

ECONOMIC PROFILE

Communities like Dover Borough and Dover Township, which are agricultural in nature but with bedroom community and small business tendencies, and that are under development pressures need to develop a strong economic base or expand economic development opportunities. This Economic Profile includes variables such as employment, occupation sectors, unemployment, major employers, business profiles, non-residential permits, income, total assessed land value, and non-residential property assessed values, all of which describe the current economic status or profile for the Dover Area.

Labor Force

The labor force consists of all persons aged sixteen years and older that are currently employed or seeking employment. Labor force data was derived from 2000 Census data regarding employment at the time of the Census enumeration and 2005 data from the Pennsylvania Bureau of Labor and Industry.

Employment and Unemployment

Dover Borough has a higher percentage of its population over the age of 16 in the labor force, than does Dover Township (76.5% versus 70.9%), refer to Table 47: Unemployment. At the time of enumeration, there were no workers over the age of 16 employed in the armed forces. Both municipalities have low unemployment rates of 2.2 percent (2.2%) for Dover Borough and 2.1 percent (2.1%) for Dover Township.

Table 47: Unemployment

EMPLOYMENT STATUS	Dover Borough		Dover Township		York County	
	Number	Percent	Number	Percent	Number	Percent
Population 16 years and over	1,413	100	14,193	100	298,226	100
In labor force	1,081	76.5	10,063	70.9	203,496	68.2
Civilian labor force	1,081	76.5	10,063	70.9	203,263	68.2
Employed	1,050	74.3	9,771	68.8	195,962	65.7
Unemployed	31	2.2	292	2.1	7,301	2.4
Percent of civilian labor force	2.9	(X)	2.9	(X)	3.6	(X)
Armed Forces	0	0	0	0	233	0.1
Not in labor force	332	23.5	4,130	29.1	94,730	31.8

(X) Not applicable

Source: United States Census Bureau 2000 SF1 Data

Recent employment data as derived from the Pennsylvania Bureau of Labor and Industry (BLI), through the Center for Workforce Information and Analysis (CWIA) indicate a 4.1% unemployment rate for the York County workforce, and a 5.0% unemployment rate for the Pennsylvania workforce.

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Employment and Occupation

Employment and occupation variables include occupational sector and industry sector data. These variables describe in which occupational sectors workers of each municipality works, and in which type of industry they are employed.

Occupation Sectors

Table 48: Employment Sectors and Figures 17 and 18, illustrate that workers of both municipalities are employed in a range of occupational sectors. Dover Borough workers can be described as being employed in the production, transportation and material moving; and management, professional, and related occupations sectors (29.5% and 19.6% respectively). Dover Township workers can be described as being employed in the production, transportation and material moving; sales and office; and management, professional, and related occupations sectors (27.0%, 26.7%, and 23.7% respectively). Dover Borough posts 4 workers in the farming, fishing and forestry occupations and Dover township posts 8 workers in the same sector.

Table 48: Employment Sectors

Employment Sectors	Dover Borough		Dover Township		York County	
	Number	Percent	Number	Percent	Number	Percent
Employed civilian population 16 years and over	1,050	100	9,771	100	195,962	100
OCCUPATION						
Management, professional, and related occupations	206	19.6	2,318	23.7	55,609	28.4
Service occupations	160	15.2	1,095	11.2	24,565	12.5
Sales and office occupations	242	23.0	2,607	26.7	51,260	26.2
Farming, fishing, and forestry occupations	4	0.4	8	0.1	786	0.4
Construction, extraction, and maintenance occupations	128	12.2	1,109	11.3	19,334	9.9
Production, transportation, and material moving occupations	310	29.5	2,634	27.0	44,408	22.7

(X) Not applicable

Source: United States Census Bureau 2000 SF1 Data

Figure 17: Employment Sectors Dover Borough

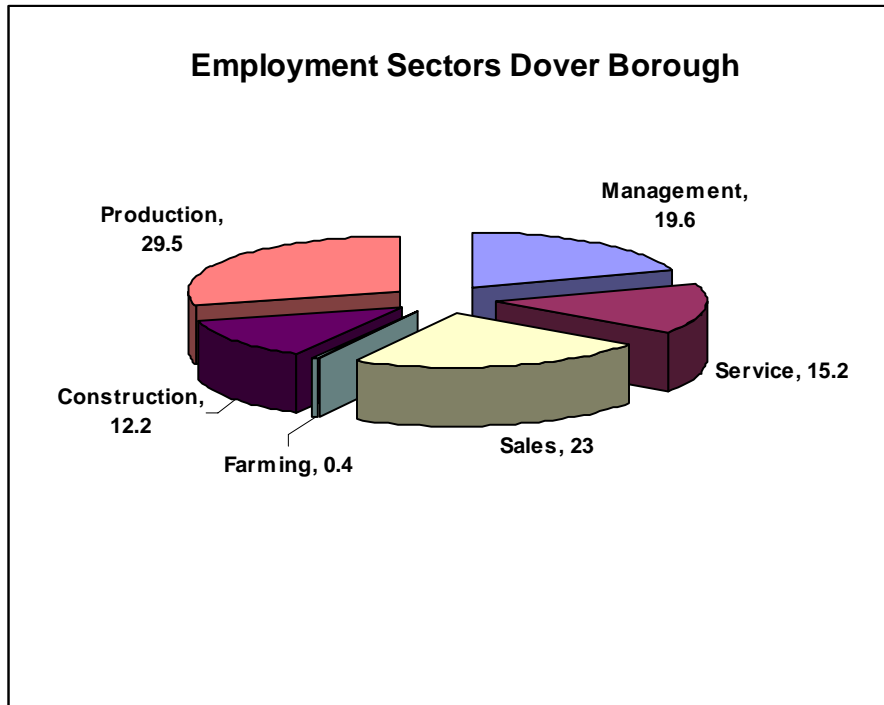
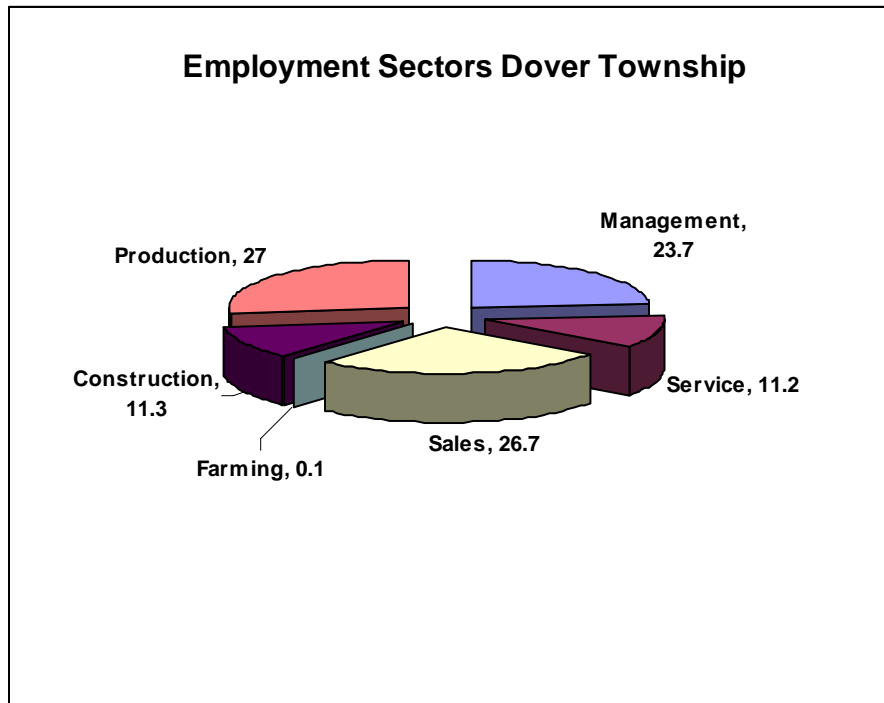


Figure 18: Employment Sectors Dover Township



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Employment by Industry

Dover Borough workers are predominately employed in the manufacturing (26.2%) and educational, health and social service sectors (16.8%) with representation in all other industry sectors, refer to Table 49: Employment by Industry. Dover Township workers are predominately employed in the manufacturing sectors (27.9%) with representation in all other industry sectors.

Table 49: Employment by Industry

Industrial Sectors	Dover Borough		Dover Township		York County	
	Number	Percent	Number	Percent	Number	Percent
INDUSTRY						
Agriculture, forestry, fishing and hunting, and mining	8	0.8	69	0.7	2,159	1.1
Construction	50	4.8	740	7.6	14,131	7.2
Manufacturing	275	26.2	2,724	27.9	46,865	23.9
Wholesale trade	48	4.6	484	5.0	8,416	4.3
Retail trade	132	12.6	1,123	11.5	24,221	12.4
Transportation and warehousing, and utilities	74	7.0	605	6.2	10,274	5.2
Information	23	2.2	255	2.6	4,425	2.3
Finance, insurance, real estate, and rental and leasing	30	2.9	497	5.1	10,364	5.3
Professional, scientific, management, administrative, and waste management services	80	7.6	657	6.7	13,728	7.0
Educational, health and social services	176	16.8	1,402	14.3	32,778	16.7
Arts, entertainment, recreation, accommodation and food services	55	5.2	587	6.0	11,775	6.0
Other services (except public administration)	64	6.1	400	4.1	8,989	4.6
Public administration	35	3.3	228	2.3	7,837	4.0
TOTAL	1,050	100	9,771	100	195,962	100

Source: United States Census Bureau 2000 SF1 Data

Major Employers

Major employers in the Dover Area were developed from respective Municipality records concerning businesses and were updated or verified by contacting each of the businesses in the Dover Area. Table 50: Dover Township Employers, presents the occupations available in Dover Township, and Table 51: Dover Borough Major Employers with 10 or more employees reflects businesses with 10 or more employees in Dover Borough. According to the tables, the total number of employers in Dover Township includes approximately 75 businesses that employ approximately 1,700 people full and part time. In Dover Borough, there are approximately four businesses with 10 or more employees, which employ approximately 200 people full and part time.

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Table 50: Dover Township Employers

Employer Name	Number of Employees	Full Time	Part Time
DOVER AREA SCHOOL DISTRICT	429	401	28
RAYCOM ELECTRONICS INC	101	91	10
WEIS MARKET INC	94	26	68
PRO PALLET LLC	91	91	0
PROVIDENCE PLACE OF DOVER ASSOCIATES	68	68	0
AARON ENTERPRISES INC	61	61	0
NORTHERN YORK COUNTY REGIONAL POLICE	55	55	0
BELL MARK TECHNOLOGIES CORP	45	45	0
DOVER ANIMAL HOSPITAL INC	42	22	20
WEIGLESTOWN CHILD CARE CENTER	41	23	5
PANA ACQUISITION CO INC T/A PANAGRAPHICS INC	36	36	0
FARRELLS NURSERY	35	5	30
HIVELY FARM & NURSERY INC	35	5	30
DOVER TWP BD OF SUP	33	33	0
PROGRESSIVE SERVICES INC	32	31	1
JOHNSTON CONSTRUCTION CO REMEDIATION INC	25	25	0
SHILOH VETERINARY HOSPITAL	25	18	7
CVS BDI INC	22	13	9
GRANDVIEW INC	20	5	15
BROOKSIDE MOTORS INC	17	16	1
QUALITY HOMES INC	16	U	U
FOXS PIZZA DEN	15	1	14
ADVANCE GRAPHICS EQUIPMENT OF	15	13	2
WINTERS PERFORMANCE	14	11	3
DANIEL MAY MACHINE INC	13	10	3
ROUTE 74 RESTAURANT	13	1	12
DAYCARE BY ROBINS NEST INC	13	10	3
JIM & NENAS PIZZARIA	13	4	9
DOVER BETHANY UNITED METHODIST CHURCH	12	4	8
CREATIVE KIDS DAYCARE LLC	11	9	2
DAVENSHIRE MEDICAL CENTER	11	4	7
D M FETROW INC	10	U	U
SMITH & MASON FAMILY PRACTICE	10	8	2
CLEARFIELD MOTORS INC	9	7	2
BEECHER & MYERS CO INC	9	7	2
SMITTIES SOFT PRETZELS INC	9	9	0
B L GRIM TRUCKING INC	8	6	2
ST DAVIDS EVANGELICAL CONGREGATIONAL CHURCH	8	1	7
JOD L STABLEY DMD	8	U	U
WEATHER SHIELD INC	8	8	0
DUKE ASSISTED LIVING RESIDENCE	7	5	2
HICKORY DICKORY DAY CARE	7	4	3
CEDAR LAKE CAMPGROUND	7	7	0
BARRY D SHAPIRO DDS PC	6	5	1

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Table 50: Dover Township Employers (continued)

Employer Name	Number of Employees	Full Time	Part Time
RICK SHEFFERS PAINTING	6	6	0
FOX BEVERAGE INC	6	3	3
GEARS UNLIMITED INC	6	6	0
HARMONY GROVE COMMUNITY CHURCH	6	1	5
KING FRANK E STUDIO	6	5	1
TAN & HEALTH SUPPLY	6	5	1
FRIENDSHIP COMMUNITY CHURCH OF GOD	6	3	3
DOVER CARS TRUCKS AND CREDIT INC	5	3	2
FISHERS ATV WORLD LTD	5	2	3
CHEVY SHOP INC	5	4	1
GDS CONTROLS INC	5	4	1
DOLLAR FRIENDLY INC	4	1	3
KENNETH D DUNLAP JR DPM PC	4	2	2
SWANK CHIROPRACTIC & REHAB	4	1	3
KEYSTONE EMERGENCY VEHICLES INC	4	4	0
MARLOWES METAL FABRICATING	4	U	U
MT ZION AUTO SALES	4	4	0
SANDYS SERVICE CENTER	4	4	0
K E RODGERS AUTO SALES INC	4	4	0
HERITAGE SENIOR CENTER INC	3	1	2
MICHAEL J MURRAY, STATE FARM AGENT	3	3	0
BUZZS MASONRY	3	3	0
ROHLERS ASSEMBLY OF GOD	3	1	2
DBS CONSTRUCTION INC	2	2	0
B N R AUTOMOTIVE LLC	2	2	0
DOVER ASSEMBLY OF GOD	2	1	1
K L R TRANSPORT INC	2	2	0
MARGARETS TRUE CARE	2	2	0
PERFORMANCE HEATING & COOLING	2	2	0
EXPRESSIONS HAIR SALON	1	1	0
Total	1,678	1,286	341

Source: Dover Township, with calls to each business

Table 51: Dover Borough Major Employers With 10 or More Employees

Employer Name	Number of Employees
CALVARY LUTHERAN CHURCH	20
DOVER AREA AMBULANCE CLUB INC	24
DOVER BOROUGH COUNCIL	20
KELLYS TRANSIT INC	119
Total	203

Source: York Area Earned Income Tax Bureau (2005)

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Businesses Profile

Business profile data provide an estimate of the revenue, payrolls, and labor force of businesses in the Dover Area. The intent of the profile is to demonstrate that although a business may have a relatively small labor force they may generate large revenues and have large payrolls; conversely a business may have a relatively large labor force but proportionately low revenues and small payrolls. The smallest geographic level for which business profile data using North American Industry Classification System (NAICS) codes is available is the Township level; therefore data is presented for the Dover Area, as Dover Borough data is included in Dover Township data. The data were derived from the 2002 Economic Census. According to NAICS data in the Dover Area, there are at least 137 businesses which have at least \$131 million in sales, shipments, receipts or revenue. These businesses have an annual payroll of at least \$21 million, and employ at least 1,404 workers (refer to Table 52). The greatest number of establishments is retail trade (37 establishments) and retail trade also has the greatest dollar amount of sales (\$101 million) per year. The greatest number of employees by sector includes retail trade (712), followed by health care and social assistance (225).

Table 52: Selected Statistics by Economic Sector: 2002 Dover Township

NAICS Code	Industry description	Number of Establishments	Sales, shipments, receipts, or revenue (Thousands)	Annual payroll (Thousands)	Number of Employees
42	Wholesale trade	11	D	D	D
44-45	Retail trade	37	100,666	10,395	712
51	Information	3	N	294	11
53	Real estate & rental & leasing	3	1,021	87	7
54	Professional, scientific, & technical services	11	4,968	1,498	53
56	Administrative & support & waste management & remediation service	12	3,986	1,755	120
61	Educational services	1	D	D	D
62	Health care & social assistance	18	9,688	4,650	225
71	Arts, entertainment, & recreation	7	D	D	D
72	Accommodation & food services	18	6,364	1,785	182
81	Other services (except public administration)	16	4,335	1,138	94

Source: U.S. Bureau of the Census, 2002 Economic Census

D: Withheld to avoid disclosing data for individual companies; data are included in higher level totals.

N: Not available or not comparable.

Q: Revenue not collected at this level.

r: Revised.

S: Withheld because estimate did not meet publication standards.

s: Sampling error exceeds 40 percent.

X: Not applicable.

Z: Less than half the unit shown.

As illustrated in Table 52, and as compared to Table 49, there are more jobs provided in Dover Township (a minimum of 1,404 jobs) than there are total workers in the Dover Borough labor force (1,081); conceivably all the workers in Dover Borough could be employed in Dover Township. Note that Table 52: Selected Statistics by Economic Sector: 2002 York County, is provided for comparative purposes to businesses in Dover Township.

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Table 53: Selected Statistics by Economic Sector: 2002 York County

NAICS code	Industry description	Number of Establishments	Sales, shipments, receipts, or revenue (Thousands)	Annual payroll (Thousands)	Number of Employees
31-33	Manufacturing	657	8,277,669	1,602,986	42,586
42	Wholesale trade	452	5,025,573	257,984	7,227
44-45	Retail trade	1,413	3,848,448	385,350	21,490
51	Information	129	N	100,455	2,833
53	Real estate & rental & leasing	250	205,155	32,999	1,400
54	Professional, scientific, & technical services	630	D	D	D
56	Administrative & support & waste management & remediation service	360	375,000	156,096	7,436
61	Educational services	37	D	D	D
62	Health care & social assistance	800	1,289,414	588,991	18,204
71	Arts, entertainment, & recreation	129	90,966	27,497	2,270
72	Accommodation & food services	662	409,612	118,106	11,437
81	Other services (except public administration)	746	304,752	90,231	5,100

Source: U.S. Bureau of the Census, 2002 Economic Census

D: Withheld to avoid disclosing data for individual companies; data are included in higher level totals.

N: Not available or not comparable.

Q: Revenue not collected at this level.

r: Revised.

S: Withheld because estimate did not meet publication standards.

s: Sampling error exceeds 40 percent.

X: Not applicable.

Z: Less than half the unit shown.

As Table 53 indicates, in York County there are 6,265 businesses which have at least \$19.8 billion in sales, shipments, receipts or revenue. These businesses have an annual payroll of at least \$3.4 billion, and employ at least 119,983 workers (Table 52). The greatest number of establishments is retail trade (1,413 establishments) but manufacturing has the greatest dollar amount of sales (\$8.3 billion) per year. The greatest number of employees by sector includes manufacturing (42,486), followed by retail trade (21,490).

Property Values

Property value data is included in the Economic Profile as it provides insight as to economic vitality of the community; in that the value of residential and non-residential land can be compared. Land values are typically a key factor for the establishment of new businesses, as well as the retention of current businesses. Property value data was derived from the York County Tax Assessment Office and is current as of November 2005. Non-residential building permit data is also provided to illustrate the rate of new business development within the Dover Area. Note that property value data includes an assessment for improved (building) value, an assessment for land value, and a total assessed value which is the sum of building value plus land value.

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Assessed Values

Assessed value data is presented in Table 54 through Table 57, and a total assessed value and an average assessed value are presented for Dover Borough and Dover Township. Included in the tables is data for assessed building value, assessed land value, and total assessed value (sum of building value plus land value) by land use. Refer to the General Characteristics in the Land Use section of this document for land use definitions. Non-residential land uses have been shaded in the tables for illustrative purposes.

Table 54: Total Assessed Value - Dover Borough

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 Residential	5	\$ 391,070	\$ 234,440	\$ 625,510	14
Medium Density Residential	430	\$ 30,054,300	\$ 11,915,390	\$ 41,969,690	140
High Density Residential	138	\$ 11,279,110	\$ 3,455,430	\$ 14,734,540	37
Commercial	32	\$ 2,944,310	\$ 846,930	\$ 3,791,240	13
Mixed Commercial / Residential	8	\$ 571,160	\$ 173,620	\$ 744,780	3
Industrial	5	\$ 378,910	\$ 113,940	\$ 492,850	2
Parks / Open Space / Recreation	1	\$ 1,149,840	\$ 351,970	\$ 1,501,810	11
Institutional / Governmental	17	\$ 13,568,170	\$ 1,262,630	\$ 14,830,800	54
Agricultural	-	\$ -	\$ -	\$ -	-
Utilities	7	\$ 262,920	\$ 406,440	\$ 669,360	6
Vacant - Undeveloped	28	\$ 755,830	\$ 655,830	\$ 1,411,660	23
Total	671	\$ 61,355,620	\$ 19,416,620	\$ 80,772,240	302

Source: York County Tax Assessment Office, November 2005.

Table 55: Average Assessed Value - Dover Borough

General Land Use Code	Number of Parcels	Average Assessed Building Value	Average Assessed Land Value	Average Assessed Value (Building and Land)	Average Acres per Land Use
Low Density Residential	5	\$ 78,214	\$ 46,888	\$ 125,102	2.7
Medium Density Residential	430	\$ 69,894	\$ 27,710	\$ 97,604	0.3
High Density Residential	138	\$ 81,733	\$ 25,039	\$ 106,772	0.3
Commercial	32	\$ 92,010	\$ 26,467	\$ 118,476	0.4
Mixed Commercial / Residential	8	\$ 71,395	\$ 21,703	\$ 93,098	0.3
Industrial	5	\$ 75,782	\$ 22,788	\$ 98,570	0.4
Parks / Open Space / Recreation	1	\$ 1,149,840	\$ 351,970	\$ 1,501,810	11.2
Institutional / Governmental	17	\$ 798,128	\$ 74,272	\$ 872,400	3.2
Agricultural	-	\$ -	\$ -	\$ -	-
Utilities	7	\$ 37,560	\$ 58,063	\$ 95,623	0.8
Vacant - Undeveloped	28	\$ 26,994	\$ 23,423	\$ 50,416	0.8
Average	~	\$ 76,613	\$ 33,213	\$ 109,826	1.1

Source: York County Tax Assessment Office, November 2005.

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Table 56: Total Assessed Value - Dover Township

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 Residential	985	\$ 82,228,900	\$ 45,881,410	\$128,110,310	3,539
Medium Density Residential	4,124	\$298,870,380	\$ 109,448,840	\$408,319,220	2,074
High Density Residential	944	\$ 66,857,360	\$ 22,788,070	\$ 89,645,430	380
Commercial	129	\$ 28,598,020	\$ 15,691,850	\$ 44,289,870	368
Mixed Commercial / Residential	41	\$ 4,637,590	\$ 3,078,610	\$ 7,716,200	55
Industrial	32	\$ 34,661,520	\$ 21,206,000	\$ 55,867,520	193
Parks / Open Space / Recreation	38	\$ 1,248,710	\$ 1,691,750	\$ 2,940,460	217
Institutional / Governmental	38	\$ 21,741,590	\$ 5,259,950	\$ 27,001,540	176
Agricultural	622	\$ 66,197,170	\$ 15,941,410	\$ 82,138,580	13,947
Utilities	16	\$ 655,910	\$ 716,270	\$ 1,372,180	12
Vacant - Undeveloped	1,095	\$ 1,370,700	\$ 27,172,200	\$ 28,542,900	4,546
Total	8,064	\$607,067,850	\$ 268,876,360	\$875,944,210	25,507

Source: York County Tax Assessment Office, November 2005.

Table 57: Average Assessed Value - Dover Township

General Land Use Code	Number of Parcels	Average Assessed Building Value	Average Assessed Land Value	Average Assessed Value (Building and Land)	Average Acres per Land Use
Low Density Residential	985	\$ 83,481	\$ 46,580	\$ 130,061	3.6
Medium Density Residential	4,124	\$ 72,471	\$ 26,539	\$ 99,010	0.5
High Density Residential	944	\$ 70,823	\$ 24,140	\$ 94,963	0.4
Commercial	129	\$ 221,690	\$ 121,642	\$ 343,332	2.9
Mixed Commercial / Residential	41	\$ 113,112	\$ 75,088	\$ 188,200	1.3
Industrial	32	\$ 1,083,173	\$ 662,688	\$ 1,745,860	6.0
Parks / Open Space / Recreation	38	\$ 32,861	\$ 44,520	\$ 77,381	5.7
Institutional / Governmental	38	\$ 572,147	\$ 138,420	\$ 710,567	4.6
Agricultural	622	\$ 106,426	\$ 25,629	\$ 132,056	22.4
Utilities	16	\$ 40,994	\$ 44,767	\$ 85,761	0.8
Vacant - Undeveloped	1,095	\$ 1,252	\$ 24,815	\$ 26,067	4.2
Average	~	\$ 75,592	\$ 32,420	\$ 108,012	1.5

Source: York County Tax Assessment Office, November 2005.

As Table 54 through Table 57 illustrate, the total assessed value of properties in Dover Borough is \$80.7 Million, and the average assessed value of all properties is approximately \$109,800. The total assessed value of properties in Dover Township is \$875.9 Million and, the average assessed value of all properties is approximately \$108,000.

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Table 58: Total Assessed Values per Acre

General Land Use Code	Dover Borough Total Assessed Value Per Acre	Dover Township Total Assessed Value Per Acre	Difference: Dover Borough - Dover Township
Low Density Residential	\$ 45,618	\$ 36,198	\$ 9,420
Medium Density Residential	\$ 300,457	\$ 196,882	\$ 103,575
High Density Residential	\$ 395,688	\$ 235,684	\$ 160,003
Commercial	\$ 297,892	\$ 120,284	\$ 177,607
Mixed Commercial / Residential	\$ 271,679	\$ 141,479	\$ 130,200
Industrial	\$ 280,219	\$ 289,174	\$ (8,955)
Parks / Open Space / Recreation	\$ 133,987	\$ 13,551	\$ 120,437
Institutional / Governmental	\$ 272,519	\$ 153,813	\$ 118,705
Agricultural	\$ -	\$ 5,889	\$ (5,889)
Utilities	\$ 119,755	\$ 113,417	\$ 6,338
Vacant – Undeveloped	\$ 61,689	\$ 6,279	\$ 55,410

Where total assessed value is the sum of assessed building value plus assessed land value

Table 58: Total Assessed Values per Acre, provides the total assessed value per acre by land use for Dover Borough and Dover Township. The table reveals that on a per acre basis properties in Dover Borough are assessed considerably higher than properties in Dover Township. Some of the difference may be explained by the intensity and quality of uses; for instance a medium density residential structure in Dover Borough may have 4-6 units while a medium density residential structure in Dover Township may have 2-3 units. In general, if a business were to locate based on assessed value per acre, the inclination of the business may be toward locating in Dover Township over Dover Borough.

Non-residential Building Permits

Non-residential building permit data was obtained from Dover Township and is presented in Table 59: Non-residential Building Permits. Within Dover Township, since 1999 there has been an average three new business permits issues per year with an average fifteen permits issued per year for home offices. Dover Borough has not issued a non-residential permit for the selected years.

Table 59: Non-residential Building Permits

Year	Commercial Uses		
	Number of New Businesses	Home Offices (Use Certificates)	Total Commercial
1999	2	13	15
2000	2	13	15
2001	9	10	19
2002	3	13	16
2003	1	17	18
2004	2	14	16
2005	2	23	25
Average 1999-2005	3	15	18

Source: Dover Township data

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Income Levels

Income level data provides a sense of the buying power of residents within the community. Income level data is derived from the Census Bureau and is categorized by range of income as presented in Table 60: Income.

Table 60: Income

INCOME IN 1999	Dover Borough		Dover Township		York County	
	Number	Percent	Number	Percent	Number	Percent
Households	784	100.0	7,025	100.0	148,288	100.0
Less than \$10,000	26	3.3	210	3.0	8,865	6.0
\$10,000 to \$14,999	46	5.9	354	5.0	7,869	5.3
\$15,000 to \$24,999	127	16.2	872	12.4	17,900	12.1
\$25,000 to \$34,999	102	13.0	949	13.5	19,814	13.4
\$35,000 to \$49,999	211	26.9	1,400	19.9	28,208	19.0
\$50,000 to \$74,999	195	24.9	1,956	27.8	36,691	24.7
\$75,000 to \$99,999	56	7.1	855	12.2	15,945	10.8
\$100,000 to \$149,999	17	2.2	361	5.1	9,089	6.1
\$150,000 to \$199,999	0	0.0	18	0.3	1,995	1.3
\$200,000 or more	4	0.5	50	0.7	1,912	1.3
<i>Median household income (dollars)</i>	<i>41,250</i>	<i>(X)</i>	<i>46,845</i>	<i>(X)</i>	<i>45,268</i>	<i>(X)</i>

(X) Not applicable

Source: United States Census Bureau 2000 SF1 Data

According to data as presented in Table 60, the median household income in Dover Borough is \$41,250 and \$46,845 in Dover Township. The median income in Dover Township is slightly higher than the median income of York County, which is \$45,268. Within Dover Borough there are two percentage peaks of income either \$15,000 to \$24,999 or \$35,000 to \$49,999. In Dover Township there is a single percentage peak of income centered around \$50,000 to \$74,999.

Table 61: Percent Change in Income 1990 to 2000, indicates that incomes (median household and median family) have increased by at least thirty percent (30%) between 1990 and 2000. The increases are consistent with an annual "rule-of-thumb" cost of living increase of 3% annually.

Table 61: Percent Change in Income 1990 to 2000

Municipality	1990 Median Household Income	1990 Median Family Income	2000 Median Household Income	2000 Median Family Income	Percent Increase 1990 to 2000 Median Household Income	Percent Increase 1990 to 2000 Median Family Income
Dover Borough	\$ 29,562	\$ 35,139	\$ 41,250	\$ 46,086	39.5%	31.2%
Dover Township	\$ 34,325	\$ 38,078	\$ 46,845	\$ 53,252	36.5%	39.8%
York County	\$ 32,605	\$ 37,590	\$ 45,268	\$ 52,278	38.8%	39.1%

Source: 1990 and 2000 Census Data SF3A and SF3