

APPENDICES

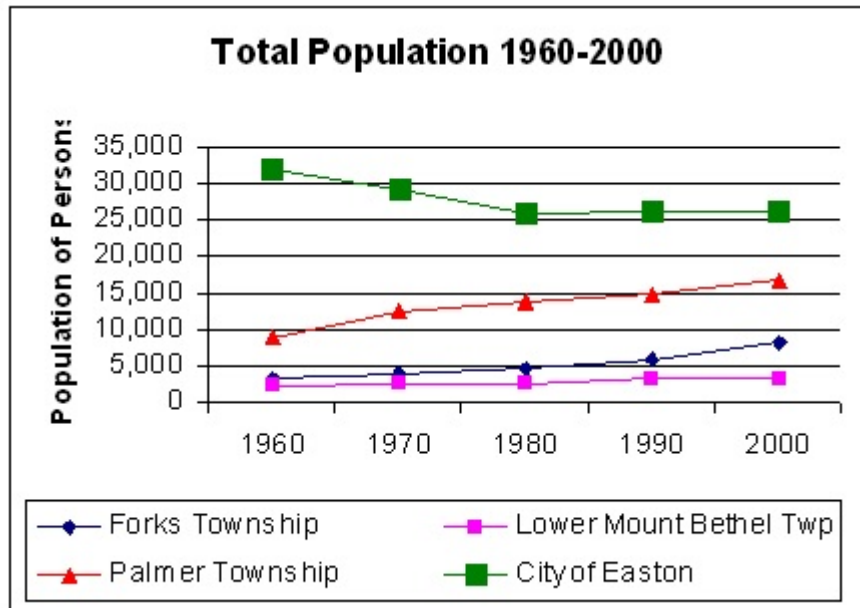
POPULATION AND HOUSING OF FORKS

This section describes various characteristics of the population and housing of Forks Township, with comparisons to surrounding municipalities. All data is from the U.S. Census, unless otherwise stated.

Total Population

According to the U.S. Census Bureau, the 2006 population estimate for Forks Township was 13,551 - a 61% increase in six years. That is one of the largest increases of any municipality in Pennsylvania or New Jersey.

Forks Township has been growing exponentially since 1960, but has recently seen a large explosion within its population in the 1990s and the first decade after 2000. The rate of housing construction has slowed in the years 2007 and 2008 as part of a national trend.



Forks has had the highest percentage increase in population in the Lehigh Valley in recent years. From 1990 to 2000, Forks had a population growth rate of 42.1%. Among nearby municipalities, Palmer had the next highest growth rate at 12.3%.

TOTAL POPULATION 1960-2000

Municipality	Population					1990-2000 Change	
	1960	1970	1980	1990	2000	Number	Percent
Forks Township	3,249	3,930	4,612	5,923	8,419	2,496	42.1
Lower Mount Bethel Twp	2,307	2,531	2,745	3,187	3,228	41	1.3
Palmer Township	8,823	12,684	13,926	14,965	16,809	1,844	12.3
City of Easton	31,955	29,450	26,027	26,276	26,263	-13	-0.1
Northampton County	201,412	214,545	225,418	247,105	267,066	19,961	8.1

Population Density

Population density measures the concentration of a municipality’s population compared to the amount of land. Boroughs and cities typically have a higher population density because of their built urban environment. Forks Township’s average density is moderated by the existence of large areas of farmland in the northeastern part of the Township.

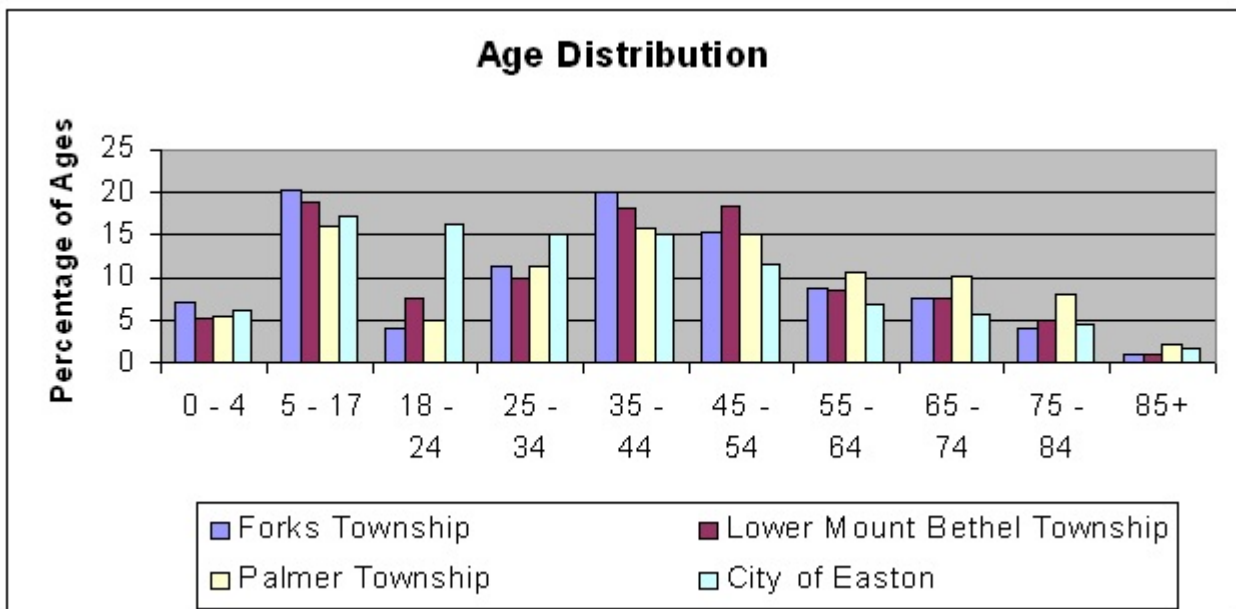
**POPULATION DENSITY
1990-2000**

Municipality	Area (sq. mi.)	1990		2000		Change in Population Density, 1990-00
		Population	Pop./Sq.Mi.	Population	Pop./Sq.Mi.	
Forks Township	12.1	5,923	490	8,419	695.8	42.1
Lower Mount Bethel Twp	24.2	3,187	131.7	3,228	133.4	1.3
Palmer Township	10.7	14,965	1398.6	16,809	1570.9	12.3
City of Easton	4.3	26,276	6110.7	26,263	6107.7	-0.1
Northampton County	373.8	247,105	661.1	267,066	714.5	8.1

Forks Township is slightly less dense than the average for Northampton County, but much less dense than Palmer Township and the City of Easton. Both the City of Easton and Palmer Township have smaller land areas than Forks.

Age

Information about the age of residents is important because many community services, such as recreation, senior center programs, and volunteer efforts, focus on specific populations based upon age.



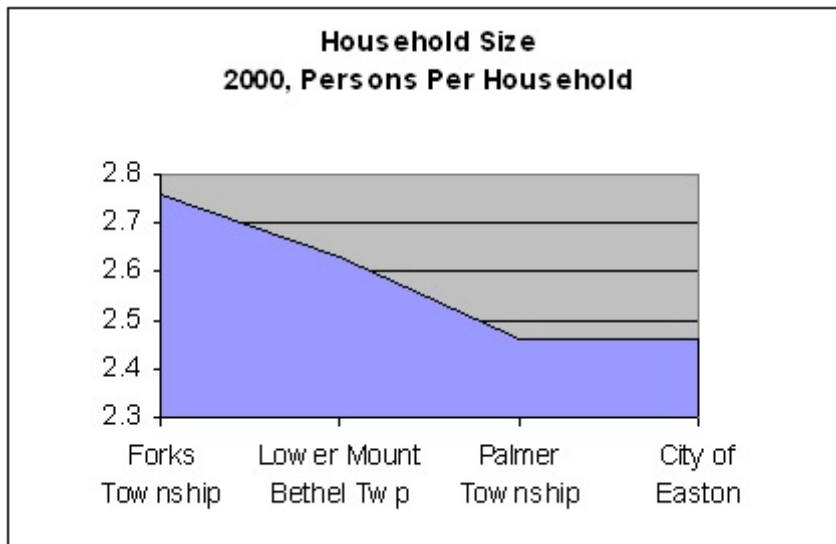
AGE DISTRIBUTION - 2000

Age Distribution	Forks Township		Lower Mt. Bethel Twp.	Palmer Twp.	City of Easton
	#	%	%	%	%
0 - 4	611	7.3	5.2	5.5	6.2
5 - 17	1,710	20.3	18.8	16.1	17.2
18 - 24	366	4.3	7.4	4.9	16.3
25 - 34	951	11.3	10.1	11.5	15
35 - 44	1,687	20.1	18	15.8	14.9
45 - 54	1,285	15.2	18.3	15	11.6
55 - 64	743	8.8	8.7	10.6	7
65 - 74	640	7.6	7.4	10.3	5.8
75 - 84	344	4.1	4.9	8	4.4
85+	82	1	1.2	2.3	1.6
TOTAL	8,419	100	100	100	100
Median Age	-	38.6	40.3	42.7	32

Forks Township has a large proportion of majority of families with children, as seen in the 5-17 and 35-44 age cohorts. Palmer Township has the highest majority of residents 55 and over. The City of Easton has the largest number of college-aged residents, between the ages of 18-24, which is affected by Lafayette College.

Household Size

The term “household” refers to all persons living in a housing unit, whether related or not. Average household size is another indicator of population changes. According to 2000 census, among the four municipalities, Forks Township had the largest household size, with an average of 2.76 persons per household. The City of Easton, which has many rental units and a high proportion of senior citizens, is tied with Palmer Township for the lowest household size, at an average of 2.45.



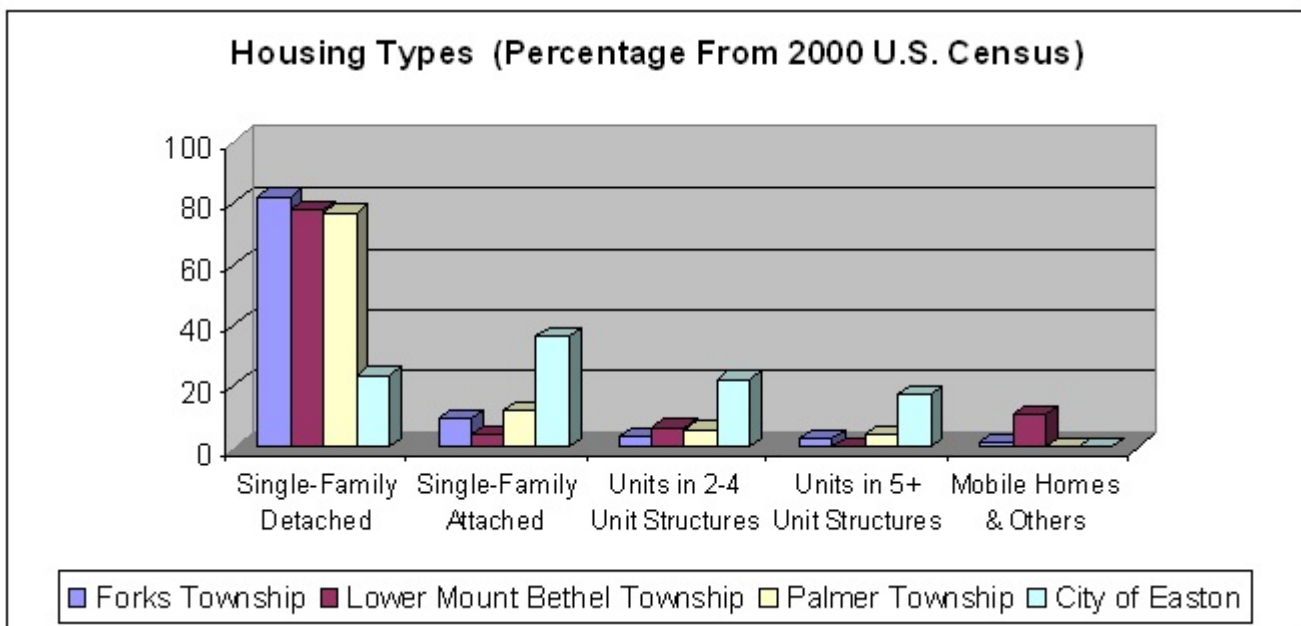
**HOUSEHOLD SIZE
1990-2000**

MUNICIPALITY	PERSONS PER HOUSEHOLD		CHANGE, 1990-2000	
	1990	2000	#	%
Forks Township	2.71	2.76	0.05	1.9
Lower Mount Bethel Twp	2.81	2.63	-0.18	-6.4
Palmer Township	2.67	2.46	-0.21	-7.9
City of Easton	2.51	2.46	-0.05	-2

Forks Township’s average household size is affected by the large number of households with children, as opposed to places such as Easton have a larger number of one and two person households. In most municipalities across the country, the average number of persons per household has decreased, because of increased rates of divorce, separation, delaying of marriage and longer life spans. However, in Forks Township, the average household increased slightly from 1990 to 2000. Household size trends are also affected by aged parents moving in with their children, and young adults living with their parents for longer periods of time, such as students returning from college.

Housing Types

Forks Township has a high percentage (83%) of single-family detached housing units. That percentage is common among suburban townships. Since the 2000 Census was completed, Forks Township has experienced a large amount of construction of mainly single family detached houses and townhouses. A number of apartment projects have been approved in earlier years, but have not yet been built. Easton has the lowest percentage of single-family housing units (22.3%), with a higher percentage of rowhouses and apartments.



HOUSING TYPES -1990-2000

Unit Structure	Forks Township				Lower Mt. Bethel Twp.	Palmer Twp.	Easton
	1990		2000		2000	2000	2000
	#	%	#	%	%	%	%
Single-Family Detached	1,874	83	2,585	81.8	78	76.6	23.5
Single-Family Attached	166	7.3	295	9.3	4.5	12.7	36.6
Units in 2-4 Unit Structures	80	3.5	115	3.6	6.5	6.2	22.6
Units in 5+ Unit Structures	97	4.3	101	3.2	0	4.4	17.1
Mobile Homes & Others	42	1.9	63	2.1	11	0	0.2
TOTAL	2,259	100	3,159	100	100	100	100

In Forks Township, the percentage of single-family detached housing units decreased by 1.2% from 1990 to 2000, mainly because of the construction of townhouses. Every other housing type category rose, with the exception of units in 5+ unit structures. Lower Mount Bethel increased its single-family detached housing units by 6.7%, while Palmer Township decreased by 7.7% from 1990-2000, according to the U.S. Census. The City of Easton’s housing types experienced little overall change from 1990 and 2000, with a high percentage of rownhouses and apartments.

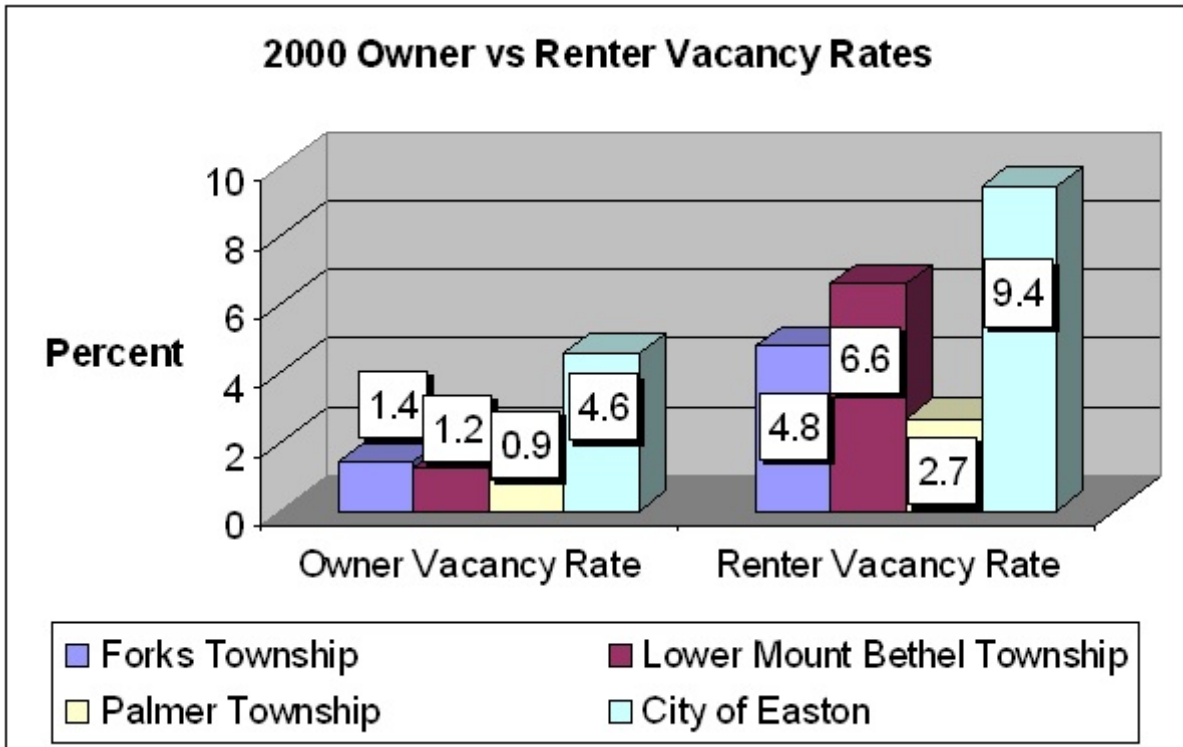
Housing Ownership and Vacancy

Home ownership and vacancy rates are two important measures of the quality of a community’s housing stock. Owners have a larger stake in caring for property than renters, so a large proportion of owner-occupied housing is desirable. Vacancy is needed to offer choice within the housing market, but high vacancy rates indicate that local housing may not be desirable on the open market.

HOUSING OWNERSHIP AND VACANCY,1990-2000

Unit Structure	Forks Township				Lower Mt. Bethel Twp.		Palmer Twp.		City of Easton	
	1990		2000		2000		2000		2000	
	#	%	#	%	#	%	#	%	#	%
Owner-Occupied	1,872	85.6	2,721	89.7	998	81.6	5,788	86.2	4,632	48.5
Renter-Occupied	314	14.4	314	10.3	225	18.4	928	13.8	4,912	51.5
Total Occupied	2,186	100	3,035	100	1,223	100	6,716	100	9,544	100
Vacant Units	73	-	124	-	124	-	149	-	1,001	-
Owner Vacancy Rate	-	1.2	-	1.4	-	1.2	-	0.9	-	4.6
Renter Vacancy Rate	-	5.7	-	4.8	-	6.6	-	2.7	-	9.4

As of 2000, Forks Township had nearly a 90% owner-occupied housing rate. When compared to its surrounding municipalities, it ranks as the highest for owner-occupied, while Easton ranks the lowest at 48.5% owner-occupied housing units.



Forks Township has a fairly low owner and renter vacancy rate, according to the 2000 U.S. Census. Vacancy rates between 1990 and 2000, in Forks, stayed constant for owner-occupied housing units but experienced a decrease in the renter-occupied units.

Age of Housing Stock

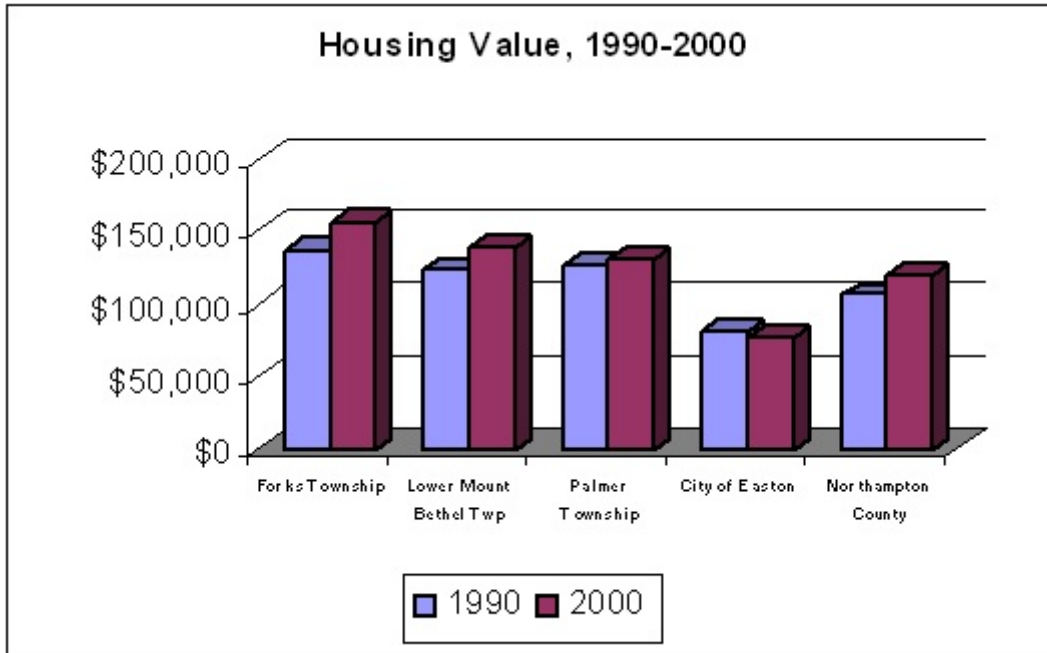
Age of housing stock is another important factor when looking at a community. The age of the infrastructure can show economic growth, if new housing units have been built. In Forks, nearly 1,000 new homes have been built since 1990.

AGE OF HOUSING STOCK, 2000

YEAR BUILT	Forks Township	Lower Mount Bethel Township	Palmer Township	City of Easton
1999 TO 3/2000	236	0	250	-22
1995 to 1998	336	91	663	118
1990 to 1994	417	124	412	157
1980 to 1989	587	159	837	341
1970 to 1979	372	218	994	660
1960 to 1969	266	113	1,095	600
1940 to 1959	626	257	2,029	1,779
1939 or earlier	319	385	585	6,868
Total	3,159	1,347	6,865	10,545
Built Prior to 1970 (%)	38.3%	56.1%	54.0%	87.7%

Housing Value

Housing values are another way to see the condition of the area’s housing stock. Forks Township has the highest housing value when compared to its surrounding municipalities.



When comparing the prices of 1990 and 2000, Forks had the highest rise in home prices, with a 14.4% increase. With Forks’ accessibility to major highways and its proximity to employment centers in Northern New Jersey, Forks has been experienced an in-migration of residents from New Jersey and New York.

HOUSING VALUE 1990-2000

MUNICIPALITY	MEDIAN VALUE OF OWNER-OCCUPIED HOUSING		CHANGE, 1990-2000	
	1990	2000	NUMBER	PERCENT
Forks Township	\$136,400	\$156,000	\$19,600	14.4%
Lower Mount Bethel Twp	\$122,400	\$138,800	\$16,400	13.4%
Palmer Township	\$126,500	\$130,500	\$4,000	3.2%
City of Easton	\$80,500	\$77,000	-\$3,500	-4.3%
Northampton County	\$105,400	\$120,000	\$14,600	13.9%

Occupations of Residents

The occupations of local residents reflects education, training and abilities of individuals in addition to opportunities presented by regional employers. Forks Township has the majority of residents employed in occupations within the management, professional and related occupations and in the sales and office occupations. Palmer Township has similar characteristics to Forks, in this regard.

OCCUPATIONS OF LOCAL RESIDENTS - 2000

Employment by Occupation	Forks Township	Lower Mount Bethel Township	Palmer Township	City of Easton
Management, Professional, and Related Occupations	38.8%	23.5%	38.2%	24.5%
Service Occupation	10.8%	15.1%	11.4%	18.3%
Sales and Office Occupations	29.8%	25.3%	30.2%	24.4%
Farming, Fishing, Forestry Occupations	0.5%	0.0%	10.0%	10.0%
Construction, Extraction, Maintenance Occupations	6.9%	14.5%	6.5%	9.4%
Production, Transportation, Material Moving Occupations	13.3%	21.7%	13.6%	23.3%

Economic Sectors Employing Residents

The economic sections in which residents perform their occupations is another indication of the local economy. Historically, this breakdown of employment is closely related to the location of employers, particularly industries concentrated in certain areas. Forks Township’s residents have strong representation in manufacturing and educational, health and social services.

INDUSTRIES EMPLOYING LOCAL RESIDENTS - 2000

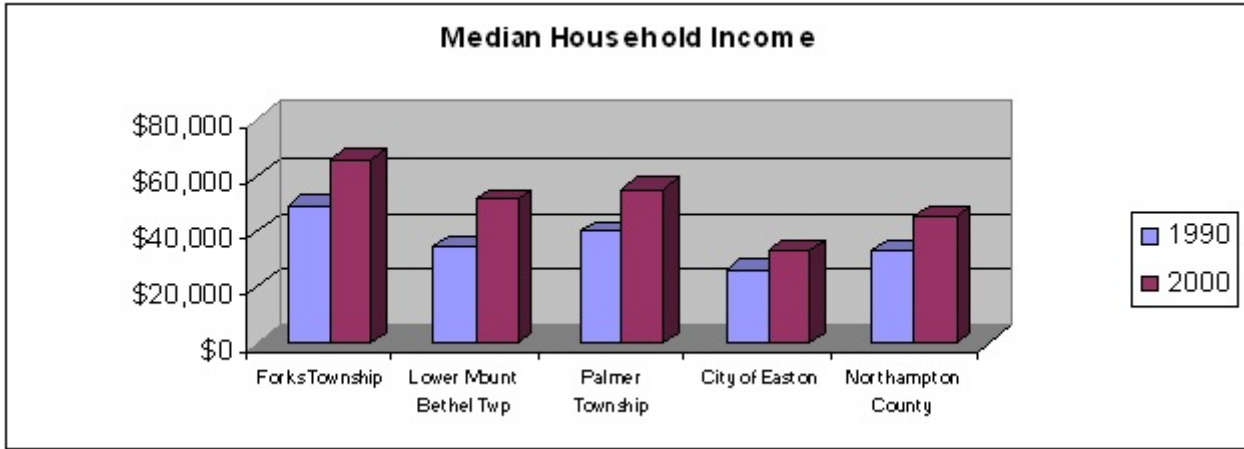
Employment by Industry	Forks Township	Lower Mount Bethel Township	Palmer Township	City of Easton
Agriculture, Forestry, Fishing, Hunting, Mining	0.6%	1.2%	2.0%	0.6%
Construction	3.8%	8.9%	3.7%	6.4%
Manufacturing	21.0%	23.0%	20.9%	20.8%
Wholesale Trade	4.5%	2.1%	3.7%	2.8%
Retail Trade	11.5%	11.5%	12.6%	11.5%
Transportation, Warehousing, Utilities	5.7%	6.5%	5.8%	4.8%
Information	3.6%	2.5%	4.0%	4.0%
Finance, Insurance, Real Estate, Renting, Leasing	8.4%	4.4%	4.6%	4.0%
Professional, Scientific, Management, Administrative, Waste Management Services	11.1%	11.9%	7.8%	8.1%
Educational, Health, Social Services	19.1%	15.8%	22.6%	22.3%
Arts, Entertainment, Recreation, Accommodation, Food Services	4.4%	3.4%	4.4%	7.2%
Other Services (except public administration)	3.1%	4.4%	3.6%	4.0%
Public Administration	3.2%	4.4%	4.3%	3.5%
Total	100.0%	100.0%	100.0%	100.0%

Income

Occupation and industry characteristics relate closely to statistics on income, two of which are median household income (the annual income for an entire household which represents the “middle” value for all households: and per capita income (average annual income per person). According to the 2000 census, Forks Township has the highest median household (\$66,055).

INCOME, 1990-2000

Municipality	Median Household Income				Per Capita Income			
	Amount		Change, 1990-2000		Amount		Change, 1990-2000	
	1990	2000	Dollars	Percent	1990	2000	Dollars	Percent
Forks Township	\$49,288	\$66,055	\$16,767	34	\$16,708	\$26,180	\$9,472	56.7
Lower Mount Bethel Twp	\$34,880	\$51,568	\$16,688	47.8	\$15,630	\$21,088	\$5,458	34.9
Palmer Township	\$40,231	\$55,419	\$15,188	37.8	\$17,348	\$25,722	\$8,374	48.3
City of Easton	\$26,365	\$33,162	\$6,797	25.8	\$11,319	\$15,949	\$4,630	40.9
Northampton County	\$32,890	\$45,234	\$12,344	37.5	\$14,562	\$21,399	\$6,837	47



Forks Township had a 56.7% increase in its per capita income from 1990-2000, the highest of the area municipalities. The City of Easton and Lower Mount Bethel had the lowest changes in per capita income from 1990-2000, while Palmer Township increased by nearly 50%.