

Existing Land Use Profile

The study and mapping of existing land use information provides the foundation for the development of the future land use plan. Existing land uses are illustrated on Map 2-1 to provide planners and decision-makers with a current picture of the overall makeup of the region and to assist in the analysis of future development patterns. Existing land use and housing are presented together in this section due to the close association of these two subjects.

A listing of the information resources reviewed is provided followed by a historic framework, discussion on land use classification, definitions of the land use categories, a discussion of existing land use patterns, growth potential for the region, and finally a discussion on land supply and demand issues. Information presented on housing includes an overall description of the region's housing stock in 1990, including the following key components: number of housing units, tenure, occupancy, persons per unit, number of units in structure, and housing values.

Information Resources

This summary provides updated information since the completion of previous land use inventories in the region as part of past comprehensive planning activities. Updated information is based on information provided by the York County Planning Commission, input from the Comprehensive Plan Advisory Committee (CPAC) and field reconnaissance by Community Planning Consultants, Inc. A listing of data sources reviewed for this summary include:

- ❑ Northern York County Regional Plan: Borough of Dillsburg, Borough of Franklinton, Township of Carroll, Township of Franklin, Township of Monaghan, 1972.
- ❑ Township of Monaghan Comprehensive Plan, 2000.
- ❑ Carroll Township Comprehensive Plan, 1988.
- ❑ York County Transportation Plan, York County Planning Commission - February 1996.
- ❑ York County Growth Management Plan, York County Planning Commission - 2001.
- ❑ York County Agricultural Land Preservation - February 2000.
- ❑ York County Comprehensive Plan: Reports on York County Housing, Natural Areas Inventory, Community Facilities, and Transportation – February 2000.
- ❑ York County Tax Assessment Office data - January 2001.
- ❑ York County Planning Commission, GIS Data - January 2001.

Historic Perspective

How a community uses its land evolves over time and is influenced by lifestyle choices of its residents and property owners, (i.e., where and how they choose to earn a living) businesses they need, type and style of structures and buildings, and developments they construct. A review of history helps to provide a unique land use perspective for the region. Detailed historic records are available at the Northern York County Historical

and Preservation Society, Inc., including a publication that documents the *History of Dillsburg, PA from 1091 to 1950* by Robert F. Gayman. Historic notes¹ include:

- ❑ It is assumed the first inhabitants of the area were the Susquehannock Indians. Many of the routes used today were Indian trails and traders' routes that led into the wilderness.
- ❑ Monaghan Township was laid out originally in 1745 and extended across the entire northwestern section of York County. The settlers were largely Scotch-Irish. Originally the area was part of Lancaster County.
- ❑ Dillsburg Borough was laid out in 1800.
- ❑ Franklin Township was formed from the then Monaghan Township in 1809.
- ❑ Carroll Township was formed in 1831 from the western part of Monaghan and the eastern part of Franklin Townships.
- ❑ Early industry in the region included farming (orchards in Monaghan Township) and mining of iron ore.
- ❑ Franklinton Borough was incorporated in 1869. It began as a site of an early 19th century store and tavern. Streets were laid out in 1813, with lots selling for \$30. Notable dates in the history of the growth of the town:
 - 1826 – establishment of the post office
 - 1849 – efforts of Captain John Klugh in purchasing lots and building homes encouraged growth of the town
 - 1869 – Borough incorporation and paving of streets (named after Benjamin Franklin)
 - Around 1900 – establishment of the first grade school
 - 1920's business flourished – factories, stores, garages and taverns
 - 1950's business left town with exception of a few privately-owned stores and garages
- ❑ The railroad came to the region in 1873 as the Dillsburg and Mechanicsburg Railroad, which provided passenger and freight service.
- ❑ Dillsburg was the urban center of the region. In the late 1890's, electric street lighting and telephone service came to the region. Between 1900 and 1910, electric service was installed in Borough homes and businesses, and public water was available.
- ❑ The region responded to the economic cycles and war efforts of the 20th century with the typical ebb and flow of economic prosperity and decline.

The *History of Dillsburg 1901 –1950* provides an interesting glimpse of the economic stature of the region through a documentation of the sequential list of Dillsburg businesses (pp.96 to 108). What is striking is the amount and type of businesses that were flourishing in the downtown compared to today.

The type of businesses included: banks, a theatre, numerous restaurants, jewelers, hardware stores, meat markets, drug stores, shoe stores, furniture store, doctors offices, barber shops, garages, numerous clothing stores, numerous grocery stores, dry goods stores, a hotel, appliance stores, a music shop, bakers, funeral homes, a

¹ Excerpts from Carroll Township and Monaghan Township Comprehensive Plans and the History of Dillsburg, 1901 to 1950 and Franklinton Borough's website.

shoe factory, lumber yards, feed stores, and a dress factory. The number and variety of these uses in the downtown are not present today as businesses relocated to other parts of the region, larger stores in the Harrisburg and York area captured the market, or the demand for specific goods and services declined. Similarly, the region has experienced a decline in the agriculture activities that spread across the countryside in the past. The decline has come as a result of new development, changing attitudes, and the difficulty in earning a living in the agriculture industry.

The region is replete with historic resources. A historic survey of York County has identified significant historic resources in the region; however, it is expected that the region has many more resources than provided in this sampling. A more complete survey would be necessary to identify all of these resources. The listed resources include historic sites, structures, and buildings. The complete listing is available on-line at <http://www.philadelphiabuildings.org>. or from the Pennsylvania Historic and Museum Commission's Cultural Resources Database. The list includes:

- Carroll Township – 17 listed resources, including nine homes. Notable buildings of commerce include:
 - Dillsburg Brick Company located at Mountain Road at the base of Homewood Street
 - Dogwood Spring Meetinghouse located a Mountain Road at the end of Range End Road
 - Hurricane Hall located on Logan Road

Several farms include:

- Barleycroft Farm located at Old Route 15 near Spring Lake Road
 - Frederick Farm House located at 47 Dogwood Lane
 - Hidden Springs Farm located at North Outlet Road, east off Chestnut Grove Road
 - Logan Homestead located at Ore Bank Road south of Logan Road
 - Logania Farm located at lane south side of Siddonsburg Road
 - Meadow View Farm located at Meadow View Road south side east of Old York Road
- Dillsburg Borough – eight listed sites. The expectation is there are numerous other historic properties in town that have not been surveyed and have not been listed.
 - Dill Tavern located at 227 N. Baltimore Street
 - Maple Shade Farm located at 300 Harrisburg Pike
 - Dillsburg Elementary School located at the east side of South Baltimore Street
 - Monaghan Presbyterian Church located at the intersection of East Church Street and Harrisburg Pike
 - Reverend Anderson B. Quay House located at 22 N. Baltimore Street. The home is listed on the National Register.
 - Historic homes at 110 S. Baltimore Street, 21 N. Baltimore Street, and 100 Gettysburg Street.
 - Franklin Township – 37 listed sites, the majority being homes. One significant historic site is the Clear Spring Mill. The site is listed on the National Register of Historic Places. It is located at the junction of Capitol Hill and Clear Spring Roads.

- ❑ Franklintown Borough – 66 resources that would be eligible for listing as an Historic District. These buildings are located on Baltimore Street, Cabin Hollow Road, and Water Street.
- ❑ Monaghan Township – 82 listed sites. The vast majority of these sites are homes. Notable nonresidential sites and structures include:
 - Filey’s Christ Lutheran Church located at Filey’s Road east side south of Siddonsburg Road
 - Mt. Pleasant Church of God Parsonage located at York Road west side north of church
 - Gilbert Bridge located at Bishop and Gilbert Road. This structure is listed on the National Register.
 - Mechanicsburg Waterworks Bridge

Land Use Summary

Land Use Classification

The process of land use classification involves identifying and categorizing land uses according to a set of specific characteristics. Various land use classification models are available. Some models incorporate multiple dimensions into a classification system, describing characteristics of the land use into activities, functions, building types, site development character, and ownership constraints. The tax parcel is the standard taxonomic unit used by the York County Planning Commission to classify land uses. Existing land use data for the Northern York County region was derived from York County tax assessment records and compiled by the York County Planning Commission into a digital geographic information system (GIS) format based on tax parcel boundaries. The land use classes defined by York County Planning Commission included seven general use classes: apartments, residential, commercial, industrial, agriculture, exempt or public, and utility.

The following modifications were made for the Northern York County Region Comprehensive Plan:

- ❑ Residential land use class - subdivided into high-density residential, medium-density residential, low-density residential and rural residential
- ❑ Agriculture class - broken into two distinct classes - agriculture and forested/open space

For the purposes of the Northern York County Region Comprehensive Plan, land uses were categorized into eleven general classes that describe the primary activity on the property. Those classes include: high-density residential, medium-density residential, low-density residential, rural residential, commercial, public/semi-public, agriculture, forested/open-space, industrial, utilities, and transportation. The basis for the residential delineation was the type of existing unit and lot size analysis using the geographic information system. A definition of each of the classes is presented in the following section.

Land Use Definitions

Agriculture: Land occupied by farms and farming related uses. These lands include farmsteads, barns and outbuildings, croplands, orchards, pastures, husbandry, nurseries, greenhouses, and some wood lots, when they are part of a larger actively farmed property.

Forested/Open: Lands that are not currently being used for agricultural purposes. These uses include woodlands (not part of agricultural uses), fallow fields and unattended pastures.

Rural Residential: Residential uses located on parcels greater than three acres and occupied by single-family detached units.

Low-density Residential: Residential uses located on parcels greater than 21,780 square feet but less than three acres, predominately single-family detached units. Generally, the density ranged from one unit per acre to one unit per two acres.

Medium-density Residential: Residential uses located on parcels greater than 8,700 square feet but less than 21,780 square feet, predominately single-family units. The density was generally two to four units per acre.

High-density Residential: Residential uses located on parcels less than or equal to 8,700 square feet, including all single-family residential housing types plus lots occupied by apartments and other multi-family units and mobile home parks (assumes tract size is greater for multi-family buildings and mobile home parks). The density was generally five or more units per acre.

Commercial: Land occupied by uses engaging in the sale of goods (retail or wholesale), food and drink, personal and professional services, entertainment, trade and recreation.

Public/Semi-Public: Nontaxable land for the following uses: public and private schools, municipal property, fire stations, churches, cemeteries, State Game Lands, parks and emergency service facilities.

Industrial: Lands used by establishments engaged in the production of goods or non-manufactured products or services (e.g., construction, mining, warehousing, etc.) and the grounds utilized by these companies.

Utilities: Lands devoted to the production of public utility commodities or services under the control of governmental agencies.

Transportation: Lands devoted to streets, highways and other transportation facilities.

Land Use Distribution in the Region

Table 2-1 presents a summary of the total acres for each land use class by municipalities and the region. The predominate land use class is forested/open space representing approximately 31.2% or 9,590 acres of the region's total area. Agriculture uses occupy roughly 29.6% or 9,110 acres of the region while combined residential land

Insert Table 2-1

uses represent 26.3% or 8,080 acres of the region. Over half the region's total residential land is rural residential. The majority of the remaining residential land is classified as low-density residential (37.8%). Less than 1.0%, or 225 acres, of the residential land is classified as high-density, with the majority located in Dillsburg Borough and Franklin Township, representing 28.6% and 43.1% of the total high-density residential lands, respectively.

Franklin Township, Carroll Township, and Monaghan Township combined account for 97.7% of the 30,770 acres of land in the Northern York region. These municipalities give the region its rural character. Notable features include:

- In Franklin Township, the largest municipality, 1,500 acres are devoted to public/semi-public land equivalent to 80.7% of the region's total public/semi-public lands. Agriculture and forested/open space represent 28.1% and 29.1% respectively of the total Township land area. The combined totals of agriculture and forested/open space lands represent 37.2% of the region's total. Franklin Township also contains 37.0% of the region's combined residential land with the majority of this land occupied by rural residential development. The Township lands are home to 62.0% of the region's industrial land.
- In Carroll Township, the second largest community, the majority of the land use is either devoted to residential, forest/open space or agriculture. Each land use type comprises roughly 30% of the municipality's total area. The combined totals of agriculture and forested/open space land in the Township represent 30.8% of the region's total. Carroll Township contains 34.4% of the region's combined residential land, with the majority of this land occupied by rural residential and low-density residential development. Carroll has nearly all the utility land in the region (6.0 acres), 52.4% of the commercial land, and 18.8% of the industrial land.
- In Monaghan Township, 33.0% of land is devoted to agriculture and 37.3% to forested/open space. The Township's combined totals of agriculture and forested/open space represents 31.2% of the region's total. Monaghan contains 24.2% of the region's combined residential lands, with the majority of this land occupied by rural residential development.

The Boroughs of Franklinton and Dillsburg differ from the three Townships in land use distribution. The distribution characterizes the Boroughs' urban settings, compared to the more rural settings of the Townships.

- Forest/open space represents only 13.9% of the land use in Dillsburg. Franklinton has no identified areas.² The difference is significant when compared to coverage for the entire region (31.2%).
- Combined residential land represents 49.5% and 55.5% of the total land in Dillsburg and Franklinton, respectively. These residential percentages are significantly higher than the percentages of the Townships, but the striking difference is the type of residential uses. The vast majority of the residential uses in Dillsburg Borough are high and medium-density residential compared to the Townships, where the majority

² Woodlands in the Franklinton Borough are associated with public/semi-public uses of the State Gamelands and rural residential uses.

of residential uses is low-density and rural residential. Franklinton Borough contains a higher mix of high and medium-density residential uses compared to the Townships.

Patterns of Development

A closer examination of the distribution and location of specific uses in the individual municipalities helps to reveal of the region's patterns of development.

Franklin Township

Franklin Township is the largest municipality in the region encompassing a total land area of 12,224 acres or 39.5% of the region. The total area of developed land covers approximately 42.9% of the Township's land base. Residential land uses account for 57.3% of the developed land with commercial and industrial uses occupying 2.2 and 1.4%, respectively. The remaining 39.0% of developed land is used for transportation, utility or public/semi-public uses.

Consistent with the other two Townships, rural and low-density residential land uses represent the predominate type of development activity occurring in the Township. Combined, these residential categories represent over 94.5%, or 2,824 acres of land developed for residential uses.

Low-density and rural residential development is scattered throughout the Township and located along most Township roadways. The heaviest concentrations are located near the municipal boundary with Latimore Township along County Line Road, in the vicinity of Franklinton Borough along Cabin Hollow Road and Route 194, adjacent to Greenhouse Road near the Carroll Township boundary, and along both sides of Range End Road.

High-density and medium-density residential land uses occupy 97 and 69 acres, respectively. The residential subdivisions of Twin Hills, located adjacent to Twin Hills Road, and the subdivision located just north of Mountain Road, both in the east-central portion of the Township, are the locations of the majority of high and medium residential development.

Commercial and industrial activities are located in the vicinity of US Route 15. Public/semi-public lands are associated with Camp Tuckahoe and State Gamelands.

Carroll Township

Carroll Township is the second largest of the three Townships and accounts for 31.2% of the region, encompassing 15 square miles or 9,600 acres. Developed land accounts for 39.9% of the Township's total area. This is an increase of 17.6% from a reported total area of developed land (22.3%) in 1987.³

Development activities over the last ten years primarily have been focused on the residential housing market. Of the developed land in Carroll Township, residential land uses represent 72.6% of the total; commercial uses, 8.1%; and industrial uses, .06 %.

³ Carroll Township Comprehensive Plan.

Since 1987, the total residential acreage more than doubled from 1,347 acres to 2,778 acres. Rural residential and low-density residential uses account for over 91.2% or 2,534 acres of the residential land. High-density residential and medium-density residential areas combine for 244 acres. Transportation, public/semi-public and utilities related land uses occupy the remaining 18.7% of the developed land.

The Township has continued its trend as a bedroom community for the surrounding urban areas of York, Carlisle, and Harrisburg, as suggested by the large ratio of residential to commercial and industrial acreage. New housing developments may be characterized as conventional suburban subdivisions.

Concentrations of developed lands are located contiguous to the U.S. Route 15 corridor and Dillsburg Borough. The higher density residential developments are located adjacent to that Borough. Commercial and industrial developments occupy lands adjacent to the US Route 15 corridor. Low-density residential development occupies lands contiguous to Township roadways: Ore Bank Road, Mumper Lane, Old York Road, Siddonsburg Road on the southeast of the US Route 15 corridor and Mountain Road, Pine Road, Cold Springs Road, and Spring Lane on the northwest.

Monaghan Township

Monaghan Township represents 27.0% of the region's area encompassing approximately 13 square miles or 8,310 acres. It is the smallest of the three Townships. Developed land⁴ accounts for 29.7% of the Township's total area. Residential land uses comprise 79.3% of the Township's developed land, with 95.2% in rural and low-density residential development. Commercial uses occupy 1.4% and industrial uses occupy less than 1.0% of the developed areas.

Higher density developments, consisting of single-family dwellings, are located off Siddonsburg Road and west of York Street in the Memford Estates and Audubon Park. Rural residential land uses are concentrated adjacent to primary roadway corridors, including Lewisberry Road, Siddonsburg Road, and South York Street from the northern Township boundary line to the intersection of Locust Lane. The land area bounded on the east by South York Street and to the south by Siddonsburg Road has the heaviest concentration of residential development in the Township. The Township's limited commercial activity is located at various locations, with a small concentration in the village area along York Road between the crossroads communities of Siddonsburg and Mt. Pleasant.

Dillsburg Borough

Dillsburg Borough is approximately .8 square miles or 512 acres in size, representing 1.7% of the study region. The majority of the Borough's land base, 81.4%, is developed. The predominate land use type is residential, occupying 49.5% of Borough's total area and 60.8% of the developed land. Almost half of the residential land use is classified as medium-density. Rural and low-density residential combined represent 25.6% or 65 acres of the residential uses. High-density residential uses occupy the remaining 25.3% of the residential land.

⁴Calculated as total municipal acres minus acres devoted to agriculture and forested/open space.

Dillsburg Borough, compared to the other municipalities, has a larger percentage of its total area in commercial and industrial land uses. Commercial uses account for 10.8% of the developed area and 8.8% of the total area. Industrial uses account for 4.9% of the developed land and 4.0% of the total area. The majority of the commercial and industrial development is concentrated along the Route 15 corridor, with additional commercial development locations along Baltimore Street (downtown area).

Franklintown Borough

Franklintown Borough, located in the southeast corner of Franklin Township, comprises a total area of .2 square miles or 128 acres representing less than 1.0 % of the study area. Seventy seven % of the Borough's land is considered developed. The majority or 72.0 of the developed land is in residential land uses. Rural residential uses are the predominate type of residential use, representing 46.1% of all residential uses and 33.2% of the total developed land. Low-density residential represents 27.6% of the residential land uses with medium and high-density uses combined making up the remaining 26.3% of the land developed for residential uses. The lower density residential uses are located at the edges of the developed area, with the higher densities concentrated along the Borough's main street.

Commercial and industrial uses account for 3.8% and .1% of the developed land, respectively. The majority of commercial properties are concentrated along Baltimore Street (Route 194) on both sides of the roadway with the exception of two larger commercial properties located west of Baltimore Street on larger tracts of land.

The Borough does not have any land classified in the forested/open space category; however, approximately 18 acres of State Gamelands (classified as public/semi-public) are located in the southwestern corner of the Borough. Approximately 43 acres or 23.0% of the Borough is in agricultural use. Agricultural land is concentrated to the east of Baltimore Street.

Housing Summary

The residential land use category represents areas in the region where housing is predominant, while other statistical indicators describe the type, value, and growth rate of residential structures. The primary source for the housing summary is the 1990 Census ⁵ (see the Housing Appendix for 2000 Census data and a summary of changes which occurred in the region during the 1990s). The York County Planning Commission provided additional information through County level housing studies. York County completes housing studies on a more frequent basis to assist with development of the County's Consolidated Plan and funding programs.

The housing summary presents an overall description of the region's housing in 1990. The supplemental profile presents a clearer picture of existing conditions based on the release of the Year 2000 Census data (see Housing Appendix at the end of this Profile).

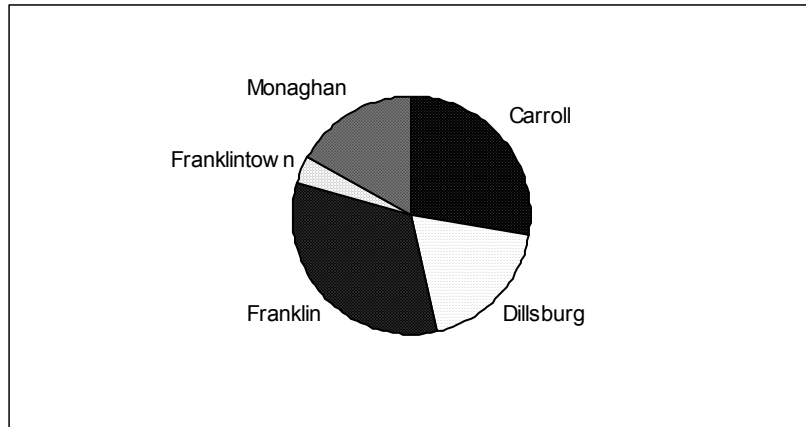
⁵The Housing Summary was developed in the Spring of 2001. Since that time the 2000 Population and Housing Census data have become available. These new data have been added as an appendix to the original document, including a supplemental table and summary of changes which have occurred in housing over the past decade.

Key components of the housing assessment include: number of housing units, tenure, occupancy, persons/unit, number of units in structure, and value of units. Data used to present the indicators are presented in Table 2-2.

Number of Housing Units

Figure 2-1 illustrates the distribution of the housing units across the region. Within the region, two municipalities, Franklin Township and Carroll Township, contain over half (60.2%) of all the occupied housing units. Of the 4,412 total units in the region, Franklinton Borough had the lowest total in 1990 at 161 units. Monaghan Township and Dillsburg Borough had 751 and 843 units, respectively, or 17% and 19% of the region's total units.

**FIGURE 2-1
TOTAL HOUSING UNITS - 1990**



Source: US Bureau of the Census, 1990.

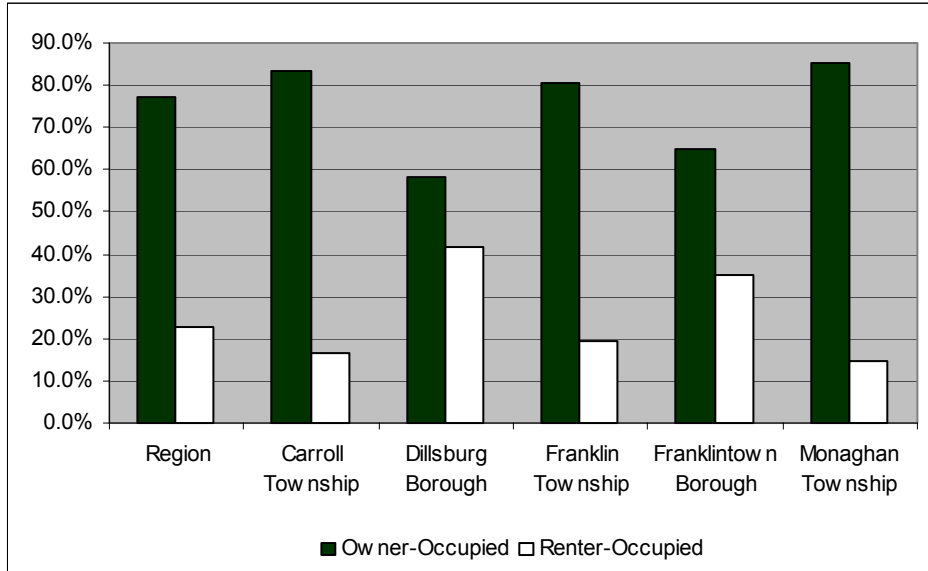
Tenure in Housing

Tenure distinguishes the occupants of the housing unit as either owners or renters. Generally speaking, owner-occupied units are associated with longer-term residents of the community, who assume more responsibility for the general maintenance and cost of the unit than residents of renter-occupied units. Rental units are typically occupied by families or individuals who may be more transient, less financially able to purchase a home, or choose not to own.

Ownership dominated the housing market with 77.2% of the occupied units being owner-occupied. Within the region, Dillsburg Borough (58 %) and Franklinton Borough (65 %) had the lowest percentages of ownership. Monaghan Township had the greatest percentage of owner-occupied units at 85%. Carroll and Franklin Townships also had greater than 80% owner-occupied housing.

Insert Table 2-2

**FIGURE 2-2
HOUSING TENURE-1990**

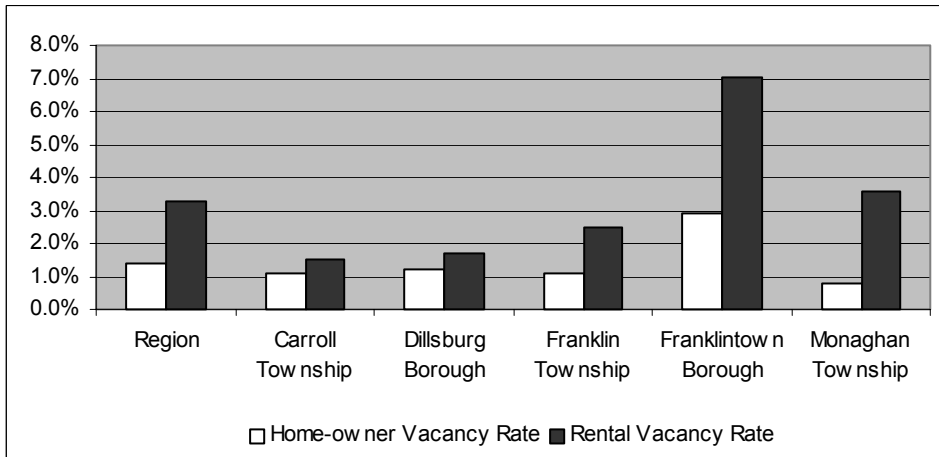


Source: US Bureau of the Census, 1990.

Vacancy

In 1990 the region had very low vacancy rates. Regionally, the average vacancy rate was 3.2%. The highest vacancy rate was reported in Franklinton Borough, due in part to a high percentage of renter-occupied housing and to statistical bias. Statistical bias occurs because the small housing market in Franklinton makes 9 vacant units appear greater than the 53 vacant units in Franklin Township.

**FIGURE 2-3
VACANCY RATES, OWNER & RENTER OCCUPIED-1990**



Source: US Bureau of the Census, 1990.

One hundred forty units were vacant in the region, over one-third (37.8%) were in Franklin Township, and 21.4% (30 units) were in Carroll Township.

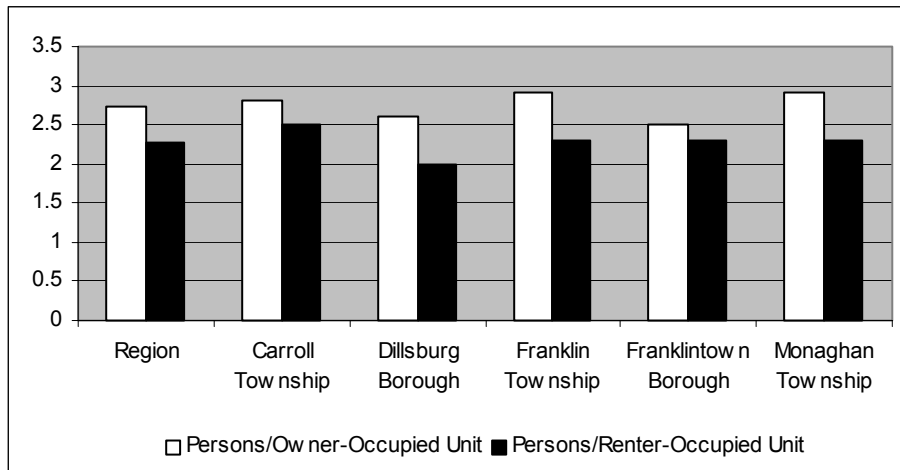
Vacancy rates were further sub-categorized by tenure, as Table 2-2 illustrates. Within the sub-categorization, vacancy rates in the region still were low; owner-occupied rates were 1.4% and renter occupancy rates were 3.3%. The region's highest vacancy rate, regardless of tenure, was 7.0% in Franklinton Borough; although, the 7.0% vacancy rate among renters represented only four vacant units.

Person Per Unit

The number of persons per unit is an indicator of household size. The U.S. has expressed a downward trend in household size for the last 30 years. In 1990, the number of persons per owner-occupied unit was 2.75 persons, with 2.42 persons per renter-occupied unit. The State and the County had 2.72 persons and 2.71 persons per owner-occupied unit, respectively, and 2.19 persons and 2.29 persons per renter-occupied units, respectively.

The decrease in number of persons per unit has a bearing on the increase need for housing units. As household size continues to fall, the number of housing units continues to grow at a faster rate than population growth.

**FIGURE 2-4
PERSONS PER UNIT BY TENURE-1990**



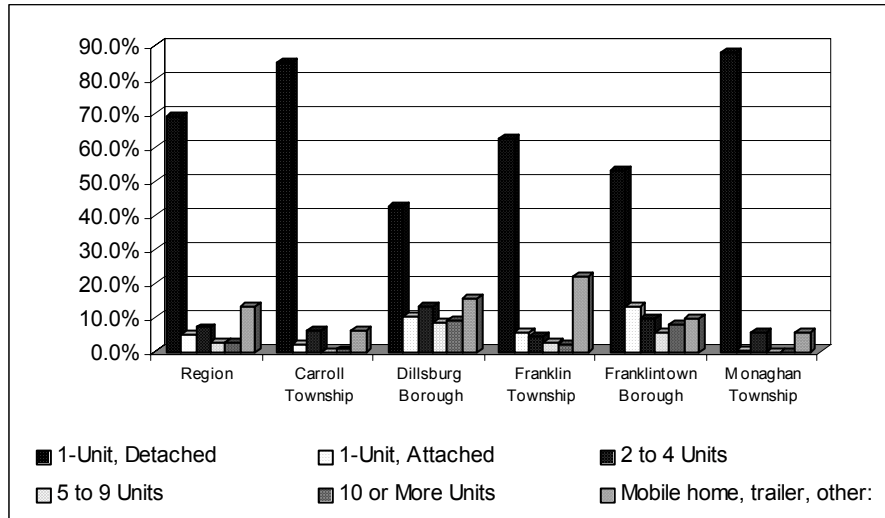
Source: US Bureau of the Census, 1990.

Northern York municipalities in 1990 had similar numbers of persons per unit. The averages for the region were 2.74 people per housing unit among owner-occupied units and 2.28 persons per renter-occupied unit. All municipalities fell within the range of 2.5 to 3 persons per owner-occupied unit and 2 to 2.5 persons per renter-occupied unit. Dillsburg Borough, due in part to its high elderly population, had the lowest overall persons per unit at 2.4. Monaghan had the highest combined number of persons per unit at 2.8.

Units in Structure

The last two housing indicators focus on the diversity of housing units. The number of units for structure reflects the variety of housing available in a region. Six categories are used to describe types of housing: 1-unit detached, 1-unit attached (duplexes), 2 to 4 units (small townhouses), 5 to 9 units (larger townhouses), 10 or more units (apartment complexes) and other, which accounts for mobile homes and trailers.

**FIGURE 2-5
UNITS IN STRUCTURE-1990 (% TOTAL UNITS)**



Source: US Bureau of the Census, 1990.

Dillsburg Borough and Franklinton Borough had the region's most diverse housing. Both municipalities had a full range of housing types, with the majority in 1-unit detached. Franklin Township also had a diverse range of housing; although, 60% were the 1-unit detached category. Carroll and Monaghan Townships showed the least variation of housing types, with over 80% in 1-unit detached structures.

Value of Housing

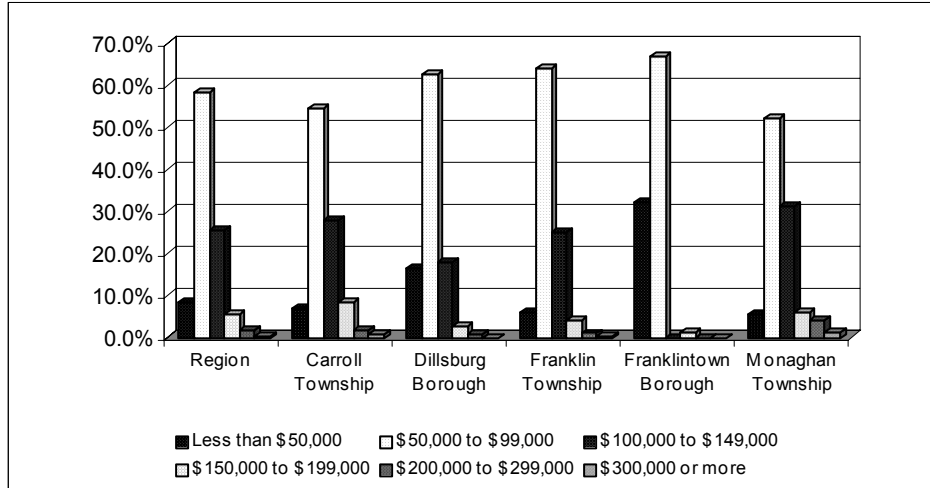
The range of housing values is important in determining if the community will be able to accommodate the housing needs of people with different levels of financial assets. Municipalities need not only provide variety in housing types, they must also provide variety in housing values. The indicator value is sub-categorized by tenure and includes value for owners and contract rent for renters.

Value (Owner-Occupied)

Housing value has been further categorized into ranges for owner-occupied units. Housing value ranges are less than \$50,000, \$50,000 to \$99,000, \$100,000 to \$149,000, \$150,000 to \$199,000, \$200,000 to \$299,000, and \$300,000 or more. Figure 2-6 provides value data as a percentage of total owner-occupied units. For comparative

purposes, the median value of owner-occupied units for the U.S., Pennsylvania, and York County were \$79,000, \$69,700, and \$79,700, respectively.

**FIGURE 2-6
MEDIAN HOUSING VALUE, OWNER OCCUPIED-1990 (% TOTAL UNITS)**



Source: US Bureau of the Census, 1990.

Over half (58.5%) of the owner-occupied units in the region were valued between \$50,000 to \$99,000 and an additional 25.3% were valued between \$100,000 to \$149,000. Carroll Township's owner-occupied units were valued near the regional average. The median value was \$90,200. Dillsburg Borough had a greater percentage (62.4%) of its owner-occupied units valued between \$50,000 to \$99,000. Dillsburg's median value was \$76,900. Franklin Township had values similar to Dillsburg, with 63.9% of its owner-occupied units valued between \$50,000 to \$99,000. Yet an additional 25.1% were valued between \$100,000 to \$149,000, which raised the median value to \$86,800. All but one of Franklintown Borough's owner-occupied units were valued less than \$100,000, and the median value was \$58,100. Monaghan Township had the region's highest median value, \$94,300.

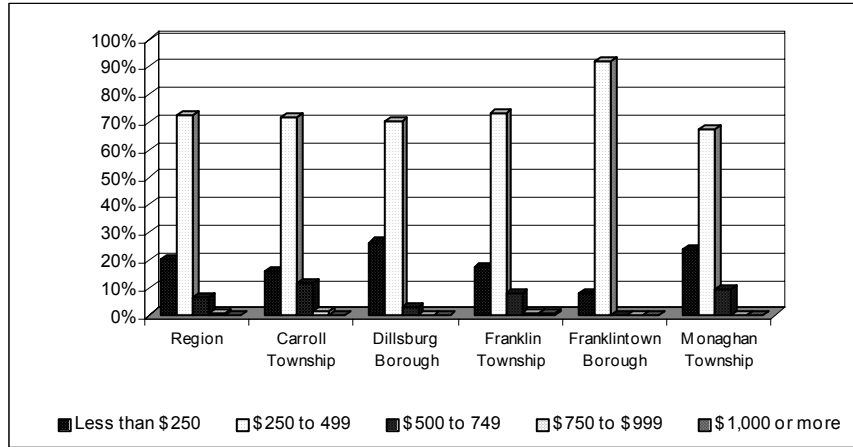
Value (Renter-Occupied)

Housing value for renters was measured through contract rent (rent per month) and is categorized into ranges of less than \$250, \$250 to \$499, \$500 to \$749, \$750 to \$999, and \$1,000 or more.

In 1990, 72% of renters were paying \$250 to \$499 per month; another 20.6% paid \$250 or less in rent. Only one unit in the region paid \$1,000 or more per month.

In general, all municipalities in the region had equivalent monthly rents; the notable exception is Franklintown Borough where 92.0% paid \$250 to \$499 and the remaining 8.0% paid less than \$250 in rent. The majority of renters in all five municipalities paid between \$250 and \$499 per month. Median rents in the region ranged from a low of \$313 in Dillsburg Borough to a high of \$368 in Carroll Township. For comparative purposes, the median contract rent for the U.S., Pennsylvania, and York County were \$374, \$322, and \$329, respectively.

**Figure 2-7
Housing Value, Renter Occupied-1990 (% Total Units)**



Source: US Bureau of the Census, 1990.

Housing Growth and Development in the 1990s

Construction Costs

Table 2-3 displays the number and cost of residential building permits issued in the 1990s. The data was recorded by the municipalities and compiled by York County. The period of 1990-1994 lacks conclusive data, especially in Franklin Township, so the analysis here will cover only the 1995-1999 period.

The Northern York region issued 584 residential permits between 1995 and 1999. The total cost of construction for these permits was nearly \$600 million. The average new building cost was \$100,000.

Carroll Township issued the most building permits, 258, and had the highest residential building cost of \$29 million. The mean building cost per permit in Carroll Township equaled \$120,000. Franklin Township issued 152 permits, with a cost of \$14.3 million or \$93,500 per permit. The highest residential building cost per permit was in Monaghan Township where the average was \$142,800. Monaghan's total building cost was \$9.6 million for 67 permits, more than double the \$4.1 million spent on Dillsburg's 62 permitted buildings. Franklintown Borough, the smallest of the five municipalities, had the least residential construction during the period. Forty-five permits were issued for a total building cost of \$1.9 million.

These data are consistent with the findings of the 2000 Census that showed a large increase in the population of Carroll Township and a smaller, yet substantial, growth rate in Franklin Township. Construction costs per permit follow the owner-occupied housing values. Monaghan Township had the highest median value of owned housing in 1990 and the highest cost per construction permit in the 1990s. Dillsburg and Franklintown Boroughs had the lowest median value of owned housing and the lowest building cost per construction permit.

Insert table 2-3

York County Housing Initiatives

Similar to its preparation of land use initiatives, York County has drafted housing initiatives. These initiatives were not created to dictate housing practices in a community; rather, they serve as guidelines for housing practices within a regional context. York County housing goals indicate factors that influenced housing growth and development through the 1990s.

The following goals are from Housing Component of the York County Comprehensive Plan (May 1996):

1. To maintain the existing housing stock above minimum standards.
2. To eliminate substandard housing through rehabilitation and replacement.
3. To increase the supply of housing for households of all income levels, according to projected need.
4. To coordinate residential growth with the provision of infrastructure needed to support new construction, in accordance with the growth area concepts outlined in the York County Land Use Plan.
5. To increase housing opportunities for low and moderate income families throughout the County.
6. To minimize the impact of residential growth on the environment.