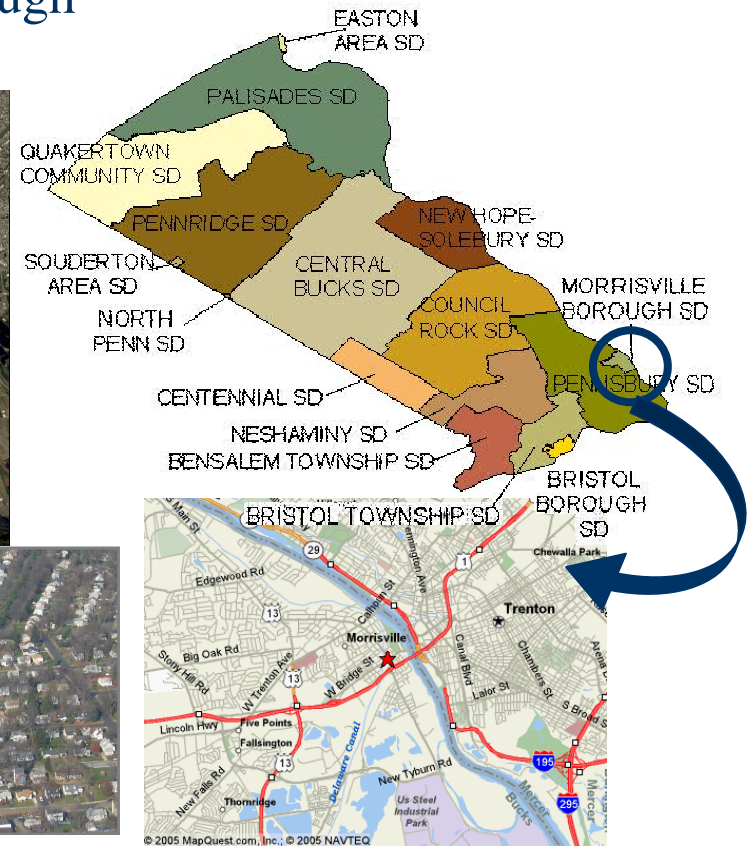
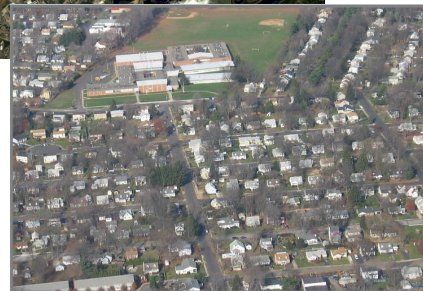
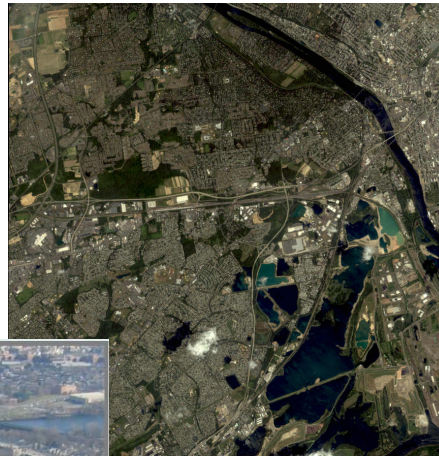


Morrisville Borough

Community study



Contents

1.0	Executive Summary	2
2.0	Introduction.....	3
3.0	Housing Conditions in 2000 and Onwards	4
4.0	Housing Conditions in 1990	9
5.0	Historical Background of the Community.....	13
6.0	Demographic Characteristics.....	19
7.0	Neighborhood Quality	29
8.0	Local Labor Force.....	33
9.0	Local Government and Fiscal Conditions	38
10.0	Local and Regional Economic Conditions.....	39
11.0	Other Information	40
12.0	Conclusion.....	41

1.0 Executive Summary

- Based on the Census 2000, Morrisville Borough has a population of 10,023, with 4,154 households, and 2,612 families.
- The racial makeup of the borough was 75.98% White, 19.14% African American, 0.18% Native American, 1.20% Asian, 0.00% Pacific Islander, 2.08% from other races, and 1.44% from two or more races. 4.82% of the population was Hispanic or Latino of any race.
- There were 4,154 households out of which 31.5% had children under the age of 18 living with them, 42.7% were married couples living together, 15.0% had a female householder with no husband present, and 37.1% were non-families. 30.0% of all households were made up of individuals and 10.1% had someone living alone who was 65 years of age or older. The average household size was 2.41 and the average family size was 3.01.
- In the borough, the population was spread out with 24.7% under the age of 18, 7.9% from 18 to 24, 34.3% from 25 to 44, 21.1% from 45 to 64, and 12.0% who were 65 years of age or older. The median age was 36 years. For every 100 females there were 91.6 males. For every 100 females age 18 and over, there were 88.7 males.
- The median income for a household in the borough was \$43,095, and the median income for a family was \$53,316. Males had a median income of \$40,204 versus \$30,110 for females.
- The per capita income for the borough was \$21,404. 10.0% of the population and 8.9% of families were below the poverty line. 12.1% of those under the age of 18 and 8.8% of those 65 and older were living below the poverty line.
- Waterfront and downtown revitalization were the most frequently cited types of economic development sought, including waterfront recreational facilities, upscale restaurants, cafes, bookstores, art supply, and galleries.
- There has been one recent natural event which is the April 2005 flood.

2.0 Introduction

Morrisville Borough is located on the Delaware River in Lower Bucks County directly across from Trenton, New Jersey. The community of Morrisville Borough lies between two larger neighbors; Falls Township is situated to the south and Lower Makefield Township to the north. The Land area of the borough is 1.8 square miles, with a total population of 10,023 (Based on 2000 Census SF1).

The goal is to provide a detailed study of a community, forecast its future, and make recommendations on economic and community development. This report provides information about the borough in the following areas:

- Housing conditions in the year 2000 and compare it to the housing condition in year 1990
- Historical background of the community
- Demographic characteristics in the year 2000 and compare it to the demographic characteristic in year 1990
- Neighborhood quality
- Local labor force in the year 2000 and compare it to the local labor force in the year 1990
- Local government and fiscal conditions
- Local and regional economic conditions



Fountain at Mill Pond
Downtown Morrisville



View of the Calhoun Street Bridge from
the River Dike



Downtown Morrisville

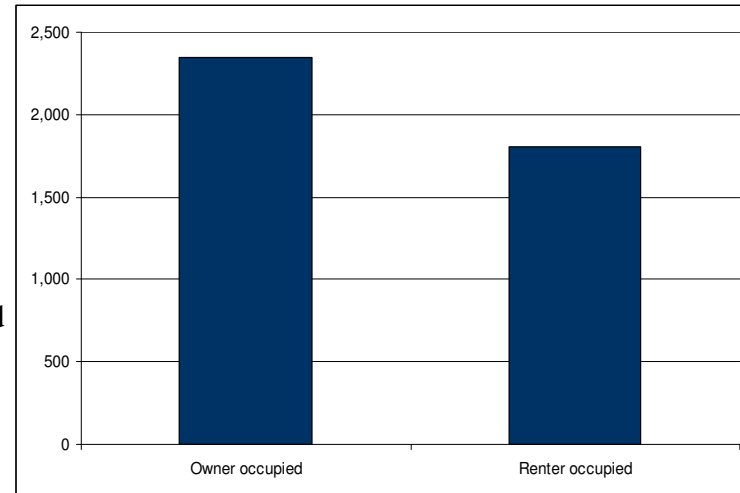
3.0 Housing Conditions in 2000 and Onwards

In the year 2000, Morrisville Borough had a population of 10,023 with 4,154 households. As for the occupancy status, from a total 4,313 housing units, 4,154 units were occupied (96%) and 159 units were vacant (4%). The Total population in occupied housing was 9,999 and an average household size of 2.41.

Profile of Housing Characteristics Based on 2000 Census (Summary File 1)

Household

Total:	4,154
Owner occupied	2,346
Renter occupied	1,808

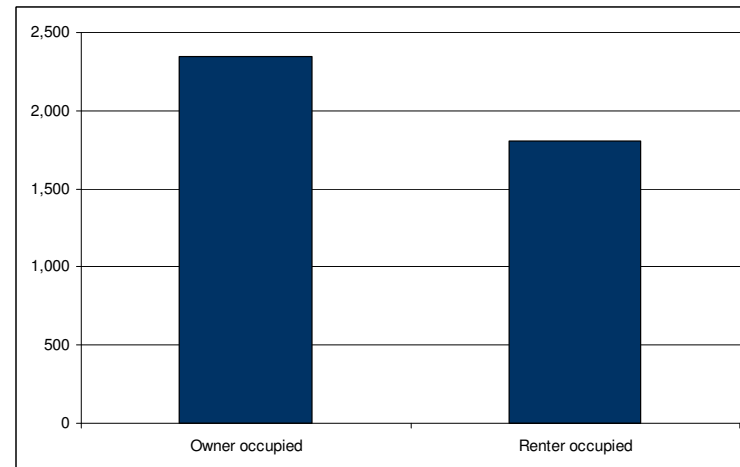


Location Quotient

Morrisville Borough is 80% of Pennsylvania in terms of Owner Occupied

	Pennsylvania	Morrisville borough
Total:	4,777,003	4,154
Owner occupied	3,406,337	2,346
Renter occupied	1,370,666	1,808

Ownership Rate	71.3%	56.5%
LQ		0.8

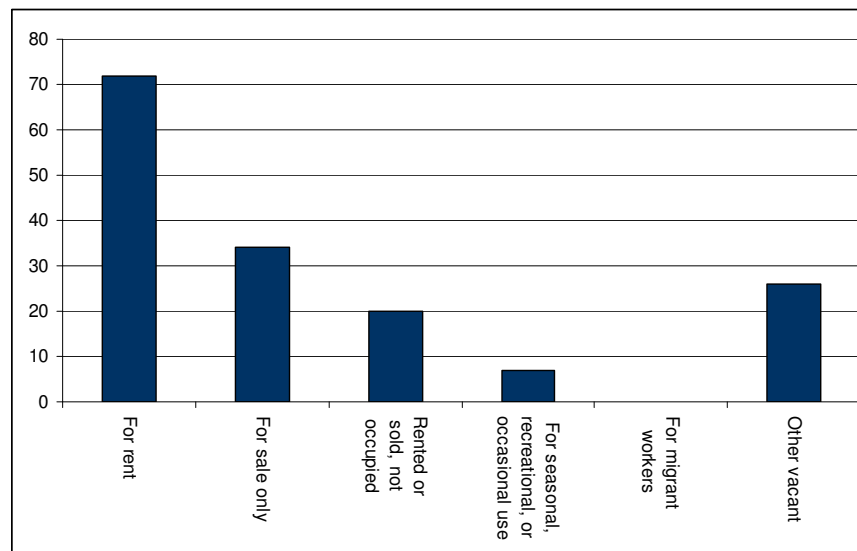


Tenure

Total:	4,154
Owner occupied	2,346
Renter occupied	1,808

Vacancy Status

Total:	159
For rent	72
For sale only	34
Rented or sold, not occupied	20
For seasonal, recreational, or occasional use	7
For migrant workers	0
Other vacant	26



Expanding the Housing Indicators on 2000 Census (Summary File 3)

These indicators, based on SF3, show that the neighborhood is predominantly family oriented housings. Most of the housing structures were built during 1940’s. The housing structures are generally affordable since they represent approximately 20% of the total income.

Unit in Structure

Total:	4,319
1, detached	2,212
1, attached	468
2	353
3 or 4	322
5 to 9	300
10 to 19	237
20 to 49	223
50 or more	198
Mobile home	6
Boat, RV, van, etc.	0

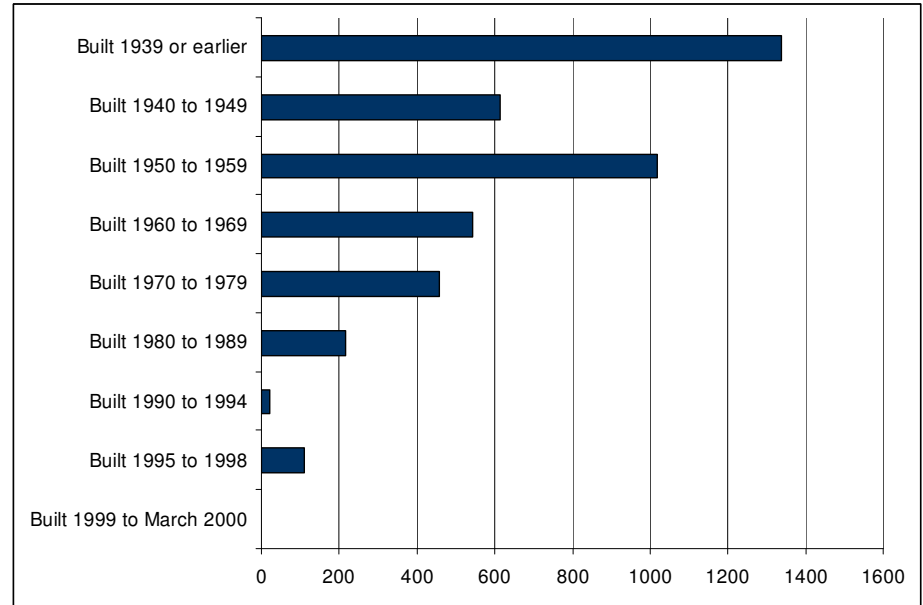
51% of the structures are single detached homes, indicating that the borough is a predominantly affluent community.



Year Structure Built

Total:	4,319
Built 1999 to March 2000	0
Built 1995 to 1998	109
Built 1990 to 1994	22
Built 1980 to 1989	217
Built 1970 to 1979	459
Built 1960 to 1969	543
Built 1950 to 1959	1,018
Built 1940 to 1949	613
Built 1939 or earlier	1,338

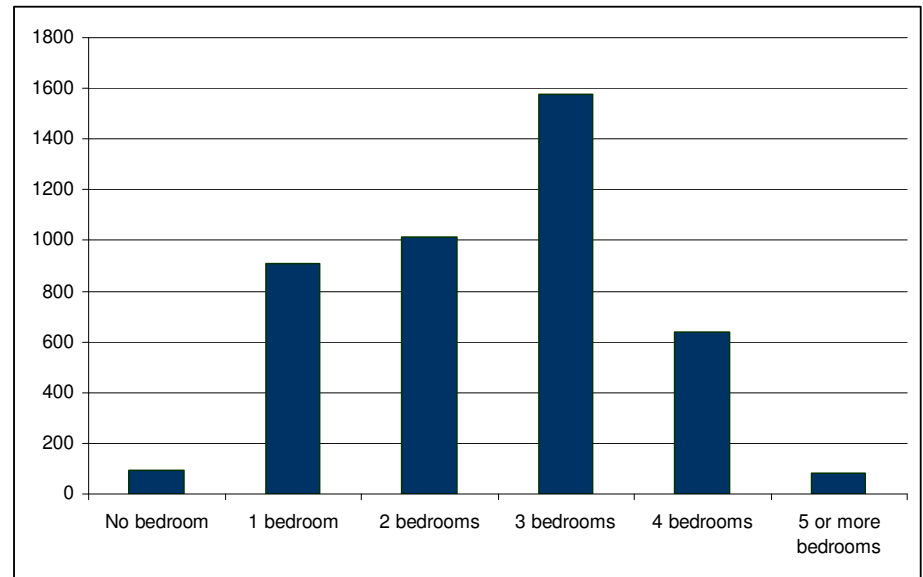
Most of the structures (92%) were constructed before 1980. In fact there was a clear increase during the 1940's. Construction started decreasing by the 1970's.



Distribution of Unit Size by Bedroom

Total:	4,319
No bedroom	95
1 bedroom	910
2 bedrooms	1,017
3 bedrooms	1,578
4 bedrooms	637
5 or more bedrooms	82

Most of the units are 3 bedroom units, indicating that the Morrisville Borough is mad of predominantly family residents



Adequacy of Plumbing Facilities

Total:	4,319
Complete plumbing facilities	4,310
Lacking complete plumbing facilities	9

Only 9 units lacked complete plumbing facilities.

Housing Cost (rent and mortgage)

Median rent asked is \$649. Most of the homes are mortgaged (1,192) while only 439 housing units are without a mortgage (439).

Median value (Dollars) for all owner-occupied housing units is \$113,000

Affordability

The median household income in 1999 is listed in the table below. Numbers indicate that the residential units are affordable, because the median rent asked represents 18% to 35 % of the income.

Total	43,095
Householder under 25 years	22,250
Householder 25 to 34 years	43,464
Householder 35 to 44 years	47,935
Householder 45 to 54 years	58,873
Householder 55 to 64 years	56,667
Householder 65 to 74 years	34,000
Householder 75 years and over	22,337

Housing Value:

The median values of a residential unit is \$113,000

Overcrowding:

There is no crowding in rooms. The majority of the populations occupy one bed per person. 98% of the owner occupied units have less one person per room, and 93% of the renter occupied units have one person per room. In Morrisville, the majority of homes have one room per person (70%)

Total:	4,158	
Owner occupied:	2,336	100%
0.50 or less occupants per room	1,759	75%
0.51 to 1.00 occupants per room	537	23%
1.01 to 1.50 occupants per room	40	2%
1.51 to 2.00 occupants per room	0	0%
2.01 or more occupants per room	0	0%
Renter occupied:	1,822	100%
0.50 or less occupants per room	1,161	64%
0.51 to 1.00 occupants per room	536	29%
1.01 to 1.50 occupants per room	14	1%
1.51 to 2.00 occupants per room	85	5%
2.01 or more occupants per room	26	1%

Average Rental Price

Real estate values were taken from Yahoo real estate webpage <http://realestate.yahoo.com/re/homevalues> (accessed on 18th March 06). Residential unit values per sq.ft. was \$169 per annum. The following table represents several samples of residential units' areas and prices accordingly (view Appendix 1 & 2)

As for apartments, the average price for a one bedroom apartment is \$802.

The average price for two bedrooms apartment is \$933.

The average price for three bedrooms apartment is \$1,098.

Area Sq.ft.	Price \$	Price per sq.ft.
2,600	465,900	179
2,501	425,000	170
2,800	399,000	143
3,500	388,000	111
2,136	384,900	180
2,360	379,900	161
2,230	374,500	168
1,800	359,900	200
1,680	345,000	205
Average		169

4.0 Housing Conditions in 1990

In the year 1990, Morrisville Borough had a population of 9,765 with 3,987 households. As for the occupancy status, from a total number of 4,185 housing units, 3,987 units were occupied (96%) and 198 units were vacant (4%). Clearly, the percentage of household occupancy versus vacancy has remained consistent between the years 1999 and 2000.

Comparing Profiles of Housing Characteristics Based on 1990 and 2000 Census (Summary File 1)

Population

In 1990, the population was 9765 people, while in 2000 the population increased to 10,023 people.

Household Units

The household units have increased from 4,185 units in the year 1990 to 4,313 units in the year 2000.

Household Size

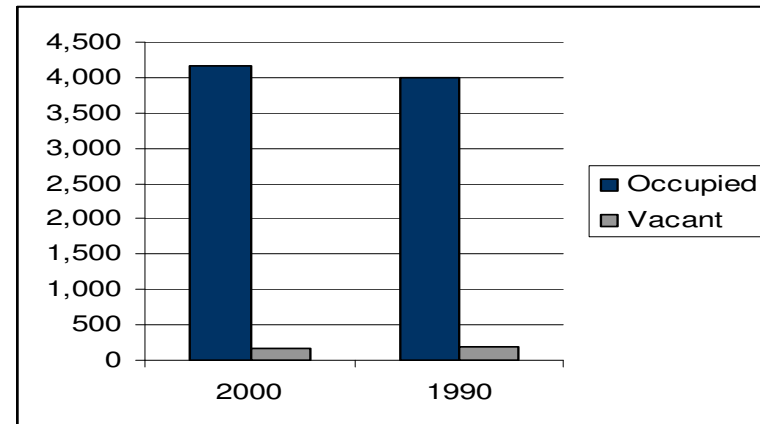
In 1990, the household size was 2.45 and it decreased to 2.41 in the year 2000.

Occupancy Status:

When comparing 2000 to 1990, we realize the occupancy proportion remained the same, however the overall unit increased. The vacancy status has decreased.

	1990	2000	Difference
Total	4185	4,313	128
Occupied	3987	4,154	167
Vacant	198	159	-39

Although there has been an increase, the status difference between the years 1990 and 2000 remained the same.



Household

Households have increased from 3,987 units in the year 1990 to 4,154 units in the year 2000

Tenure

There has been an increase in tenure. Owner occupied homes have increased from 3,987 in the year 1990 to 4,154 in the year 2000.

	1990	2000	Difference
Total:	3,987	4,154	167
Owner occupied	2,229	2,346	117
Renter occupied	1,758	1,808	50

Vacancy Status

There has been a decrease in overall vacancy status except for the units “for sale only”. The units for “seasonal, recreational or occasional uses” the vacancy has been increasing.

	1990	2000	Difference
Total:	198	159	-39
For rent	120	72	-48
For sale only	19	34	15
Rented or sold, not occupied	27	20	-7
For seasonal, recreational, or occasional use	4	7	3
For migrant workers	0	0	0
Other vacant	28	26	-2

Comparing Housing Indicators between the Years 1990 and 2000 Census (Summary File 3)

Unit in Structure

There has been an increase in all types of housing structures. The highest increase was in the “1-detached”, “2” and “3 or 4” types. The increase in single attached homes was less than the other type. There was a dramatic decrease in the 10 to 19 and 20 to 49 categories.

	1990	2000	Difference
Total	4185	4,319	134
1, detached	2012	2,212	200
1, attached	411	468	57
2	216	353	137
3 or 4	187	322	135
5 to 9	269	300	31
10 to 19	468	237	-231
20 to 49	428	223	-205
50 or more	154	198	44
Mobile home or trailer	0	6	6
Other	40	0	-40

Adequacy of Plumbing Facilities

In 1990, there were no units without plumbing facilities. In the year 2000 there were 9 units that weren't provided with plumbing facilities.

	2000	1990
Total:	4,319	4185
Complete plumbing facilities	4,310	4185
Lacking complete plumbing facilities	9	0

Housing Value

The median value of housing has increased by \$11,000 from the year 1990

	1990	2000	Difference
Median value	102,000	113,000	11,000

Number of Bedrooms

There has also been an increase in number of bedrooms, especially in 1, 3 and 4 bedrooms. Interestingly, there has been a decrease in 2 bedrooms.

	1990	2000	Difference
Total:	4,185	4,319	134
No bedroom	75	95	20
1 bedroom	780	910	130
2 bedrooms	1,413	1,017	-396
3 bedrooms	1,303	1,578	275
4 bedrooms	533	637	104
5 or more bedrooms	81	82	1

Median Gross Rent

Median rent has increased from \$560 in the year 1990 to \$649 in the year 2000

Mortgage

Both houses with mortgage and houses without a mortgage have increased.

	1990	2000	Difference
With a mortgage	894	1,192	298
Not mortgaged	329	439	110

Affordability

Median household income in the year 1990 was \$33,484 and the requested rent was \$7,788 (\$560 monthly). The rent is approximately 23% of the median household income, indicating that the housing were affordable in 1990

The general population of Morrisville Borough has increased by 3% since 1990 (from 9,765 to 10,023). The household size has decreased from 2.45 to 2.41, and the vacancy rates have been decreasing. The housing value has increased by 10%. In spite of the increase in the values, the housing remains affordable because it represents approximately 18% to 35% of the median income.

5.0 Historical Background of the Community

Development in the Community

Redevelopment Authority of Buck County

The Redevelopment Authority of the County of Bucks strives to instill community development by establishing communities that shall become outstanding assets through comprehensive approaches that coordinate housing rehabilitation, economic development and the opportunity of family sustaining employment in the County of Bucks.¹



Below is a list of some of the many projects either completed or in process by the Redevelopment Authority of the County of Bucks in the past decade:

Cloverleaf Estates - Morrisville Borough - After the removal of a vacant restaurant building the Authority is now actively accepting proposals for the redevelopment of this along with another 11 acres adjacent thereto.²

Riverview Estates - Morrisville Borough - a vacant blighted home located on several acres of land that stretched to the Delaware Rivers Edge. Four building lots were developed by the Authority and sold to a developer who has built four single homes for homeownership in the Borough with the remaining portion of the parcel becoming open space with access to the Waterfront for the Borough Residents. This may become a main access to a future waterfront park area.³

Holiday Inn Express - Morrisville Borough - The Redevelopment Authority a decade having earlier acquired the former Rubber Plant located on Bridge Street in Morrisville demolished the buildings and completed redeveloping a large portion of this property. Three (3) acre parcels remained undeveloped and in the rear of a new strip shopping center for nearly 10 years. After environmental remediation and clearance the hotel was constructed on pilings with significant difficulty. Because of the property location and with the need for specialized foundation requirements the property was transferred to the new owner with an allowance to cover some of this added expense.⁴

LOWER BUCKS HOSPITAL - The Authority is administering a five (5) million dollar grant awarded to the Hospital to renovate and expand their Cardiac Care, emergency care and other areas of the hospital⁵

¹ <http://www.bcrda.com/about.html>

² Ibid

³ Ibid

⁴ Ibid

⁵ Ibid

Major Institutions (CDC's & CBO's) and a Glance on Their Activities

The Delaware River Joint Toll Bridge Commission

The Commission was formed by the Commonwealth of Pennsylvania and State of New Jersey in 1934. Committed to improving the quality of life for area residents, the Commission strives to create a synergy of economic vitality, environmental stewardship, historic preservation, customer service and fiscal accountability.

The mission of the Delaware River Joint Toll Bridge Commission is to provide safe and efficient river crossings over 139 miles of river within its jurisdiction. Stretching from northern Burlington County, New Jersey and Bucks County, Pennsylvania northward to the New York State Line, the Commission's jurisdiction encompasses a diverse geographic region featuring bustling cities, quaint river villages, and scenic portions of the Delaware River where nature's beauty abounds.⁶



United Way of Bucks County

The United Way, one of the oldest and most respected community-based organizations in the area, has a simple way of helping people. It discovers the most pressing and critical needs in the community, and then gather the people and resources to meet those needs. The organization invests resources where they will have the most impact through strategic program funding in three targeted areas.

- Ages & Life Stages
- Promoting Self-Sufficiency
- Building A Healthy Community⁷



⁶ For more information about the Commission and its various initiatives to deliver safer and more convenient bridge travel for its customers, please see: www.drjtbc.org.

⁷ <http://www.uwbcpa.org/>

Historic Root, Heritage, and Identity of the Community

The Borough of Morrisville was established in 1804. It was named after Robert Morris, who emerged as one of the nation's great heroes. He had signed the Declaration of Independence and had used his own credit and fortune to raise the badly needed money for Washington's colonial army. Robert Morris was one of only two men who signed the three principal documents of the nation's founding: The Declaration of Independence, the Articles of Confederation and the Constitution. (The only other man to sign all three was Roger Sherman of Connecticut).⁸

Ferry and the Nations History

In 1772, Patrick Colvin purchased what is now the Lower Bridge and operated a ferry which lasted for the next 20 years. In those days a ferry was the only means by which a traveler might cross the river. To accommodate those travelers who did not wish to continue the trip without a rest, each ferry owner operated a ferry house. Colvin's was at the foot of Green Street, and the last remaining foundation of the original building disappeared when the Pennsylvania Railroad built its huge embankments and covered the spot. Colvin operated the ferry throughout the entire Revolutionary War and it was there in 1776 that Washington and his army crossed into Pennsylvania to escape capture by the British.⁹



Structural Economic Shift - Mills

Significant attention should be brought to the unique location of Morrisville Borough. Apart of the eastern-most piece of land jutting into neighboring New Jersey, this was no doubt an important historic factor in determining the location of Morrisville.

Many industrialists who saw the advantage of such a location constructed mills along the stream's banks. The first such enterprise was a grist mill owned by the family of Adam Hoops. The first mill was erected in 1773, the present remains of Howell's feed mill celebrated its 203rd birthday in 1997.

Later on, a saw mill, snuff factory, slitting mill, sheet rolling mill, button factory and a hat factory were added to what was to be known as the "Delaware Works."¹⁰

⁸ <http://www.mv.org/comm/comm.htm>

⁹ Ibid

¹⁰ Ibid

At its peak in 1946, Vulcanized employed more than seven hundred employees. After a long decline during the 1960's and 1970's, the plant closed in 1980. The decline of manufacturing industries during the late twentieth century caused a more than ten percent population decline, to just under 10,000 in 1980. The population base stabilized during the next two decades and is now increasing at an incremental rate.¹¹

National Bank

While a senator, Morris had proposed that the newly-formed United States government select the banks of the falls of the Delaware for the fledgling nation's capital. Although Congress voted in favor of the proposal, no action was taken at the time. In a subsequent political compromise, northerners led by Alexander Hamilton of New York relinquished the Morrisville site in a trade-off for establishing a national bank, while southerners, led by the Virginia Congressional delegation, won the selection of the Potomac River capital site where Washington, D.C., now stands.

Morris, who had made extensive speculative purchases of local property largely on borrowed money starting in 1789, ended his career in bankruptcy in 1797 when his proposal of Morrisville as the nation's capital failed to materialize. He was incarcerated in debtor's prison for over three years and died in 1806.

In 1804, some 200 people lived in the village when a law was passed by the Pennsylvania state Legislature creating the Borough of Morrisville. The bill was signed into effect on March 29. It has continually grown in stature and size and this year marks its 376th year as a settlement and 196th year as an official Borough of the State of Pennsylvania.¹²

Community Projects

HUBS Project

Recently, Morrisville Borough became a part of the **HUBS Project**, (Hospitals, Universities, Businesses and Schools) working together to develop a Smart Region. The idea of a Smart Region was developed by Congressman Curt Weldon of Pennsylvania. It encompasses four states, Pennsylvania, New Jersey, Delaware and Maryland. With the substantial amount of scientific and technological manpower in this area and the many hospitals and educational institutions that exist, it was not unrealistic for Congressman Weldon to imagine that this region could be the catalyst for such a project. The educational community of Morrisville, under the direction of its Superintendent, Dr. John Gould, has seized this marvelous opportunity for us and has allowed us to be thrust into the limelight, so to speak, as the model Learning Community. It is through his efforts that our schools, our businesses and our community will lead the nation in developing Digital Communities.¹³

¹¹ <http://www.mv.org/comm/comm.htm>

¹² Ibid

¹³ Ibid

Trenton-Morrisville Toll Bridge Rehabilitation and One Auxillary Northbound Lane

The Delaware River Joint Toll Bridge Commission will soon be undertaking a major rehabilitation of the Trenton-Morrisville Toll Bridge and its respective approach structures and roadway. The bridge carries Route 1 over the Delaware River between Trenton, New Jersey and Morrisville, Pennsylvania. The twelve span main river bridge is a total of 1,325 feet in length. The planned improvements begin just south of the viaduct over the Delaware Canal and Conrail in Morrisville and end just north of the South Broad Street Overpass in Trenton, N.J.

Project elements will include: rehabilitating the main river bridge and widening to accommodate a Northbound Auxiliary Lane; providing a deceleration lane on the existing viaduct over Delaware Canal and Conrail; modifying the interchange at South Pennsylvania Avenue; installing a new traffic signal and resurfacing the pavement on South Pennsylvania Avenue; constructing noise walls adjacent to Northbound Route 1 in Pennsylvania and constructing a new toll plaza; realigning the NJ 29 Ramp (Ramp C) and constructing a new bridge over NJ 29 to allow for improved access to Route 29, as well as other associated improvements along the corridor.



Construction is expected to begin the summer of 2006 and be completed by the end 2008. ¹⁴

¹⁴ <http://www.drjtbc.org/default.aspx?pageid=12>

Major Events

Flood of April 2005

In early April 2005, a large amount of rain fell in the areas draining into the Delaware River. Along with snow melt, and questions of run-off and water management, the Delaware River overflowed its banks on April 4 & 5, 2005. For the most part Morrisville Borough was spared. However there was significant flooding and damage to homes on the "Island" and South Delmorr Avenue.¹⁵



¹⁵ <http://scenicbuckscounty.com/IslandFlood/IslandFlood.html>

6.0 Demographic Characteristics

Demographic Characteristics Based on 2000 Census (Summary File 1)

Age Structure

	Male	Female	Both Genders
Total:	4792	5231	10023
Under 5 years	368	369	737
5 to 9 years	343	393	736
10 to 14 years	347	302	649
15 to 17 years	187	169	356
18 and 19 years	105	102	207
20 years	47	38	85
21 years	39	76	115
22 to 24 years	192	196	388
25 to 29 years	339	407	746
30 to 34 years	410	444	854
35 to 39 years	496	464	960
40 to 44 years	431	444	875
45 to 49 years	366	371	737
50 to 54 years	291	300	591
55 to 59 years	216	239	455
60 and 61 years	72	69	141
62 to 64 years	85	102	187
65 and 66 years	70	72	142
67 to 69 years	87	117	204
70 to 74 years	117	167	284
75 to 79 years	91	173	264
80 to 84 years	58	123	181
85 years and over	35	94	129

Morrisville Borough has 2612 families, predominantly white. Data given in this section shall further indicates other demographic characteristics of the community

Based on the table to the left, Morrisville Borough is a family oriented community. The majority of the population are between the ages of 22 to 60 and children under the age 15.

Race Composition

The community is predominantly white (77%). There are 19% African Americans. Other races make up only 3.2% of the total population.

Total:	10,023	
Population of one race:	9,879	100%
White alone	7,615	77%
Black or African American alone	1,918	19%
American Indian and Alaska Native alone	18	0.2%
Asian alone	120	1%
Native Hawaiian and Other Pacific Islander alone	0	0%
Some other race alone	208	2%

Household Type by Household Size

The majority of the households are families (63%) while only 37% are non-family households. This information confirms that the community is predominantly family oriented

Total:	4,154
Family households:	2,612
2-person household	1,033
3-person household	724
4-person household	541
5-person household	230
6-person household	57
7-or-more person household	27
Non-family households:	1,542
1-person household	1,248
2-person household	257
3-person household	22
4-person household	6
5-person household	7
6-person household	1
7-or-more person household	1

Relationship by Household Type

The table below indicates that Morrisville Borough has 99.8% of population in “In household” category, and only 0.02% in group quarters. Also, the majorities are family households (81%), and only 19% are non family households.

Total:	10,023
In households:	9,999
In family households:	8,099
Householder:	2,612
Male	1,664
Female	948
Spouse	1,772
Child:	2,963
Natural-born or adopted	2,839
Step	124
Grandchild	180
Brother or sister	101
Parent	71
Other relatives	162
Non-relatives	238
In non-family households:	1,900
Male householder:	709
Living alone	541
Not living alone	168
Female householder:	833
Living alone	707
Not living alone	126
Non-relatives	358
In group quarters:	24
Institutionalized population	0
Non-institutionalized population	24
Coverage improvement adjustment	0

Group Quarters Population

Total:	24
Institutionalized population:	0
Correctional institutions	0
Nursing homes	0
Other institutions	0
Non-institutionalized population:	24
College dormitories (includes college quarters off campus)	0
Military quarters	0
Other non-institutional group quarters	24

There are only 24 people in group quarters.

Demographic Characteristics Based on 2000 Census (Summary File 3)

Linguistic Isolation

The majority of the population is English speaking. Only approximately 7% is Spanish speaking population, and 6% is Indo-European speaking population. Only 1% of the populations speak Asian/Pacific Island language and other language speakers.

Total:	4,145	
English	3,565	86.0%
Spanish:	287	6.9%
Linguistically isolated	28	
Not linguistically isolated	259	
Other Indo-European languages:	253	6.1%
Linguistically isolated	33	
Not linguistically isolated	220	
Asian and Pacific Island languages:	32	0.8%
Linguistically isolated	0	
Not linguistically isolated	32	
Other languages:	8	0.2%
Linguistically isolated	0	
Not linguistically isolated	8	

Country of Origin

The majority of the community is American native. There is only 6% of the total population from foreign countries. (Appendix-4 shows foreign population)

Total:	10,019	100%
Native:	9,407	94%
Born in state of residence	3,927	
Born in other state in the United States:	5,273	
Northeast	4,319	
Midwest	244	
South	585	
West	125	
Born outside the United States:	207	
Puerto Rico	139	
U.S. Island Areas	0	
Born abroad of American parent(s)	68	
Foreign born:	612	6%
Naturalized citizen	210	
Not a citizen	402	

Mobility

The majority of the residents have their own vehicles (92%). Few of the residents depend on public transportation.

Total:	5,005	100%
Car, truck, or van:	4,610	92%
Drove alone	3,984	
Carpooled	626	
Public transportation:	180	4%
Bus or trolley bus	53	
Streetcar or trolley car	0	
Subway or elevated	14	
Railroad	113	
Ferryboat	0	
Taxicab	0	
Motorcycle	0	0%
Bicycle	17	0%
Walked	109	2%
Other means	13	0%
Worked at home	76	2%

Travel Time

Most of the residents do not work at home (98%), and 79% of the workers spend less than 35 minute commuting to work.

Total:	5,005	
Did not work at home:	4,929	98%
Less than 5 minutes	161	3%
5 to 9 minutes	618	13%
10 to 14 minutes	723	15%
15 to 19 minutes	982	20%
20 to 24 minutes	727	15%
25 to 29 minutes	209	4%
30 to 34 minutes	477	10%
35 to 39 minutes	138	3%
40 to 44 minutes	139	3%
45 to 59 minutes	373	8%
60 to 89 minutes	258	5%
90 or more minutes	124	3%
Worked at home	76	2%

Commuting Pattern

Based on the table below, all of the residents work in Morrisville Borough.

Total:	5,005
Living in an MSA/PMSA:	5,005
Living in a central city:	0
Worked in MSA/PMSA of residence:	0
Central city	0
Remainder of this MSA/PMSA	0
Worked outside MSA/PMSA of residence:	0
Worked in a different MSA/PMSA:	0
Central city	0
Remainder of different MSA/PMSA	0
Worked outside any MSA/PMSA	0
Living in remainder of an MSA/PMSA:	5,005
Worked in MSA/PMSA of residence:	2,984
Central city	335
Remainder of this MSA/PMSA	2,649
Worked outside MSA/PMSA of residence:	2,021
Worked in a different MSA/PMSA:	1,931
Central city	647
Remainder of different MSA/PMSA	1,284
Worked outside any MSA/PMSA	90
Not living in an MSA/PMSA:	0
Worked in an MSA/PMSA:	0
Central city	0
Remainder of MSA/PMSA	0
Worked outside any MSA/PMSA	0

School Enrollment

The majority of the residents aren't enrolled in school (Appendix 6 shows further detail)

	Male	Female	Total	
	4,604	5,060	9,664	100%
Enrolled in nursery school, preschool:	115	182	297	4%
Enrolled in kindergarten:	44	64	108	
Enrolled in grade 1 to grade 4:	257	334	591	17%
Enrolled in grade 5 to grade 8:	358	183	541	
Enrolled in grade 9 to grade 12:	255	277	532	
Enrolled in college, undergraduate years:	129	236	365	4%
Enrolled in graduate or professional school:	40	54	94	1%
Not enrolled in school	3,406	3,730	7136	74%

Poverty Status

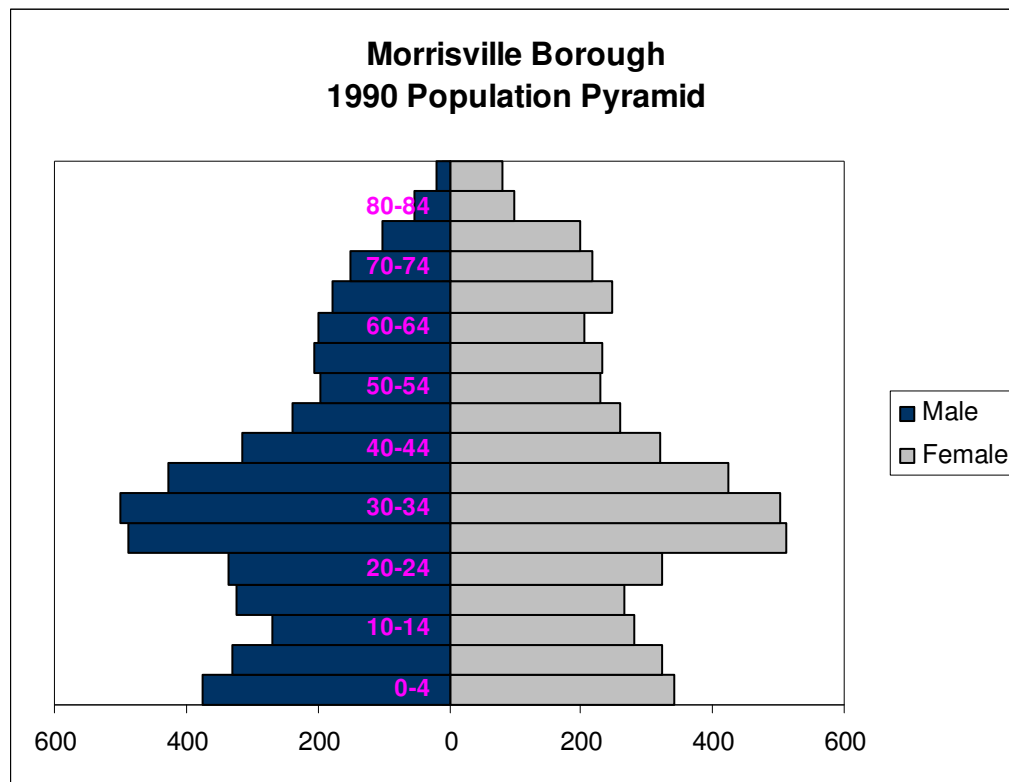
There is only 10% of the community who live below the poverty level. The majority of people who live below the poverty level are from the 18-64 year old age group. 90% of the populations live above the poverty level, and the majority is between the ages of 18 to 64.

Total:	9,966	
Income in 1999 below poverty level:	995	10%
Under 5 years	168	
5 years	7	
6 to 11 years	53	
12 to 17 years	76	
18 to 64 years	586	
65 to 74 years	46	
75 years and over	59	
Income in 1999 at or above poverty level:	8,971	90%
Under 5 years	572	
5 years	183	
6 to 11 years	747	
12 to 17 years	672	
18 to 64 years	5,715	
65 to 74 years	590	
75 years and over	492	

Population Study Between 1990 and 2000
Population Change and population pyramid

1990 Population – Population pyramid

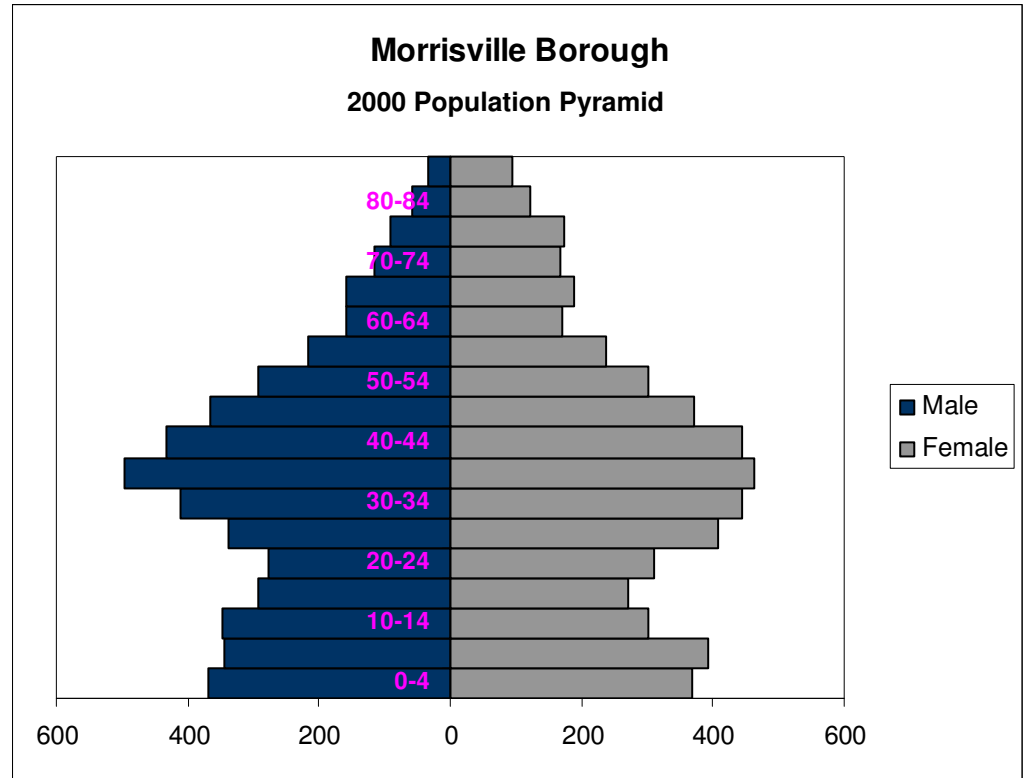
Age	Male	Female
Total	4,704	5,061
0-4	376	342
5-9	331	324
10-14	269	280
15-19	323	265
20-24	335	324
25-29	488	512
30-34	500	502
35-39	428	424
40-44	313	322
45-49	240	261
50-54	197	228
55-59	204	231
60-64	198	204
65-69	177	248
70-74	150	216
75-79	102	199
80-84	53	100
85+	20	79



2000 Population – Population pyramid

Age	Male	Female
Total	4,792	5,231
0-4	368	369
5-9	343	393
10-14	347	302
15-19	292	271
20-24	278	310
25-29	339	407
30-34	410	444
35-39	496	464
40-44	431	444
45-49	366	371
50-54	291	300
55-59	216	239
60-64	157	171
65-69	157	189
70-74	117	167
75-79	91	173
80-84	58	123
85+	35	94

00



The Interpretations of the Previous Age Pyramids are as Follows:

- Morrisville Borough is a family oriented community.
- The age group 20 – 30 has decreased between the year 1990 and the year 2000, which indicates that these age group left the community for different reasons (perhaps job seeking).
- This pyramid shape is a typical suburban community.

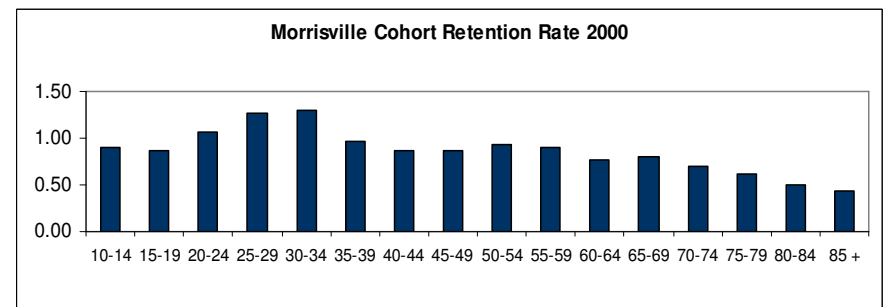
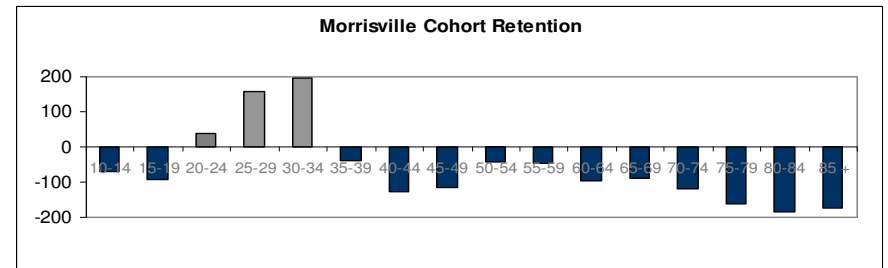
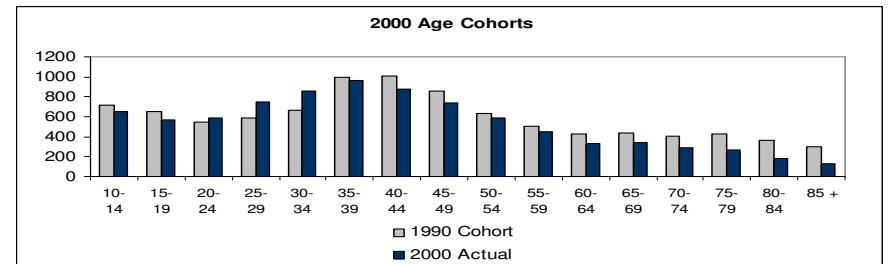
Cohort Retention Study

The schedule below shows the cohort retention calculations.

	1990 Cohort	2000 Actual	Difference	Retention rate
Total	9,765	10,023	258	0.026420891
Under 5				
5-9				
10-14	718	649	-69	0.90
15-19	655	563	-92	0.86
20-24	549	588	39	1.07
25-29	588	746	158	1.27
30-34	659	854	195	1.30
35-39	1,000	960	-40	0.96
40-44	1,002	875	-127	0.87
45-49	852	737	-115	0.87
50-54	635	591	-44	0.93
55-59	501	455	-46	0.91
60-64	425	328	-97	0.77
65-69	435	346	-89	0.80
70-74	402	284	-118	0.71
75-79	425	264	-161	0.62
80-84	366	181	-185	0.49
85 +	301	129	-172	0.43

This indicates that there has been an increase in the age groups “20-24”, “25-29” and “30 -34”. On the other hand there has been a decrease in the other age groups.

This indicates that there has been an inward migration, in particular recently married couples or families with children.



7.0 Neighborhood Quality

Public School Quality

Morrisville Borough has a student enrolment of 971 total, 543 of which are enrolled in public schools. Teachers pay salary is \$80,345 per annum. Instructional spending per student is \$7,516.¹⁶

The table below shows Morrisville Boroughs data in comparison to Philadelphia MSA.

Region	Enrolment	Number home schooled	Number of teachers	Total spending per student	Beginning teacher salary
Philadelphia	210210	627	11563	\$8,748	\$37,622
Morrisville Borough	971	19	76	\$10,620	\$37,781

Generally, the school has a solid foundation with a provision of special education service. In addition, significant attention is given to extra curriculum activities.

Morrisville Borough has an official site (<http://www.mv.org/schools/district/mainpg.htm>)



Grandview Elementary School



M. R. Reiter Elementary School



Morrisville High School

¹⁶ http://inquirer.philly.com/specials/2004/report_card/

Public Transportation Services

The majority of the residents have their own vehicles, and very few depend on public transportation.

Total:	5,005
Car, truck, or van:	4,610
Drove alone	3,984
Carpooled	626
Public transportation:	180
Bus or trolley bus	53
Streetcar or trolley car	0
Subway or elevated	14
Railroad	113
Ferryboat	0
Taxicab	0
Motorcycle	0
Bicycle	17
Walked	109
Other means	13
Worked at home	76

Brownfield

Over the last three (3) years, the Redevelopment Authority of the County of Bucks (BCRDA) has been the leading force in the redevelopment of Brownfield properties in Bucks County. It has been the recipient of a \$200,000.00 National Brownfield’s Pilot a Demonstration grant from the federal government (EPA), allowed the BCRDA to develop an inventory of Brownfield properties within the state designated Enterprise Zone, located in Bristol Borough, Bristol Township, Bensalem Township, Tullytown Borough and Morrisville Borough. That successful effort resulted in additional state assistance for developers and increased economic opportunities for these six communities and is now viewed as a model program in the Commonwealth and beyond.¹⁷

Brownfield conditions are being studied and addressed through the Bucks County Waterfront Revitalization Plan. These efforts are to improve access to the riverfront and promoting targeted economic development. (Further information can be found in Appenix-9)



Property: **USX-Fairless**
 Street Address: **Tyburn Road**
 City: **Morrisville, Pa 19067**
 Municipality: **Falls Township**
 Size of Property (acres): **1,500.00**



Property: **USX-PHASE 3**
 Street Address: **Tyburn Road**
 City: **Morrisville, Pa 19067**
 Municipality: **Falls Township**
 Size of Property (acres): **110.00**



Property: **USX-PHASE 4**
 Street Address: **Tyburn Road**
 City: **Morrisville, Pa 19067**
 Municipality: **Falls Township**
 Size of Property (acres): **105.00**

¹⁷ <http://www.bcrda.com/brownfield-projects.html>



The EPA has selected Bucks County as a Brownfield's Pilot. Since mid-century, the economic vitality of Bucks County has centered around a manufacturing industrial base located along the Delaware River. The losses of 10,000 jobs at U.S. Steel and industrial downsizing over the past two decades have resulted in the county's high unemployment rate. There are more than three square miles of vacant industrial facilities, under-used buildings, and abandoned properties in the county. County Commissioners are trying to facilitate the revitalization of older, abandoned, and under-used buildings within Bucks County, particularly within these Enterprise Zone communities. Businesses that want to locate in the county tend to avoid brown fields and their suspected contamination despite accessibility to a large, high-quality workforce and an established transportation network. Instead, businesses often elect to locate in undeveloped parts of the county, which has exacerbated urban decay and suburban sprawl.¹⁸

The objective of this Brownfield pilot is to initiate a comprehensive assessment of potentially contaminated industrial and commercial properties that would be appropriate for private sector investment. The pilot will focus on brownfields within three Enterprise Zone communities—Bristol Township, Bristol Borough, and Morrisville Borough.

Crime

The following statistics show the "index crime rate" for Morrisville Borough. This number is a composite measure of violent crimes and civil crimes.¹⁹

- 1 murder (9.9 per 100,000)
- 0 rapes (0.0 per 100,000)
- 11 robberies (108.7 per 100,000)
- 15 assaults (148.3 per 100,000)
- 33 burglaries (326.2 per 100,000)
- 264 larceny counts (2609.2 per 100,000)
- 78 auto thefts (770.9 per 100,000)

¹⁸ <http://www.epa.gov/brownfields/html-doc/bucksco.htm>

¹⁹ <http://www.city-data.com/city/Morrisville-Pennsylvania.html/>

8.0 Local Labor Force

Morrisville has 0.4% of the population that has uncompleted schooling. Most of the population has completed high school and is without a bachelor degree (approximately 39%). Only 6% of population has a graduate or a professional degree

Education, Employment and Occupation (Summary File 3)

Education Attainment

	Male	Female	Total	
	3,165	3,574	6,739	100.0%
No schooling completed	19	5	24	0.4%
Nursery to 4th grade	11	18	29	0.4%
5th and 6th grade	16	6	22	0.3%
7th and 8th grade	72	48	120	1.8%
9th grade	58	44	102	1.5%
10th grade	75	112	187	2.8%
11th grade	87	76	163	2.4%
12th grade, no diploma	164	132	296	4.4%
High school graduate (includes equivalency)	1,151	1,468	2,619	38.9%
Some college, less than 1 year	239	338	577	8.6%
Some college, 1 or more years, no degree	368	418	786	11.7%
Associate degree	207	351	558	8.3%
Bachelor's degree	471	369	840	12.5%
Master's degree	161	134	295	4.4%
Professional school degree	36	35	71	1.1%
Doctorate degree	30	20	50	0.7%

Education level in Morrisville Borough	%
No school completed	0.4%
With some schooling but without high school diploma	13.6%
completed high school but without a bachelor degree	38.9%
with a collage degree or Associate degree	28.5%
with a bachelor degree	12.5%
with a graduate or professional degree	6.2%
Total	100.0%

Employment Status

Little of the population is in the armed forces, thus making civilian force participation rate and civilian labor participation almost similar

Total:	7,700
Male:	3,617
In labor force:	2,769
In Armed Forces	5
Civilian:	2,764
Employed	2,699
Unemployed	65
Not in labor force	848
Female:	4,083
In labor force:	2,550
In Armed Forces	0
Civilian:	2,550
Employed	2,430
Unemployed	120
Not in labor force	1,533

Civilian Labor Force Participation Rate	
Male	76.5%
Female	62%
Total	69.1%

Labor Force Participation Rate	
Male	76.6%
Female	62.5%
Total	33.2%

Civilian Unemployment Rate	
Male	2.36%
Female	4.71%
Total	3.48%

Occupational Skills

The following areas are the majority of the occupational skills

Management, professional and related occupation 31%

Sales and office occupation 30%

Office and administrative support 21%

Further details can be found in Appendix-7

Income and Earnings 1999 (Summary File 3)**Household Income in 1999**

Total:	4,145	100%
Less than \$10,000	357	9%
\$10,000 to \$14,999	232	6%
\$15,000 to \$19,999	158	4%
\$20,000 to \$24,999	288	7%
\$25,000 to \$29,999	296	7%
\$30,000 to \$34,999	372	9%
\$35,000 to \$39,999	236	6%
\$40,000 to \$44,999	196	5%
\$45,000 to \$49,999	186	4%
\$50,000 to \$59,999	429	10%
\$60,000 to \$74,999	519	13%
\$75,000 to \$99,999	462	11%
\$100,000 to \$124,999	279	7%
\$125,000 to \$149,999	42	1%
\$150,000 to \$199,999	72	2%
\$200,000 or more	21	1%

Self Employment Income

Total:	4,145
With self-employment income	354
No self-employment income	3,791

Social security income

Total:	4,145
With Social Security income	1,085
No Social Security income	3,060

Public Assistant

Total:	4,145
With public assistance income	75
No public assistance income	4,070

Retirement Income

Total:	4,145
With retirement income	760
No retirement income	3,385

These numbers indicate that the majority of the community's income is from self employment. And most of the community does not have social security, public assistance and retirement income.

Employment in 1990 – SF3

Total:	7759
Male:	3688
In labor force:	3037
In Armed Forces	11
Civilian:	3026
Employed	2902
Unemployed	124
Not in labor force	651
Female:	4071
In labor force:	2505
In Armed Forces	0
Civilian:	2505
Employed	2317
Unemployed	188
Not in labor force	1566

Civilian Labor Force Participation Rate

Male	82.3%
Female	62%
Total	71.4%

Labor Force Participation Rate

Male	82.3%
Female	61.5%
Total	32.4%

Civilian Unemployment Rate

Male	4.11%
Female	7.50%
Total	5.64%

Employment in 2000 – SF3

Total:	7,700
Male:	3,617
In labor force:	2,769
In Armed Forces	5
Civilian:	2,764
Employed	2,699
Unemployed	65
Not in labor force	848
Female:	4,083
In labor force:	2,550
In Armed Forces	0
Civilian:	2,550
Employed	2,430

Civilian Labor Force Participation Rate

Male	76.5%
Female	62%
Total	69.1%

Labor Force Participation Rate

Male	76.6%
Female	62.5%
Total	33.2%

Civilian Unemployment Rate

Male	2.36%
Female	4.71%
Total	3.48%

Unemployed	120
Not in labor force	1,533

There has been a decrease in the percentage of civilian male labor force participation. But there has been a minor increase in female labor force participation. There are fewer men in the armed force in 2000.

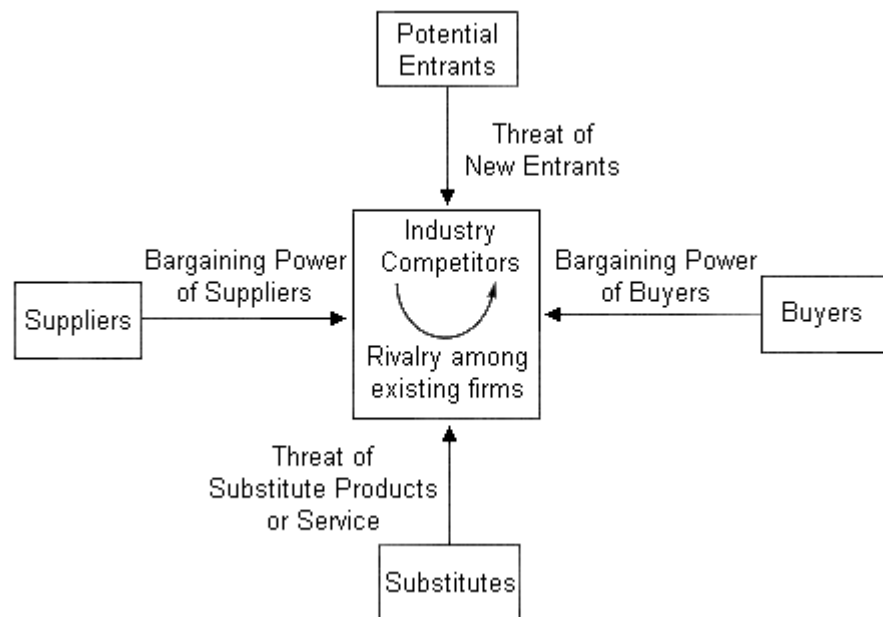
Michael Porter's Inner City Theory

Based on Michael Porter's argument, a center city should have a competitive advantage and strategize its growth. He presented a cluster idea. A cluster is a geographically proximate group of interconnected companies and industries that serve particular customers, have similar products, and are actively supported by key, common entities. These include specialized suppliers, industry-knowledgeable universities, trade associations, legal and financial experts and government agencies.

Clusters arise out of the linkages or externalities that span across industries in a particular location.

Morrisville Borough doesn't have a specialized niche that it can build on, but it has great assets like history and geography which it can. Ferry industry and tourism could be one area, especially that the community has a solid history in that aspect. Complementarities would eventually evolve, such as temporary accommodation, restaurants and other amenities. The inner city would eventually be a potential location for revitalizing the assets of the community.

Michael Porter presented a concept that has become known as the "five forces model".



9.0 Local Government and Fiscal Conditions

Tiebout and Localism

Tiebout's (1956) suggestion that people "vote with their feet" to find the community that provides their optimal bundle of taxes and public goods has played a central role in the theory of local public finance over the past 50 years.

The Tiebout model depends on a set of basic assumptions. The primary assumptions are that consumers are free to choose their communities, enjoying perfect mobility and perfect information. This essentially means that they can move from community to community at no cost, and that they know everything they need to know about services provided by local governments and the tax rates of all local governments. The Tiebout model has been shown to be most accurate in suburban areas with many different independent communities. Moving between communities in these areas tends to have the lowest costs, and the set of possible choices is very diverse. In rural communities or areas without clusters of communities in geographic proximity, the Tiebout model seems to have little correlation with reality.

Tax:

Morrisville Borough has a state-funded property tax relief of \$644,290. A 12.5% reduction in residential real estate taxes collected per household property tax reduction is \$338.

10.0 Local and Regional Economic Conditions

Spatial Mismatch

The Spatial Mismatch Idea (SMH) expressed by John Kain (1988) is that the suburbanization of jobs and serious limitations on black residential choice have acted together to create a surplus of workers relative to the number of available jobs in inner-city neighborhoods where blacks are concentrated. This situation may result in joblessness, lower wages, and longer commutes for black workers.²⁰

Morrisville Borough is a relatively homogenous community. The majority of the population is white (77%). On the other hand, the area of the borough is only 1.8 square miles. These elements reduce the SMH effect in community. Also, judging from the commuting pattern, most of the residents work in the same area.

However, the socio-economic segregation is clear when examining tow of Morrisville Borough's census:

	African American	White Not Hispanic
Median Family income in 1999 (SF3)	\$ 31,083	\$ 58,924

	African American	White Not Hispanic
Per capita income in 1999 (SF3)	\$ 14,541	\$ 23,941

²⁰ Ihlanfeldt, Keith R. and Sjoquist David L., "The Spatial Mismatch Hypothesis: A review of Recent Studies and Their Implications for Welfare Reform", Housing Policy Debate, Volume 9, Issue 4, (Fannie Mae Foundation 1988), at pp 849

11.0 Other Information

Entertainment

There have been two major movies filmed in Morrisville Borough

- 1- The Drunkard: Directed by Julie Eshbaugh and starring Bill Algeo
- 2- Signs : Directed by M. Night Shyamalan and starring Mel Gibson

Historically

An interesting fact about Morrisville Borough is that, George Washington had his headquarters in the borough in December 1776.

Sports:

In 1955, the Morrisville Borough Little League baseball team defeated Merchantville, NJ to claim the Little League World Series title. It is one of four Pennsylvania teams to have won the tournament since its inception in 1947.

Libraries

There are 25 libraries within 10 miles of Morrisville Borough, and one library in the borough.

The following is the Library information in Morrisville²¹

	Number	Number per capita
Collection		
Books & Serial Volumes:	20,256	2.03
Subscriptions:	53	
Videos:	412	
Audio Materials:	263	
Services (per year):		
Library Visits:	11,179	1.12
Total Circulation:	47,638	4.78
Reference Transactions:	5,182	0.52
Interlibrary Loans Provided:	276	0.03

²¹ <http://www.epodunk.com>

Interlibrary Loans Received:	208	0.02
Circulation of Children's Materials:	18,289	
Children's Program Attendance:	2,895	

12.0 Conclusion

Morrisville Borough is strategically located on the Delaware River in Lower Bucks County. Historically, the location of the borough played a vital role in its economic success. The river frontage not just attracted manufacturing industries which provided job opportunities for the residents, but also opened a gate other states. This value today is undermined, and a proper revitalization plan on the bank of the Delaware River would be an opportunity to give a niche to the county.

With the flood of April 2005, all developments along the Delaware river should have a careful study on the water hydraulics to prevent any future damage to water front developments.

Morrisville Borough should address the Brownfield issue. Wisely resolving brownfields issues would benefit the community in many ways, some of which are:

- Turns unsightly areas into newly landscaped grounds and modern structures.
- New buildings increase local tax base and create new jobs.
- Revitalize depressed urban areas.
- Opportunity to involve the community in the decision-making process
- If properly overseen, Brownfield redevelopment addresses the environmental deficiencies of the existing site, improving the environmental quality of the surrounding community.
- Development on Brownfield means less development of untainted open space and utilization of existing infrastructure (such as water, sewer, and roads); can help mitigate sprawl.

The nature of Morrisville Borough has been attracting more middle income class families. The additional population would increase the demand on the civic amenities. A considered plan should be put in place to address the additional demands.