have access to a car, truck, or van for private use. Multi Vehicle households were not rare. Twenty-six percent had two vehicles and another 26 percent had three or more.

HOUSING COSTS: The median monthly housing costs for mortgaged owners was \$1,186, nonmortgaged owners \$433, and renters \$739. Thirty-five percent of owners with mortgages, 24 percent of owners without mortgages, and 31 percent of renters in Dallastown Borough spent 30 percent or more of household income on housing.



Source: American Community Survey, 2005-2009

Yoe Borough, Pennsylvania

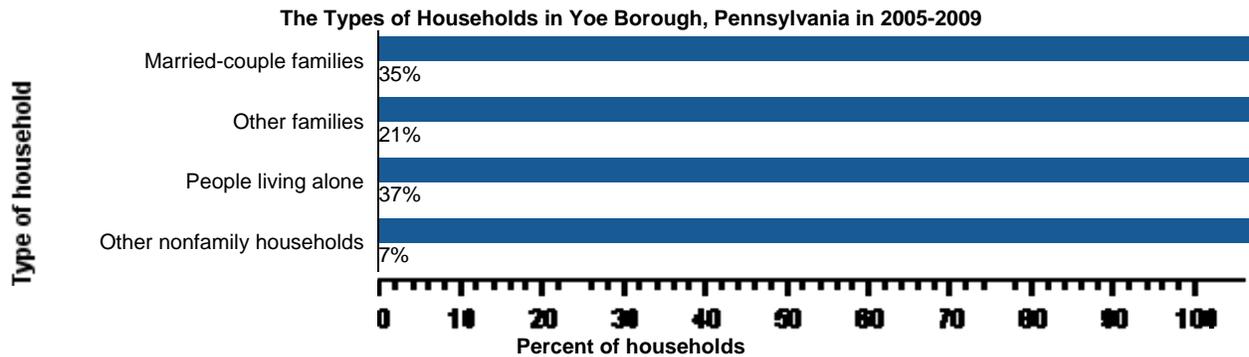
Population and Housing Narrative Profile: 2005-2009

Data Set: 2005-2009 American Community Survey 5-Year Estimates

Survey: American Community Survey

HOUSEHOLDS AND FAMILIES: In 2005-2009 there were 410 households in Yoe Borough. The average household size was 2.2 people.

Families made up 56 percent of the households in Yoe Borough. This figure includes both married-couple families (35 percent) and other families (21 percent). Nonfamily households made up 44 percent of all households in Yoe Borough. Most of the nonfamily households were people living alone, but some were composed of people living in households in which no one was related to the householder.

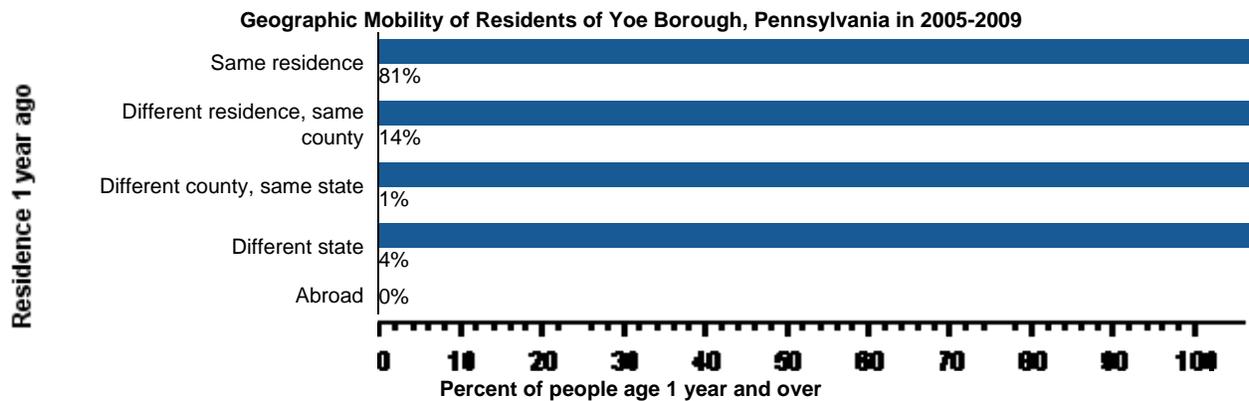


Source: American Community Survey, 2005-2009

NATIVITY AND LANGUAGE: Two percent of the people living in Yoe Borough in 2005-2009 were foreign born. Ninety-eight percent was native, including 71 percent who were born in Pennsylvania.

Among people at least five years old living in Yoe Borough in 2005-2009, 3 percent spoke a language other than English at home. Of those speaking a language other than English at home, 76 percent spoke Spanish and 24 percent spoke some other language; 67 percent reported that they did not speak English "very well."

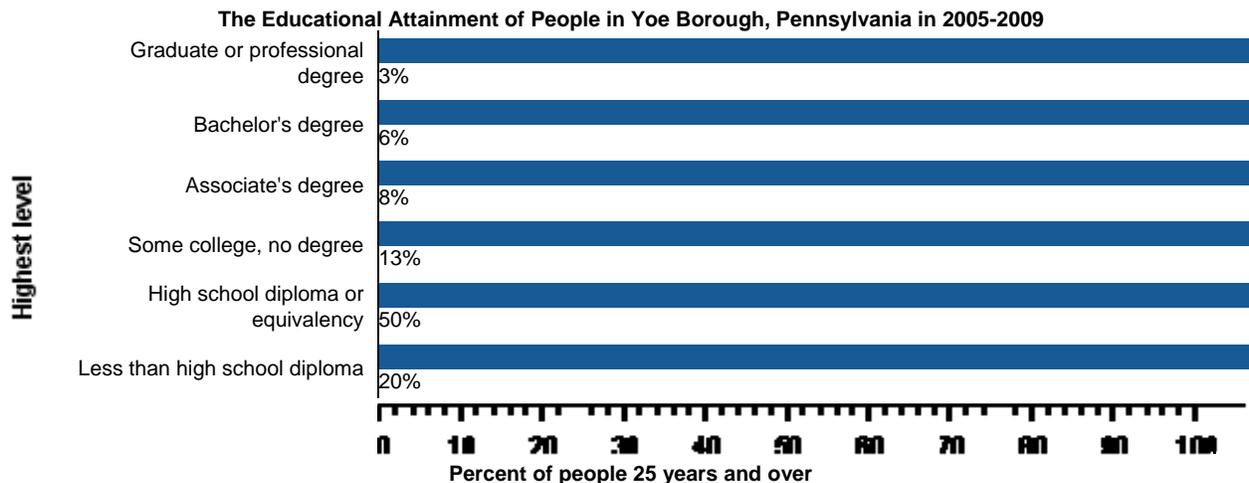
GEOGRAPHIC MOBILITY: In 2005-2009, 81 percent of the people at least one year old living in Yoe Borough were living in the same residence one year earlier; 14 percent had moved during the past year from another residence in the same county, 1 percent from another county in the same state, 4 percent from another state, and less than 0.5 percent from abroad.



Source: American Community Survey, 2005-2009

EDUCATION: In 2005-2009, 80 percent of people 25 years and over had at least graduated from high school and 9 percent had a bachelor's degree or higher. Twenty percent were dropouts; they were not enrolled in school and had not graduated from high school.

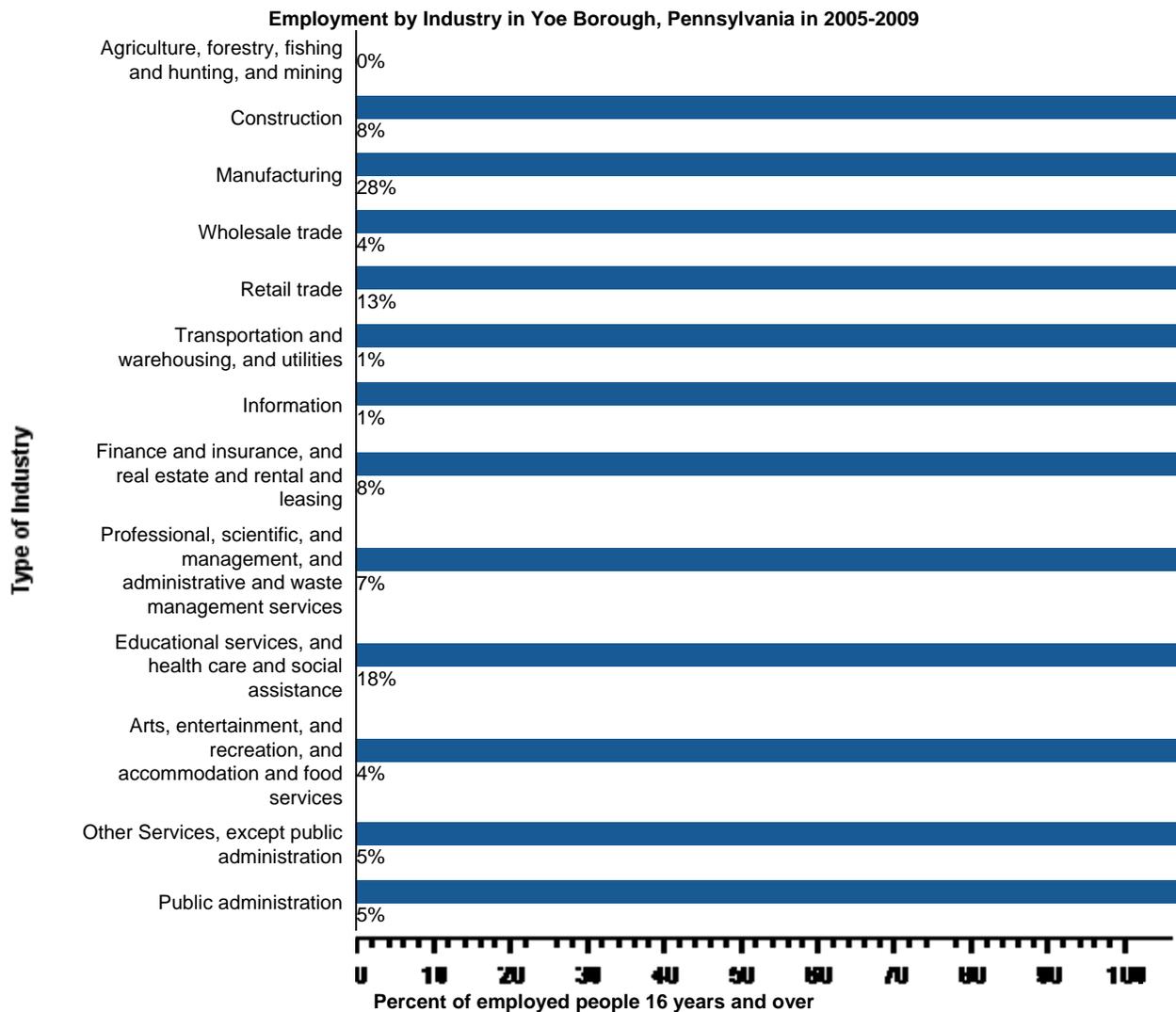
The total school enrollment in Yoe Borough was 170 in 2005-2009. Nursery school and kindergarten enrollment was 14 and elementary or high school enrollment was 130 children. College or graduate school enrollment was 27.



Source: American Community Survey, 2005-2009

DISABILITY: In Yoe Borough, among people at least five years old in 2005-2009, percent reported a disability. The likelihood of having a disability varied by age - from percent of people 5 to 15 years old, to percent of people 16 to 64 years old, and to percent of those 65 and older.

INDUSTRIES: In 2005-2009, for the employed population 16 years and older, the leading industries in Yoe Borough were Manufacturing, 28 percent, and Educational services, and health care, and social assistance, 18 percent.



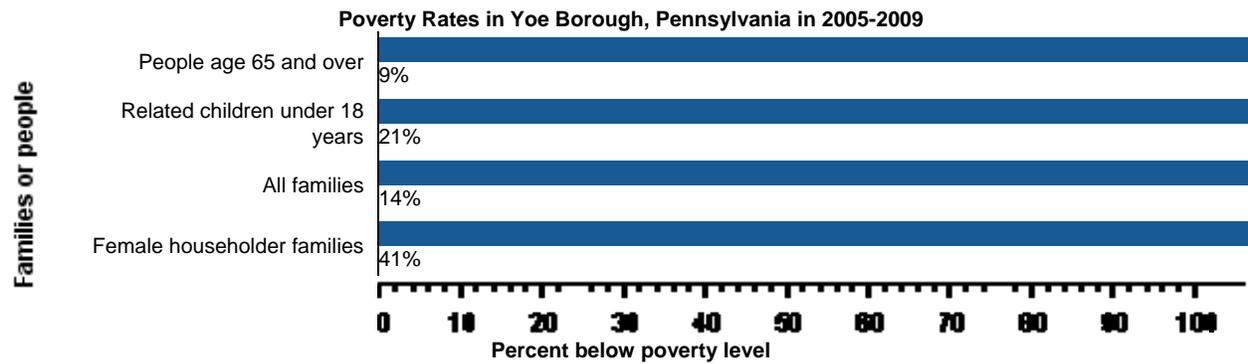
OCCUPATIONS AND TYPE OF EMPLOYER: Among the most common occupations were: Sales and office occupations, 27 percent; Production, transportation, and material moving occupations, 26 percent; Management, professional, and related occupations, 21 percent; Service occupations, 15 percent; and Construction, extraction, maintenance, and repair occupations, 10 percent. Eighty-five percent of the people employed were Private wage and salary workers; 9 percent was Federal, state, or local government workers; and 6 percent was Self-employed in own not incorporated business workers.

TRAVEL TO WORK: Eighty-two percent of Yoe Borough workers drove to work alone in 2005-2009, 11 percent carpooled, less than 0.5 percent took public transportation, and 7 percent used other means. The remaining less than 0.5 percent worked at home. Among those who commuted to work, it took them on average 24.8 minutes to get to work.

INCOME: The median income of households in Yoe Borough was \$38,906. Eighty-two percent of the households received earnings and 11 percent received retirement income other than Social Security. Twenty-nine percent of the households received Social Security. The average income from Social Security was \$12,977. These income sources are not mutually exclusive; that is, some households received income from more than one source.

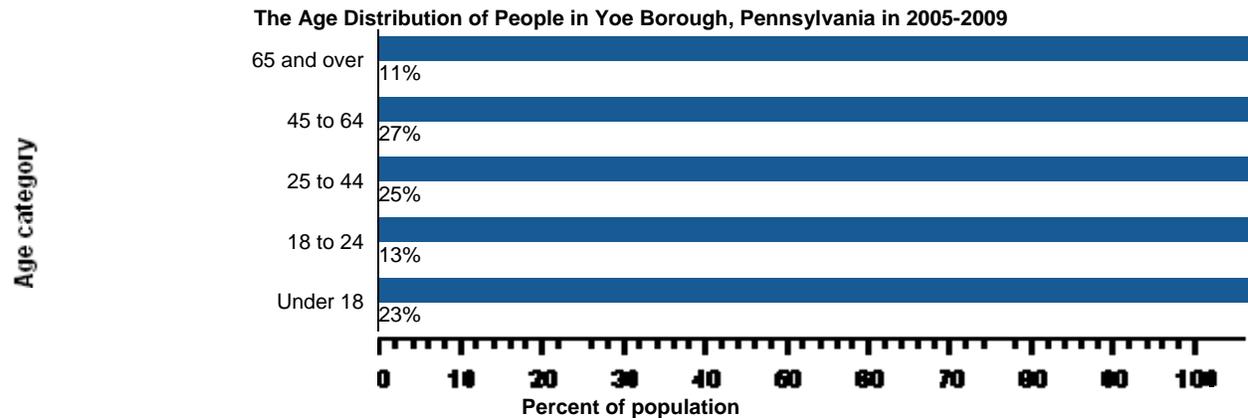
POVERTY AND PARTICIPATION IN GOVERNMENT PROGRAMS: In 2005-2009, 12 percent of people were in poverty. Twenty-one percent of related children under 18 were below the poverty level, compared with 9 percent of people 65 years old and over.

Fourteen percent of all families and 41 percent of families with a female householder and no husband present had incomes below the poverty level.



Source: American Community Survey, 2005-2009

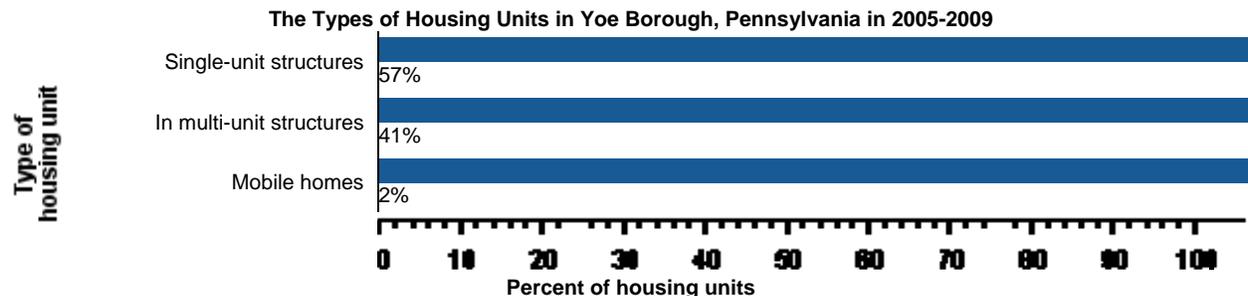
POPULATION OF Yoe Borough: In 2005-2009, Yoe Borough had a total population of 910 - 480 (53 percent) females and 420 (47 percent) males. The median age was 36.6 years. Twenty-three percent of the population was under 18 years and 11 percent was 65 years and older.



Source: American Community Survey, 2005-2009

For people reporting one race alone, 91 percent was White; 5 percent was Black or African American; less than 0.5 percent was American Indian and Alaska Native; less than 0.5 percent was Asian; less than 0.5 percent was Native Hawaiian and Other Pacific Islander, and 2 percent was Some other race. Two percent reported Two or more races. Three percent of the people in Yoe Borough was Hispanic. Eighty-eight percent of the people in Yoe Borough was White non-Hispanic. People of Hispanic origin may be of any race.

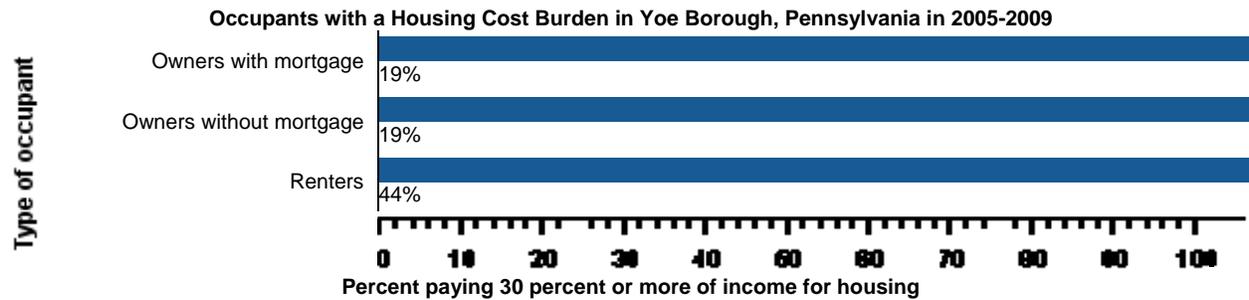
HOUSING CHARACTERISTICS: In 2005-2009, Yoe Borough had a total of 440 housing units, 7 percent of which were vacant. Of the total housing units, 57 percent was in single-unit structures, 41 percent was in multi-unit structures, and 2 percent was mobile homes. Three percent of the housing units were built since 1990.



Source: American Community Survey, 2005-2009

OCCUPIED HOUSING UNIT CHARACTERISTICS: In 2005-2009, Yoe Borough had 410 occupied housing units - 200 (49 percent) owner occupied and 210 (51 percent) renter occupied. Six percent of the households did not have telephone service and 10 percent of the households did not have access to a car, truck, or van for private use. Twenty-eight percent had two vehicles and another 15 percent had three or more.

HOUSING COSTS: The median monthly housing costs for mortgaged owners was \$1,151, nonmortgaged owners \$491, and renters \$616. Nineteen percent of owners with mortgages, 19 percent of owners without mortgages, and 44 percent of renters in Yoe Borough spent 30 percent or more of household income on housing.



Source: American Community Survey, 2005-2009

Red Lion Borough, Pennsylvania

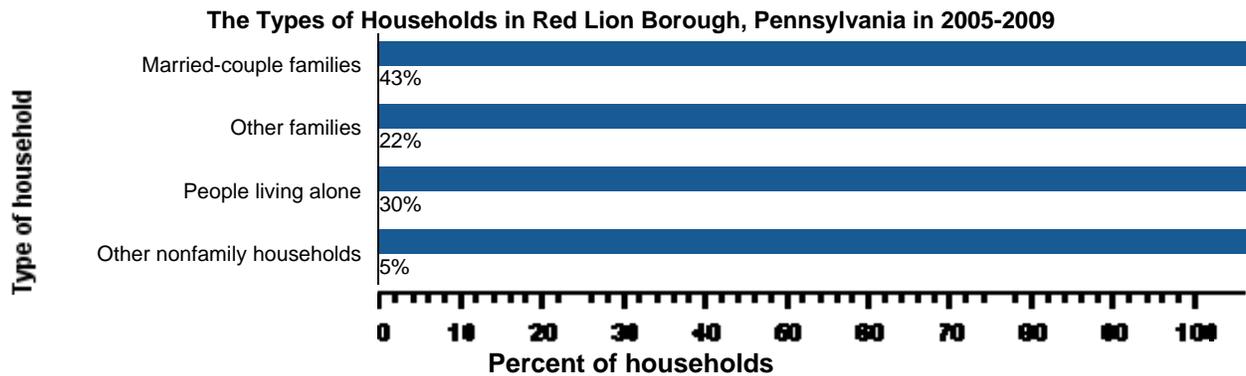
Population and Housing Narrative Profile: 2005-2009

Data Set: 2005-2009 American Community Survey 5-Year Estimates

Survey: American Community Survey

HOUSEHOLDS AND FAMILIES: In 2005-2009 there were 2,500 households in Red Lion Borough. The average household size was 2.5 people.

Families made up 65 percent of the households in Red Lion Borough. This figure includes both married-couple families (43 percent) and other families (22 percent). Nonfamily households made up 35 percent of all households in Red Lion Borough. Most of the nonfamily households were people living alone, but some were composed of people living in households in which no one was related to the householder.

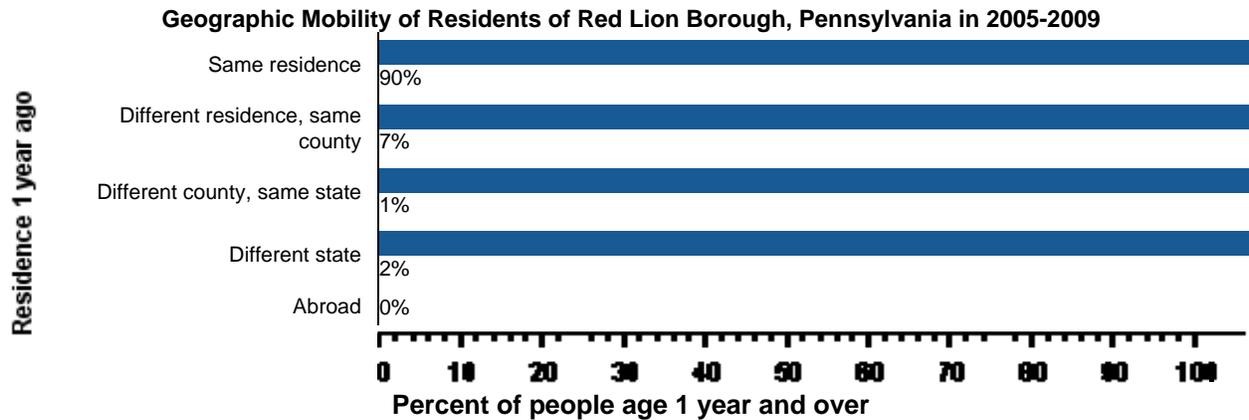


Source: American Community Survey, 2005-2009

NATIVITY AND LANGUAGE: One percent of the people living in Red Lion Borough in 2005-2009 were foreign born. Ninety-nine percent was native, including 84 percent who were born in Pennsylvania.

Among people at least five years old living in Red Lion Borough in 2005-2009, 2 percent spoke a language other than English at home. Of those speaking a language other than English at home, 61 percent spoke Spanish and 39 percent spoke some other language; 30 percent reported that they did not speak English "very well."

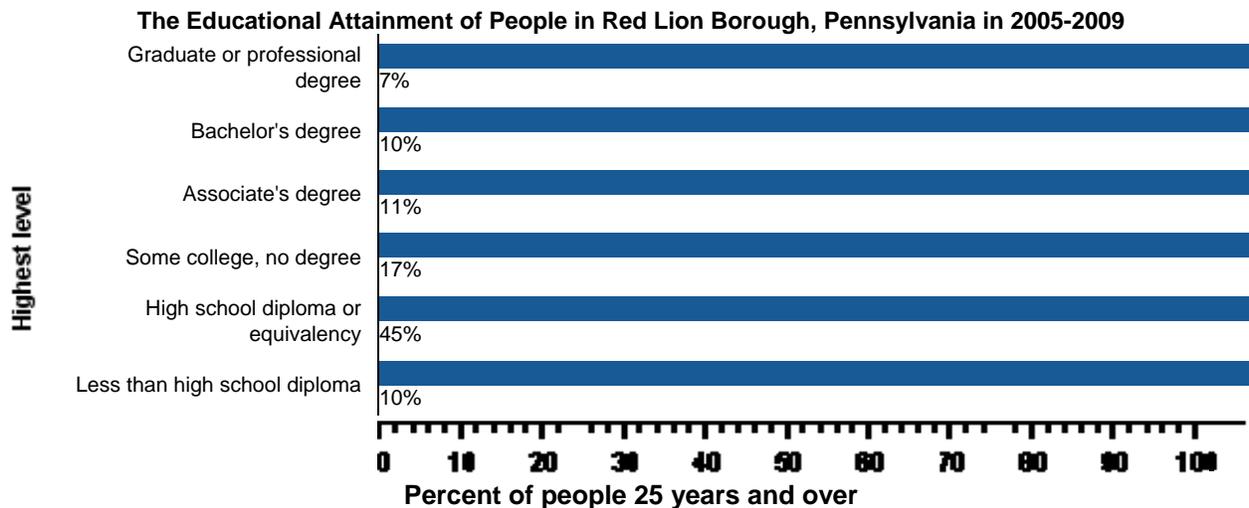
GEOGRAPHIC MOBILITY: In 2005-2009, 90 percent of the people at least one year old living in Red Lion Borough were living in the same residence one year earlier; 7 percent had moved during the past year from another residence in the same county, 1 percent from another county in the same state, 2 percent from another state, and less than 0.5 percent from abroad.



Source: American Community Survey, 2005-2009

EDUCATION: In 2005-2009, 90 percent of people 25 years and over had at least graduated from high school and 17 percent had a bachelor's degree or higher. Ten percent were dropouts; they were not enrolled in school and had not graduated from high school.

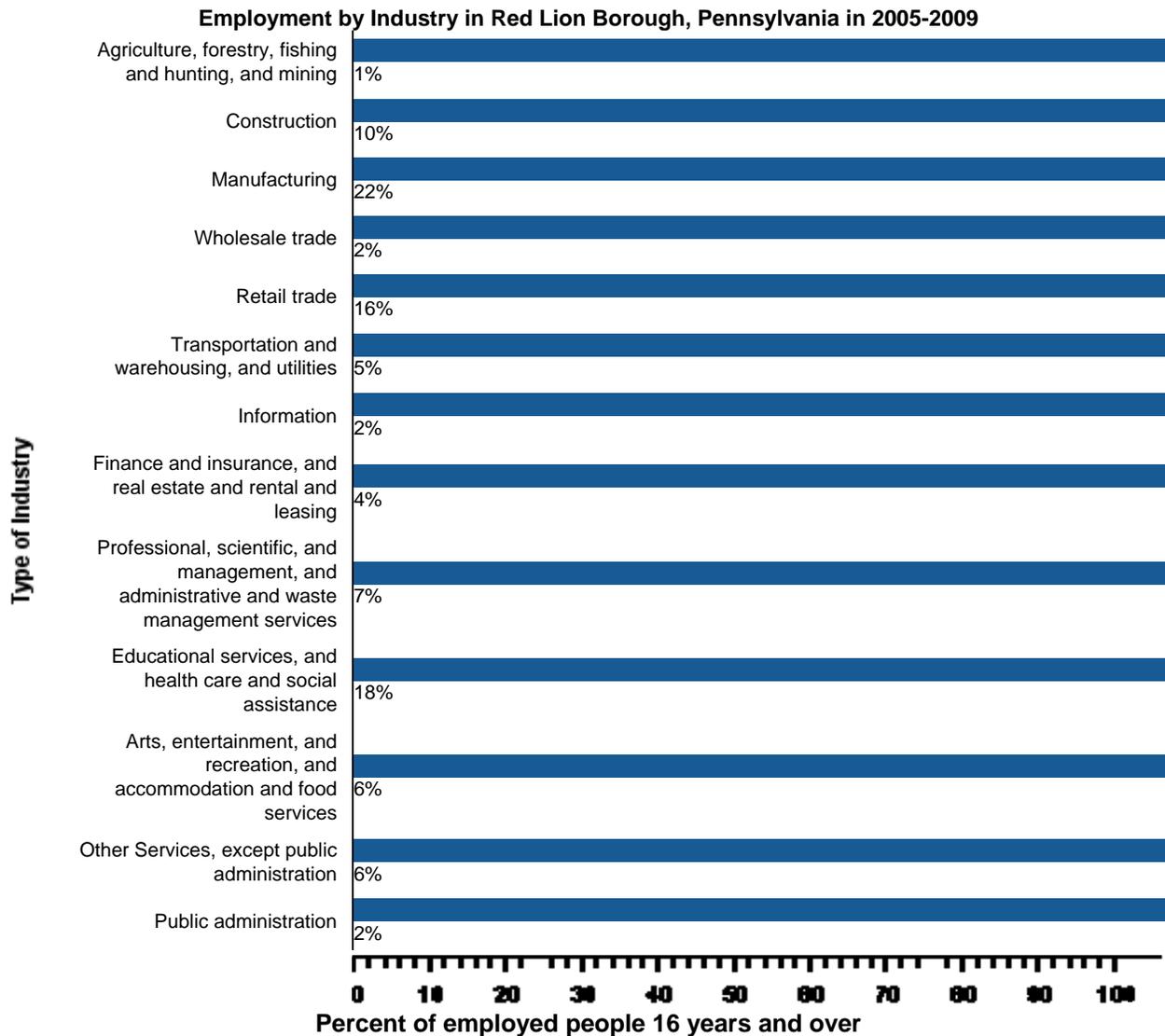
The total school enrollment in Red Lion Borough was 1,600 in 2005-2009. Nursery school and kindergarten enrollment was 350 and elementary or high school enrollment was 950 children. College or graduate school enrollment was 260.



Source: American Community Survey, 2005-2009

DISABILITY: In Red Lion Borough, among people at least five years old in 2005-2009, percent reported a disability. The likelihood of having a disability varied by age - from percent of people 5 to 15 years old, to percent of people 16 to 64 years old, and to percent of those 65 and older.

INDUSTRIES: In 2005-2009, for the employed population 16 years and older, the leading industries in Red Lion Borough were Manufacturing, 22 percent, and Educational services, and health care, and social assistance, 18 percent.



Source: American Community Survey, 2005-2009

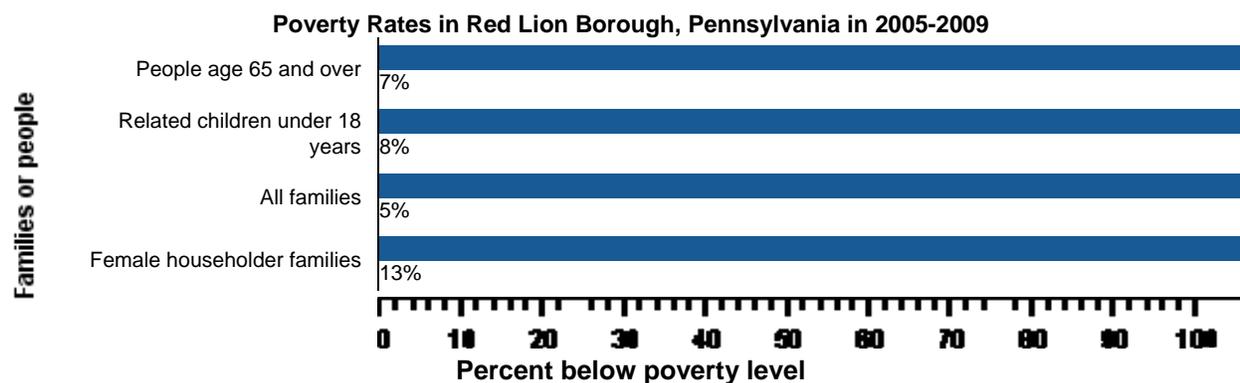
OCCUPATIONS AND TYPE OF EMPLOYER: Among the most common occupations were: Management, professional, and related occupations, 26 percent; Production, transportation, and material moving occupations, 24 percent; Sales and office occupations, 21 percent; Construction, extraction, maintenance, and repair occupations, 14 percent; and Service occupations, 14 percent. Eighty-nine percent of the people employed were Private wage and salary workers; 8 percent was Federal, state, or local government workers; and 3 percent was Self-employed in own not incorporated business workers.

TRAVEL TO WORK: Eighty-four percent of Red Lion Borough workers drove to work alone in 2005-2009, 7 percent carooled, 1 percent took public transportation, and 6 percent used other means. The remaining 1 percent worked at home. Among those who commuted to work, it took them on average 26.1 minutes to get to work.

INCOME: The median income of households in Red Lion Borough was \$47,904. Eighty-five percent of the households received earnings and 10 percent received retirement income other than Social Security. Twenty-one percent of the households received Social Security. The average income from Social

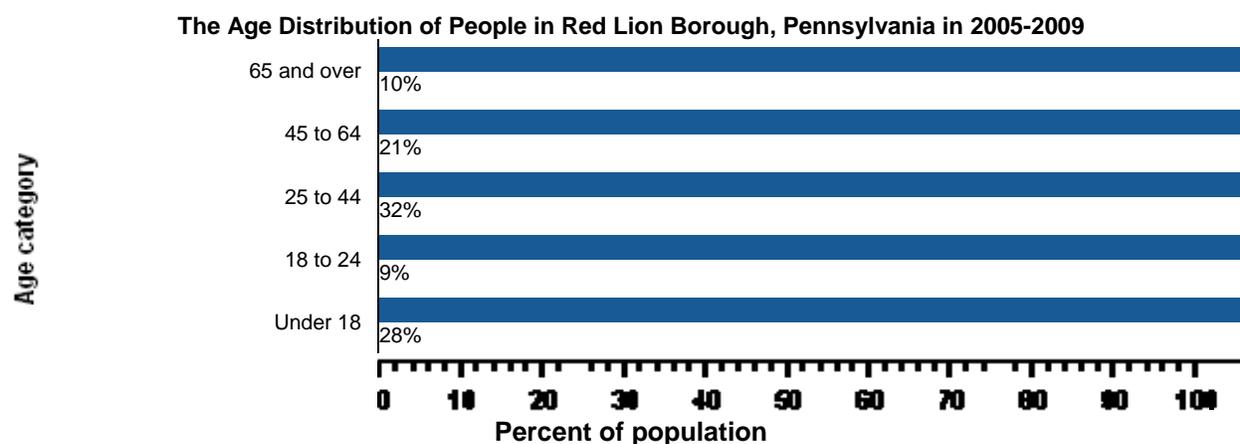
Security was \$14,829. These income sources are not mutually exclusive; that is, some households received income from more than one source.

POVERTY AND PARTICIPATION IN GOVERNMENT PROGRAMS: In 2005-2009, 7 percent of people were in poverty. Eight percent of related children under 18 were below the poverty level, compared with 7 percent of people 65 years old and over. Five percent of all families and 13 percent of families with a female householder and no husband present had incomes below the poverty level.



Source: American Community Survey, 2005-2009

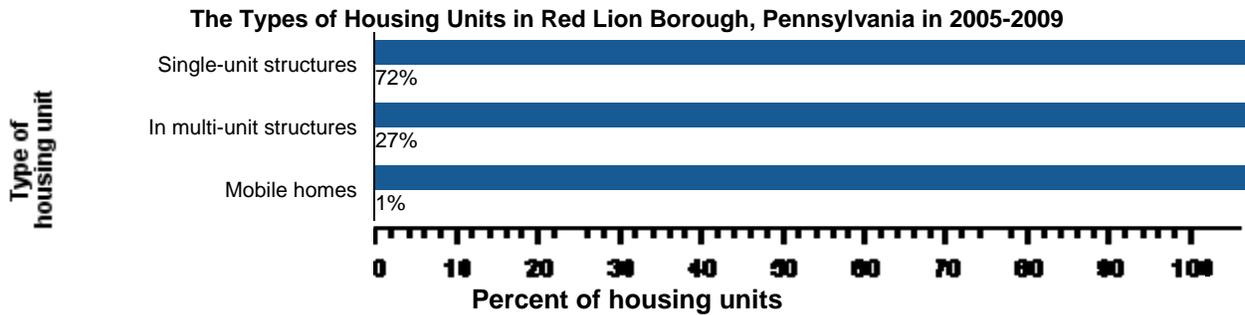
POPULATION OF Red Lion Borough: In 2005-2009, Red Lion Borough had a total population of 6,100 - 3,000 (49 percent) females and 3,100 (51 percent) males. The median age was 31 years. Twenty-eight percent of the population was under 18 years and 10 percent was 65 years and older.



Source: American Community Survey, 2005-2009

For people reporting one race alone, 97 percent was White; 1 percent was Black or African American; less than 0.5 percent was American Indian and Alaska Native; 1 percent was Asian; less than 0.5 percent was Native Hawaiian and Other Pacific Islander, and less than 0.5 percent was Some other race. Less than 0.5 percent reported Two or more races. One percent of the people in Red Lion Borough was Hispanic. Ninety-seven percent of the people in Red Lion Borough was White non-Hispanic. People of Hispanic origin may be of any race.

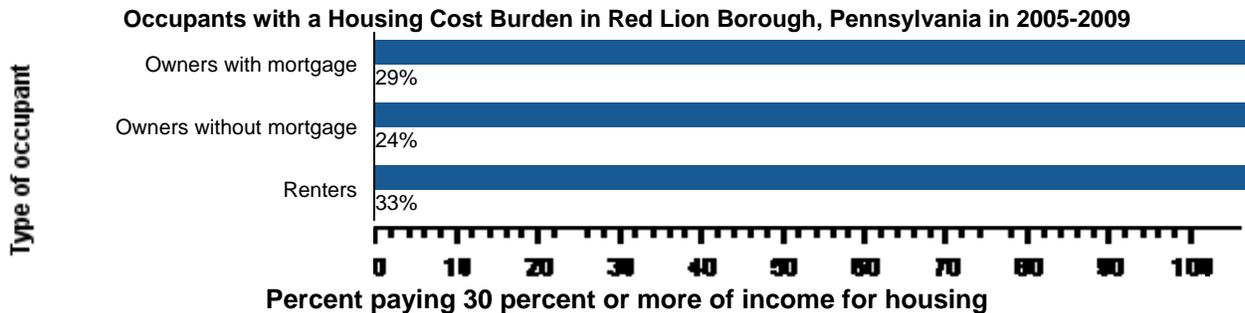
HOUSING CHARACTERISTICS: In 2005-2009, Red Lion Borough had a total of 2,600 housing units, 6 percent of which were vacant. Of the total housing units, 72 percent was in single-unit structures, 27 percent was in multi-unit structures, and 1 percent was mobile homes. Four percent of the housing units were built since 1990.



Source: American Community Survey, 2005-2009

OCCUPIED HOUSING UNIT CHARACTERISTICS: In 2005-2009, Red Lion Borough had 2,500 occupied housing units - 1,400 (57 percent) owner occupied and 1,100 (43 percent) renter occupied. Five percent of the households did not have telephone service and 7 percent of the households did not have access to a car, truck, or van for private use. Multi Vehicle households were not rare. Forty-one percent had two vehicles and another 14 percent had three or more.

HOUSING COSTS: The median monthly housing costs for mortgaged owners was \$1,176, nonmortgaged owners \$439, and renters \$703. Twenty-nine percent of owners with mortgages, 24 percent of owners without mortgages, and 33 percent of renters in Red Lion Borough spent 30 percent or more of household income on housing.



Source: American Community Survey, 2005-2009