

**Dover Borough / Dover Township Joint Comprehensive Plan  
DRAFT EXISTING CONDITIONS REPORT**

**HOUSING**

Variables used to describe the housing in Dover Borough and Dover Township include total housing units, density, condition, units in structure, year structure built, tenure, vacancy, value, assessed value, costs, residential building permits, age of householder, and housing projections. The variables describe not only the types of units in the Dover area but also the occupants of the units.

The Census Bureau provides a comprehensive source for providing data about housing units. The Census Bureau defines housing units in its Summary File 2000 Documentation as follows:

*“A housing unit 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. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall and so forth. Both occupied and vacant housing units are included in the housing unit inventory.”*

Table 14: Total Housing Units, presents the number of housing units for each municipality and York County from 1960 through 2000.

**Table 14: Total Housing Units**

<b>Total Housing Units</b>	<b>1960</b>	<b>1970</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>
Dover Borough	327	380	741	767	790
Dover Township	NA	2,690	4,253	5,906	7,217
York County	77,644	109,079	117,561	134,761	156,720

*NA = Not Available*

*Source: United States Census Bureau 1960, 1970, 1980, 1990, 2000 Data.*

**Housing Density**

Similar to population density, housing density data provides a method to compare unlike areas to each other using a common denominator and provide an indicator to land use patterns. Housing densities are based on areas such as acres or miles. Table 15: Housing Population Density, illustrates the densities for Dover Borough, Dover Township and York County. Map 5: Density: Housing Units per Acre also provides current housing unit density per acre at the Census blockgroup level.

**Table 15: Housing Density**

<b>Municipality</b>	<b>Dover Borough</b>	<b>Dover Township</b>	<b>York County</b>
Total Population	1,815	18,074	381,751
Total Occupied Housing Units (2000)	770	6,999	148,219
Total Square Miles	0.5	42	422
Population Per Dwelling Unit	2.36	2.58	2.58
<b>Housing Units per Square Mile</b>	1,577.2	171.8	351.2

*Source: United States Census Bureau 2000 Data.*



## **Housing Condition**

Housing condition data is useful for determining the quality of housing within an area and for determining the need for housing assistance or other home improvement programs or ordinances. York County Planning Commission, in the November 2004 Consolidated Plan for York County, has defined a methodology for determining housing condition as necessary for housing needs. The methodology was also defined using Federal guidelines as part of the Community Development Block Grant (CDBG) application. The following describes the methodology and Table 16: Substandard Condition Criteria depicts the need.

With regard to condition of housing, the County of York has adopted the following definitions in the November 2004 York County Consolidated Plan.

**Standard:** Standard housing units are those housing units that meet HUD's Section 8 Housing Quality Standards, as established and published in 24 C.F.R. § 887.251. The housing Quality standards include performance requirements in the areas of sanitary facilities, food preparation/refuse disposal, space/security, thermal environment, illumination/ electricity, structural, interior air quality, water supply, lead-based paint, access, sanitary conditions, smoke detectors, fire proofing/ fire hazards, and accessibility/ usability for disabled persons.

**Substandard or Suitable for Rehabilitation:** Housing units not meeting HUD's Section 8 Housing Quality Standards. York County has identified a need to rehabilitate substandard housing and, for this purpose, has adopted the following definition of "Substandard or Needing Rehabilitation:"

- Lacking some or all plumbing facilities;
- Complete plumbing facilities but 1.01 or more persons per room;
- Property value less than \$10,000.00;
- No heating equipment; and/or
- No complete kitchen facilities.

Based on this definition, an estimated 3,239 owner and rental units in the County are substandard and in need of rehabilitation. However, based upon the county rehabilitation program experience, 10% of all units classified as needing rehabilitation ultimately cannot be rehabilitated because of lack of equity combined with high rehabilitation costs.

**Not Suitable for Rehabilitation:** These are defined as housing units that are so severely deteriorated that it is not economically feasible to improve them. Based upon the County rehabilitation program experience, approximately 10% of all units classified as needing rehabilitation ultimately are not suitable for rehabilitation. This percentage is consistent with the criteria set forth in the 2000 CHAS (Comprehensive Housing Affordability Study).

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**Table 16: Substandard Condition Criteria**

Substandard Conditions	Dover Borough		Dover Township		Substandard Condition Variable
	Number	Percent	Number	Percent	
Total Housing Units	789		7,218		
Total Occupied Units	770		6,999		
<b>Plumbing (Occupied Units)</b>					
Complete plumbing facilities	770		6,999		
Owner occupied:	445	57.8%	5,940	84.9%	
1.01 to 1.50 occupants per room	2	0.3%	0	0.0%	Complete Plumbing but more than 1.01 persons per room
1.51 or more occupants per room	0	0.0%	0	0.0%	Complete Plumbing but more than 1.01 persons per room
Lacking complete plumbing facilities:	0	0.0%	0	0.0%	Lacking complete plumbing facilities
Renter occupied:	325		1,059		
Complete plumbing facilities:	323	99.4%	1,059	100.0%	
1.01 to 1.50 occupants per room	4	1.2%	14	1.3%	Complete Plumbing but more than 1.01 persons per room
1.51 or more occupants per room	0	0.0%	0	0.0%	Complete Plumbing but more than 1.01 persons per room
Lacking complete plumbing facilities:	2	0.6%	0	0.0%	Lacking complete plumbing facilities
<b>Kitchen (Total Units)</b>					
Complete kitchen facilities	787	99.7%	7,206	99.8%	
Lacking complete kitchen facilities	2	0.3%	12	0.2%	No complete kitchen facilities
<b>Heating Facilities (Occupied units)</b>					
Utility gas	417	52.9%	3,314	45.9%	
Bottled, tank, or LP gas	3	0.4%	344	4.8%	
Electricity	246	31.2%	1,255	17.4%	
Fuel oil, kerosene, etc.	98	12.4%	1,776	24.6%	
Coal or coke	0	0.0%	62	0.9%	
Wood	6	0.8%	185	2.6%	
Solar energy	0	0.0%	0	0.0%	
Other fuel	0	0.0%	21	0.3%	
No fuel used	0	0.0%	42	0.6%	Lack of heating facilities
<b>Value (Owner Occupied units)</b>					
Total:	426		4,732		
Less than \$10,000	0	0.0%	8	0.2%	Property value less than \$10,000
<b>Total Units that meet criteria</b>	<b>10</b>		<b>76</b>		

Table 16 illustrates that there are least 10 housing units in Dover Borough and an additional 76 units in Dover Township that fail to meet the minimum standards for housing condition.

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**Housing Characteristics**

Housing characteristics include the number of units in structures, year structure was built, tenure, vacancy, value, sale price and costs. The data is derived from the Realtors Association of York and Adams Counties, Inc (RAYAC) and the United States Census Bureau. These variables describe the houses in which the community resides and some of the housing burdens that are faced.

**Units in Structure**

Units in structure data describes, in part, the number of multi-unit structures in which the community resides. The more urbanized an area the more even the percentage of residents in multi-unit structures would be expected. The less urbanized an area the less even the distribution of percentages in differing multi-units would be expected. Table 17: Units in Structure and Figure 7: Units in Structure; Dover Borough and Figure 8: Units in Structure; Dover Township illustrate the distribution of residences by the number of units in a structure.

As the table and figures illustrate, Dover Borough is predominately (57.3%) comprised of 1 unit detached structures, followed by 5 to 9 unit structures, and 10 to 19 unit structures; Dover Township is predominately (67.1%) comprised of 1 unit detached structures, followed by mobile homes and 1 unit attached structures. In general, the composition of units in Dover Borough is similar to a “suburban” setting with the larger percentage of 1 unit detached structures and Dover Township’s composition is similar to a more “rural” setting with the lower percentages of multi-unit structures and high percentage of 1 unit detached structures and mobile homes.

**Table 17: Units in Structure**

Subject	Dover Borough		Dover Township		York County	
	Number	Percent	Number	Percent	Number	Percent
<b>Total housing units</b>	<b>789</b>	<b>100</b>	<b>7,218</b>	<b>100</b>	<b>156,720</b>	<b>100</b>
<b>UNITS IN STRUCTURE</b>						
1-unit, detached	452	57.3	4,843	67.1	99,098	63.2
1-unit, attached	49	6.2	801	11.1	22,076	14.1
2 units	43	5.4	131	1.8	7,024	4.5
3 or 4 units	32	4.1	78	1.1	6,646	4.2
5 to 9 units	120	15.2	156	2.2	4,941	3.2
10 to 19 units	77	9.8	89	1.2	2,951	1.9
20 or more units	16	2	9	0.1	3,472	2.2
Mobile home	0	0	1,111	15.4	10,446	6.7
Boat, RV, van, etc.	0	0	0	0	66	0

(X) Not applicable

Source: United States Census Bureau 2000 SF1 Data

Figure 7: Units in Structure Dover Borough

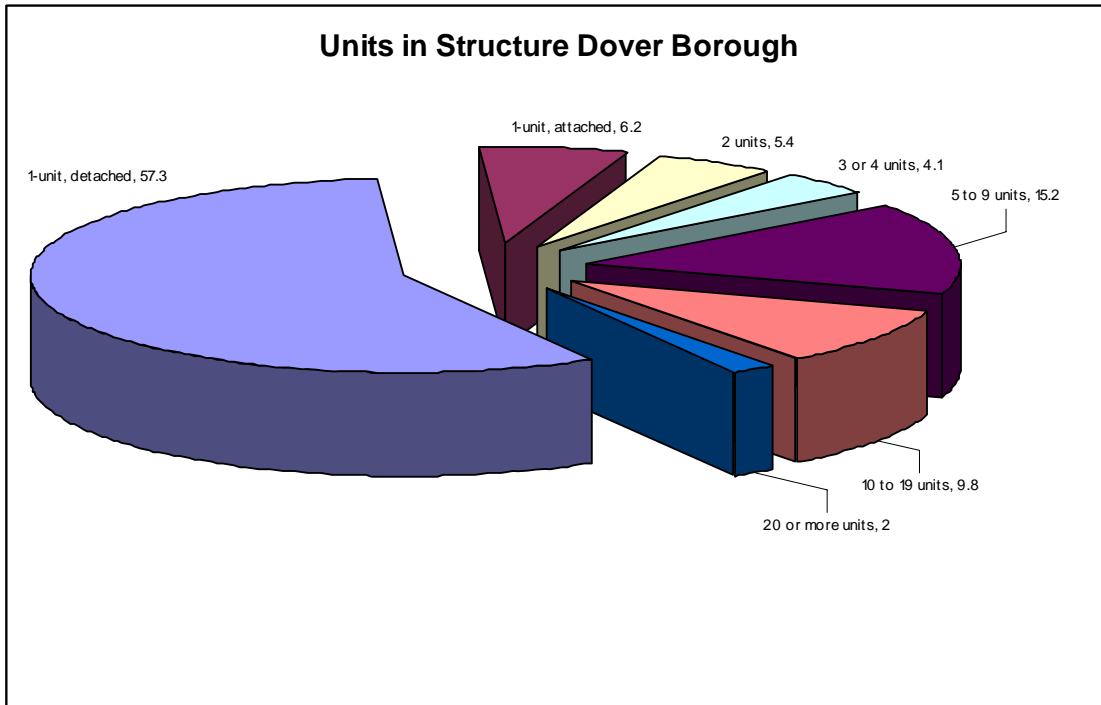
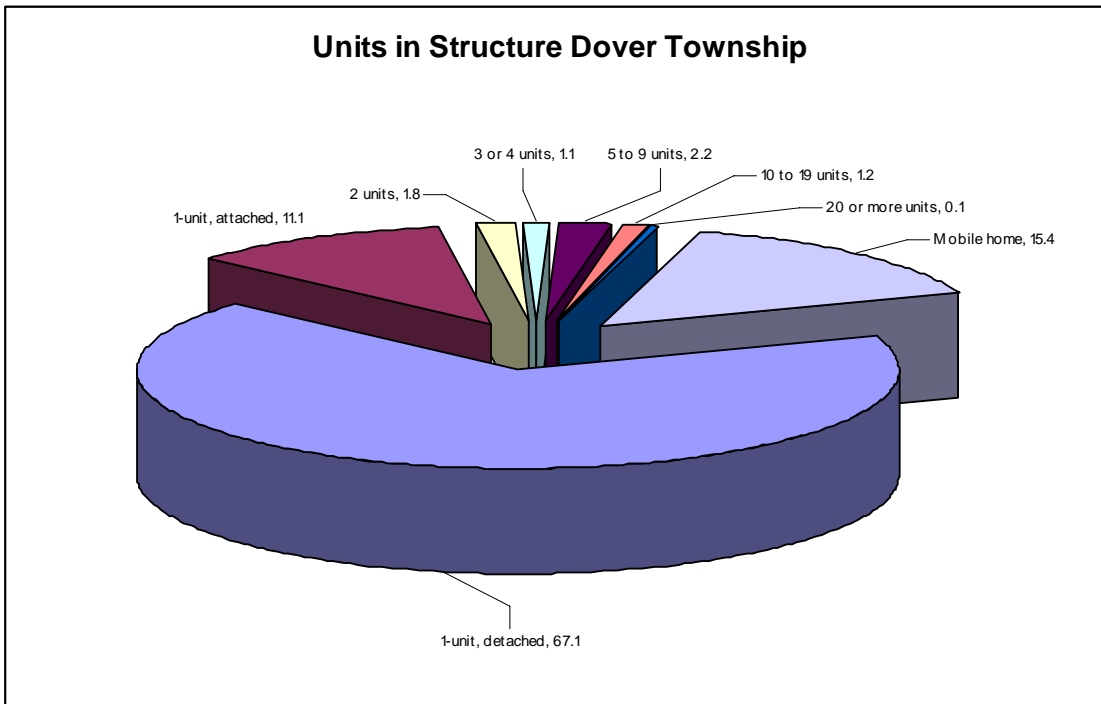


Figure 8: Units in Structure Dover Township



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**Age of Units**

The age of a unit is an indicator of the style of housing available in the area. Newer houses typically have different floor-plans and amenities than do homes of twenty years ago. These changes match the changing patterns of modern day living. Age of units may also be used as an indicator for the number of homes that are building code compliant; typically owner-occupied homes constructed prior to 1980 are no longer compliant with current building codes. And, there is no impetus to upgrade these non-code compliant units.

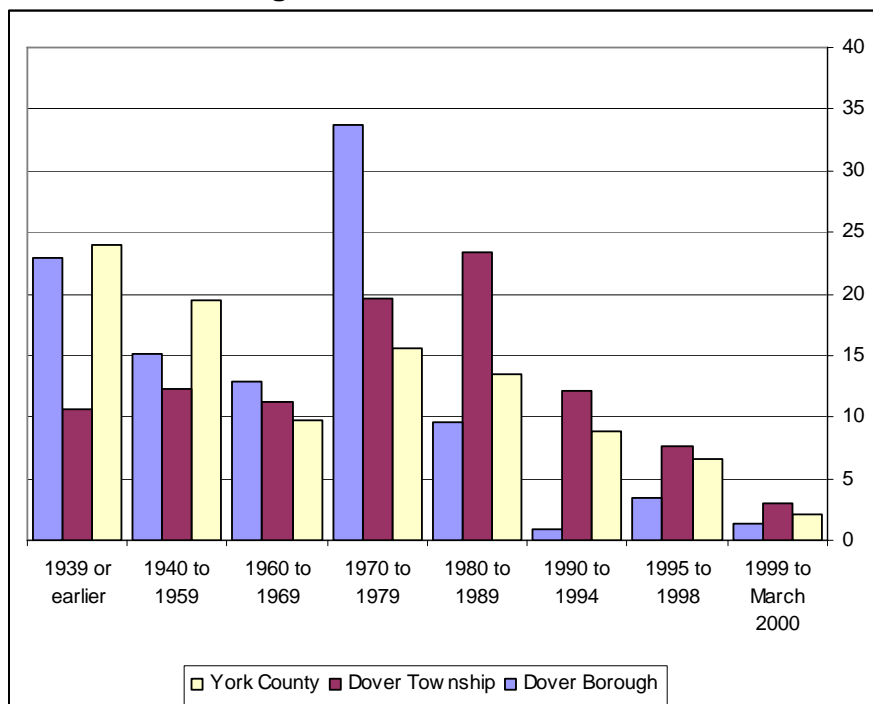
**Table 18: Year Structure Built**

YEAR STRUCTURE BUILT	Dover Borough		Dover Township		York County	
	Number	Percent	Number	Percent	Number	Percent
1999 to March 2000	10	1.3	214	3	3,307	2.1
1995 to 1998	28	3.5	556	7.7	10,386	6.6
1990 to 1994	7	0.9	877	12.2	13,808	8.8
1980 to 1989	76	9.6	1,692	23.4	21,089	13.5
1970 to 1979	266	33.7	1,417	19.6	24,418	15.6
1960 to 1969	102	12.9	808	11.2	15,408	9.8
1940 to 1959	119	15.1	886	12.3	30,625	19.5
1939 or earlier	181	22.9	768	10.6	37,679	24

*Source: United States Census Bureau 2000 SF1 Data*

The Consolidated Plan for York County, November 2004 refers to lead-based hazards for homes constructed prior to 1980 whereby it is assumed that any home constructed prior to 1980 has lead based hazards (paint). The document then describes the lead abatement program that has been active in the county for years and makes refinements to the general assumption. Assuming that all homes constructed prior to 1980 have lead based hazards, approximately 670 homes or eighty-five percent (84.7%) of the homes in Dover Borough; and 3,900 homes or fifty-four percent (53.7%) in Dover Township have lead based hazards.

**Figure 9: Year Structure Built**



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Table 18: Year Structure Built and Figure 9: Year Structure Built indicates the time periods in which the majority of units were constructed for each municipality. Dover Borough's structures were constructed in two predominate time periods 1970 to 1979 (33.7%) and prior to 1939 (22.9%). Dover Township's predominate time periods for structure construction included 1970 to 1979 (19.9%) and 1980 to 1989 (23.4%). Therefore, one in two structures in Dover Borough was constructed either between 1970 and 1979 or prior to 1939; while one in two structures in Dover Township was constructed between 1970 and 1989. As figure 9 illustrates, since 1960 the percentage of structures built in Dover Township has consistently been greater than the percentage of structures constructed in York County.

**Tenure**

Tenure refers to ownership and whether or not a housing unit is owner occupied or renter occupied. Tenure is a variable that can assist with targeting programs for improving housing conditions; the programs may include home improvement loans, façade easement programs, rental assistance programs, and home ownership programs, among others.

**Table 19: Housing Tenure**

Subject	Dover Borough		Dover Township		York County	
	Number	Percent	Number	Percent	Number	Percent
<b>Occupied housing units</b>	<b>770</b>	<b>100</b>	<b>6,999</b>	<b>100</b>	<b>148,219</b>	<b>100</b>
Owner-occupied housing units	450	58.4	5,943	84.9	112,852	76.1
Renter-occupied housing units	320	41.6	1,056	15.1	35,367	23.9
Average household size of owner-occupied unit	2.6	(X)	2.59	(X)	2.61	(X)
Average household size of renter-occupied unit	1.98	(X)	2.3	(X)	2.23	(X)

(X) Not applicable

*Source: United States Census Bureau 2000 SF1 Data*

Table 19: Housing Tenure, presents not only the tenure for units by each municipality but also the average household size of units. Dover Borough is nearly even in its housing tenure with slightly more owners than renters (58.4% owners and 41.6% renters). The average size of owner occupied units is higher than renters for Dover Borough, but is similar to Dover Township and York County's size of owner occupied units (2.6 average household size for Dover Borough, 2.59 for Dover Township and 2.61 for York County). Dover Township is predominately owner occupied (84.9%) and has a higher owner occupancy rate than does York County (76.1%). The average household size of renter occupied units is similar to the owner occupied units (2.59 average for owner occupied units and 2.3 for renter occupied units).

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**Vacancy**

Vacancy rates can be an indicator of a number of issues such as over building, high prices, discontent, or seasonal use. Each issue may be a function of disparate factors, however low vacancy rates in the York area are typically preferred to high vacancy rates.

**Table 20: Housing Unit Vacancy**

Subject	Dover Borough		Dover Township		York County	
	Number	Percent	Number	Percent	Number	Percent
<b>Total housing units</b>	<b>790</b>	<b>100</b>	<b>7,217</b>	<b>100</b>	<b>156,720</b>	<b>100</b>
Occupied housing units	770	97.5	6,999	97	148,219	94.6
Vacant housing units	20	2.5	218	3.0	8,501	5.4
For seasonal, recreational, or occasional use	0	0	11	0.2	946	0.6
Homeowner vacancy rate (percent)	(X)	0.9	(X)	1.5	(X)	1.5
Rental vacancy rate (percent)	(X)	2.4	(X)	4.5	(X)	7.4

(X) Not applicable

Source: United States Census Bureau 2000 SF1 Data

As Table 20: Housing Unit Vacancy illustrates, there is a very low rate of vacancy in each municipality. A general “rule of thumb” for vacancy includes a four to six percent (4%-6%) vacancy rate to account for homes in transition (vacant and for sale or under construction) at the time of enumeration. In general, if a unit is vacant in either municipality it is a rental unit.

**Value of Units**

Value of unit data is derived from the Census Bureau and is collected from select owner occupied units during enumeration. The values are those values that the owner of the unit determined as the values of their unit at enumeration. Although the values may be skewed as to assessed value or actual sale value, the data is relevant in that it was collected during the same time frame for large contiguous areas.

**Table 21: Housing Value**

Subject	Dover Borough		Dover Township		York County	
	Number	Percent	Number	Percent	Number	Percent
<b>Specified owner-occupied units</b>	<b>426</b>	<b>100</b>	<b>4,732</b>	<b>100</b>	<b>95,054</b>	<b>100</b>
<b>VALUE</b>						
Less than \$50,000	5	1.2	50	1.1	4,028	4.2
\$50,000 to \$99,999	278	65.3	1,796	38.0	34,566	36.4
\$100,000 to \$149,999	108	25.4	2,234	47.2	35,895	37.8
\$150,000 to \$199,999	33	7.7	488	10.3	12,630	13.3
\$200,000 to \$299,999	2	0.5	147	3.1	6,134	6.5
\$300,000 to \$499,999	0	0	17	0.4	1,383	1.5
\$500,000 to \$999,999	0	0	0	0	317	0.3
\$1,000,000 or more	0	0	0	0	101	0.1
Median (dollars)	94,000	(X)	108,200	(X)	110,500	(X)

(X) Not applicable

Source: United States Census Bureau 2000 SF1 Data

According to data presented in Table 21: Housing Value, the average value of an owner occupied unit in Dover Borough was \$94,000, in Dover Township the average value was

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\$108,200, and in York County the average value was \$110,500. The majority (65.3%) of owners in Dover Borough valued their units between \$50,000 and \$99,000; while, the majority (47.2%) of owners in Dover Township valued their units at \$100,000 to \$149,999. No units in Dover Borough were valued greater than \$300,000 and no units in Dover Township were valued greater than \$500,000.

Actual tax assessment data is provided for residential properties in Tables 22 and 23. The data for the tables was provided by the York County Tax Assessment Office and is current as of November 2005. According to the tables, residential land represents approximately \$683 million in total assessed values.

**Table 22: Total Assessed Value of Housing Units**

General Land Use Code	Number of Parcels	Total Assessed Building Value	Total Assessed Land Value	Total Assessed Value (Building and Land)	Total Acres
Low Density	6,303	\$ 453,171,260	\$ 179,295,140	\$ 632,466,400	5,723
Medium Density	271	\$ 35,869,600	\$ 13,465,940	\$ 49,335,540	442
High Density	7	\$ 577,000	\$ 196,480	\$ 773,480	5
<b>Total</b>	<b>6,581</b>	<b>\$ 489,617,860</b>	<b>\$ 192,957,560</b>	<b>\$ 682,575,420</b>	<b>6,170</b>

*Source: York County Tax Assessment Office; Assessment Data – November 2005*

As presented in Table 23 and 23.A, the average assessed value of residential properties is approximately \$110,000 per residential property in Dover Borough and \$108,000 in Dover Township, where the average assessed building value between municipality's range from \$75,500 to \$76,600 and average assessed land value range from \$32,400 to \$33,200. The regional average assessed value of residential structures is \$76,103, the regional average assessed value of residential land is \$32,816, and the regional average total assessed value is \$108,919.

**Table 23: Average Assessed Value of Housing Units; Dover Borough**

General Land Use Code	Average Assessed Building Value	Average Assessed Land Value	Average Assessed Value (Building and Land)
Low Density Residential	\$78,214	\$46,888	\$125,102
Medium Density Residential	\$69,894	\$27,710	\$97,604
High Density Residential	\$81,733	\$25,039	\$106,772
<b>Average</b>	<b>\$76,614</b>	<b>\$33,212</b>	<b>\$109,826</b>

*Source: York County Tax Assessment Office; Assessment Data – November 2005*

**Table 23.A: Average Assessed Value of Housing Units; Dover Township**

General Land Use Code	Average Assessed Building Value	Average Assessed Land Value	Average Assessed Value (Building and Land)
Low Density Residential	\$83,481	\$46,580	\$130,061
Medium Density Residential	\$72,471	\$26,539	\$99,010
High Density Residential	\$70,823	\$24,140	\$94,963
<b>Average</b>	<b>\$75,592</b>	<b>\$32,420</b>	<b>\$108,011</b>

*Source: York County Tax Assessment Office; Assessment Data – November 2005*

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**Housing Price**

Housing price data reflect homes that were sold in the Dover School District area between January 2005 and August 2005. The data was provided by the Realtors Association of York and Adams Counties Inc (RAYAC) using the Multiple Listing Service (MLS) report.

**Table 24: Housing Price**

School District	Number Sold	Dollar Volume	Average Sale Price	Median Sale Price	Average Days On Market (DOM)
<b>York County</b>					
Central	474	\$96,076,814	\$202,694	\$174,762	56
Dallastown	485	\$104,176,670	\$214,797	\$179,900	85
<b>Dover</b>	<b>286</b>	<b>\$46,840,952</b>	<b>\$163,780</b>	<b>\$144,900</b>	<b>35</b>
Eastern	132	\$22,628,674	\$171,429	\$125,000	59
Hanover	158	\$24,372,454	\$154,256	\$144,000	46
Northeastern	274	\$44,068,155	\$160,833	\$149,700	41
Northern	36	\$6,930,837	\$192,523	\$163,950	63
Red Lion	373	\$68,566,281	\$183,824	\$169,900	49
Southeastern	160	\$34,867,851	\$217,924	\$210,000	41
Southern	174	\$46,159,305	\$265,283	\$248,000	42
Southwestern	284	\$57,153,299	\$201,244	\$181,500	35
Spring Grove	164	\$33,042,603	\$201,479	\$171,125	47
West Shore	62	\$11,448,910	\$184,660	\$147,950	49
West York	263	\$41,276,522	\$156,945	\$129,900	46
York City	412	\$25,532,559	\$61,972	\$55,000	66
York Suburban	230	\$41,137,806	\$178,860	\$144,900	33

*Source: Realtors Association of York and Adams Counties Inc (RAYAC);  
[http://www.rayac.com/home\\_sales\\_stats.php](http://www.rayac.com/home_sales_stats.php)*

Table 24: Housing Price, illustrates that homes in the Dover Area School District have an average sale price of \$163,780. The table also indicates that homes sell quickly in the Dover Area School District with one of the shortest average days on market, an average of 35 days from listing. In the Dover Area, the average days on the market are equal to Southwestern School District and are surpassed only by the York Suburban School District's days on market. Since January 2005, 286 homes have been sold with a \$46.8 million volume.

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**Table 25: Home Sale Trends: Number of Homes Sold**

York County School Districts	Number of Homes Sold							
	1997	1998	1999	2000	2001	2002	2003	2004
Central	464	562	555	574	588	616	654	657
Dallastown	435	458	424	422	542	521	604	662
<b>Dover</b>	<b>235</b>	<b>257</b>	<b>270</b>	<b>239</b>	<b>277</b>	<b>308</b>	<b>346</b>	<b>352</b>
Eastern	139	140	187	154	167	196	191	200
Hanover	180	166	153	180	187	260	228	258
Northeastern	176	190	210	186	214	199	280	378
Northern	*	*	*	*	*	*	*	31
Red Lion	413	436	381	430	431	410	464	539
Southeastern	189	196	223	204	213	240	251	223
Southern	240	226	255	239	233	262	190	278
Southwestern	292	337	337	317	385	452	551	481
Spring Grove	232	254	236	210	233	242	271	258
West Shore	*	*	*	*	*	*	*	45
West York	334	389	361	340	297	305	360	445
York City	432	398	468	473	454	426	500	587
York Suburban	329	335	361	278	320	337	361	341
Other York County	23	21	33	32	67	106	117	*
<b>Total York County</b>	<b>4,113</b>	<b>4,365</b>	<b>4,454</b>	<b>4,278</b>	<b>4,608</b>	<b>4,880</b>	<b>5,368</b>	<b>5,735</b>

Source: Realtors Association of York and Adams Counties Inc (RAYAC);  
[http://www.rayac.com/home\\_sales\\_stats.php](http://www.rayac.com/home_sales_stats.php)

**Table 26: Home Sale Trends: Average Sale Price**

York County School Districts	Average Sale Price							
	1997	1998	1999	2000	2001	2002	2003	2004
Central	\$130,844	\$ 34,577	\$133,863	\$134,198	\$141,542	\$146,641	\$158,984	\$181,017
Dallastown	\$130,364	\$133,382	\$136,625	\$142,658	\$148,036	\$159,428	\$164,062	\$185,768
<b>Dover</b>	<b>\$103,552</b>	<b>\$107,232</b>	<b>\$108,736</b>	<b>\$108,002</b>	<b>\$112,651</b>	<b>\$116,094</b>	<b>\$121,630</b>	<b>\$136,053</b>
Eastern	\$116,778	\$108,042	\$115,741	\$112,845	\$118,447	\$110,873	\$125,451	\$136,741
Hanover	\$ 97,966	\$ 94,524	\$101,282	\$ 99,224	\$104,209	\$113,120	\$117,751	\$137,447
Northeastern	\$ 98,917	\$101,379	\$104,486	\$ 98,758	\$113,882	\$112,222	\$119,986	\$140,283
Northern	*	*	*	*	*	*	*	\$149,572
Red Lion	\$111,894	\$111,451	\$119,180	\$123,044	\$119,391	\$132,666	\$146,396	\$170,966
Southeastern	\$120,765	\$123,028	\$128,453	\$139,280	\$147,346	\$155,898	\$165,681	\$190,581
Southern	\$136,703	\$137,182	\$147,420	\$155,437	\$159,554	\$172,720	\$196,766	\$206,762
Southwestern	\$111,570	\$112,685	\$108,662	\$118,162	\$123,671	\$130,981	\$146,167	\$169,726
Spring Grove	\$113,234	\$119,085	\$123,054	\$124,016	\$133,329	\$136,137	\$156,202	\$177,523
West Shore	*	*	*	*	*	*	*	\$149,442
West York	\$ 96,764	\$100,794	\$107,463	\$109,690	\$115,273	\$116,595	\$125,505	\$139,543
York City	\$ 47,797	\$ 52,898	\$ 49,206	\$ 47,217	\$ 49,574	\$ 49,353	\$ 52,639	\$ 55,593
York Suburban	\$123,803	\$120,013	\$124,228	\$129,258	\$137,079	\$139,632	\$147,438	\$159,510
Other York County	\$106,678	\$117,211	\$151,572	\$162,854	\$113,036	\$120,442	\$127,182	*
<b>Total York County</b>	<b>*</b>	<b>\$112,078</b>	<b>\$114,423</b>	<b>\$117,357</b>	<b>\$117,357</b>	<b>\$128,730</b>	<b>\$137,655</b>	<b>\$154,466</b>

Source: Realtors Association of York and Adams Counties Inc (RAYAC);  
[http://www.rayac.com/home\\_sales\\_stats.php](http://www.rayac.com/home_sales_stats.php)

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According to RAYAC data as presented in Table 25: Home Sale Trends: Number of Homes Sold and Table 26: Home Sale Trends: Average Sale Price, the number of homes sold since 1997 has steadily increased by 50 percent (49.8%) while the average sale prices increased by 30 percent (31.3%).

**Housing Costs**

According to the Census Bureau's documentation for 2000, Housing Cost real estate taxes are defined as:

*"...statistics ...refer to the total amount of all real estate taxes on the entire property (land and buildings) payable in 1999 to all taxing jurisdictions, including special assessments, school taxes, county taxes, and so forth."*

Data as presented in Table 27: Housing Costs provide an indication of costs associated with real estate taxes in each municipality.

**Table 27: Housing Costs**

Annual Real Estate Taxes	Dover Borough	Dover Township	York County
Total:	426	4,732	95,054
Less than \$200	7	32	835
\$200 to \$299	6	43	1,512
\$300 to \$399	8	75	1,973
\$400 to \$599	7	159	2,856
\$600 to \$799	6	81	3,171
\$800 to \$999	18	116	6,068
\$1,000 to \$1,499	151	1,331	29,942
\$1,500 to \$1,999	127	1,456	24,065
\$2,000 to \$2,999	81	1,199	18,277
\$3,000 to \$3,999	13	162	4,230
\$4,000 to \$4,999	2	69	1,378
\$5,000 to \$7,499	0	9	563
\$7,500 to \$9,999	0	0	58
\$10,000 or more	0	0	66
No real estates taxes paid	0	0	60

*Source: United States Census Bureau 2000 SF3 Data*

In general, Dover Borough owner's housing costs (real estate taxes) range from \$1,000 to \$2,000 per year, while Dover Township owner's housing costs range from \$1,000 to \$3,000 per year.

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Further description of housing costs are presented in Table 28: Housing Costs as a Percentage of Income, whereby housing costs include amount paid for taxes, plus average monthly utilities, insurance, and mortgage or rent.

**Table 28: Housing Costs as a Percentage of Income**

SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999	Dover Borough		Dover Township		York County	
	Number	Percent	Number	Percent	Number	Percent
Less than 15 percent	137	32.2	1,529	32.3	33,468	35.2
15 to 19 percent	65	15.3	867	18.3	17,614	18.5
20 to 24 percent	84	19.7	823	17.4	14,758	15.5
25 to 29 percent	58	13.6	594	12.6	10,023	10.5
30 to 34 percent	33	7.7	267	5.6	5,903	6.2
35 percent or more	49	11.5	637	13.5	12,789	13.5
Not computed	0	0	15	0.3	499	0.5
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999	Dover Borough		Dover Township		York County	
	Number	Percent	Number	Percent	Number	Percent
Less than 15 percent	70	21.5	186	18.3	7,141	20.7
15 to 19 percent	73	22.5	172	16.9	6,221	18
20 to 24 percent	42	12.9	164	16.1	4,879	14.1
25 to 29 percent	49	15.1	139	13.7	3,868	11.2
30 to 34 percent	12	3.7	92	9	2,295	6.6
35 percent or more	76	23.4	218	21.4	8,181	23.7
Not computed	3	0.9	46	4.5	1,992	5.8

*Source: United States Census Bureau 2000 SF3 Data*

A general “rule-of-thumb” for housing costs is that an owner or renter can expect to pay between 25% and 30% of their household income for housing costs. The highlighted rows in table 26 above indicate owners and renters that are paying 30% or greater of their household income toward housing costs. If an owner or renter is paying between 30% to 34% of their income toward housing they are by Office of Housing and Urban Development (HUD), cost burdened; if they are paying 35% or more of their household income toward housing costs they are by HUD definition, severely cost burdened.

## Household Composition

Household composition variables describe the residents that reside in the houses within the community. Two variables are used to describe the population, householder by type and age, and householder by type and presence of own children.

Table 29: Householder by Type and Age and Figure 10: Family Householder by Age presents the household data for each municipality. For the table, households are either family households or non-family households. In Dover Borough, two-thirds (63.6%) of the households are family households and one-third (36.4%) are non-family households (Table 29). In Dover Township, three-quarters (75.1%) of the households are family households and one-quarter (24.9%) are non-family households (Table 30).

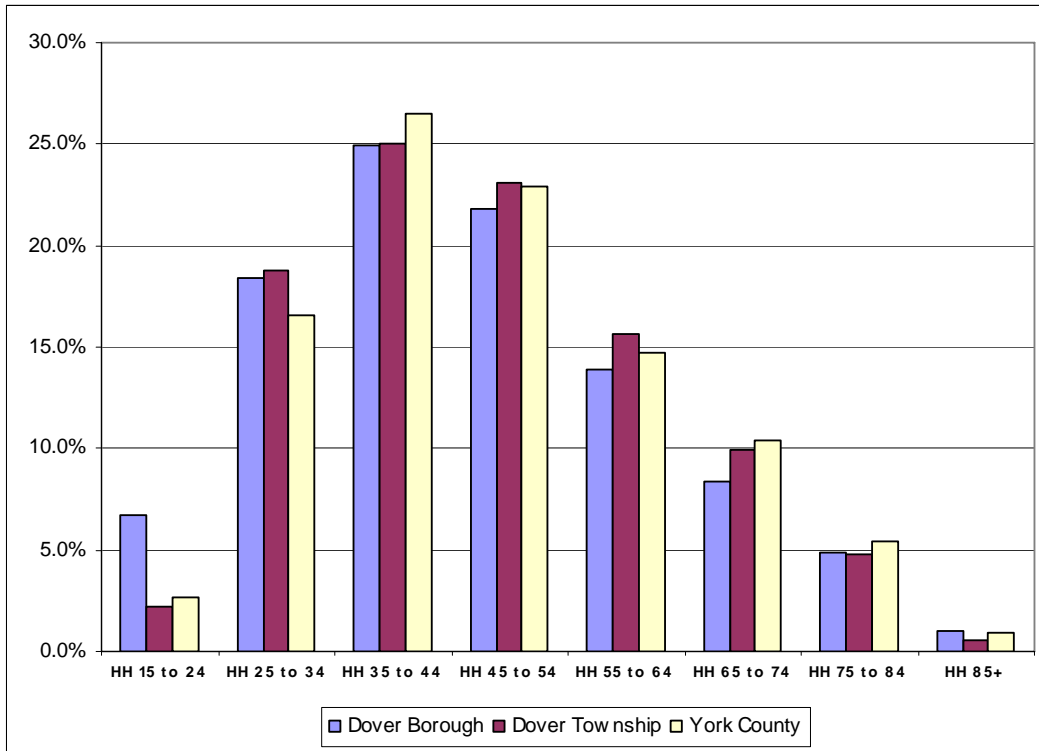
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**Table 29: Householder by Type and Age**

Households	Dover Borough		Dover Township		York County	
	Number	Percent	Number	Percent	Number	Percent
<b>Total:</b>	<b>770</b>		<b>6,999</b>		<b>148,219</b>	
<b>Family households:</b>	<b>490</b>	<b>63.6%</b>	<b>5,254</b>	<b>75.1%</b>	<b>105,486</b>	<b>71.2%</b>
Householder 15 to 24 years	33	6.7%	118	2.2%	2,785	2.6%
Householder 25 to 34 years	90	18.4%	984	18.7%	17,510	16.6%
Householder 35 to 44 years	122	24.9%	1,314	25.0%	27,912	26.5%
Householder 45 to 54 years	107	21.8%	1,212	23.1%	24,163	22.9%
Householder 55 to 64 years	68	13.9%	823	15.7%	15,537	14.7%
Householder 65 to 74 years	41	8.4%	523	10.0%	10,939	10.4%
Householder 75 to 84 years	24	4.9%	251	4.8%	5,713	5.4%
Householder 85 years and over	5	1.0%	29	0.6%	927	0.9%
<b>Non-family households:</b>	<b>280</b>	<b>36.4%</b>	<b>1,745</b>	<b>24.9%</b>	<b>42,733</b>	<b>28.8%</b>
Householder 15 to 24 years	41	14.6%	74	4.2%	2,920	6.8%
Householder 25 to 34 years	68	24.3%	245	14.0%	6,265	14.7%
Householder 35 to 44 years	49	17.5%	290	16.6%	7,030	16.5%
Householder 45 to 54 years	40	14.3%	342	19.6%	6,999	16.4%
Householder 55 to 64 years	32	11.4%	220	12.6%	5,220	12.2%
Householder 65 to 74 years	17	6.1%	256	14.7%	5,748	13.5%
Householder 75 to 84 years	26	9.3%	238	13.6%	6,213	14.5%
Householder 85 years and over	7	2.5%	80	4.6%	2,338	5.5%

In general, the age of householder as compared between the municipalities and York County are similar with the exception of the percentage of family householders in Dover Borough aged 15 to 24 years old. In Dover Borough, 6.7 percent (6.7%) of the family householders are aged 15 to 24 years old as compared to 2.2 percent (2.2%) in Dover Township and 2.6 percent (2.6%) in York County (Table 29 and Figure 10).

**Figure 10: Family Householder by Age**



Further description of households is presented in Table 30: Householder by Type and Presence of Own Children. Whereby, households are categorized as one-person and two or more person households, and then further categorized as family and non-family household for two or more person households.

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**Table 30: Householder by Type and Presence of Own Children**

Households	Dover Borough		Dover Township		York County	
	Number	Percent	Number	Percent	Number	Percent
<b>Total:</b>	<b>770</b>		<b>6,999</b>		<b>148,219</b>	
<b>1-person household:</b>	<b>217</b>	<b>28.2%</b>	<b>1,417</b>	<b>20.2%</b>	<b>34,572</b>	<b>23.3%</b>
Male householder	113	52%	651	46%	15,277	44%
Female householder	104	48%	766	54%	19,295	56%
<b>2 or more person household:</b>	<b>553</b>	<b>71.8%</b>	<b>5,582</b>	<b>79.8%</b>	<b>113,647</b>	<b>76.7%</b>
<b>Family households:</b>	<b>490</b>	<b>89%</b>	<b>5,254</b>	<b>94%</b>	<b>105,486</b>	<b>93%</b>
<i>Married-couple family:</i>	<i>369</i>	<i>75%</i>	<i>4,408</i>	<i>84%</i>	<i>86,355</i>	<i>82%</i>
With own children under 18 years	153	41%	1,835	42%	36,437	42%
No own children under 18 years	216	59%	2,573	58%	49,918	58%
<i>Other family:</i>	<i>121</i>	<i>25%</i>	<i>846</i>	<i>16%</i>	<i>19,131</i>	<i>18%</i>
Male householder, no wife present:	43	36%	298	35%	5,721	30%
With own children under 18 years	27	63%	196	66%	3,452	60%
No own children under 18 years	16	37%	102	34%	2,269	40%
Female householder, no husband present:	78	64%	548	65%	13,410	70%
With own children under 18 years	53	68%	323	59%	8,224	61%
No own children under 18 years	25	32%	225	41%	5,186	39%
<b>Non-family households:</b>	<b>63</b>	<b>11%</b>	<b>328</b>	<b>6%</b>	<b>8,161</b>	<b>7%</b>
Male householder	42	67%	209	64%	4,981	61%
Female householder	21	33%	119	36%	3,180	39%

One person households are not predominately skewed between male or female head of household for either municipality or York County, according to data as presented in Table 26: Householder by Type and Presence of Own Children.

According to Table 30, two or more person households are predominately family households (89% for Dover Borough, 94% for Dover Township, and 93% for York County). Married couple family, as opposed other family, are the predominate type of married family households (75% for Dover Borough, 84% for Dover Township, and 82% for York County). However, over half of the married couple families in either municipality or York County have no children of their own under 18 years old; an indication that either they are childless married couples or have children that have already left the house. The “Other family” category family households include single-parent families or extended families with grandparents and relatives. The “Other family” category of family households are predominately female householders with no husband present (64% for Dover Borough, 65% for Dover Township, and 70% for York County); and these households most likely (68% for Dover Borough, 59% for Dover township, and 61% for York County) have their own children who are less than 18 years old. Indicating that, the single-parent family with a female householder with children under 18 years old is not specific to any municipality and is present in both municipalities.

Also according to Table 30, two or more person households that are nonfamily households are predominately male heads of households (67% for Dover Borough, 64% for Dover Township, and 61% for York County). These households include groups of unrelated individuals that reside together that are unmarried.

## Residential Building Permits

Dover Township and Dover Borough track building permits on a monthly and annual basis. The following tables describe the total number and type of permits drawn from January 1999 through December 2005.

**Table 31: Residential Building Permits: Dover Township**

Year	Residential Use Building Permits				Total Residential Units
	Single Family Dwellings	Doublewides	Mobile Homes	Apartments (Number of Units)	
1999	158	16	11	1	186
2000	125	16	6	1	148
2001	122	13	6	0	141
2002	110	7	2	0	119
2003	126	3	5	60	194
2004	153	11	7	0	171
2005	190	11	7	0	208
<b>Average 1999-2005</b>	<b>134</b>	<b>10</b>	<b>6</b>	<b>9</b>	<b>160</b>

Dover Township has issued 1,167 total residential use building permits since January 1999, with an annual average one-hundred sixty permits issued per year. The predominate type of permit is a single-family dwelling followed by doublewide mobile homes.

**Table 32: Residential Building Permits: Dover Borough**

Year	Total Residential
1999	12
2000	15
2001	21
2002	4
2003	0
2004	4
2005	5
<b>Average 1999- 2005</b>	<b>9</b>

Although Dover Borough does not track on the type of residential permit issued, they have tracked on residential permits in general. Since January 1999, a total of sixty-one residential building permits have been issued, at an annual average rate of nine permits per year.

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**Household / Housing Unit Projections**

York County Planning Commission developed population and household projections to 2030 as part of the Transportation Improvement Plan for the York Area Metropolitan Planning Organization (YAMPO). The model was developed to assist with transportation network projections and trip generation tables. Table 33: Population & Household Projections, York County Planning Commission provides the projections for both Dover municipalities and the County.

**Table 33: Population & Household Projections: York County Planning Commission**

Municipality	Census Data					Projections		
	1960	1970	1980	1990	2000	2010	2020	2030
<b>Dover Borough</b>								
Population	975	1,168	1,910	1,884	1,815	1,989	2,184	2,340
Households	311	375	699	741	770	807	843	878
<i>Population Per Household</i>	<i>3.14</i>	<i>3.11</i>	<i>2.73</i>	<i>2.54</i>	<i>2.36</i>	<i>2.46</i>	<i>2.59</i>	<i>2.67</i>
<b>Dover Township</b>								
Population	6,399	8,975	12,589	15,688	18,074	21,359	24,949	27,705
Households	1,817	2,645	4,188	5,769	6,999	8,330	9,678	11,027
<i>Population Per Household</i>	<i>3.52</i>	<i>3.39</i>	<i>3.01</i>	<i>2.72</i>	<i>2.58</i>	<i>2.56</i>	<i>2.58</i>	<i>2.51</i>
<b>York County</b>								
Population	238,336	272,603	312,963	339,574	381,751	415,895	452,649	487,440
Households	73,461	88,093	112,313	133,740	148,219	169,714	189,230	208,746
<i>Population Per Household</i>	<i>3.24</i>	<i>3.09</i>	<i>2.79</i>	<i>2.54</i>	<i>2.58</i>	<i>2.45</i>	<i>2.39</i>	<i>2.34</i>

*Source: York County Planning Commission, Transportation Forecasting Model, 2005  
York County Planning Commission, 2003 Population projections*

According to Table 33, Dover Borough is anticipated to increase from 770 households in 2000 to 878 households by 2030 with an average 2.67 people per household. Dover Township is anticipated to nearly double in households from 6,999 in 2000 to 11,027 by 2030 with an average 2.51 persons per household.