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# **Fiscal Impact Analysis**

**Cardinal Crossing**

**Cardinal Crossing Realty Associates**

**Marple Township**

**Delaware County, Pennsylvania**



# **Fiscal Impact Analysis**

**Cardinal Crossing  
Marple Township  
Delaware County, Pennsylvania**

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## *Introduction*

Cardinal Crossing Realty Associates is proposing development of Cardinal Crossing, a mixed-use development on the 213 acre parcel bound by Sproul Road, Reed Road and the Route 476 right of way in Marple Township, Delaware County, PA. The proposed development will be comprised of approximately 66 age-targeted carriage homes<sup>1</sup>, 237 townhomes, and 997,235 square feet of retail, restaurant, office and recreational facilities.



Glackin Thomas Panzak, Inc. was retained by Cardinal Crossing Realty Associates to prepare a fiscal analysis of the proposed development, in order to predict likely financial costs and revenues to Marple Township and the Marple Newtown School District. This report also provides information on such topics as the expected number of new residents, jobs, and miscellaneous fiscal benefits that can be expected to result from the proposed development.

<sup>1</sup> Units will be marketed for persons aged 55 or older and are expected to have few, if any, school aged children.

We project that, at full build-out, the proposed development will result in a significant net positive fiscal benefit to the Township and School District, with revenues exceeding costs annually by over \$960,000 for Marple Township, and over \$2.3 million for the Marple Newtown School District. It is projected that approximately 673 people will live in Cardinal Crossing at completion, including 64 school-aged children, and approximately 2,261 full time and 300 part-time employment positions will be created upon the project's completion.

*Table 1* on the next page summarizes the value, population, and annual fiscal impacts of the proposed development when it is fully built-out and operational. The pages that follow explain the analytical methodology and background assumptions that resulted in these conclusions.

**Table 1: Cardinal Crossing Fiscal Impact Summary**

<b>Development Program</b>	
Dwelling Units	303
Non-Residential Square Feet	997,235
<b>Demographic Projections</b>	
New Residential Population	673
New School-Age Children	64
New School-Age Children attending MNSD (assuming 37% attend private school)	40
New Employees	2,561
<b>Project Valuation</b>	
Residential Market Value	\$154,495,000
Residential Assessed Value (approx. 68.03% of mkt.)	\$105,098,639
Non-Residential Market Value (excludes YMCA)	\$131,312,900
Non-Residential Assessed Value (excludes YMCA)	\$84,974,762
Total Market Value	\$285,807,900
Total Assessed Value	\$190,073,401
<b>Marple Township Fiscal Impacts</b>	
Real Estate Tax Revenue (4.41 mills)	\$838,224
Local Services Tax (\$52 per employee)	\$133,166
Mercantile Tax (1.5 mills on gross receipts)	\$525,000
Business Privilege Tax (1.5 mills on gross receipts)	\$30,139
Real Estate Transfer Tax (0.5%)	\$57,163
Non-Property Tax Revenue	\$98,974
Intergovernmental Revenue	0
<b>Total Township Revenues</b>	\$1,682,666
<b>Total Township Expenditures</b>	(\$722,561)
<b>Net Township Fiscal Impact</b>	\$960,104
<b>Marple Newtown School District Fiscal Impacts</b>	
Real Estate Tax Revenue (17.68 mills)	\$3,361,239
Real Estate Transfer Tax (0.5%)	\$57,163
Non-Property Tax Revenue	\$82,556
Intergovernmental Revenue	\$234,385
<b>Total School District Revenues</b>	\$3,735,343
<b>Total School District Expenditures</b>	(\$1,308,498)
<b>Net School District Fiscal Impact</b>	\$2,426,845
<b>Total Program Fiscal Impacts</b>	
<b>Total Development-Generated Revenues</b>	\$5,418,009
<b>Total Development-Generated Expenditures</b>	(\$2,031,060)
<b>Net Fiscal Impact</b>	<b>\$3,386,949</b>

## *Methodology*

The methodology used to perform this analysis is the *Preview* computer program, which was developed by Robert Burchell, David Listokin and William Dolphin of Rutgers University. The *Preview* program was published by the Urban Land Institute in its Development Impact Assessment Handbook<sup>2</sup>, and uses a spreadsheet-based model to quantify economic, social, and fiscal impacts associated with land development.

The *Preview* model provides an order-of-magnitude assessment of the impact of development. The model assumes that the population increases and fiscal impacts represent new residents, new school aged children, new revenues, and new costs.

The results of the *Preview* program are supplemented by GTP calculating certain tax revenues manually as a check to ensure the most accurate overall representation of revenues. The specific methodologies used for each item are detailed in the report under the section devoted to that revenue source.

Revenues and expenditures are expressed in 2015 dollars, with no adjustment being made for the impact of inflation, appreciation, depreciation or changes in local property values. It is assumed that, as costs rise due to inflation and operating increases, corresponding enhancements in revenues will occur through either higher taxes, or reductions in other areas of services.

In calculating various revenue and expense projections, this report has utilized the Township of Marple 2015 Adopted Budget, the Marple Newtown School District Final General Fund Budget – Fiscal Year 7/1/2014 – 6/30/2015, and

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<sup>2</sup> Burchell, Robert W., David Listokin, et al. *Development Impact Assessment Handbook*. Washington, D.C.: ULI-the Urban Land Institute, 1994.

assessed valuations as provided by the Delaware County Board of Assessment in November 2014.

### *Demographic and Employment Projections*

A key factor in determining the fiscal impact of any development is the demographic and employment profile of the project - the number of new residents, their ages, and the number of school-aged children likely to reside in a development, all of which affect the costs incurred to a municipality or school district.

### **Residential Population**

For this analysis, we utilized demographic multipliers published by the Rutgers University Center for Urban Policy Research<sup>3</sup>. This source uses information derived from U.S. Census data 5-Percent Public Use Microdata Sample (PUMS) to establish population multipliers for every state in the United States, categorized by household type (i.e., single-family detached, single-family attached, apartments, etc.), the number of bedrooms per household, tenure (owner occupied vs. renter occupied) and anticipated sales prices. We are not aware of any other source that is able to offer data as to household size and number of school-aged children with this amount of information. This data is critical in obtaining the best projections as to future population conditions.

To supplement the projection of students generated through the above noted multipliers, we project the number of students expected to attend **public** schools in the Marple Newtown School District based on information published in the *Philadelphia Inquirer* feature article entitled "Report Card on the Schools" (2010). This report estimates that approximately 37% of school-aged

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<sup>3</sup> Burchell, Robert W., David Listokin, et al. *Residential Demographic Multipliers (Pennsylvania)*. New Brunswick, New Jersey: Center for Urban Policy Research, Edward J. Bloustein School of Planning and Public Policy - Rutgers, the State University of New Jersey, 2006.

children residing in the Marple Newtown School District attend non-public schools. *Table 2* summarizes the residential population characteristics of the proposed development, which indicates that the development will generate approximately 0.21 school-age children per unit. Although the age-targeted homes will be unlikely to have school-age children in residence, no deduction in the estimate of school-age children was taken for the carriage homes.

**Table 2: Projected Residents and School-Age Children**

<b>Unit Type and Size</b>	<b>3 BR Carriage Houses</b>	<b>3 BR Townhouses</b>	<b>Totals</b>
No. of Units	66	237	<b>303</b>
Persons per unit (all ages)	2.22	2.22	
Total Persons	147	526	<b>673</b>
Grades K-2	0.06	0.06	
Grades 3-6	0.06	0.06	
Grades 7-9	0.04	0.04	
Grades 10-12	0.05	0.05	
School-Age Children per unit	0.21	0.21	
Total School-Age Children	<b>14</b>	<b>50</b>	<b>64</b>
Number of Children Attending Marple Newtown Schools (63%)	<b>9</b>	<b>31</b>	<b>40</b>

Perceptions exist that denser, attached housing brings in more people and too many school-age children. However, a closer look shows the opposite to be true. Single family detached homes offer more space, which is a primary factor in home purchasing decisions, particularly for growing families. In 2012, the Montgomery County Planning Commission prepared a report entitled Montgomery County Pennsylvania – Characteristics of the Population in New and Existing Housing Units. This report noted that the average household size of new single-family attached units (townhouses) was approximately 2.22 persons per household. Also, “there are about 0.21 students per household between the ages of 5 and 17 coming from single-family attached homes (townhomes) and only 0.06 students per household coming from multifamily homes”. In comparison, the report concludes that 0.93 school-age children

reside in new single family detached housing. In existing households, the number of school-age children was higher, at 0.41 students per household. The data used by the Planning Commission was collected from the Board of Assessment Appeals that identified census blocks with new construction. The data from Montgomery County is virtually identical with the Rutgers University data used in *Table 2*. In our opinion, the Montgomery County data is similar to what would be found in Delaware County.

### **Employment Opportunities**

This development will create approximately 2,457 short-term construction-related jobs during the construction phase of the development, including 878 jobs associated with on-site construction. An additional 130 jobs associated with off-site construction; 753 jobs associated with manufacturing industries; 493 jobs associated with trade, transportation and services; and 202 miscellaneous positions will also be created, although many of these jobs will be outside the region. These jobs will insert approximately \$86,316,218 in wages and salaries into the overall economy, resulting in approximately \$75,958,272 available as disposable income. During the construction phase, the *Preview* model also projects construction-related consumption expenditures totaling \$71,400,776. Some portion of these dollars will be inserted into the local economy throughout the construction phase of the project as workers on the development site use local businesses for food, supplies and other services.

In terms of permanent employment opportunities created by the completed project, the *Preview* model projects that approximately 2,261 full-time and 300 part-time jobs will be created, including 1,880 commercial positions, 300 office positions, 46 hotel positions, and 335 (35 full-time, 300 part-time) YMCA jobs. Many of these jobs will be filled by Marple Township residents and they will all be filled by people in the region. These jobs include part time positions for young people in school or for people seeking a second source of income. Money earned by the employees will be spent locally, thus helping other

businesses and increasing the Township's collectables from the mercantile tax. In total, the preview model projects that these jobs will result in total annual wages of over \$54 million.

### *Assessment Ratios and Tax Millage*

Property assessments were based on the current available Delaware County data. Market values were calculated using the Delaware County common-level ratio, which is a mathematical coefficient that establishes assessed value as a ratio of market value. The Common Level Ratio (CLR) is set annually by the Commonwealth's State Tax Equalization Board. The 2014 - 2015 CLR for Delaware County of 1.47 was in effect at the time these budgets were developed. This CLR means that assessed values are equal to approximately 68.027% of the market value ( $1 \div 1.47 = 0.68027$ , also expressed as 68.027%). Millage rates were set according to the revenue needs of each taxing authority, and consequently, budgets were developed on this basis.

### *Project Valuation*

To determine future revenues and costs associated with this development, the assessed value of the project must be established. We estimate the total market value for the proposed development to be approximately \$285,807,900 at full build-out; this estimate is based on anticipated selling prices of the residential homes, and based on a sampling of assessed valuations for similar uses and our own experience, typical assessed values per square foot for the non-residential structures. Applying the CLR to the estimated market value of the development equates to a total assessed value of \$194,427,143 ( $\$285,807,900 \text{ market value} / 1.47 \text{ CLR} = \$194,427,143 \text{ assessed value}$ ). Because Cardinal Crossing includes a YMCA, which is a 501(c)(3) nonprofit organization, we excluded the assessed value of the YMCA when calculating real estate, business privilege, and mercantile tax revenues, for an adjusted

assessed value of \$190,073,401. The YMCA is included for purposes of calculating costs to the Township associated with Cardinal Crossing. The project valuation figures are summarized in *Table 3*.

**Table 3: Project Valuation**

USE	Number of Units or Sq. Ft.	Market Value per Unit or Sq. Ft.	Market Value	Assessed Value
Townhouse – 3 BR	145	\$525,000	\$76,125,000	\$51,785,714
Townhouse – 3 BR	92	\$425,000	\$39,100,000	\$26,598,639
Carriage house – 3 BR	66	\$595,000	\$39,270,000	\$26,714,286
Office	100,000	\$125	\$12,500,000	\$8,503,401
Movie Theater	50,000	\$100	\$5,000,000	\$3,401,361
Convenience Retail /Gas	5,585	\$140	\$781,900	\$531,905
Retail	696,650	\$140	\$97,531,000	\$66,347,619
Hotel	65,000	\$140	\$9,100,000	\$6,190,476
YMCA	80,000	\$80	\$6,400,000	\$4,353,741
<b>Total Value</b>			<b>\$285,807,900</b>	<b>\$194,427,143</b>
<b>Total Value Excluding YMCA</b>			<b>\$279,407,900</b>	<b>\$190,073,401</b>

Based on the project valuation, *Table 4* indicates the total amount of real estate taxes generated by the development for Marple Township, Marple Newtown School District, and Delaware County.

**Table 4: Total Real Estate Taxes**

Residential Units	303
Residential Market Value	154,495,000
Residential Assessed Value (AV)	105,098,639
Real Estate Taxes	
Marple Township (AV x 4.41 mills)	463,485
Marple Newtown School District (AV x 17.68 mills)	1,858,554
Delaware County (AV x 5.337 mills)	560,911
<b>Total Residential Real Estate Taxes</b>	<b>\$2,882,950</b>
<b>Residential Real Estate Taxes Per Unit</b>	<b>\$9,515</b>
Non-Residential Sq. Footage (excludes YMCA)	917,235
Non-Residential Market Value	\$124,912,900
Non-Residential Assessed Value (excludes YMCA)	\$84,974,762
Real Estate Taxes	
Marple Township (AV x 4.41 mills)	\$374,739
Marple Newtown School District (AV x 17.68 mills)	\$1,502,685
Delaware County (AV x 5.337 mills)	\$453,510
<b>Total Non-Residential Real Estate Taxes</b>	<b>\$2,330,934</b>
<b>Non-Residential Real Estate Taxes Per Sq. Foot</b>	<b>\$2.54</b>
Total Real Estate Taxes	
Marple Township (AV x 4.41 mills)	\$838,224
Marple Newtown School District (AV x 17.68 mills)	\$3,361,239
Delaware County (AV x 5.337 mills)	\$1,014,422
<b>Total</b>	<b>\$5,213,884</b>

### *Marple Township Fiscal Impact*

Based on the estimates of the project's assessed value, population, and taxes and expenditures reported in Marple Township's General Fund Budget for 2015, we project that the proposed development will have a net positive annual fiscal impact to the Township. Annual revenues are projected to exceed costs incurred by the proposed development by approximately \$960,104 per year at the time of project completion.

## **Township Revenues**

Marple Township funds its operations by a number of sources. The major sources of revenue are the Real Estate Property Tax, Mercantile Tax, Business Privilege Tax, Local Services Tax, and Real Estate Transfer Tax. Other revenue sources include various permits, fines and interest earnings. The proposed development will contribute across the board to most of the revenue sources; for instance, the property owners will pay real estate taxes on an annual basis and transfer taxes on the residential properties as properties change ownership over time. Workers will pay the local services tax, and businesses will pay the mercantile and business privilege taxes. As noted above, the YMCA may not pay real estate, mercantile or business privilege taxes, and was therefore excluded from estimates of these revenues. However, all full-time and part-time YMCA employees will pay the local services tax. Following is a more detailed breakdown of how the various funding sources are likely to provide new revenues to the Township.

### **Preview Model Calculations**

- *Real Estate Tax revenues* - Based on the current tax rate of 4.41 mills and anticipated assessed values described earlier, The Preview model estimates that, at project completion, the proposed development will generate real estate revenues to the Township of approximately \$838,224 per year ( $\$190,073,401 \times .00441$ ).
- *Revenues from Local Services Tax* - The Preview program estimates that the development of the 997,235 square feet of retail, commercial, recreational, and hotel space at Cardinal Crossing will result in the creation of 2,261 new full-time and 300 part-time jobs. The current local services tax rate is a flat fee of \$52 per year per employee. The projected 2,561 total employees will result in estimated local services tax revenues of \$133,166 per year. In addition, there will be temporary

local service tax receipts obtained during the construction phase from the on-site workers.

- ***Revenues from Mercantile and Business Privilege Taxes*** – Mercantile tax is a tax of 1.5 mills on the earnings of retail commercial businesses in the Township and the business privilege tax is a tax of 1.5 mills on the earnings of offices in the Township. Because it is very difficult to estimate earnings of businesses at this point in the development process, estimations were made for the mercantile tax based on previous tax receipts for similar retail properties, and by using the proportional valuation method for the business privilege tax. Gross tax receipts for the retail properties are estimated at \$350,000,000 based on the developer's experience with similar properties. At 1.5 mills, the projected mercantile tax for Cardinal Crossing is \$525,000 per year. Currently Marple Township's budget projects \$910,000 in 2015 from this source of income.

Current Township revenue from the business privilege tax, as shown in the 2015 township budget, is \$790,000. This revenue item has decreased in recent years from \$860,000 in the 2012 Budget. The business privilege tax represents earnings of \$.002051 per \$1 of non-residential assessed valuation in the Township today for the business privilege tax. If we apply this rate to the total assessed values for the office and hotel portion of Cardinal Crossing (\$14,693,878), we project that the additional revenue will be \$30,139 in business privilege taxes.

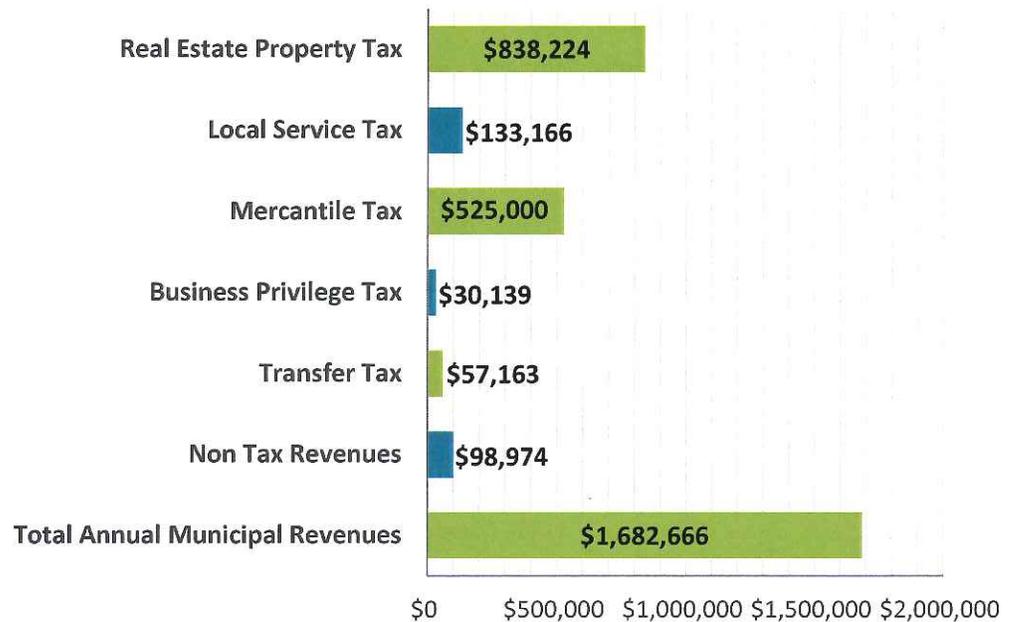
- ***Revenues from Real Estate Transfer Tax*** - Transfer tax is a 1% tax on the value of real estate sold and is shared equally between the Township and School District. For the purposes of this report, we included projected transfer tax revenues for only the residential portion of Cardinal Crossing. We estimated that approximately 7.4% (based on a study published by the Chicago Title & Trust Co. - now Chicago Title Insurance Co. ) of the residential units will turn over each year, so

that transfer tax revenues are estimated at \$57,163 per year ( $\$154,495,000 \times 7.4\% \times .5\%$ ). In addition, there would be a one-time transfer tax of a significant amount when the Archdiocese of Philadelphia, the current property owner, transfers the site to Cardinal Crossing Realty, Associates.

- *Revenues from Non Tax Sources* - Using information about existing revenue sources from the Township's 2015 budget, the Preview model projects that the new development would generate an additional \$98,974 from non-tax sources, such as licenses, permits, fines, forfeits and interest revenues. These sources of income can be significant for the municipality, as Licenses and permits generate about \$750,000, and Cable TV fees generate \$550,000 annually in the current budget. This amount assumes that the new development will generate revenues at the same rate as the current revenues are obtained from comparable existing land uses in the Township. We did not include a projection of revenues from any intergovernmental sources (such as state, county or federal grants).

*Chart 1* summarizes anticipated revenues to Marple Township from the proposed development, by source.

**Chart 1: Projected Annual Revenue for Marple Township**



### **Township Costs**

Municipal costs associated with any new development include the additional time and equipment needed to provide the same level of services to new residents and businesses, as are currently provided to existing property owners. Most residents and businesses in Marple Township utilize a certain amount of public services; in new developments, the additional population and employees typically require more of the same types of services. To project the level of cost to the Township associated with the proposed development, the model assumed that a portion of all costs incurred by the Township today would be attributable to the new development at levels similar to those being provided to the rest of the existing community. An exception to this assumption is that certain services within portions of the proposed development (such as snow plowing, road maintenance, and public works on the privately-maintained areas within the development) will be provided by hired contractors instead of relying on the Township for these services. Hence, the proposed development will not incur additional cost to the Township for these functions. However, we have not applied any reductions to

the cost calculations in our analysis to reflect these factors; thus, actual costs to the Township will be lower than those estimated in this report.

The Township budget reports total annual General Fund expenditures of \$14,918,346. Based this level of expenditures, the *Preview* program has calculated that the costs of providing Township services to the new development will be approximately \$722,561 per year, at the time of project completion. In calculating the per capita expenditure value, the *Preview* model accounts for the fact that costs are divided differently among serving both residential and non-residential portions of the Township. The model differentiates costs between residential and non-residential developments based on the actual existing mix of residential and non-residential parcels in the Township, and adjusts relative expenditure values accordingly. According to current Delaware County assessment data, approximately 88 percent of the tax parcels in Marple Township are residential and 12 percent are non-residential. After applying these percentages to the proposed development mix, the annual Township costs of Cardinal Crossing are estimated to be approximately \$553+ per resident (\$372,197 total cost for residential portion) and \$145+ per employee<sup>4</sup> (\$350,364 for non-residential portion) for a total development-generated annual expenditure of \$722,561. Residents typically utilize the full array of township services including administration, police, fire, public works, recreation and administration. Employees typically limit their use of township services to police and fire.

### **Township Impact Summary**

With estimated annual costs of \$722,561 and estimated annual revenues of \$1,682,666, the net fiscal impact to the Township associated with the proposed development is projected to be positive at \$960,104 per year at project completion.

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<sup>4</sup> For the purposes of calculating per-employee expenditures in the model, part-time employees were assumed to work approximately 20 hours per week and were counted as two part-time to one full-time employee – for a total estimate of 2,411 full-time employees.

## *Fiscal Impact to the Marple Newtown School District*

The tax burden in Pennsylvania communities is a product of federal, state, county and local tax policies. At the local level, both the municipal government and the local school board impose real estate taxes on the residents and businesses in the community. In Marple Township, as in most communities, the real estate tax burden is significantly higher from the school district than the local municipality.

The Marple Newtown School District provides educational services to 3,545 students. As explained in *Table 2* of this report, the proposed development is projected to contain approximately 64 new school aged children, of which approximately 40 are likely to attend grades K-12 in the Marple Newtown School District<sup>5</sup>. Any public elementary school students residing within the Cardinal Crossing community would attend Loomis Elementary School. All other public school students would attend Paxon Hollow Middle School and Marple Newtown High School.

Even if we assume that none of the students will attend non-public schools, the costs of educating all 64 students will be more than offset by revenues that will result from the proposed development in the form of taxes and other revenues. Given a non-residential assessed valuation of \$84,974,762 for the development, the school district will receive a substantial amount of real estate tax dollars without a corresponding increase in children to educate.

### **School District Revenues**

Marple Newtown School District derives local-source revenues primarily from real property taxes and transfer taxes. Interest on investments and numerous

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<sup>5</sup> Cardinal O'Hara High School, a private school, is located directly adjacent to the residential community.

miscellaneous sources also contribute revenue to the School District. Additional significant revenues are obtained from intergovernmental sources in the form of subsidies and grants from the state and federal governments.

Chart 2 provides a breakdown of how the various funding sources are likely to provide new revenues to the Marple Newtown School District.

**Chart 2: Project Annual Revenue for Marple Newtown School District**



**School District Costs**

According to expenditure levels in the School District’s 2014-2015 budget, the cost to educate one student in the Marple Newtown School District is approximately \$20,564+ per year. Based on the population projections presented earlier in this report, this equates to total costs of \$1,308,498 annually associated with the proposed development.

If fewer students attend public schools in the District, the cost estimate will decrease accordingly. For example, if 40 students suggested by historical private school attendance attend public school, the total annual costs to the

Marple Newtown School District will be approximately \$486,000 less, at about \$822,560 per year.

### **School District Impact Summary**

With estimated annual costs of \$1,308,498 and estimated annual revenues of \$3,735,343, the net fiscal impact to the School District associated with the proposed development is projected to be positive, at \$2,426,845 per year.

### **Delaware County Impacts**

In addition to Marple Township and the Marple Newtown School District, Delaware County will also receive revenue generated by the Cardinal Crossing development. Based on the County's current (2015) tax rate of 5.337 mills and the anticipated assessed value of \$190,073,401, the Cardinal Crossing development would contribute an additional \$1,014,422 toward the County's revenue base. County costs are not included in this analysis due to the type of expenditures that comprise large parts of the County budget, such as social welfare programs, the courts, and the criminal justice system, which would be difficult to effectively assign to the residents and employees at Cardinal Crossing.

### ***Fiscal Impact Conclusions***

The proposed mixed-use development of Cardinal Crossing will have a fiscally positive impact on Marple Township and the Marple Newtown School District at the time of project completion, with new revenues generated from taxes, non-tax sources, and intergovernmental sources exceeding costs incurred on an annual basis. The mixed-use nature of the development and the amount of non-residential space helps to provide this positive outlook. *Table 5* summarizes the overall net annual fiscal impacts to the Township and School District.

**Table 5: Net Fiscal Impact**

	<b>Annual Revenues</b>	<b>Annual Costs</b>	<b>Net Fiscal Impact</b>
Marple Township	\$1,682,666	(\$722,561)	\$960,104
Marple Newtown School District	\$3,735,343	(\$1,308,498)	\$2,426,845
<b>Total</b>	<b>\$5,418,009</b>	<b>(\$2,031,060)</b>	<b>\$3,386,949</b>



## **APPENDIX A**

# Residential Demographic Multipliers



**Rutgers University, Center for Urban Policy Research**  
**Residential Demographic Multipliers**

—  
**Estimates of the Occupants of New Housing**

**(Residents, School-Age Children, Public School-Age Children)**  
**by State, Housing Type, Housing Size, and Housing Price**

*Prepared by:*

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**Rutgers, The State University of New Jersey  
New Brunswick, New Jersey**

**June 2006**

## DESCRIPTION, DEFINITION, AND ORGANIZATION OF RESIDENTIAL DEMOGRAPHIC MULTIPLIERS

The national, state, and District of Columbia residential demographic multipliers are derived from the 2000 U.S. Census 5-Percent Public Use Microdata Sample (PUMS). The demographic multipliers include the following data fields and organization:

1. **Household Size (HS):** Total persons per housing unit.
2. **Age distribution of the household members** organized into the following age categories: 0–4, 5–13, 14–17, 18–24, 25–44, 45–64, 65–74, 75+.
3. **Total school-age children (SAC)** or number of persons in the household of school age, defined as those 5 to 17 years old. (The SAC is the same as the combined number of household members in the 5–13 and 14–17 age categories.)
4. **Total public school-age children (PSAC)**, or the SAC who attend public schools.
5. **The SAC and PSAC by grade group** organized as follows: kindergarten (K)–grade 2, grades 3–6, grades 7–9, grades 10–12, and grade 9 by itself. The above data permit the analyst to tabulate the SAC and PSAC by differing school levels (e.g., K–6, 7–12, and 9–12).

The demographic fields shown above are differentiated by **housing type, housing size, housing price, and housing tenure**—four variables that have been found by Rutgers University to be associated with statistically significant differences in the HS, SAC, and PSAC. The multipliers are calculated for **new housing**, here defined as units enumerated in the 2000 census and built from 1990–2000.

The housing or structure types include the following: **single-family detached; single-family attached**, sometimes referred to as townhouses or townhomes; **larger (5-or-more-unit) multifamily buildings**, such as garden apartments or stacked flats; **smaller multifamily structures (2 to 4 units)**, such as a starter two-family home; and **mobile homes**. As the 2000 census, the source for the residential multipliers, does not have information on the stories in a housing structure (this was last available in the 1980 census), multiplier presentations cannot disaggregate multifamily housing into garden, mid-rise, and high-rise categories.

Housing-unit size is measured by the number of bedrooms, and data are presented for housing units ranging from **1 to 5 bedrooms**. There is an association between housing type and number of bedrooms, and the demographic multiplier tables present the common configurations for each housing type. For instance, demographic data are shown for 1- through 3-bedroom multifamily units and not for 4- to 5-bedroom units of this type because multifamily housing tends to be built with fewer rather than more bedrooms. The opposite is the case for single-family detached homes; in this instance, data are presented for 2- to 5-bedroom units as opposed to 1-bedroom units because detached housing is typically built with more rather than fewer bedrooms.

Housing is additionally classified by tenure: **ownership or rental**. According to the census, “A housing unit is owner-occupied if the owner or co-owner lives in the unit even if it is mortgaged or not fully paid for. . . . All occupied housing units that are not owner-occupied, whether they are rented for cash rent or occupied without payment of cash rent, are classified as renter-occupied.”

There is a further differentiation of the demographic profiles by housing value or rent. The census definitions for “value” and “rent” are shown on the Definitions page; with regard to the latter, the current study indicates the “gross rent” (rent with utilities) rather than the “contract rent.”

Values and gross rents reported in the 2000 census are updated to 2005 using a residential price inflation index available from the Federal Housing Finance Board. A separate price index is applied for the nation, for each of the 50 states, and for the District of Columbia.

The demographic profiles by 2005 housing values and gross rents are organized following a four-tiered classification: all **value or rent housing**, and then housing arrayed by **terciles (thirds) of value or rent** (units at the 1st–33rd percentile of value or rent; units at the 33rd through 66th percentile of value or rent; and units at the 67th–100th percentile of value or rent.)

**DEFINITIONS OF DATA CONTAINED IN THE U.S. CENSUS OF POPULATION AND HOUSING  
PUBLIC USE MICRODATA SAMPLE (PUMS) 2000 AND OTHER MULTIPLIER TERMS**

<b>TERMS</b>	<b>DEFINITION/COMMENT</b>
<b>Bedrooms (BR)</b>	The number of rooms that would be listed as bedrooms if the house, apartment, or mobile home were listed on the market for sale or rent even if these rooms are currently used for other purposes.
<b>Housing Categories (Structure Type)</b>	<p><b>Single-family, detached.</b> This is a 1-unit structure detached from any other house; that is, with open space on all four sides. Such structures are considered detached if they have an adjoining shed or garage.</p> <p><b>Single-family attached.</b> This is a 1-unit structure that has one or more walls extending from ground to roof separating it from adjoining structures. In row houses (sometimes called townhouses), double houses, or houses attached to nonresidential structures, each house is a separate, attached structure if the dividing or common wall goes from ground to roof.</p> <p><b>2-4 units.</b> These are units in structures containing 2, 3, or 4 housing units.</p> <p><b>5+ units.</b> These are units in structures containing 5 or more housing units.</p> <p><b>Mobile home.</b> Both occupied and vacant mobile homes to which no permanent rooms have been added are counted in this category. Mobile homes used only for business purposes or for extra sleeping space, and mobile homes for sale on a dealer's lot, at the factory, or in storage, are not counted in the housing inventory. In 1990, the category was "mobile home or trailer."</p>
<b>Household Size</b>	The total number of persons in a <i>housing unit</i> .
<b>Housing Tenure (Ownership or Rental)</b>	A <i>housing unit</i> is owner-occupied if the owner or co-owner lives in the unit even if it is mortgaged or not fully paid for. All occupied housing units that are not owner-occupied, whether they are rented for cash rent or occupied without payment of cash rent, are classified as renter-occupied.
<b>Housing Unit</b>	A <i>housing unit</i> may be a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy as separate living quarters).
<b>Housing Value (Rent)</b>	Housing value is the census respondent's estimate of how much the property would sell for if it were for sale. In the current study, the value of a rented unit in a 1- to 4-unit structure is estimated to be 100 times the monthly <i>gross rent</i> , and all such units are included with owner-occupied units in calculating the multipliers. The housing value and rents indicated by the 2000 census were updated to 2005 using a residential price inflation index (available from the Federal Housing Finance Board) for the nation, for each state, and for the District of Columbia. Housing value or rent is categorized into a four-tier classification: all value (or rent) housing, and then housing units arrayed by terciles (thirds) of value (or rent).
<b>Housing Rent (Contract Rent)</b>	Contract rent is the monthly rent agreed to or contracted for, regardless of any furnishings, utilities, fees, meals, or services that may be included.
<b>Housing Rent (Gross Rent)</b>	Gross rent is the <i>contract rent</i> plus the estimated average monthly cost of utilities (electric, gas, water and sewer) and fuels (oil, coal, kerosene, wood, and the like) if these are paid by the renter (or paid for the renter by someone else). In the current study, the monthly gross rents are indicated in the demographic table.
<b>Insufficient Sample</b>	This notation in a table means that fewer than 600 weighted observations were counted for a housing type/bedroom/value combination or for an entire housing type/bedroom combination.
<b>Public School-Age Children (PSAC)</b>	The <i>school-age children</i> attending public school.
<b>Residential Demographic Multipliers</b>	Multipliers show the population associated with different <i>housing categories</i> as well as housing differentiated by <i>housing value</i> , housing size ( <i>bedrooms</i> ), and <i>housing tenure</i> .
<b>School-Age Children (SAC)</b>	The household members of elementary and secondary school age, defined here as those 5 through 17 years of age.

**PENNSYLVANIA (1-1) ALL PERSONS IN UNIT:  
TOTAL PERSONS AND PERSONS BY AGE**

STRUCTURE TYPE /BEDROOMS/ VALUE (2005)/TENURE	TOTAL PERSONS	AGE							
		0-4	5-13	14-17	18-24	25-44	45-64	65-74	75+
<b>Single-Family Detached, 2 BR</b>									
All Values	2.17	0.12	0.17	0.06	0.10	0.68	0.62	0.29	0.14
Less than \$127,000	2.19	0.16	0.18	0.07	0.11	0.70	0.54	0.28	0.16
\$127,000 to \$205,500	2.16	0.13	0.15	0.05	0.12	0.71	0.61	0.25	0.13
More than \$205,500	2.16	0.07	0.18	0.05	0.06	0.59	0.73	0.36	0.11
<b>Single-Family Detached, 3 BR</b>									
All Values	2.95	0.28	0.48	0.15	0.13	1.16	0.58	0.12	0.05
Less than \$168,000	3.07	0.28	0.55	0.20	0.18	1.18	0.51	0.10	0.06
\$168,000 to \$242,500	2.96	0.30	0.50	0.15	0.12	1.22	0.51	0.11	0.05
More than \$242,500	2.82	0.25	0.39	0.12	0.10	1.01	0.76	0.14	0.04
<b>Single-Family Detached, 4 BR</b>									
All Values	3.59	0.39	0.81	0.26	0.14	1.31	0.62	0.04	0.02
Less than \$280,000	3.71	0.37	0.87	0.30	0.18	1.35	0.55	0.05	0.04
\$280,000 to \$410,500	3.58	0.43	0.79	0.24	0.13	1.34	0.59	0.04	0.02
More than \$410,500	3.50	0.35	0.79	0.23	0.12	1.20	0.74	0.05	0.02
<b>Single-Family Detached, 5 BR</b>									
All Values	4.25	0.44	1.05	0.46	0.24	1.24	0.72	0.07	0.03
Less than \$410,500	4.47	0.50	1.13	0.53	0.29	1.38	0.52	0.08	0.04
\$410,500 to \$672,000	4.23	0.39	1.04	0.45	0.24	1.23	0.78	0.06	0.04
More than \$672,000	4.02	0.46	0.97	0.38	0.18	1.09	0.86	0.06	0.02
<b>Single-Family Attached, 2 BR</b>									
All Values	1.86	0.09	0.12	0.04	0.12	0.64	0.45	0.21	0.19
Less than \$129,500	2.06	0.14	0.25	0.08	0.23	0.74	0.33	0.13	0.17
\$129,500 to \$168,000	1.75	0.08	0.07	0.03	0.09	0.67	0.45	0.19	0.16
More than \$168,000	1.76	0.05	0.05	0.01	0.03	0.51	0.56	0.31	0.23
<b>Single-Family Attached, 3 BR</b>									
All Values	2.47	0.23	0.32	0.10	0.12	1.03	0.49	0.13	0.05
Less than \$165,500	2.72	0.28	0.49	0.15	0.18	1.11	0.38	0.09	0.03
\$165,500 to \$205,500	2.46	0.25	0.31	0.09	0.10	1.14	0.39	0.13	0.05
More than \$205,500	2.22	0.13	0.15	0.06	0.09	0.79	0.73	0.18	0.07
<b>Single-Family Attached, 4 BR</b>									
All Values	3.67	0.43	0.82	0.29	0.18	1.13	0.65	0.12	0.04
Less than \$168,000	4.34	0.59	1.12	0.49	0.27	1.21	0.56	0.04	0.06
\$168,000 to \$280,000	3.69	0.40	0.88	0.21	0.18	1.28	0.61	0.10	0.05
More than \$280,000	2.95	0.32	0.41	0.23	0.11	0.81	0.83	0.25	0.00
<b>5+ Units--Own, 1 BR</b>									
All Values	1.63	0.04	0.08	0.08	0.06	0.39	0.19	0.17	0.61
Less than \$127,000									Insufficient Sample
\$127,000 to \$205,500									Insufficient Sample
More than \$205,500									Insufficient Sample
<b>5+ Units--Own, 2 BR</b>									
All Values	1.52	0.04	0.03	0.01	0.02	0.40	0.37	0.23	0.42
Less than \$142,000	1.78	0.13	0.09	0.00	0.04	0.66	0.38	0.13	0.36
\$142,000 to \$168,000	1.35	0.01	0.01	0.02	0.02	0.31	0.49	0.24	0.25
More than \$168,000	1.48	0.00	0.00	0.00	0.01	0.26	0.22	0.33	0.67
<b>5+ Units--Own, 3 BR</b>									
All Values	2.01	0.06	0.16	0.00	0.04	0.56	0.36	0.54	0.28
Less than \$168,000									Insufficient Sample
\$168,000 to \$205,500									Insufficient Sample
More than \$205,500									Insufficient Sample

**PENNSYLVANIA (1--2) ALL PERSONS IN UNIT:  
TOTAL PERSONS AND PERSONS BY AGE**

STRUCTURE TYPE /BEDROOMS/ VALUE (2005)/TENURE	TOTAL PERSONS	AGE							
		0-4	5-13	14-17	18-24	25-44	45-64	65-74	75+
<b>5+ Units--Rent, 1 BR</b>									
All Values	1.26	0.04	0.03	0.01	0.12	0.30	0.13	0.23	0.40
Less than \$450	1.13	0.02	0.02	0.02	0.06	0.07	0.15	0.36	0.44
\$450 to \$950	1.28	0.03	0.03	0.02	0.16	0.31	0.14	0.26	0.33
More than \$950	1.36	0.06	0.04	0.00	0.13	0.52	0.11	0.07	0.42
<b>5+ Units--Rent, 2 BR</b>									
All Values	1.97	0.16	0.17	0.04	0.34	0.69	0.23	0.10	0.24
Less than \$900	2.18	0.30	0.24	0.05	0.54	0.65	0.19	0.09	0.12
\$900 to \$1,300	1.98	0.11	0.19	0.06	0.31	0.79	0.25	0.11	0.16
More than \$1,300	1.75	0.07	0.08	0.01	0.17	0.62	0.26	0.10	0.44
<b>5+ Units--Rent, 3 BR</b>									
All Values	2.76	0.32	0.50	0.24	0.50	0.86	0.27	0.02	0.05
Less than \$850	3.16	0.40	0.75	0.45	0.57	0.65	0.35	0.00	0.00
\$850 to \$1,300	2.74	0.31	0.47	0.12	0.58	0.87	0.29	0.00	0.09
More than \$1,300	2.37	0.26	0.27	0.13	0.35	1.05	0.16	0.07	0.07
<b>2-4 Units, 1 BR</b>									
All Values	1.59	0.10	0.12	0.03	0.23	0.58	0.30	0.06	0.17
Less than \$59,500	1.62	0.12	0.18	0.00	0.22	0.49	0.32	0.07	0.23
\$59,500 to \$84,500	1.62	0.13	0.09	0.05	0.30	0.59	0.30	0.03	0.12
More than \$84,500	1.54	0.06	0.09	0.04	0.17	0.66	0.30	0.07	0.16
<b>2-4 Units, 2 BR</b>									
All Values	1.97	0.15	0.20	0.06	0.28	0.64	0.36	0.10	0.18
Less than \$83,500	2.16	0.23	0.33	0.08	0.40	0.72	0.26	0.02	0.12
\$83,500 to \$118,500	2.03	0.16	0.16	0.05	0.38	0.72	0.33	0.10	0.13
More than \$118,500	1.70	0.04	0.11	0.03	0.06	0.49	0.50	0.18	0.30
<b>2-4 Units, 3 BR</b>									
All Values	2.87	0.34	0.59	0.10	0.27	0.90	0.45	0.14	0.08
Less than \$97,000	3.01	0.50	0.75	0.13	0.32	0.93	0.31	0.07	0.00
\$97,000 to \$143,500	3.06	0.24	0.80	0.15	0.26	0.96	0.43	0.09	0.12
More than \$143,500	2.50	0.29	0.18	0.01	0.24	0.80	0.62	0.26	0.11
<b>Mobile, 2 BR</b>									
All Values	2.00	0.10	0.15	0.05	0.18	0.56	0.52	0.28	0.15
Less than \$33,500	2.00	0.13	0.18	0.04	0.29	0.61	0.45	0.20	0.10
\$33,500 to \$67,000	1.97	0.11	0.13	0.06	0.14	0.57	0.53	0.29	0.14
More than \$67,000	2.05	0.07	0.17	0.06	0.13	0.51	0.57	0.35	0.20
<b>Mobile, 3 BR</b>									
All Values	2.82	0.25	0.49	0.17	0.20	1.00	0.48	0.14	0.09
Less than \$41,000	2.81	0.29	0.53	0.16	0.22	1.07	0.39	0.08	0.06
\$41,000 to \$82,000	2.79	0.24	0.48	0.17	0.21	0.96	0.46	0.18	0.09
More than \$82,000	2.87	0.22	0.48	0.16	0.18	0.99	0.59	0.15	0.10
<b>Mobile, 4 BR</b>									
All Values	4.06	0.37	1.03	0.47	0.23	1.29	0.56	0.07	0.04
Less than \$67,000									
\$67,000 to \$97,000	4.16	0.41	1.04	0.23	0.32	1.19	0.76	0.13	0.08
More than \$97,000									

**PENNSYLVANIA (2--1) ALL SCHOOL CHILDREN:  
SCHOOL-AGE CHILDREN (SAC)**

STRUCTURE TYPE /BEDROOMS/ VALUE (2005)/TENURE	TOTAL SAC	GRADE				
		K-2	3-6	7-9	10-12	Gr. 9 Only
<b>Single-Family Detached, 2 BR</b>						
All Values	0.22	0.06	0.07	0.04	0.04	0.01
Less than \$127,000	0.25	0.06	0.07	0.05	0.06	0.01
\$127,000 to \$205,500	0.20	0.06	0.07	0.03	0.04	0.01
More than \$205,500	0.23	0.07	0.09	0.03	0.04	0.01
<b>Single-Family Detached, 3 BR</b>						
All Values	0.64	0.18	0.21	0.14	0.11	0.04
Less than \$168,000	0.76	0.19	0.24	0.17	0.15	0.05
\$168,000 to \$242,500	0.65	0.19	0.22	0.13	0.11	0.04
More than \$242,500	0.51	0.14	0.17	0.11	0.09	0.03
<b>Single-Family Detached, 4 BR</b>						
All Values	1.06	0.30	0.36	0.22	0.19	0.07
Less than \$280,000	1.17	0.31	0.40	0.23	0.23	0.07
\$280,000 to \$410,500	1.03	0.28	0.35	0.21	0.18	0.06
More than \$410,500	1.02	0.31	0.34	0.21	0.16	0.07
<b>Single-Family Detached, 5 BR</b>						
All Values	1.51	0.35	0.48	0.37	0.32	0.14
Less than \$410,500	1.66	0.35	0.53	0.41	0.37	0.16
\$410,500 to \$672,000	1.49	0.35	0.44	0.38	0.32	0.13
More than \$672,000	1.35	0.32	0.48	0.28	0.27	0.11
<b>Single-Family Attached, 2 BR</b>						
All Values	0.16	0.04	0.05	0.04	0.03	0.01
Less than \$129,500	0.32	0.08	0.11	0.08	0.06	0.02
\$129,500 to \$168,000	0.11	0.03	0.03	0.02	0.03	0.01
More than \$168,000	0.06	0.01	0.02	0.02	0.01	0.01
<b>Single-Family Attached, 3 BR</b>						
All Values	0.42	0.13	0.14	0.09	0.07	0.03
Less than \$165,500	0.64	0.20	0.20	0.13	0.10	0.05
\$165,500 to \$205,500	0.40	0.12	0.13	0.09	0.06	0.03
More than \$205,500	0.21	0.05	0.07	0.04	0.05	0.02
<b>Single-Family Attached, 4 BR</b>						
All Values	1.11	0.27	0.36	0.32	0.15	0.14
Less than \$168,000	1.61	0.35	0.57	0.42	0.26	0.23
\$168,000 to \$280,000	1.09	0.31	0.34	0.35	0.09	0.12
More than \$280,000	0.64	0.12	0.17	0.19	0.16	0.07
<b>5+ Units-Own, 1 BR</b>						
All Values	0.17	0.02	0.00	0.06	0.08	0.00
Less than \$127,000				Insufficient Sample		
\$127,000 to \$205,500				Insufficient Sample		
More than \$205,500				Insufficient Sample		
<b>5+ Units-Own, 2 BR</b>						
All Values	0.04	0.02	0.01	0.00	0.01	0.00
Less than \$142,000	0.09	0.06	0.02	0.00	0.00	0.00
\$142,000 to \$168,000	0.03	0.00	0.01	0.00	0.02	0.00
More than \$168,000	0.00	0.00	0.00	0.00	0.00	0.00
<b>5+ Units-Own, 3 BR</b>						
All Values	0.16	0.02	0.07	0.08	0.00	0.00
Less than \$168,000				Insufficient Sample		
\$168,000 to \$205,500				Insufficient Sample		
More than \$205,500				Insufficient Sample		

**PENNSYLVANIA (2--2) ALL SCHOOL CHILDREN:  
SCHOOL-AGE CHILDREN (SAC)**

STRUCTURE TYPE /BEDROOMS/ VALUE (2005)/TENURE	TOTAL SAC	GRADE				
		K-2	3-6	7-9	10-12	Gr. 9 Only
<b>5+ Units-Rent, 1 BR</b>						
All Values	0.04	0.02	0.01	0.00	0.01	0.00
Less than \$450	0.03	0.01	0.01	0.00	0.02	0.00
\$450 to \$950	0.05	0.02	0.01	0.00	0.02	0.00
More than \$950	0.05	0.02	0.01	0.01	0.00	0.00
<b>5+ Units-Rent, 2 BR</b>						
All Values	0.21	0.08	0.07	0.03	0.03	0.01
Less than \$900	0.29	0.12	0.09	0.05	0.04	0.01
\$900 to \$1,300	0.25	0.08	0.07	0.05	0.05	0.01
More than \$1,300	0.09	0.04	0.05	0.00	0.01	0.00
<b>5+ Units-Rent, 3 BR</b>						
All Values	0.73	0.20	0.19	0.18	0.17	0.07
Less than \$850	1.20	0.28	0.27	0.28	0.38	0.08
\$850 to \$1,300	0.60	0.17	0.22	0.13	0.08	0.05
More than \$1,300	0.41	0.14	0.08	0.13	0.05	0.08
<b>2-4 Units, 1 BR</b>						
All Values	0.15	0.01	0.08	0.03	0.03	0.00
Less than \$59,500	0.18	0.02	0.16	0.00	0.00	0.00
\$59,500 to \$84,500	0.15	0.00	0.06	0.04	0.05	0.00
More than \$84,500	0.13	0.02	0.02	0.06	0.02	0.01
<b>2-4 Units, 2 BR</b>						
All Values	0.25	0.06	0.09	0.06	0.04	0.02
Less than \$83,500	0.42	0.13	0.15	0.07	0.06	0.02
\$83,500 to \$118,500	0.21	0.05	0.08	0.04	0.03	0.02
More than \$118,500	0.14	0.01	0.06	0.05	0.02	0.01
<b>2-4 Units, 3 BR</b>						
All Values	0.68	0.28	0.19	0.15	0.06	0.04
Less than \$97,000	0.88	0.33	0.19	0.29	0.07	0.05
\$97,000 to \$143,500	0.95	0.41	0.30	0.14	0.11	0.05
More than \$143,500	0.19	0.10	0.05	0.03	0.00	0.01
<b>Mobile, 2 BR</b>						
All Values	0.21	0.08	0.06	0.03	0.04	0.02
Less than \$33,500	0.22	0.09	0.07	0.03	0.03	0.01
\$33,500 to \$67,000	0.19	0.06	0.06	0.03	0.04	0.02
More than \$67,000	0.23	0.10	0.05	0.04	0.04	0.02
<b>Mobile, 3 BR</b>						
All Values	0.66	0.18	0.22	0.15	0.12	0.05
Less than \$41,000	0.69	0.22	0.23	0.13	0.11	0.05
\$41,000 to \$82,000	0.65	0.15	0.22	0.15	0.13	0.04
More than \$82,000	0.65	0.18	0.19	0.17	0.11	0.05
<b>Mobile, 4 BR</b>						
All Values	1.51	0.15	0.50	0.56	0.30	0.18
Less than \$67,000			Insufficient Sample			
\$67,000 to \$97,000	1.27	0.13	0.49	0.50	0.15	0.08
More than \$97,000			Insufficient Sample			

**PENNSYLVANIA (3--1) ALL PUBLIC SCHOOL CHILDREN:  
SCHOOL-AGE CHILDREN IN PUBLIC SCHOOL (PSAC)**

STRUCTURE TYPE /BEDROOMS/ VALUE (2005)/TENURE	TOTAL PSAC	PUBLIC SCHOOL GRADE				
		K-2	3-6	7-9	10-12	Gr. 9 Only
<b>Single-Family Detached, 2 BR</b>						
All Values	0.20	0.05	0.07	0.04	0.04	0.01
Less than \$127,000	0.24	0.05	0.07	0.05	0.06	0.01
\$127,000 to \$205,500	0.17	0.05	0.06	0.03	0.03	0.01
More than \$205,500	0.22	0.06	0.08	0.03	0.04	0.01
<b>Single-Family Detached, 3 BR</b>						
All Values	0.56	0.14	0.19	0.12	0.11	0.04
Less than \$168,000	0.70	0.17	0.23	0.16	0.15	0.05
\$168,000 to \$242,500	0.57	0.16	0.20	0.12	0.10	0.04
More than \$242,500	0.41	0.09	0.13	0.09	0.09	0.02
<b>Single-Family Detached, 4 BR</b>						
All Values	0.84	0.21	0.29	0.19	0.16	0.06
Less than \$280,000	1.00	0.24	0.35	0.21	0.20	0.07
\$280,000 to \$410,500	0.81	0.20	0.27	0.19	0.15	0.06
More than \$410,500	0.75	0.21	0.25	0.17	0.12	0.06
<b>Single-Family Detached, 5 BR</b>						
All Values	1.08	0.21	0.34	0.28	0.25	0.10
Less than \$410,500	1.35	0.25	0.41	0.34	0.35	0.12
\$410,500 to \$672,000	1.03	0.20	0.30	0.29	0.24	0.10
More than \$672,000	0.83	0.18	0.31	0.20	0.14	0.08
<b>Single-Family Attached, 2 BR</b>						
All Values	0.15	0.04	0.05	0.03	0.03	0.01
Less than \$129,500	0.30	0.08	0.10	0.07	0.06	0.02
\$129,500 to \$168,000	0.09	0.02	0.03	0.02	0.03	0.01
More than \$168,000	0.05	0.01	0.02	0.02	0.01	0.00
<b>Single-Family Attached, 3 BR</b>						
All Values	0.36	0.10	0.12	0.08	0.06	0.03
Less than \$165,500	0.57	0.16	0.18	0.13	0.09	0.05
\$165,500 to \$205,500	0.32	0.09	0.10	0.08	0.05	0.02
More than \$205,500	0.19	0.04	0.07	0.03	0.05	0.01
<b>Single-Family Attached, 4 BR</b>						
All Values	0.97	0.22	0.31	0.31	0.13	0.12
Less than \$168,000	1.51	0.29	0.53	0.42	0.26	0.23
\$168,000 to \$280,000	1.04	0.29	0.32	0.35	0.09	0.12
More than \$280,000	0.31	0.03	0.07	0.12	0.09	0.00
<b>5+ Units--Own, 1 BR</b>						
All Values	0.11	0.02	0.00	0.06	0.02	0.00
Less than \$127,000			Insufficient Sample			
\$127,000 to \$205,500			Insufficient Sample			
More than \$205,500			Insufficient Sample			
<b>5+ Units--Own, 2 BR</b>						
All Values	0.03	0.02	0.00	0.00	0.01	0.00
Less than \$142,000	0.06	0.06	0.00	0.00	0.00	0.00
\$142,000 to \$168,000	0.03	0.00	0.01	0.00	0.02	0.00
More than \$168,000	0.00	0.00	0.00	0.00	0.00	0.00
<b>5+ Units--Own, 3 BR</b>						
All Values	0.15	0.00	0.07	0.08	0.00	0.00
Less than \$168,000			Insufficient Sample			
\$168,000 to \$205,500			Insufficient Sample			
More than \$205,500			Insufficient Sample			

**PENNSYLVANIA (3--2) ALL PUBLIC SCHOOL CHILDREN:  
SCHOOL-AGE CHILDREN IN PUBLIC SCHOOL (PSAC)**

STRUCTURE TYPE /BEDROOMS/ VALUE (2005)/TENURE	TOTAL PSAC	PUBLIC SCHOOL GRADE				
		K-2	3-6	7-9	10-12	Gr. 9 Only
<b>5+ Units--Rent, 1 BR</b>						
All Values	0.04	0.02	0.01	0.00	0.01	0.00
Less than \$450	0.03	0.01	0.01	0.00	0.02	0.00
\$450 to \$950	0.05	0.02	0.01	0.00	0.02	0.00
More than \$950	0.04	0.02	0.01	0.01	0.00	0.00
<b>5+ Units--Rent, 2 BR</b>						
All Values	0.19	0.06	0.06	0.03	0.03	0.01
Less than \$900	0.25	0.10	0.08	0.05	0.03	0.01
\$900 to \$1,300	0.24	0.07	0.07	0.05	0.05	0.01
More than \$1,300	0.07	0.02	0.04	0.00	0.01	0.00
<b>5+ Units--Rent, 3 BR</b>						
All Values	0.70	0.16	0.19	0.18	0.17	0.07
Less than \$850	1.20	0.28	0.27	0.28	0.38	0.08
\$850 to \$1,300	0.60	0.17	0.22	0.13	0.08	0.05
More than \$1,300	0.29	0.03	0.08	0.13	0.05	0.08
<b>2-4 Units, 1 BR</b>						
All Values	0.15	0.01	0.08	0.03	0.03	0.00
Less than \$59,500	0.18	0.02	0.16	0.00	0.00	0.00
\$59,500 to \$84,500	0.15	0.00	0.06	0.04	0.05	0.00
More than \$84,500	0.13	0.02	0.02	0.06	0.02	0.01
<b>2-4 Units, 2 BR</b>						
All Values	0.24	0.06	0.09	0.05	0.04	0.02
Less than \$83,500	0.42	0.13	0.15	0.07	0.06	0.02
\$83,500 to \$118,500	0.21	0.05	0.08	0.04	0.03	0.02
More than \$118,500	0.11	0.01	0.04	0.04	0.02	0.01
<b>2-4 Units, 3 BR</b>						
All Values	0.59	0.21	0.16	0.15	0.06	0.04
Less than \$97,000	0.80	0.29	0.15	0.29	0.07	0.05
\$97,000 to \$143,500	0.75	0.24	0.26	0.14	0.11	0.05
More than \$143,500	0.19	0.10	0.05	0.03	0.00	0.01
<b>Mobile, 2 BR</b>						
All Values	0.20	0.07	0.06	0.03	0.04	0.02
Less than \$33,500	0.21	0.08	0.07	0.03	0.03	0.01
\$33,500 to \$67,000	0.19	0.06	0.06	0.03	0.04	0.02
More than \$67,000	0.22	0.09	0.05	0.04	0.04	0.02
<b>Mobile, 3 BR</b>						
All Values	0.63	0.16	0.21	0.14	0.12	0.05
Less than \$41,000	0.67	0.21	0.22	0.12	0.11	0.05
\$41,000 to \$82,000	0.62	0.14	0.21	0.14	0.12	0.04
More than \$82,000	0.62	0.15	0.18	0.17	0.11	0.05
<b>Mobile, 4 BR</b>						
All Values	1.38	0.14	0.44	0.52	0.28	0.14
Less than \$67,000			Insufficient Sample			
\$67,000 to \$97,000	1.27	0.13	0.49	0.50	0.15	0.08
More than \$97,000			Insufficient Sample			



## **APPENDIX B**

# MCPC Housing Report



# *Montgomery County Pennsylvania*

## Characteristics of the Population in New and Existing Housing Units



- School Aged Children
- Ages of New and Existing Residents
- Household Composition

Montgomery County Planning Commission  
January 2012

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## Characteristics of the Population in New and Existing Housing Units in Montgomery County

Montgomery County gained 50,887 people between 2000 and 2010 according to the U.S. Census Bureau. This was the third largest increase in the state, behind Chester and York Counties. The county grew by 6.8%, twice the rate of Pennsylvania. Even with the downturn in the economy and the housing market that took place in the middle of the last decade, new housing construction in this ten-year period remained a very visible part of the change in the county's landscape.



New housing construction was strong in the last decade despite the down economy.

Just over 28,000 units were built between 2000 and 2010, the most in the Philadelphia five-county region. As residents notice these local changes, the planning commission frequently gets inquiries on the effects – positive, negative, or otherwise – of newly built housing on the infrastructure and services provided by the county, its municipalities, and its school districts.

In order to have this local and up-to-date information available to the public, the Montgomery County Planning Commission examined the county's population living in new housing units constructed between 2000 and 2010. Staff used information from the county's Board of Assessment Appeals to identify census "blocks" in the 2010 Census that consist entirely of new construction of one housing type. These census blocks – either single-family detached (SFD), single-family attached (SFA, mostly townhouses and twins), or multifamily (MF) – could then be easily compared to each other for further analysis. In addition, staff has done a similar analysis on existing housing units, again using Census-designated blocks that consist of just one housing type. This report builds upon the research done for the previous report in this series that focused solely on new housing units and data from the 2000 Census.



Schoolchildren come from housing units of all types, but are most likely to come from single-family detached homes.

### School Aged Children

Different housing types generate school children at very different rates. This is not a surprise, given that larger housing units with more bedrooms are more easily able to house more people. However, a frequent concern that the planning commission receives is about the outsized number of schoolchildren that are generated from new housing units.

Perceptions suggest that denser, multifamily housing brings in too many people – and too many schoolchildren – for the tax income that municipalities receive in return. A closer look at

this data shows the opposite. Although multifamily and attached housing units have become the majority of new housing units built in the county over the last few years, single-family detached housing is still a very popular housing choice for households with children under 18.

This is not to say that households with school aged children don't occupy apartments or townhomes, but the one thing that single-family detached homes offer more of – space – may be a big factor in home purchasing or renting decisions. Thus, single-family detached homes become the biggest burden on local school districts.

Of people living in new SFD units, there are approximately 0.93 students per household, a slight increase from the 0.83 students per household that was reported in the prior analysis. In comparison, there are about 0.21 students per household between the ages of 5 and 17 coming from single-family attached homes, and only 0.06 students per household coming from multifamily homes. Households residing in existing units contribute 0.55 school aged children per single-family detached unit – fewer than from new units, but still more than households residing in attached and multifamily units. Much of the decline in the number of school aged children coming from existing housing units may be due to empty nesters living in these homes.

*Table One: School Aged Children in New and Existing Housing Units (2010)*

	<b>Single-Family Detached</b>	<b>Single-Family Attached</b>	<b>Multifamily</b>
School Aged Children <b>per Household</b> in New Units	0.93	0.21	0.06
School Aged Children <b>per Household</b> in Existing Units	0.55	0.41	0.18

School Aged Children per Household takes into account that not all units may have been occupied at the time of the 2010 Census.



School districts should work in cooperation with local municipalities to best plan for future needs.

What does this mean for school districts? Unfortunately, there is no easy answer for school districts that have to stretch their resources to accept new students. New construction allows school districts to receive additional tax income. At the same time, attempts to slow residential growth through local legislation may only force this growth elsewhere, possibly even within the same school district.

School administrators should be aware of demographic trends, especially when forecasting the number of students per

grade, so as to best plan for facilities and staffing needs. School districts should also work cooperatively with municipal governments to push for the right mix of uses in a community, to both have the right amount of school aged children and create an optimal level of funding through local tax revenue. Municipalities should make every effort to plan for a healthy mix of housing types and sizes, to allow for reasonable growth while accommodating for the needs of the varying housing needs of the people who call Montgomery County home.

## Age of New Residents

By far, the largest percent share of residents in these new housing units is people between the ages of 25 and 44, and to some extent, their children. While older people make up a significant part of Montgomery County's population, they are more likely settled in an area and may not necessarily shop for newly constructed homes. Younger people make up a big percentage of the residents in new multifamily units. As for existing housing units, it seems as if the ages of the residents skew upward. That being said, it seems reasonable to assume that newer housing units may be attracting younger families and households and existing housing units are home to more well-established families and households.

Table Two: Ages of Residents in New Housing Units (2010)

New Units	Total Number of People	Percent	Single-Family Detached		Single-Family Attached		Multifamily	
			Number of People	Percent of Those Studied	Number of People	Percent of Those Studied	Number of People	Percent of Those Studied
Total	15,039*	--	8,490	--	3,837	--	2,712	--
Under Age 5	1,447	9.62%	974	11.47%	336	8.76%	137	5.05%
Ages 5-17	2,705	17.99%	<b>2,239</b>	<b>26.37%</b>	363	9.46%	103	3.80%
Ages 18-24	631	4.20%	303	3.57%	146	3.81%	182	6.71%
Ages 25-34	2,669	17.75%	774	9.12%	<b>776</b>	<b>20.22%</b>	<b>1,119</b>	<b>41.26%</b>
Ages 35-44	2,962	19.70%	1,988	23.42%	544	14.18%	430	15.86%
Ages 45-54	1,790	11.90%	1,109	13.06%	418	10.89%	263	9.70%
Ages 55-64	1,363	9.06%	572	6.74%	570	14.86%	221	8.15%
Ages 65 and over	1,475	9.81%	534	6.29%	684	17.83%	257	9.48%

Table Three: Ages of Residents in Existing Housing Units (2010)

Existing Units	Total Number of People	Percent	Single-Family Detached		Single-Family Attached		Multifamily	
			Number of People	Percent of Those Studied	Number of People	Percent of Those Studied	Number of People	Percent of Those Studied
Total	268,208*	--	219,412	--	27,706	--	21,090	--
Under Age 5	15,410	5.75%	12,082	5.51%	2,039	7.36%	1,289	6.11%
Ages 5-17	49,207	18.35%	<b>42,548</b>	<b>19.39%</b>	4,535	16.37%	2,124	10.07%
Ages 18-24	18,734	6.98%	14,262	6.50%	2,048	7.39%	2,424	11.49%
Ages 25-34	26,655	9.94%	17,144	7.81%	<b>4,587</b>	<b>16.56%</b>	<b>4,924</b>	<b>23.35%</b>
Ages 35-44	35,891	13.38%	28,937	13.19%	4,355	15.72%	2,599	12.32%
Ages 45-54	46,130	17.20%	39,871	18.17%	4,077	14.72%	2,182	10.35%
Ages 55-64	37,348	13.93%	32,279	14.71%	3,204	11.56%	1,865	8.84%
Ages 65 and over	38,980	14.53%	32,436	14.78%	2,861	10.33%	3,683	17.46%

\* These "total" population numbers are the totals found in these subsets of housing units studied. Montgomery County had a total of 799,874 residents as of the 2010 Census. The above totals capture 21% (SFD), 26% (SFA) and 48% (MF) of new housing units and 47% (SFD), 20% (SFA), and 18% (MF) of existing housing units.

## Household Composition

Categorizing the population as family or nonfamily households is a slightly different way of looking at the county's population. Families, according to the Census Bureau, are defined as a group of two people or more (one of whom is the householder) related by birth, marriage, or adoption and residing together. Nonfamily households consist of people living alone or with people to whom they are not related. When broken down by housing type, similar patterns emerge. Ninety-three percent of the population in new SFD units consists of family households. And of all new SFD households, 64% consist of family households with children. The majority of the population in new SFA homes – 66% – consists of family

households. Twenty four percent of all the new SFA households are families with at least one child under the age of 18, and 28 percent of all SFA households are people living alone. Nonfamilies live in sixty four percent of all MF households. Just over 50 percent of MF households consist of householders living alone.

As the nation's baby boomers start to turn 65, the number of households with a resident over the age of 65 has increased dramatically. In 2000, only 10% of the new attached units studied fell into this category but the 2010 data shows a jump to nearly 27%. Similarly, in 2000, only 7% (each) of new detached and multifamily units had a household with a member over the age of 65; this increased in 2010, respectively, to 15% and 12%.

*Table Four: Household Composition in New Units (2010)*

New Units	Single-Family Detached		Single-Family Attached		Multifamily	
	Households	Number	Percent of Those Studied	Number	Percent of Those Studied	Number
Total Households	2,415	--	1,730	--	1,624	--
Family Households	2,243	92.88%	1,134	65.55%	579	35.65%
Nonfamily Households	172	7.12%	596	34.45%	1,045	64.35%
Family Households with Children Under 18	1,546	64.02%	411	23.76%	178	10.96%
Married Couples with Children Under 18	1,460	60.46%	312	18.03%	126	7.76%
Married Couples without Children	642	26.58%	652	37.69%	338	20.81%
Householder Living Alone	135	5.59%	482	27.86%	814	50.12%
Household with One or More People Over 65	372	15.40%	467	26.99%	193	11.88%
Average Household Size	3.51		2.22		1.67	

*Table Five: Household Composition in Existing Units (2010)*

Existing Units	Single-Family Detached		Single-Family Attached		Multifamily	
	Households	Number	Percent of Those Studied	Number	Percent of Those Studied	Number
Total Households	77,065	--	10,945	--	11,573	--
Family Households	62,981	81.72%	7,240	66.15%	4,705	40.65%
Nonfamily Households	14,150	18.36%	3,705	33.85%	6,868	59.35%
Family Households with Children Under 18	27,643	35.87%	3,392	30.99%	2,092	18.08%
Married Couples with Children Under 18	24,460	31.74%	2,356	21.53%	964	8.33%
Married Couples without Children	30,571	39.67%	2,855	26.08%	1,862	16.09%
Householder Living Alone	11,723	15.21%	2,976	27.19%	5,622	48.58%
Household with One or More People Over 65	22,238	28.86%	2,164	19.77%	2,946	25.46%
Average Household Size	2.85		2.53		1.82	

## **Conclusion**

Single-family detached homes, regardless of whether or not they are newly constructed, have the largest impact on local school districts in terms of the numbers of children generated. However, this analysis has shown that all types of housing have some effect on schools. SFD units generate more students per unit than other housing types, and more in total since SFD units comprise the largest portion of housing units in the county. As is probably expected, single-family detached homes draw in large numbers of both families and married couples with children, while multifamily units attract large numbers of single people. Regardless, different types of families have varying housing needs and preferences – and local governments should continue to encourage a variety of housing types to adequately provide for new and existing residents.

## **Notes**

For new housing units, the number of census blocks surveyed is 194 blocks for single-family detached units, 71 blocks for single-family attached units and 18 blocks for multifamily units. This comes to, respectively, 21%, 26%, and 48% of new housing units built between 2000 and 2010.

For existing housing units, the number of census blocks surveyed is 4,330 blocks for single-family detached units, 395 blocks for single-family attached units and 90 blocks for multifamily units. This comes to, respectively, 47%, 20%, and 18% of existing housing units built prior to 2000.

The number of households and the number of units differ because "households" is equivalent to the number of occupied units at the time of the Census.

Source: U.S. Census Bureau 2010 Census Data

2010 Characteristics of the Population in New Housing Units  
Montgomery County, Pennsylvania

	Single-Family Detached		Single-Family Attached		Multifamily	
Number of New Units	2,513 (studied out of 11,940 new units)		1,891 (studied out of 7,367 new units)		2,527 (studied out of 5,276 new units)	
PEOPLE	Number of People	Percent of Those Studied	Number of People	Percent of Those Studied	Number of People	Percent of Those Studied
	8,490	--	3,837	--	2,712	--
Under Age 5	974	11.47%	336	8.76%	137	5.05%
Ages 5-17	<b>2,239</b>	<b>26.37%</b>	363	9.46%	103	3.80%
Ages 18-24	303	3.57%	146	3.81%	182	6.71%
Ages 25-34	774	9.12%	<b>776</b>	<b>20.22%</b>	<b>1,119</b>	<b>41.26%</b>
Ages 35-44	1,988	23.42%	544	14.18%	430	15.86%
Ages 45-54	1,109	13.06%	418	10.89%	263	9.70%
Ages 55-64	572	6.74%	570	14.86%	221	8.15%
Ages 65+	534	6.29%	684	17.83%	257	9.48%

HOUSEHOLDS	Number	Percent of Those Studied	Number	Percent of Those Studied	Number	Percent of Those Studied
Households Studied	2,415	--	1,730	--	1,624	--
Family Households	2,243	92.88%	1,134	65.55%	579	35.65%
Nonfamily Households	172	7.12%	596	34.45%	1,045	64.35%
Family Households with Children Under 18	1,546	64.02%	411	23.76%	178	10.96%
Married Couples with Children Under 18	1,460	60.46%	312	18.03%	126	7.76%
Married Couples without Children	642	26.58%	652	37.69%	338	20.81%
Householder Living Alone	135	5.59%	482	27.86%	814	50.12%
Household with One or More People Over 65	372	15.40%	467	26.99%	193	11.88%
Average Household Size	3.51		2.22		1.67	

SCHOOL AGED CHILDREN	Single-Family Detached	Single-Family Attached	Multifamily
School Aged Children per Household	0.93	0.21	0.06
School Aged Children per Unit	0.89	0.19	0.04

**Notes:**

Montgomery County is a growing area – and the Montgomery County Planning Commission frequently gets inquiries on the effects of new housing on the county, its municipalities, and its school districts. As multifamily and attached unit construction gains in popularity for its affordability and smaller footprint, common perceptions sometimes interfere with the development process. Although many people suggest that new denser housing brings in too many people – and too many schoolchildren – it is in fact just the opposite. Single-family detached units contribute the bulk of new schoolchildren in the county. Planning Commission staff used information from the County's Board of Assessments to identify census "blocks" in the 2010 Census that consisted entirely of new construction of one housing type to determine who was living in which type of housing.

Number of census blocks surveyed for each housing type is 194 blocks (SFD), 71 blocks (SFA) and 18 blocks (MF). This comes to, respectively, 21%, 26%, and 48% of new housing units built between 2000 and 2010.

The number of households and the number of units differ because "households" is equivalent to the number of occupied units at the time of the Census.

Source: U.S. Census Bureau 2010 Census Data

2010 Characteristics of the Population in Existing Housing Units  
Montgomery County, Pennsylvania

	Single-Family Detached		Single-Family Attached		Multifamily	
Number of Units	78,878 (studied out of 166,543 units)		11,355 (studied out of 55,745 units)		12,887 (studied out of 72,428 units)	
PEOPLE	Number of People	Percent of Those Studied	Number of People	Percent of Those Studied	Number of People	Percent of Those Studied
	219,412	--	27,706	--	21,090	--
Under Age 5	12,082	5.51%	2,039	7.36%	1,289	6.11%
Ages 5-17	<b>42,548</b>	<b>19.39%</b>	4,535	16.37%	2,124	10.07%
Ages 18-24	14,262	6.50%	2,048	7.39%	2,424	11.49%
Ages 25-34	17,144	7.81%	<b>4,587</b>	<b>16.56%</b>	<b>4,924</b>	<b>23.35%</b>
Ages 35-44	28,937	13.19%	4,355	15.72%	2,599	12.32%
Ages 45-54	39,871	18.17%	4,077	14.72%	2,182	10.35%
Ages 55-64	32,279	14.71%	3,204	11.56%	1,865	8.84%
Ages 65+	32,436	14.78%	2,861	10.33%	3,683	17.46%

HOUSEHOLDS	Number	Percent of Those Studied	Number	Percent of Those Studied	Number	Percent of Those Studied
Households Studied	77,065	--	10,945	--	11,573	--
Family Households	62,981	81.72%	7,240	66.15%	4,705	40.65%
Nonfamily Households	14,150	18.36%	3,705	33.85%	6,868	59.35%
Family Households with Children Under 18	27,643	35.87%	3,392	30.99%	2,092	18.08%
Married Couples with Children Under 18	24,460	31.74%	2,356	21.53%	964	8.33%
Married Couples without Children	30,571	39.67%	2,855	26.08%	1,862	16.09%
Householder Living Alone	11,723	15.21%	2,976	27.19%	5,622	48.58%
Household with One or More People Over 65	22,238	28.86%	2,164	19.77%	2,946	25.46%
Average Household Size	2.85		2.53		1.82	

SCHOOL AGED CHILDREN	Single-Family Detached	Single-Family Attached	Multifamily
School Aged Children per Household	0.55	0.41	0.18
School Aged Children per Unit	0.54	0.40	0.16

**Notes:**

Montgomery County is a growing area – and the Montgomery County Planning Commission frequently gets inquiries on the effects of new housing on the county, its municipalities, and its school districts. As multifamily and attached unit construction gains in popularity for its affordability and smaller footprint, common perceptions sometimes interfere with the development process. Although many people suggest that denser housing brings in too many people – and too many schoolchildren – it is in fact just the opposite. Single-family detached units contribute the bulk of new schoolchildren in the county. Planning Commission staff used information from the County's Board of Assessments to identify census "blocks" in the 2010 Census that consisted entirely of new construction of one housing type to determine who was living in which type of housing.

Number of census blocks surveyed for each housing type is 4330 blocks (SFD), 395 blocks (SFA) and 90 blocks (MF). This comes to, respectively, 47%, 20%, and 18% of existing housing units built prior to 2000.

The number of households and the number of units differ because "households" is equivalent to the number of occupied units at the time of the Census.

Source: U.S. Census Bureau 2010 Census Data



## **APPENDIX B**

### **GTP Resumes**



## Dennis F. Glackin, AICP, PP



### Title:

President, Glackin Thomas Panzak, Inc.

### Education

1970: B.A. Political Science, Villanova University

1973: Masters Regional Planning, The Maxwell School, Syracuse University

### Professional Certifications

American Institute of Certified Planners  
Professional Planner, State of New Jersey

### Professional Affiliations

American Planning Association  
Pennsylvania Planning Association  
Urban Land Institute  
West Chester University College of Business and Public Affairs, Department of Geography & Planning, Advisory Council  
Philadelphia University College of Architecture and the Built Environment, Advancement Council

Mr. Glackin has a comprehensive background in land use planning and development, including all phases of zoning and land development. Previous to forming his own firm in 1991, he was a Principal with Sullivan Associates; the development coordinator of a mixed-use development in Montgomery County, Pennsylvania; and prior to that, was Planning Director for Lower Merion Township, Pennsylvania.

Mr. Glackin has been the project manager and principal-in-charge for many large scale residential, mixed use, senior living, commercial and institutional projects throughout the region. He has actively participated in the conceptual design phases of Master Plan and Planned Residential and Mixed-Use Developments in Pennsylvania, New Jersey and Maryland. His expertise lies in the conceptual design and the governmental approval process of complex projects in the mid-Atlantic region.

He has been recognized as an expert witness before the Common Pleas Court of York County, Delaware County; Orphans Court in Philadelphia; and Boards of View in Delaware County, Montgomery County and Middlesex County, NJ. He has been qualified as an expert before numerous zoning hearing boards, municipal governing bodies, and planning commissions, and has represented clients before various state environmental and transportation departments. This has included being qualified as an expert in land planning for zoning ordinance validity challenges and in condemnation matters. He has prepared a variety of zoning ordinance amendments for new districts covering a wide variety of topics. He has directed the preparation of reports ranging from site selection and feasibility studies; to complete community and fiscal impact analyses. He has also served as a development coordinator for various clients, coordinating the entitlement and development process.

A sampling of the major projects for which Mr. Glackin has had prime responsibility include the following developments:

Byers Station Planned Residential Development, Chester Springs, Pennsylvania; the Ellis Preserve Town Center, Newtown Square, Pennsylvania; The Reserve at Maybrook in Wynnewood, PA; the Malvern Borough mixed-use development, Malvern, Pennsylvania; the preparation of a Multi-Municipal Comprehensive Plan, Unionville, Pennsylvania, the active-adult community of the Villages at Cherry Hill in Elkton, Maryland; the traditional neighborhood plan for Windsor Ridge in Chester Springs, Pennsylvania; the Reserve at Gwynedd in Lansdale, Pennsylvania; the Del Webb community of Centennial Mills in Voorhees, New Jersey; the Station Square Transit Oriented Development in Lansdale, Pennsylvania; the Bridlewood Planned Residential Development in Thornbury, Pennsylvania; and the design of entertainment centers and theaters for AMC Theaters in various locations in the northeastern United States.

Mr. Glackin has served as municipal planner for East Marlborough Township in Kennett Square, Pennsylvania; and has been retained as special projects planner for Horsham Township, Warwick Township, and Upper Makefield Township.



## Nancy L. Templeton, AICP, PP



### Title:

Senior Planner, Glackin Thomas Panzak, Inc.

### Education

1992: BSUP, Urban Planning, Michigan State University

1997: Master of City Planning, University of Pennsylvania

### Professional Certifications

American Institute of Certified Planners  
Professional Planner, State of New Jersey

### Professional Affiliations

American Planning Association  
Pennsylvania Planning Association

Ms. Templeton is a certified planner, having actively practiced since 1997 in the public and private sector. She is a Senior Planner at Glackin Thomas Panzak, with a diverse background in zoning, comprehensive planning, community outreach, GIS analysis, site planning, and fiscal impact analysis.

Previously, Nancy worked at Wallace Roberts & Todd (WRT) for over twelve years as a planner and project manager, where she helped local governments around the nation envision a better future through the comprehensive planning process. Prior to her position at WRT, she was a Community Planner with the Montgomery County Planning Commission, where she conducted regular development plan reviews, provided guidance to planning officials on development plan and zoning matters, and worked closely with municipal officials to update their comprehensive plans and land development regulations.

Ms. Templeton has been an active member of the American Institute of Certified Planners since 1999 and a licensed professional planner in New Jersey since 2006. She has authored several articles for *Zoning Practice*, a publication of the American Planning Association.

Nancy recently served as a past board member for the APA PA Southeast Section. She currently volunteers with the Friends of Chester Arthur and serves as treasurer for the Chester A. Arthur Home and School Association in Philadelphia.

### Relevant Projects:

- Fiscal Impact Analysis for Cardinal Crossing, a large-scale mixed-use development proposed in Marple Township, Delaware County, PA.
- Zoning and Site Planning Analysis for residential and mixed-use developments in Warwick Township and Hilltown Township in Bucks County, PA.
- Fiscal Impact Analysis for Moreland Chase, a residential development proposed in Upper Moreland Township, Montgomery County, PA.
- Fiscal Impact Analysis for Falcon Hill, a proposed residential development in Cheltenham and Springfield Townships in Montgomery County, PA.

### Relevant Projects - Previous Firms:

- Drafted zoning standards and provided graphic illustrations for the City of Philadelphia's new Zoning Ordinance.
- Prepared the current comprehensive plan for Upper Darby Township and a full update to the Upper Darby Township Zoning Ordinance.
- Prepared Albany 2030, the first comprehensive plan for the City of Albany, NY in its 400-year history.
- Prepared a full update to the City of Atlanta's Tree Protection Ordinance to enhance tree preservation and tree replacement throughout the City.

