

2010 State Land Use and Growth Management Report



Statutory Mandate

- PA Municipalities Planning Code Section 307:

“State Land Use and Growth Management Report. The Center for Local Government Services shall issue a land use and growth management report by the year 2005 and shall review and update the report at five-year intervals.”

Statutory Mandate

- PA Municipalities Planning Code Section 107:

"State Land Use and Growth Management Report, a comprehensive land use and growth management report to be prepared by the Center for Local Government Services and which shall contain information, data and conclusions regarding growth and development patterns in this Commonwealth and which will offer recommendations to Commonwealth agencies for coordination of executive action, regulation and programs."

2010 Report Objectives

- Information, trends, analysis
- Recommendations
- Best practices

2010

Feb 2010 | Mar 2010 | Apr 2010 | May 2010 | Jun 2010 | Jul 2010 | Aug 2010 | Sept 2010 | Oct 2010 | Nov 2010 | Dec 2010

2011

1 – Data Collection

2 – Analysis

3 – Projection

4 – Recommendations

5 – Best Practices

Work Scope

1

Synthesis of recent reports
Data collection focused on key issues
Survey of Counties

2

Summary of data collection, surveys, meetings & interviews
Data/Analysis Report

3

Summary of key issues & trends
Issues Projection Profile Report

4

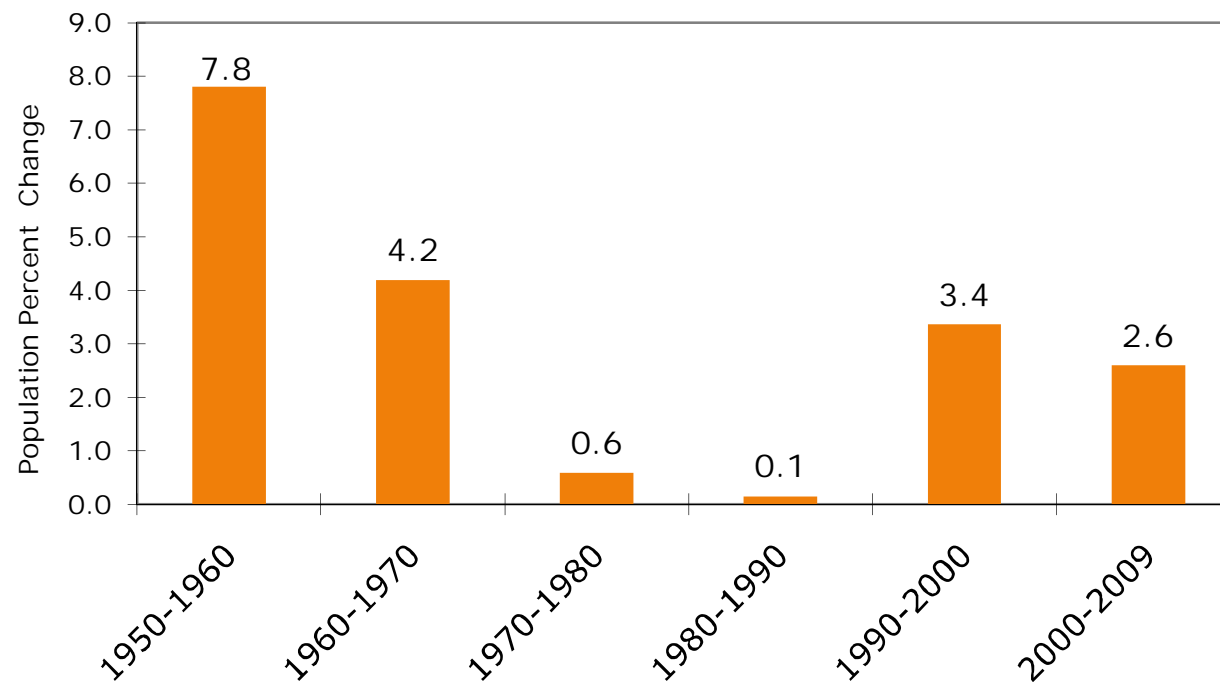
Incorporate previous & consider new recommendations
Recommendations Report
Draft/Final 2010 Report

5

BP draft report
Website (under separate contract)

Socioeconomic Setting

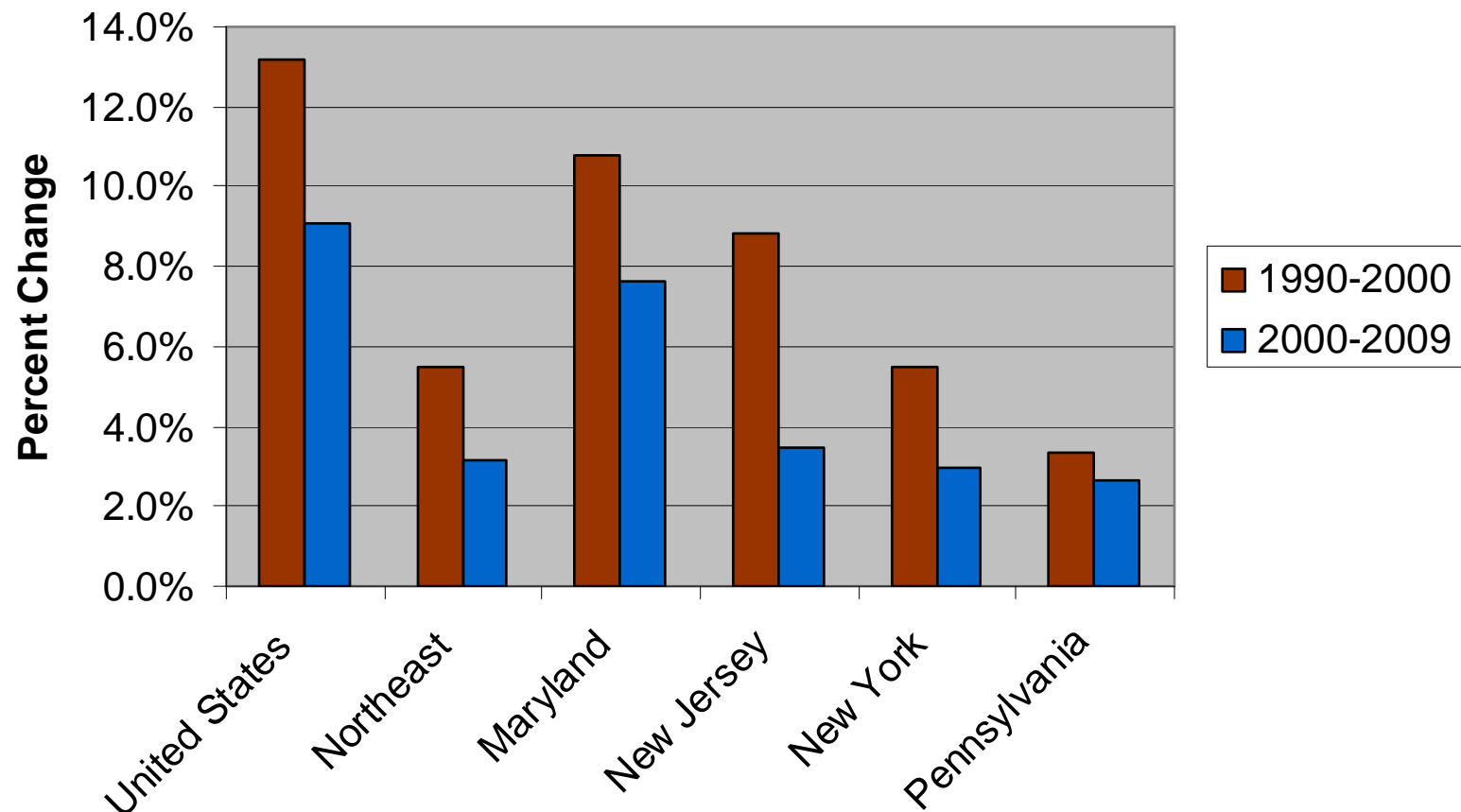
Pennsylvania Population Change 1950-2009



Source: US Census Bureau

Socioeconomic Setting

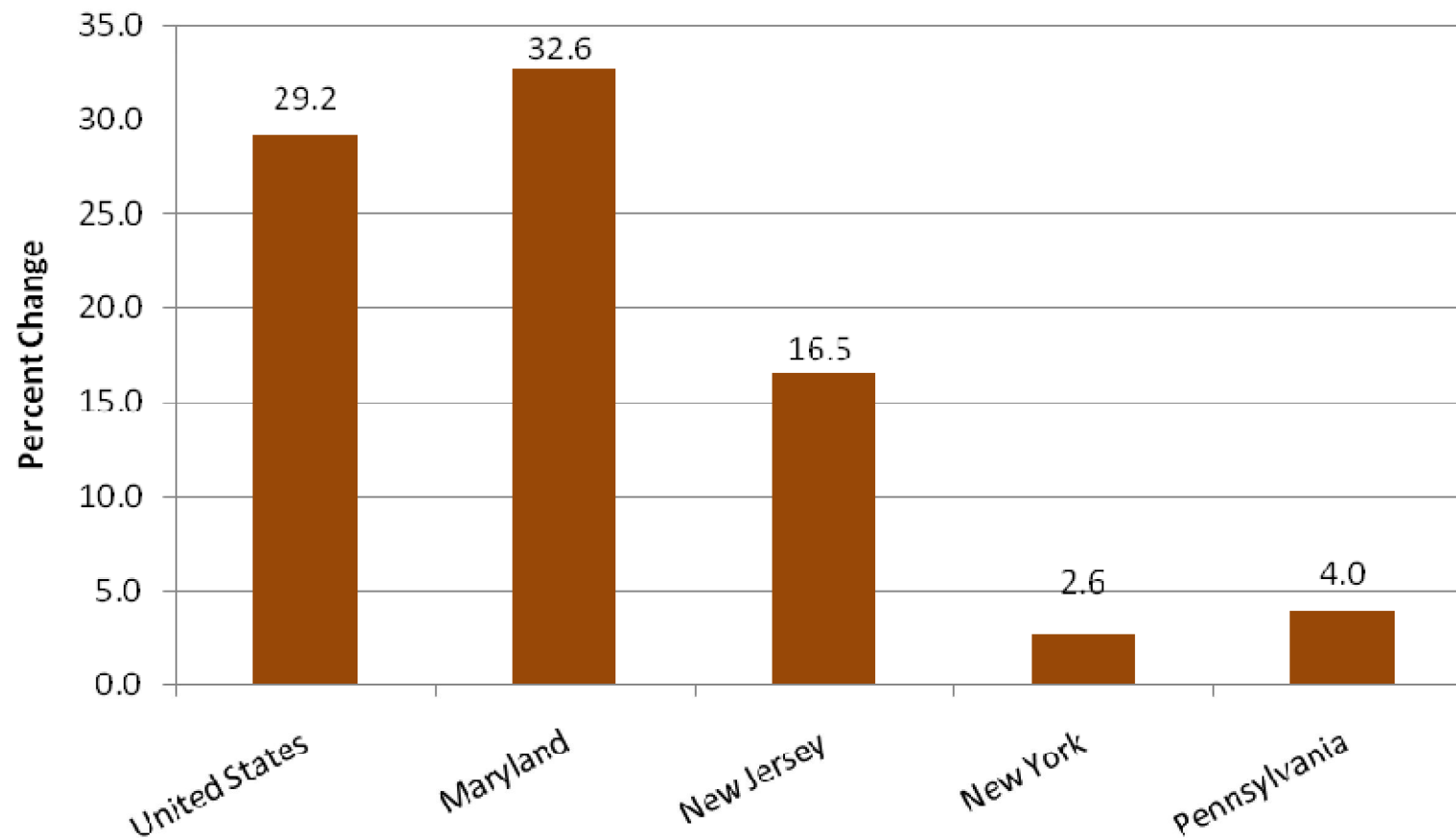
Population Change 1990-2000 & 2000-2009



Source: US Census Bureau

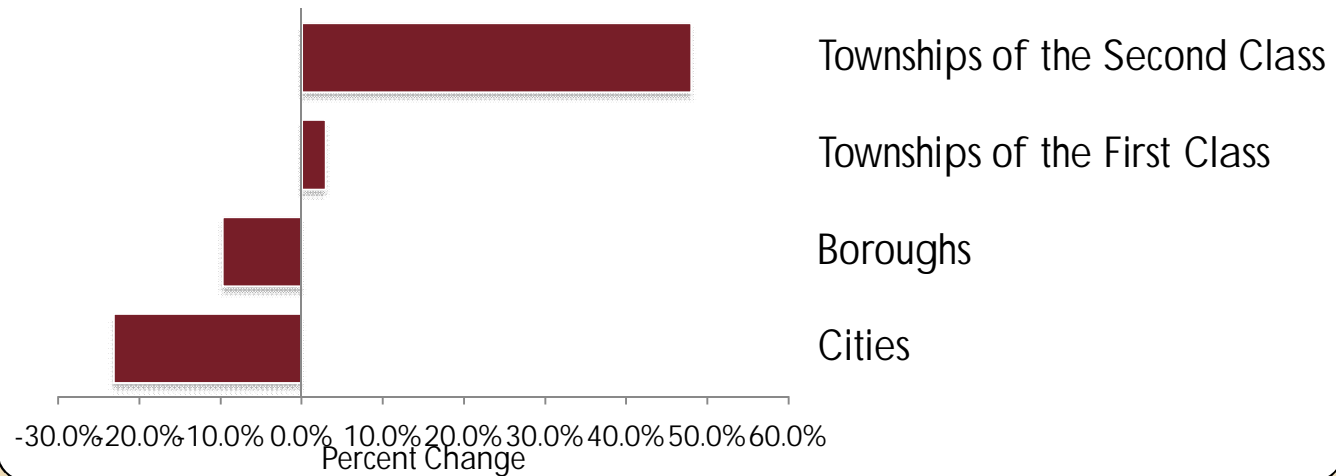
Socioeconomic Setting

Population Change Projections 2000-2030



Source: US Census Bureau

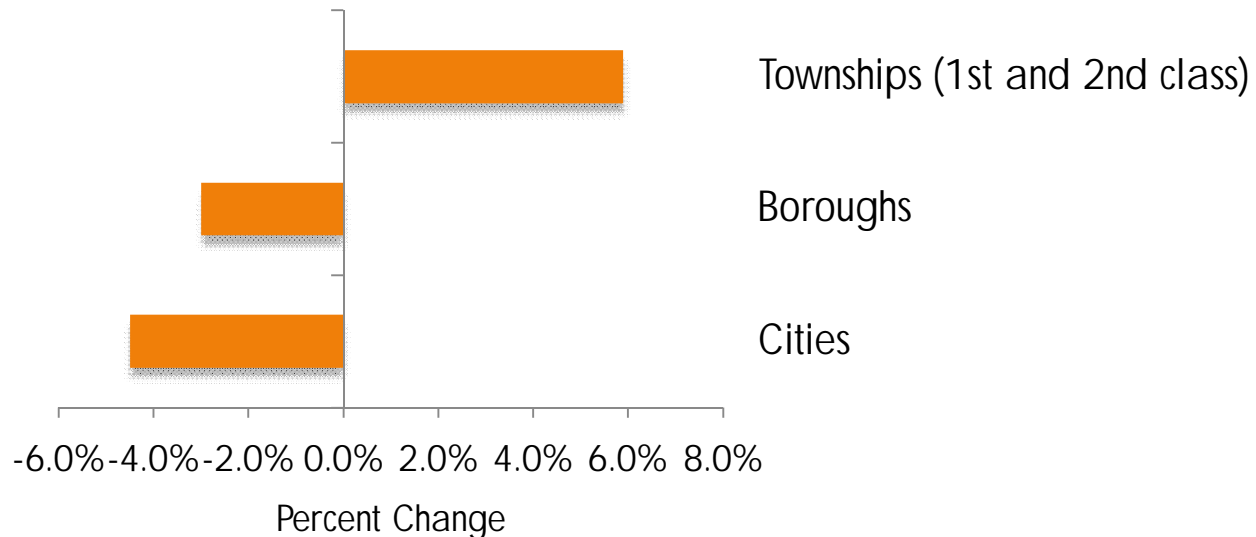
Socioeconomic Setting



Population Change
by Municipality
Type, 1970-2000

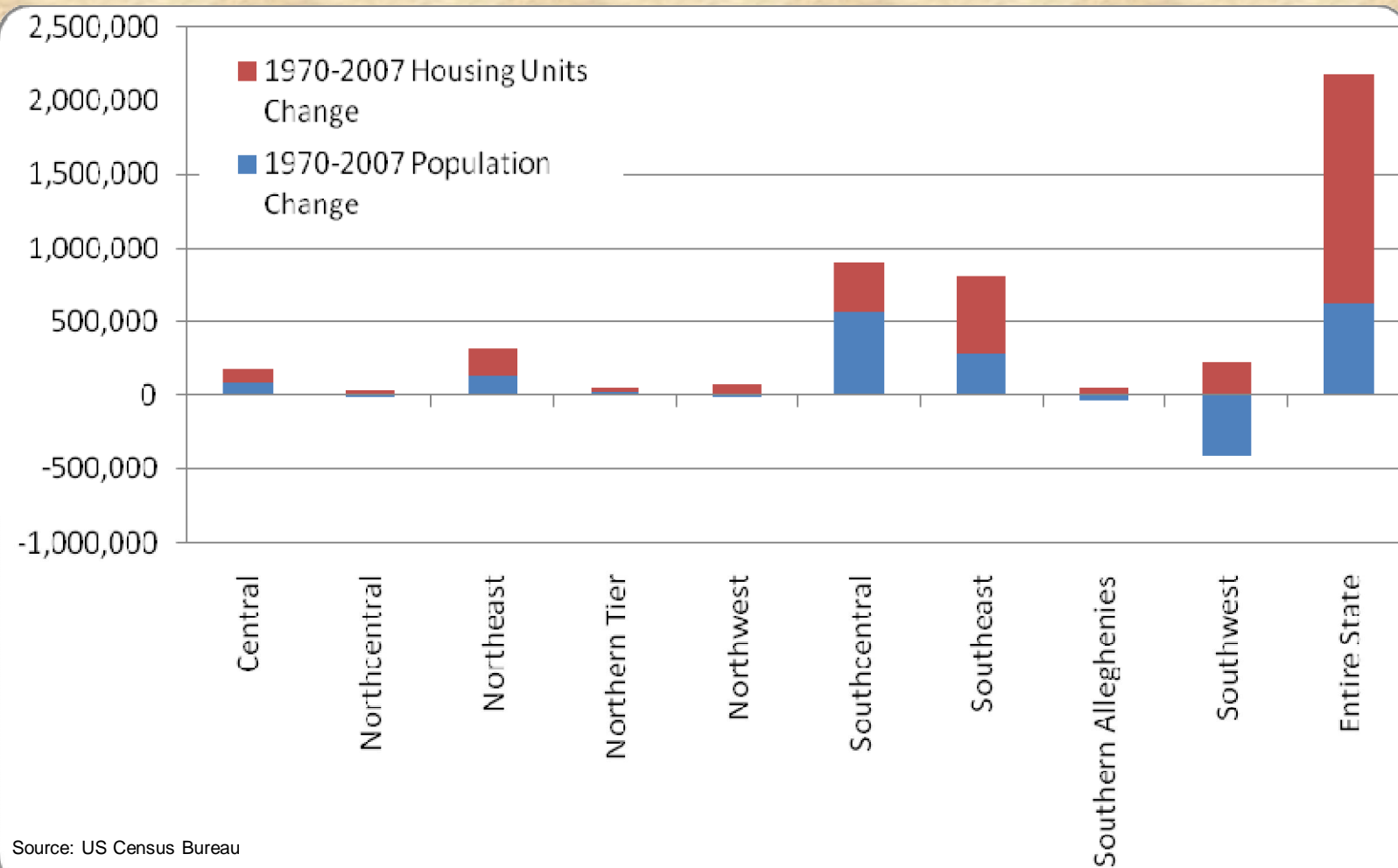
Population Change
by Municipality
Type, 2000-2008

Source: US Census Bureau



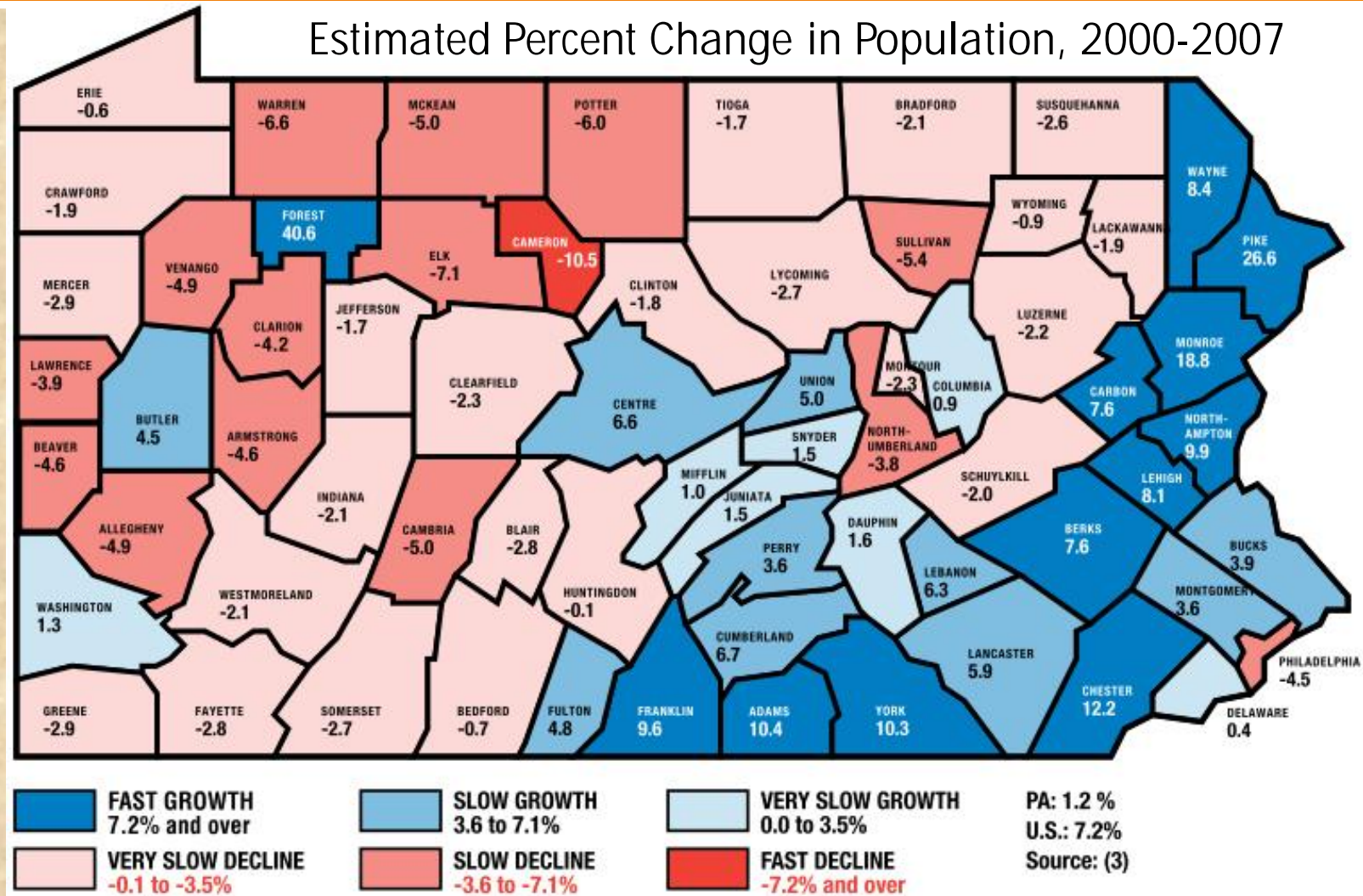
Socioeconomic Setting

Change in Population and Housing Units, 1970-2007



Socioeconomic Setting

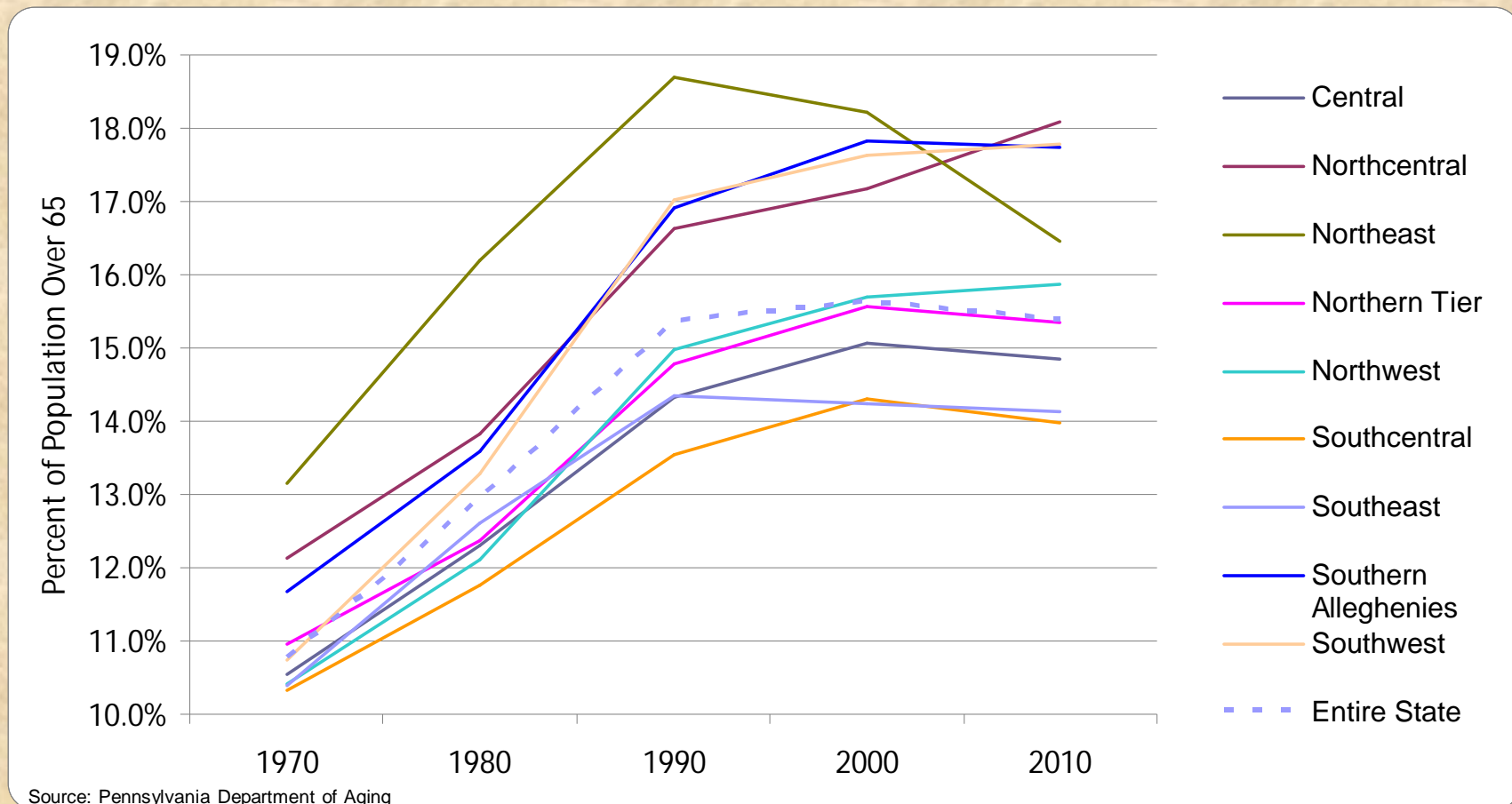
Estimated Percent Change in Population, 2000-2007



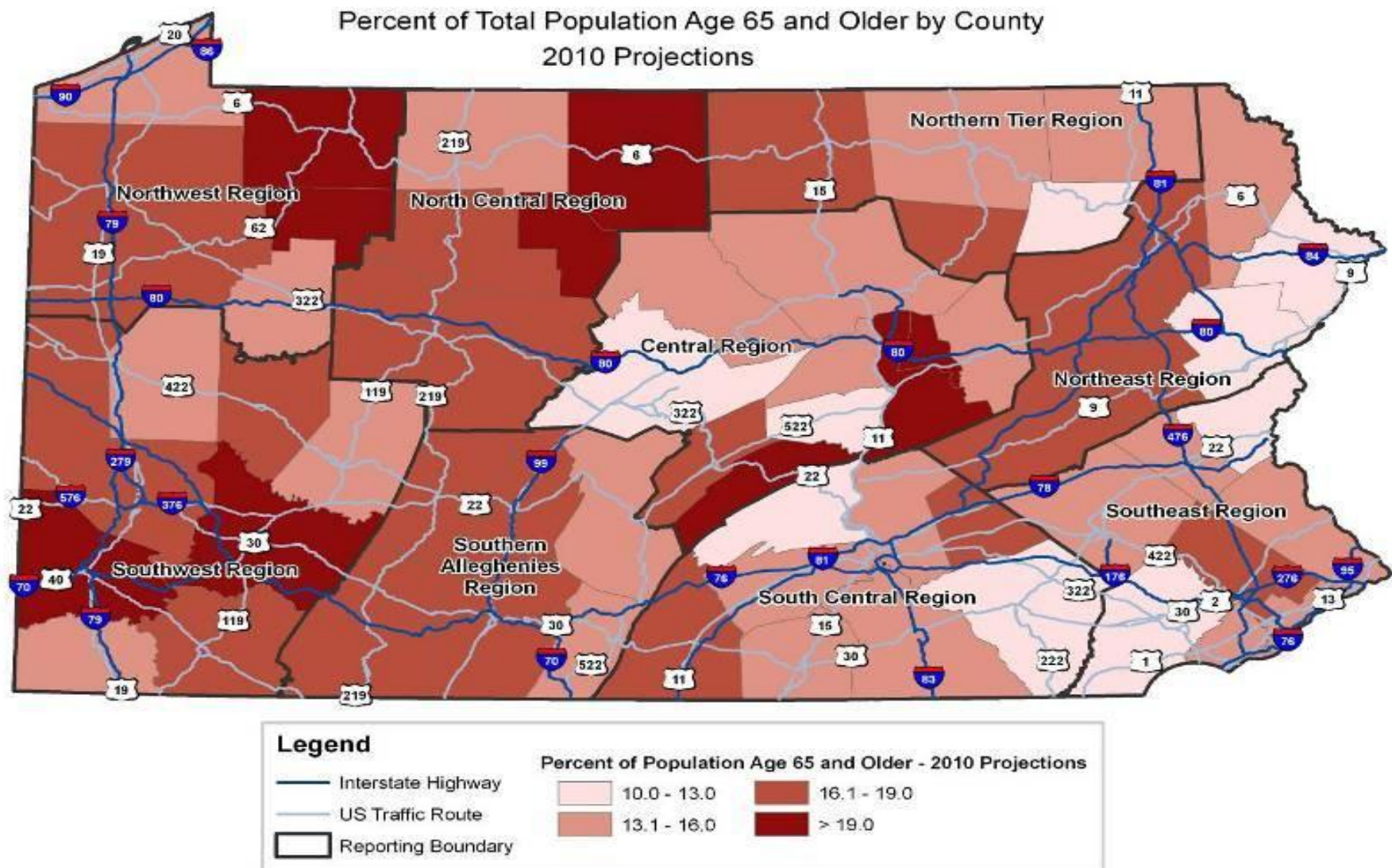
Source: Penn State University, *Pennsylvania Road to Growth*, 2009

Socioeconomic Setting

Percent of Population Aged 65 and Older by Reporting Region, 1970-2010

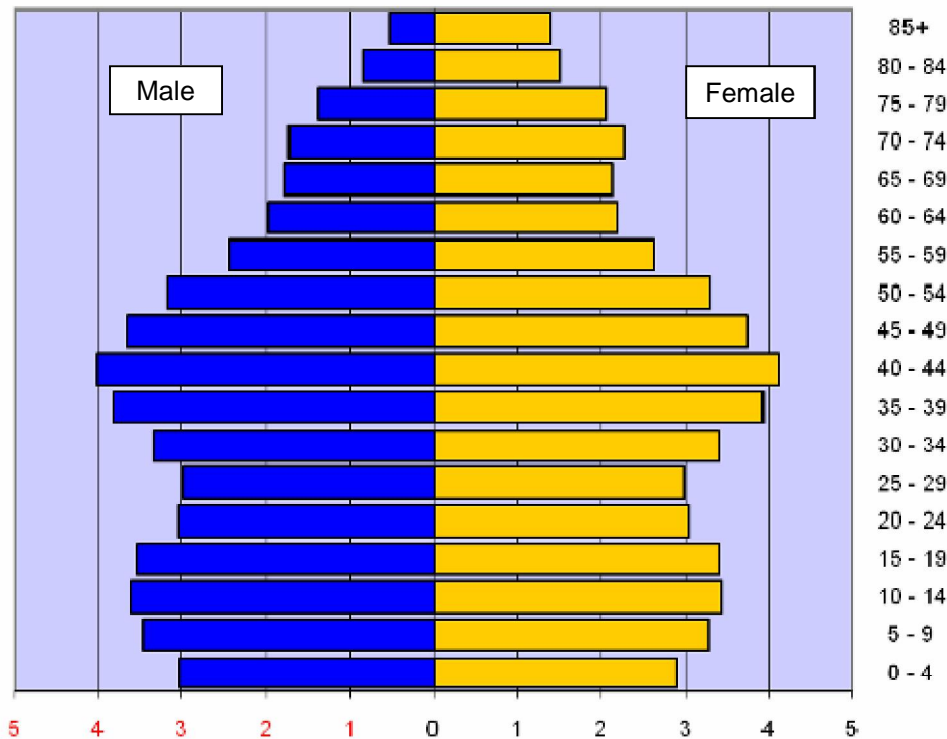


Socioeconomic Setting

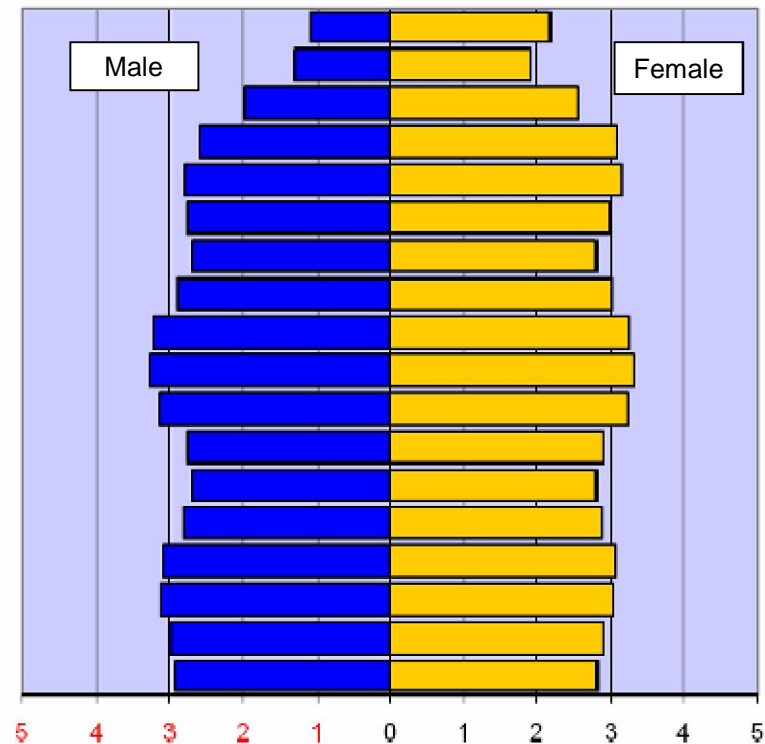


Socioeconomic Setting

2000



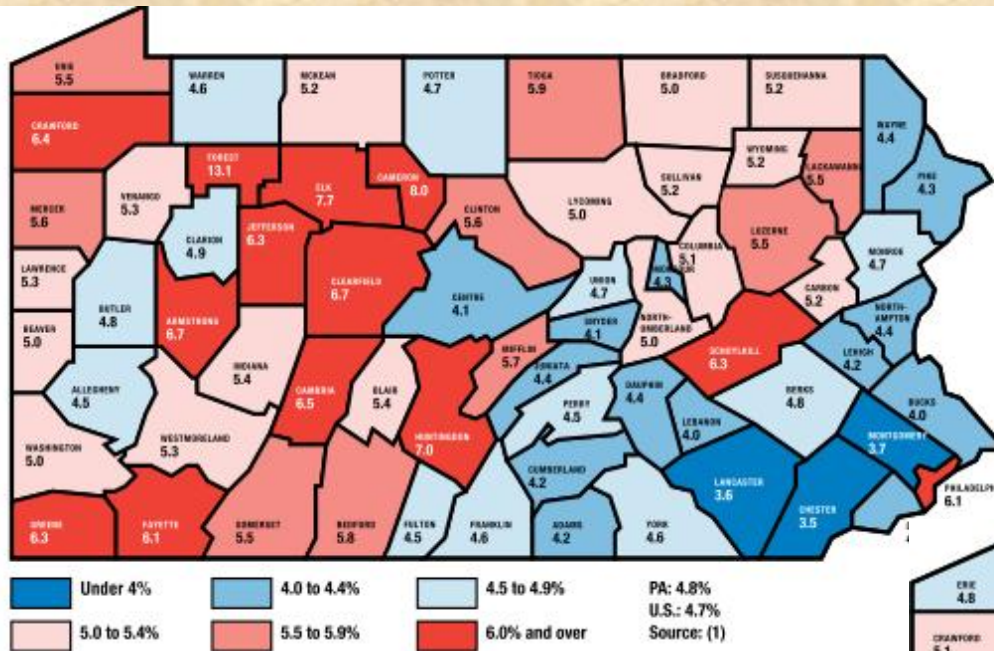
2030



Source: PA State Data Center

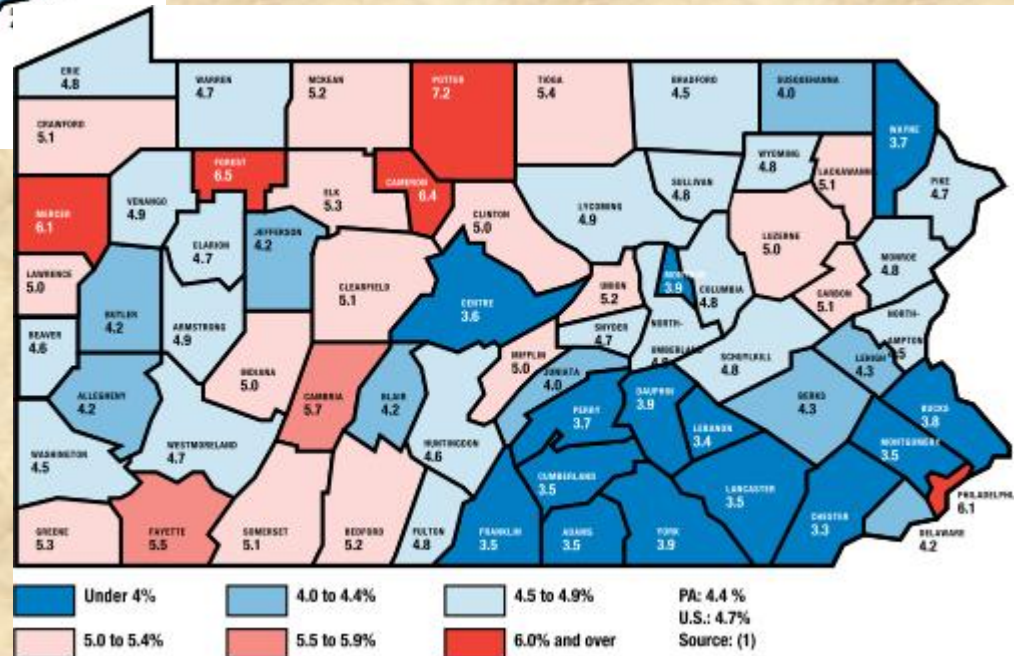
By the year 2020, Pennsylvania's 60 and older population is expected to be 25 percent of the total population -- more than 3 million people.

Socioeconomic Setting



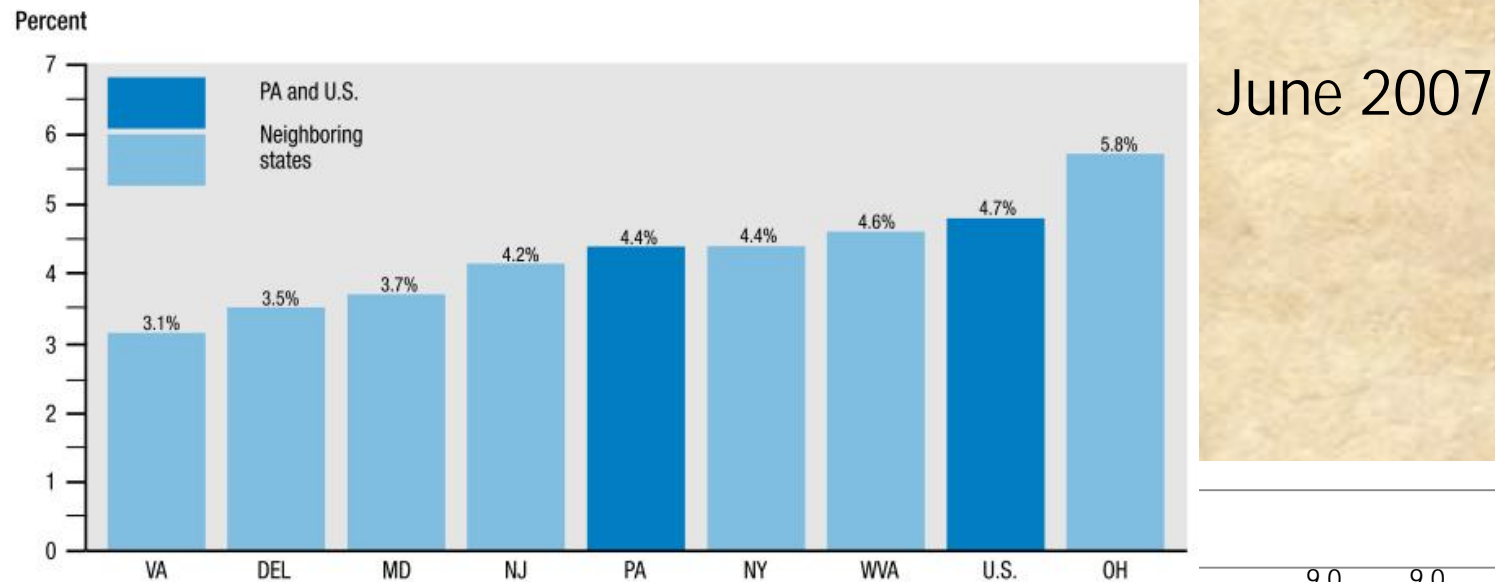
Source: Penn State University, *Pennsylvania Road to Growth*, 2009

Percent Unemployed,
June 2007

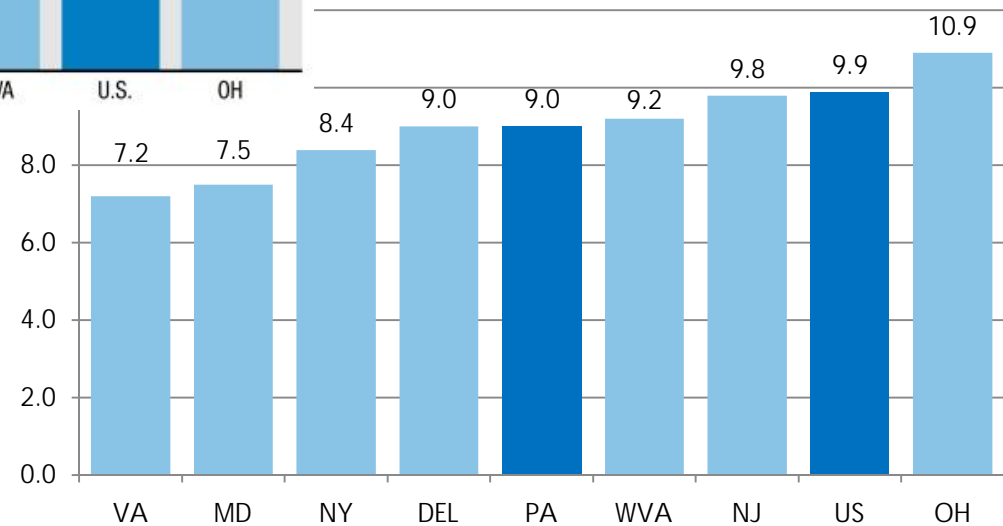


Socioeconomic Setting

Unemployment in Pennsylvania and Neighboring States

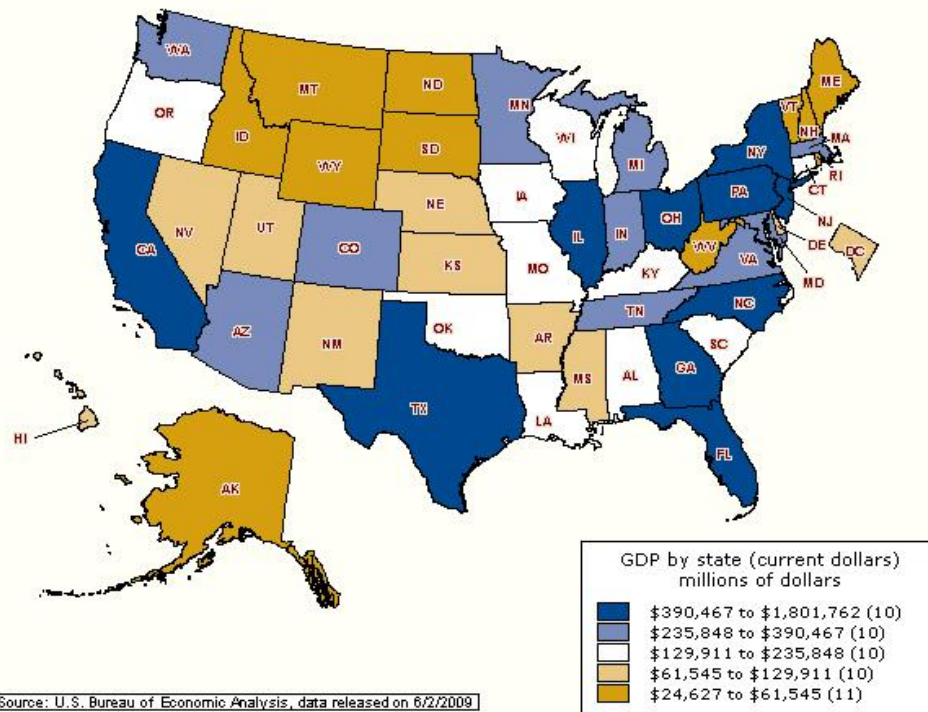


April 2010



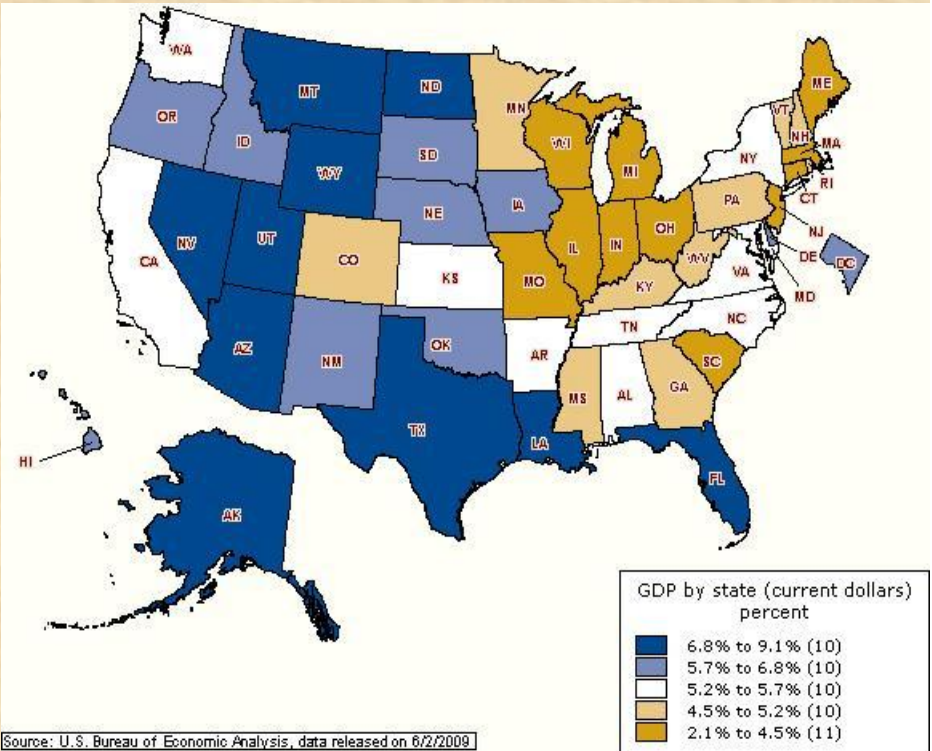
Source: Penn State University, *Pennsylvania Road to Growth, 2009* and Bureau of Economic Analysis

Socioeconomic Setting



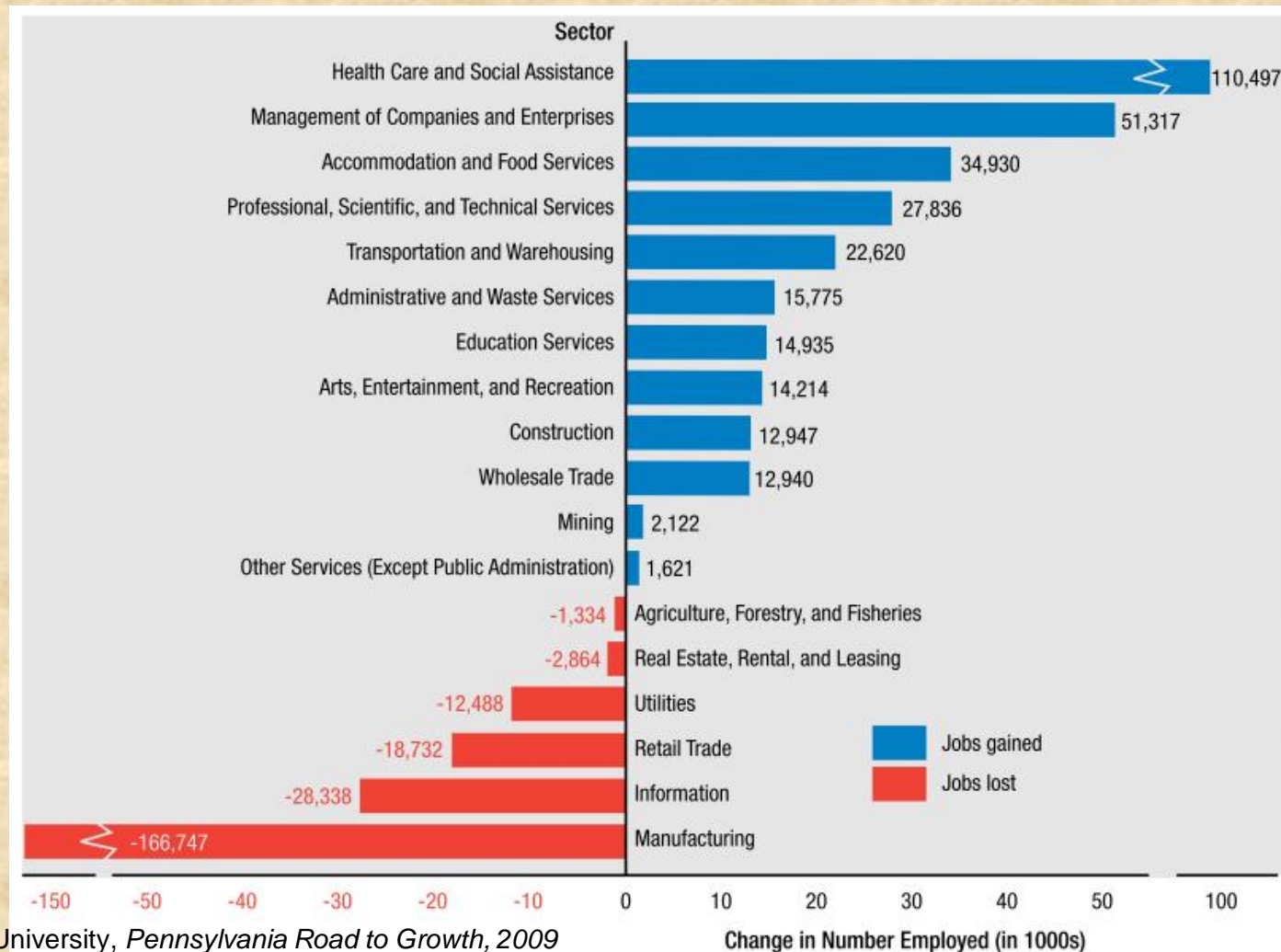
Pennsylvania ranked 37th in GDP growth rate for 2001-2007

Pennsylvania ranked 6th in GDP in 2007...but...



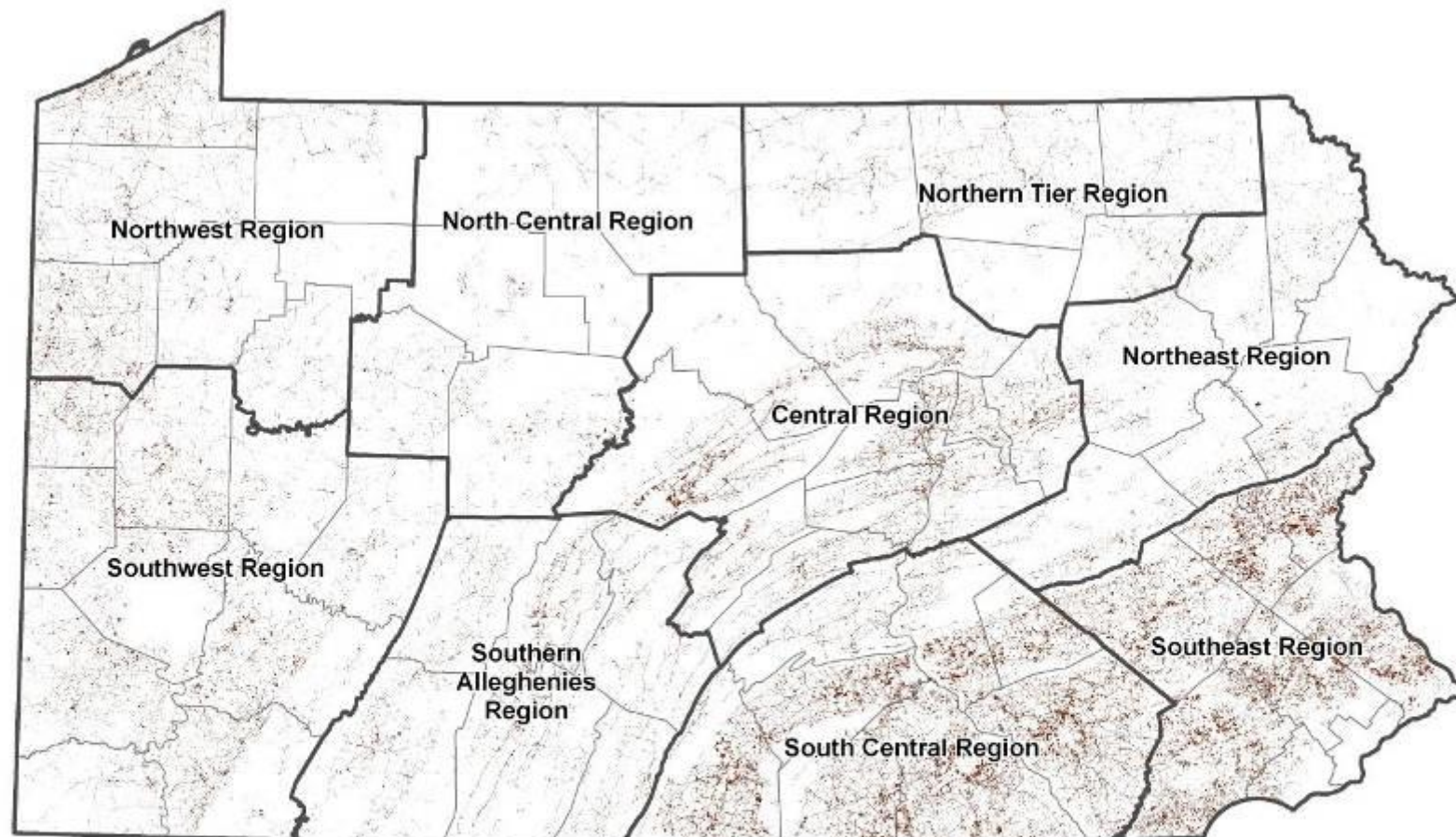
Socioeconomic Setting

Change in Number Employed in Private Sectors: Pennsylvania, June 2001-2007



Source: Penn State University, *Pennsylvania Road to Growth*, 2009

Land Use & Natural Resource Trends



Sources on <http://www.pasda.psu.edu>:
1992 Raster Dataset - U.S. Geologic Survey (USGS)
2005 Raster Dataset - The Pennsylvania State

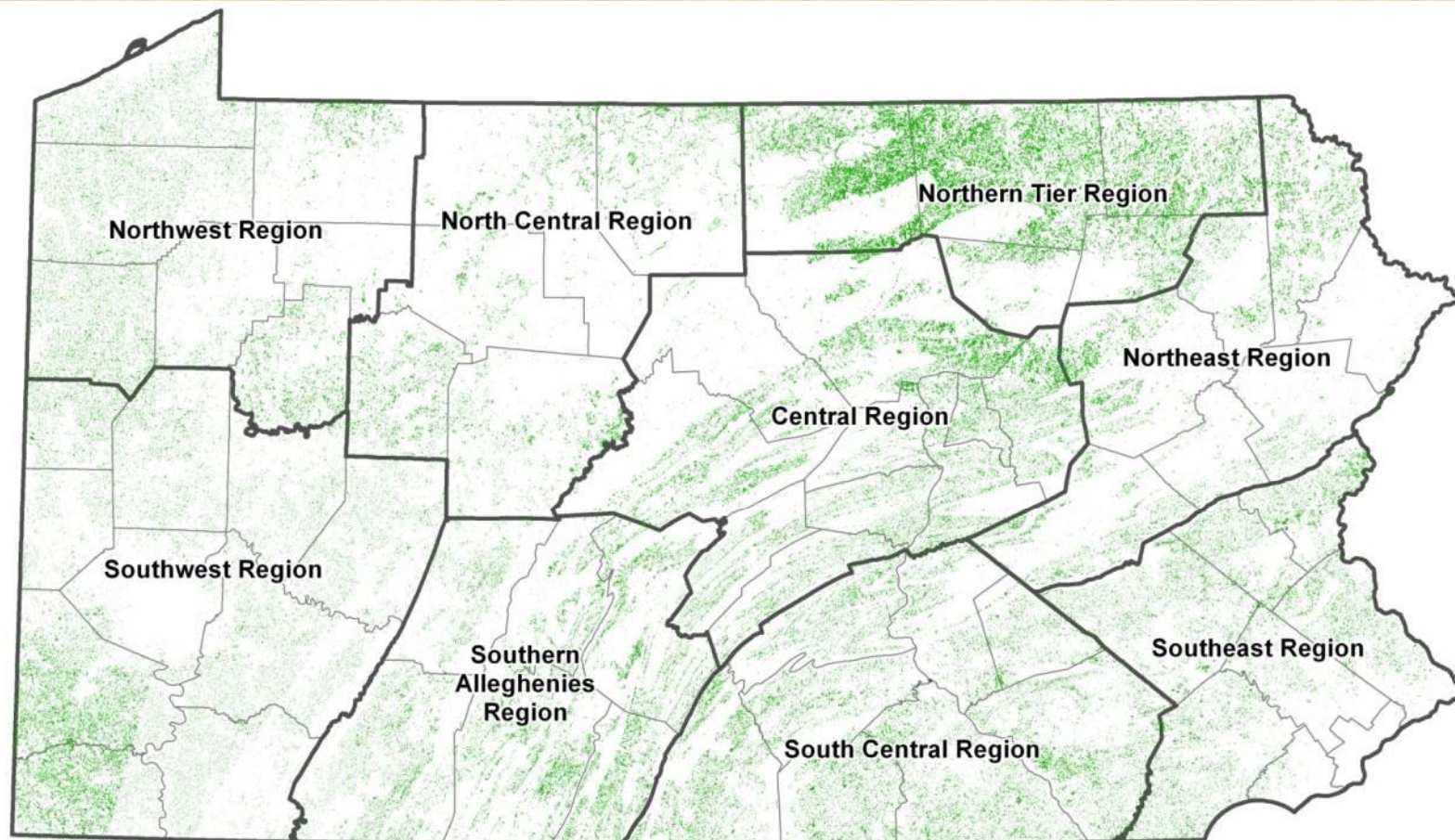
Legend

County

DCED Reporting Regions

Lands Converted from Agriculture or
Open Space to Urban from 1992 to 2005

Land Use & Natural Resource Trends



Sources on <http://www.pasda.psu.edu>:
1992 Raster Dataset - U.S. Geologic Survey (USGS)
2005 Raster Dataset - The Pennsylvania State University

Legend

County



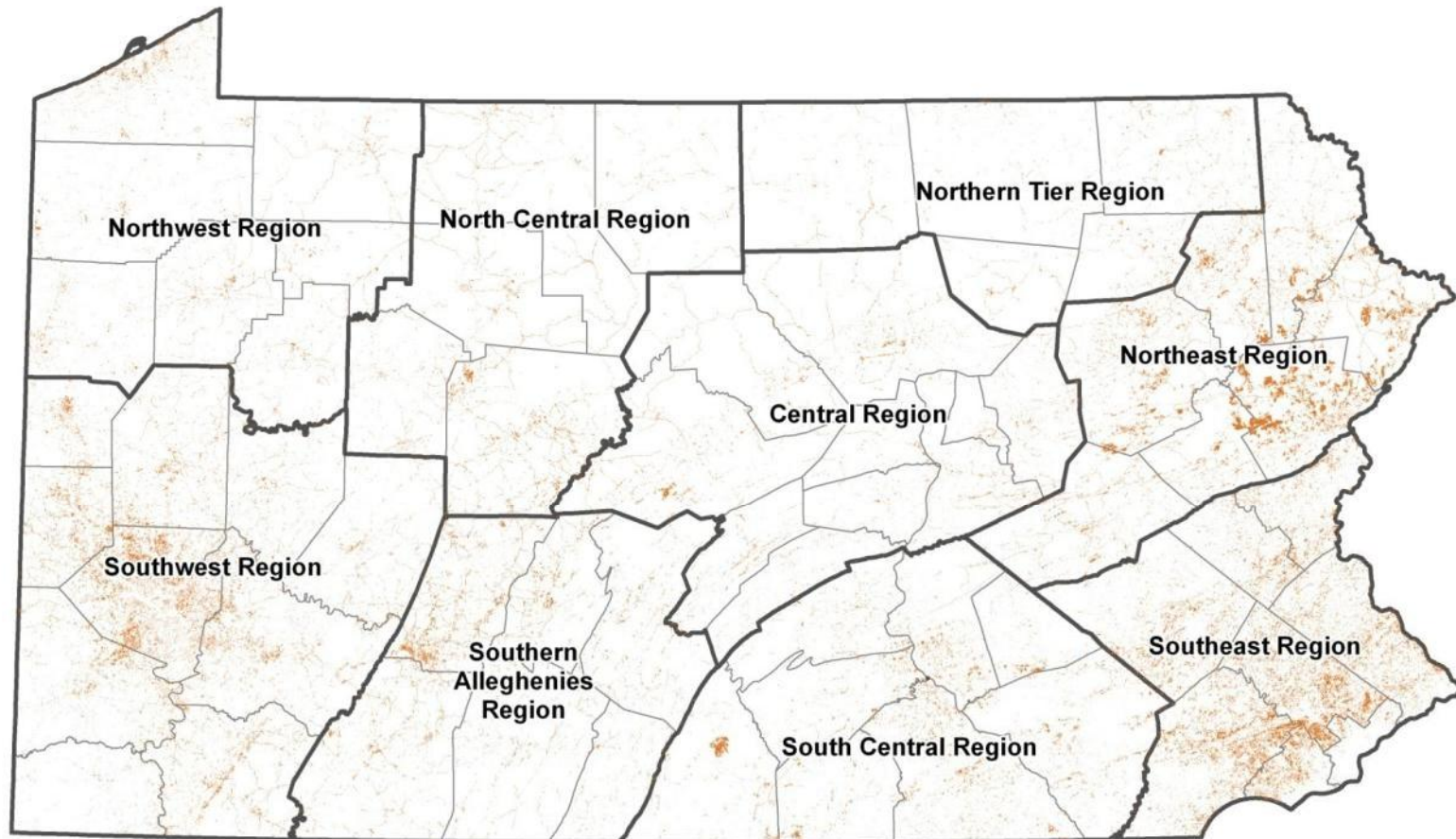
DCED Reporting Region



Lands Converted from Agriculture or
Open Space to Forest from 1992 to 2005



Land Use & Natural Resource Trends



Sources on <http://www.pasda.psu.edu>:
1992 Raster Dataset - U.S. Geologic Survey (USGS)
2005 Raster Dataset - The Pennsylvania State

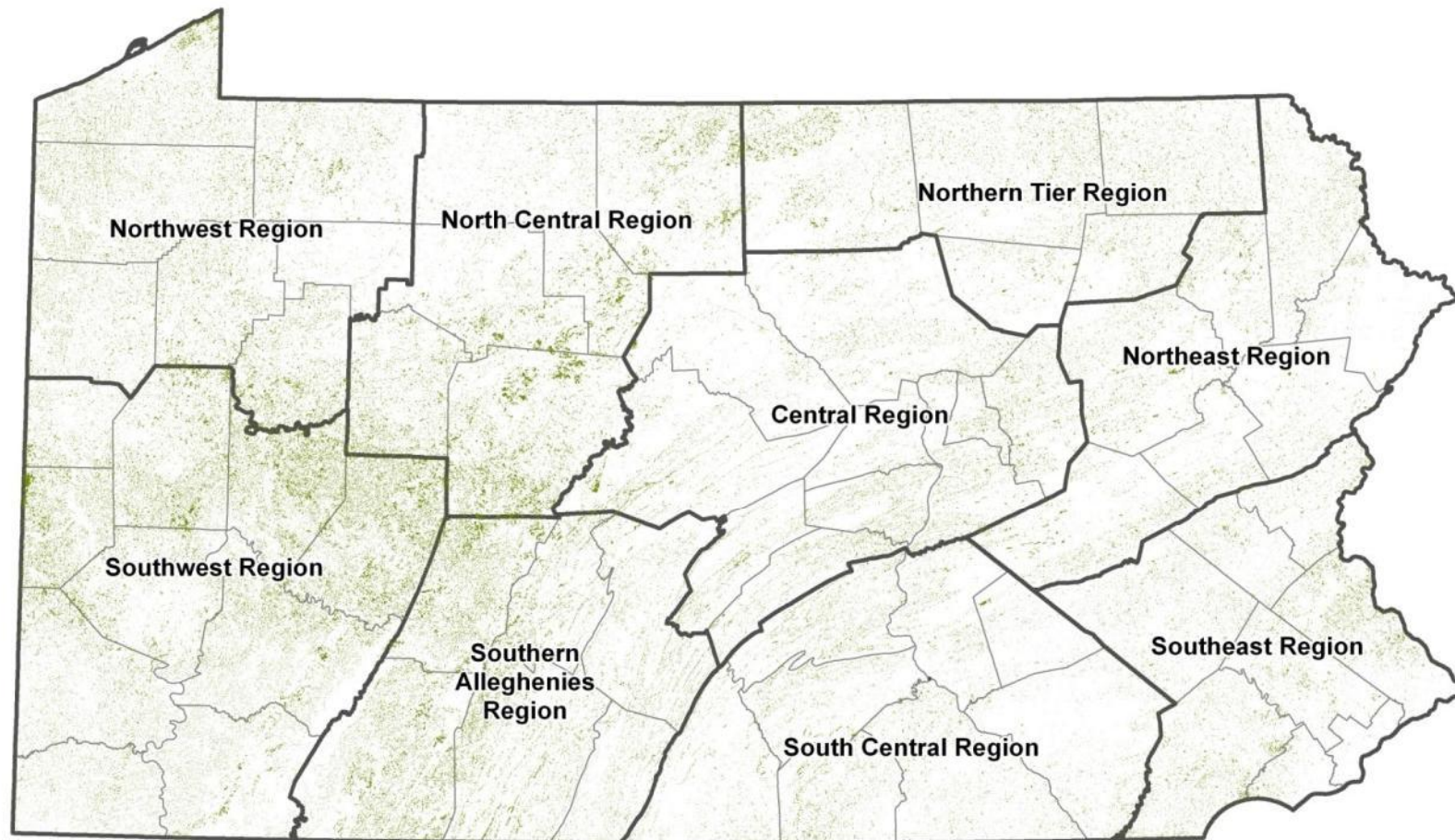
Legend

County

DCED Reporting Region

Lands Converted from Forest
to Urban from 1992 to 2005

Land Use & Natural Resource Trends



Sources on <http://www.pasda.psu.edu>:
1992 Raster Dataset - U.S. Geologic Survey (USGS)
2005 Raster Dataset - The Pennsylvania State University

Legend

County

DCED Reporting Region

Lands Converted from Forest to Agriculture
or Open Space from 1992 to 2005

Land Use & Natural Resource Trends

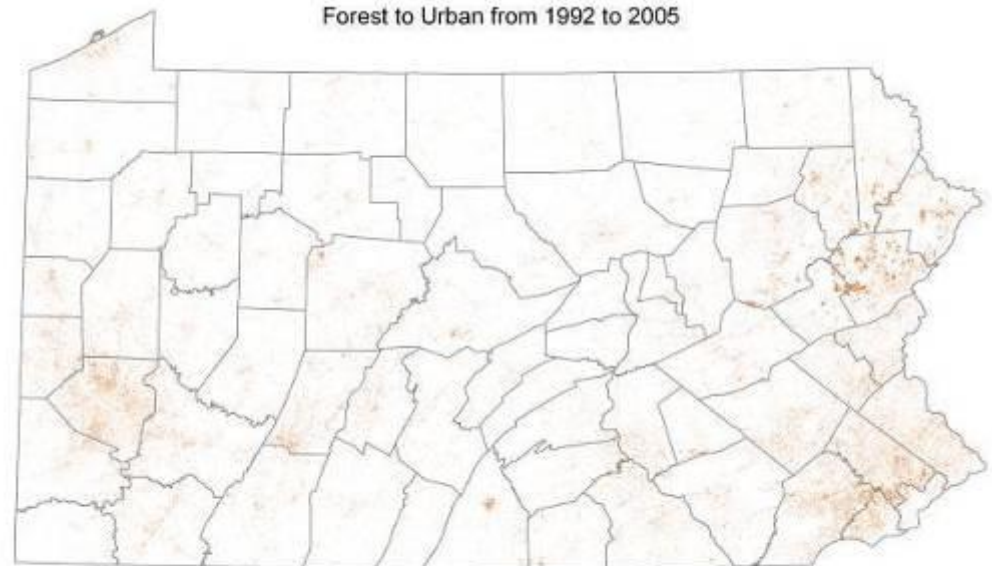
Agriculture/Open Space to Urban from 1992 to 2005



Legend

County Agriculture and Open Space in 1992
Changed to Urban Areas in 2005

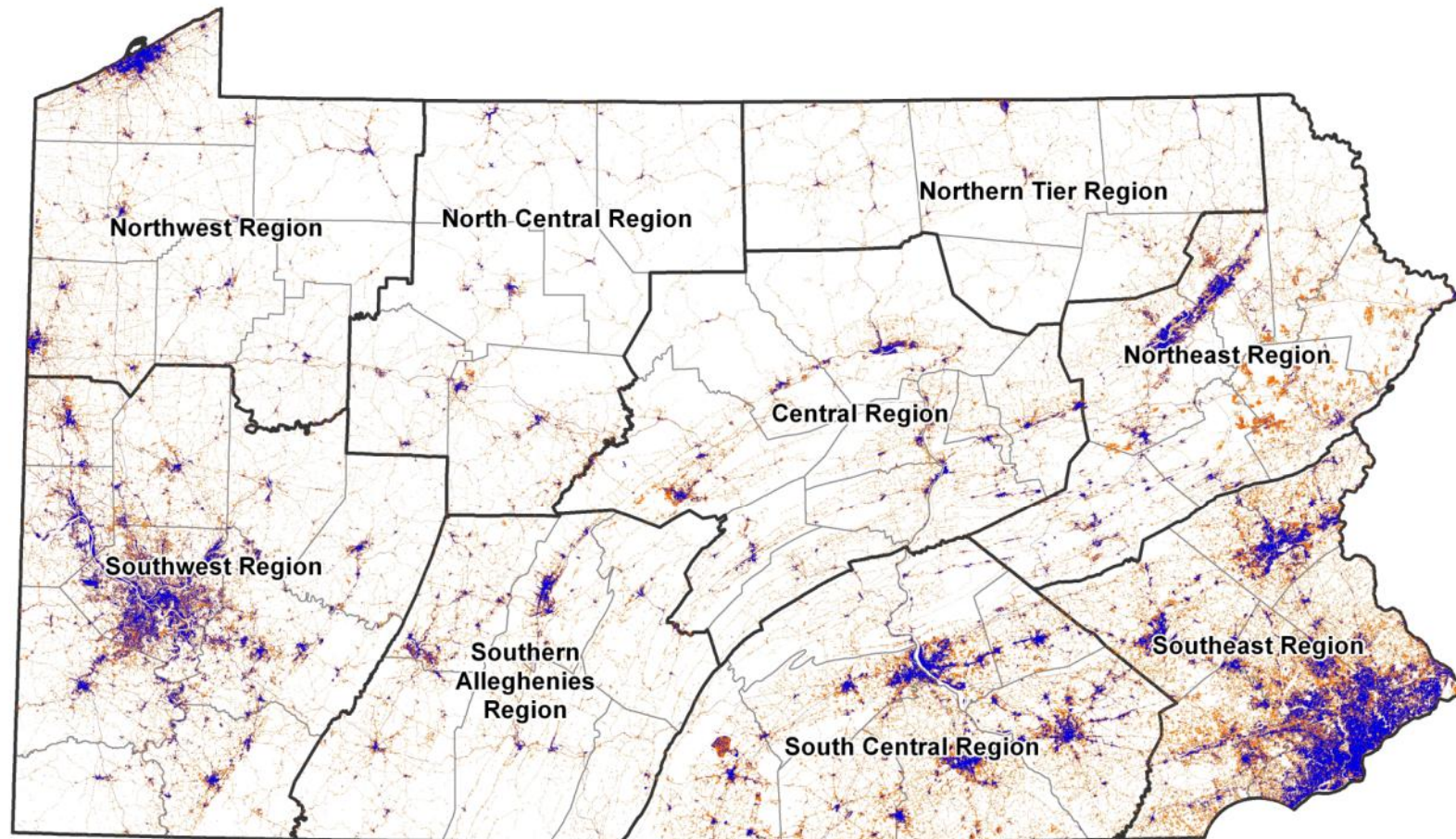
Forest to Urban from 1992 to 2005



Legend

County Forest in 1992 Changed
to Urban in 2005

Land Use & Natural Resource Trends



Sources on <http://www.pasda.psu.edu>:
1992 Raster Dataset - U.S. Geologic Survey (USGS)
2005 Raster Dataset - The Pennsylvania State University

Legend

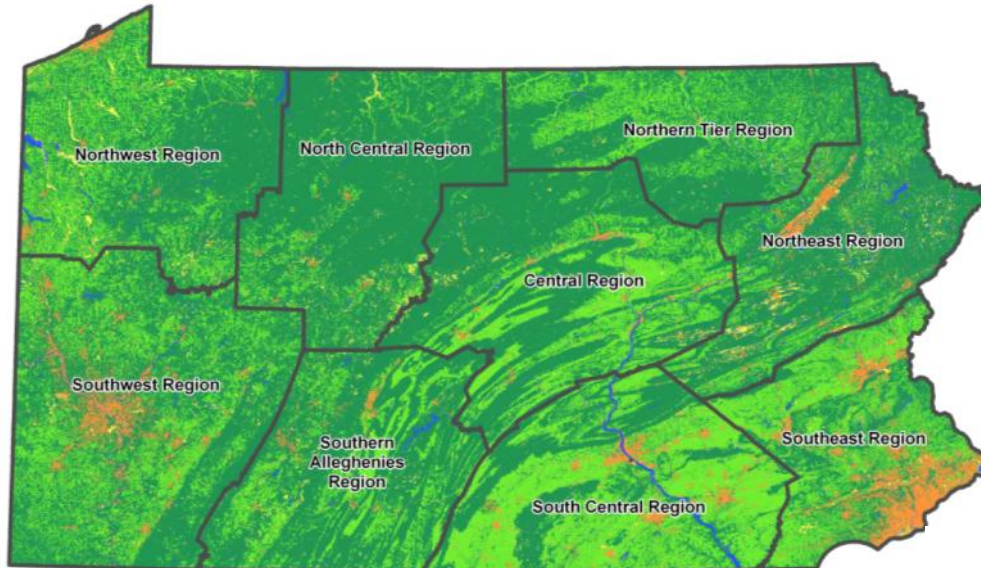
County

DCED Reporting Region

Urban Development
Between 1992 and 2005

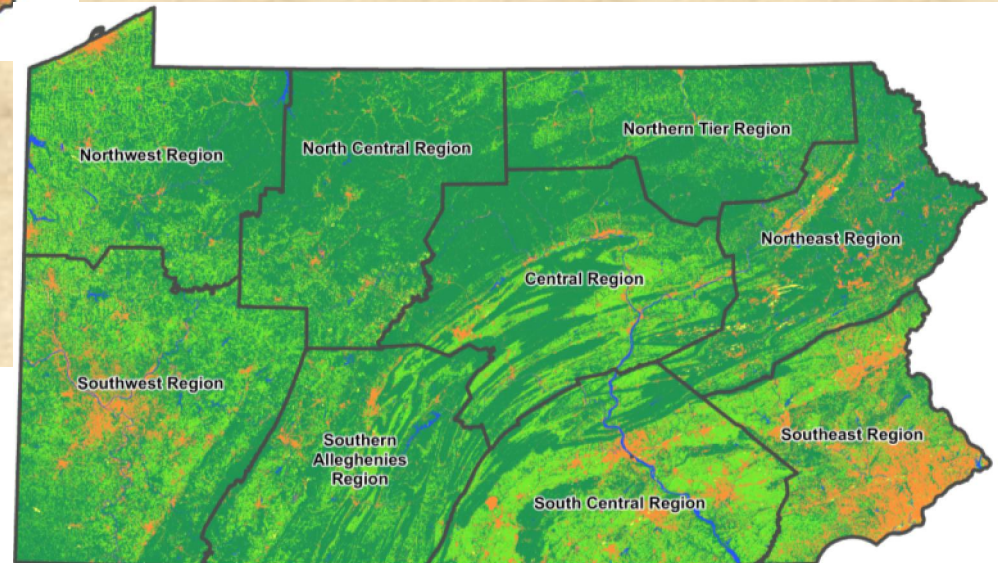
Existing Urban
Development in 1992

Land Use & Natural Resource Trends



1992 Land Cover

2005 Land Cover



Legend

 DCED Reporting Region

1992 Composite Land Use

 Agriculture
 Forest

 Open Space
 Urban

 Water

Land Use & Natural Resource Trends

Land Use Changes 1992 - 2005

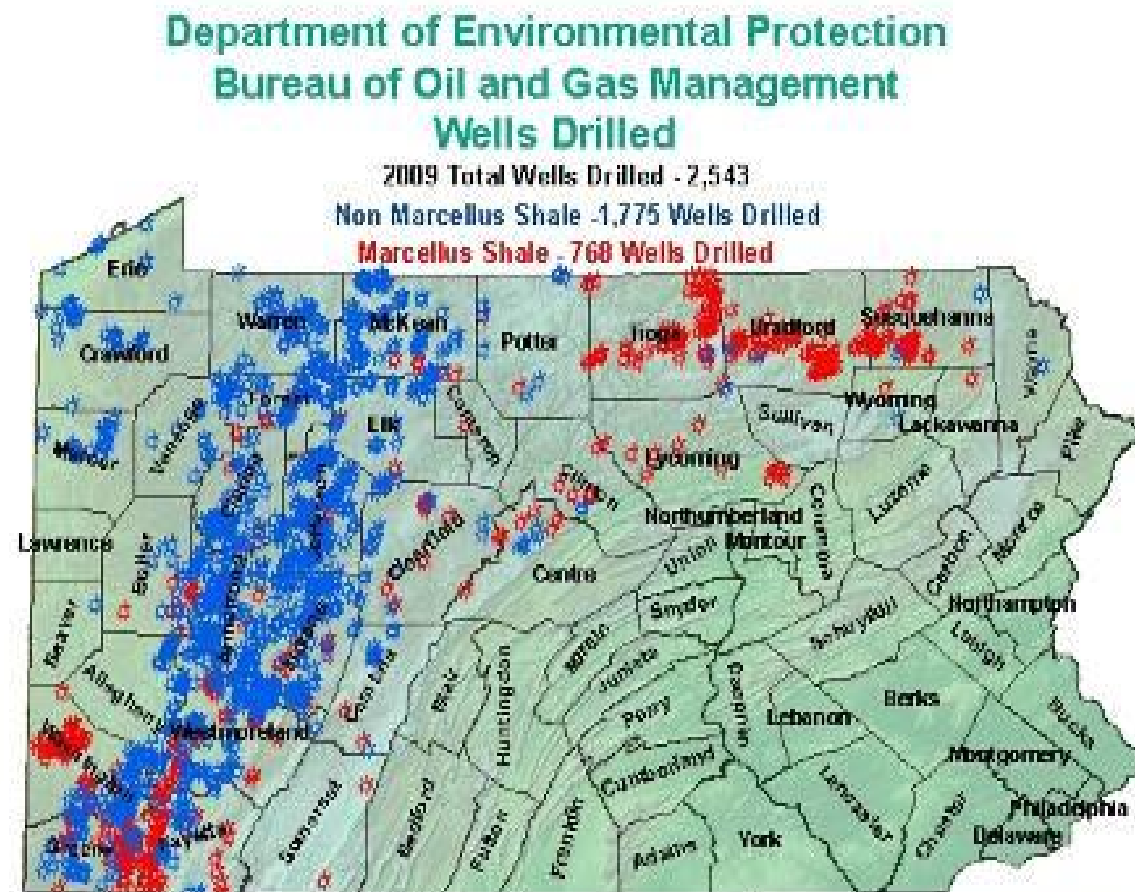
- Approximate increase in urban land – 75%
- Approximate loss of agricultural land – 15%
 - 1/3 of conversion to urban, 2/3 to forest
- Approximate loss of forest land – 3%
 - 1/3 of conversion to urban, 2/3 to agriculture

Land Use & Natural Resource Trends

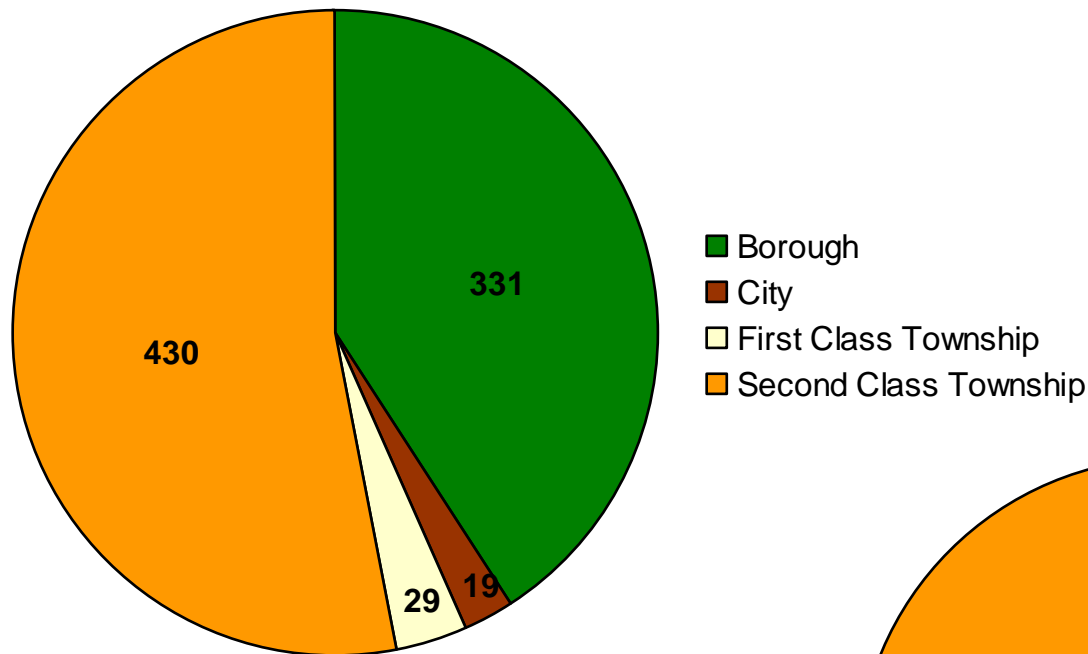
Marcellus Shale in PA



Land Use & Natural Resource Trends



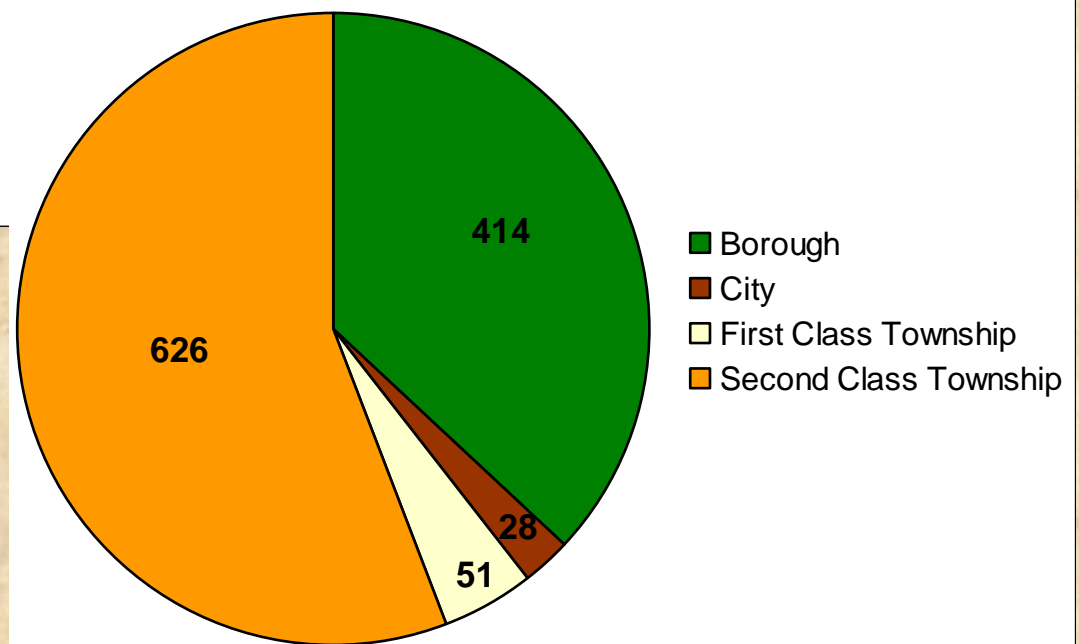
Government Capacity



Number of Municipalities with Year-End Deficit as Reported by Municipality Type, 2006

Source: PA DCED

Number of Municipalities with Year-End Deficit as Reported by Municipality Type, 2008



Government Capacity

Pennsylvania Infrastructure Grades, 2010

Infrastructure Type	Grade	Needs/Issues
Freight Rail	B	Smaller railroads in need of assistance as freight demand continues to increase.
Parks and Recreation	B-	Growing Greener II funding source will terminate in 2010.
Schools	B-	Less than 6% of reporting schools considered in poor condition; 29% rated excellent.
Solid Waste	B-	As of January 2009, PA landfills have an average remaining capacity life of 16 years.
Bridges	C	Approximately \$11 billion is needed for existing bridge repair needs.
Dams and Levees	C-	Over \$1.4 billion is needed to repair all deficient dams over the next five years.
Drinking Water	D+	Approximately \$15.5 billion is needed to replace aging water infrastructure over the next 20 years.
Wastewater	D+	Approximately \$28.3 billion is needed to repair or add capacity to existing systems over the next 20 years.
Navigable Waterways	D+	Aging waterway infrastructure (locks) in Pennsylvania, and nationally, is in a state of severe disrepair.
Stormwater	D-	Improvements to stormwater infrastructure is necessary to improve drinking water that serves 84% of residents.
Roads	D-	38% of Pennsylvania roads rated in fair or poor condition and transportation funding needs exceed available sources. \$2.3 billion of transportation funding needs annually.
Transit	D-	Although transit use has increased faster than any other transportation mode in the recent past, future dedicated funding has been significantly reduced.

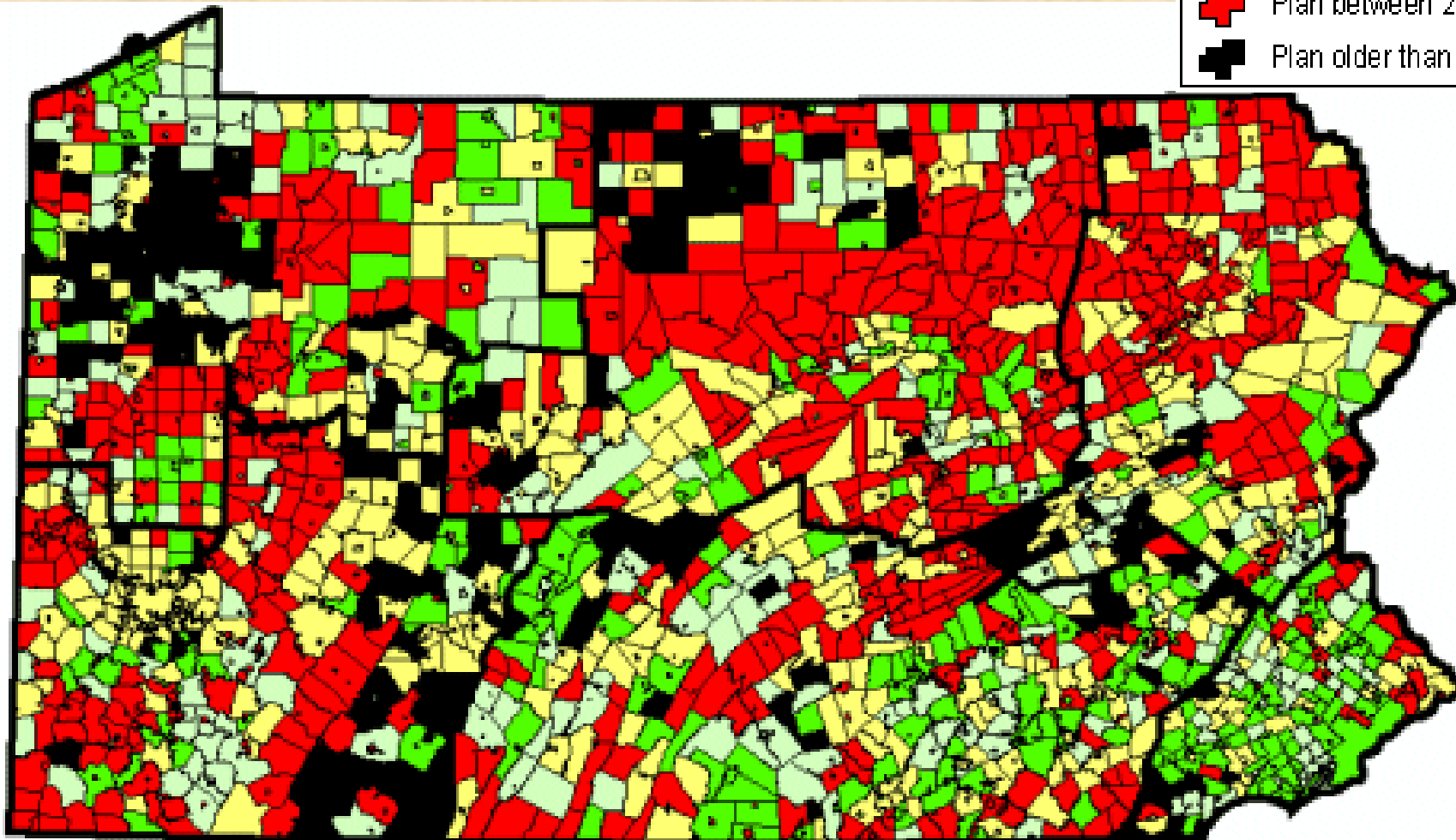
Source: American Society of Civil Engineers

Government Capacity

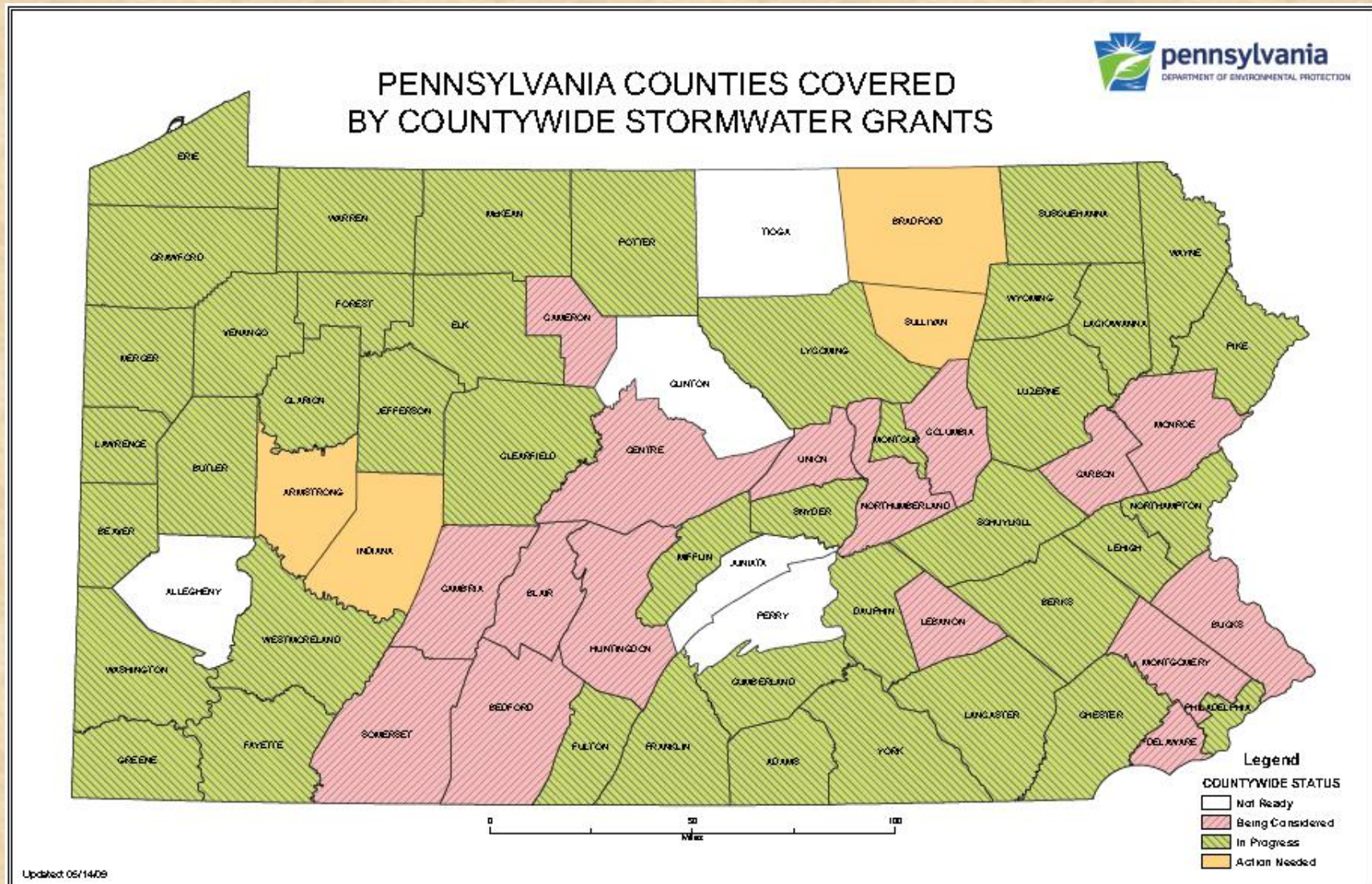
Act 537 Plans, 2010

Municipality Plan Age

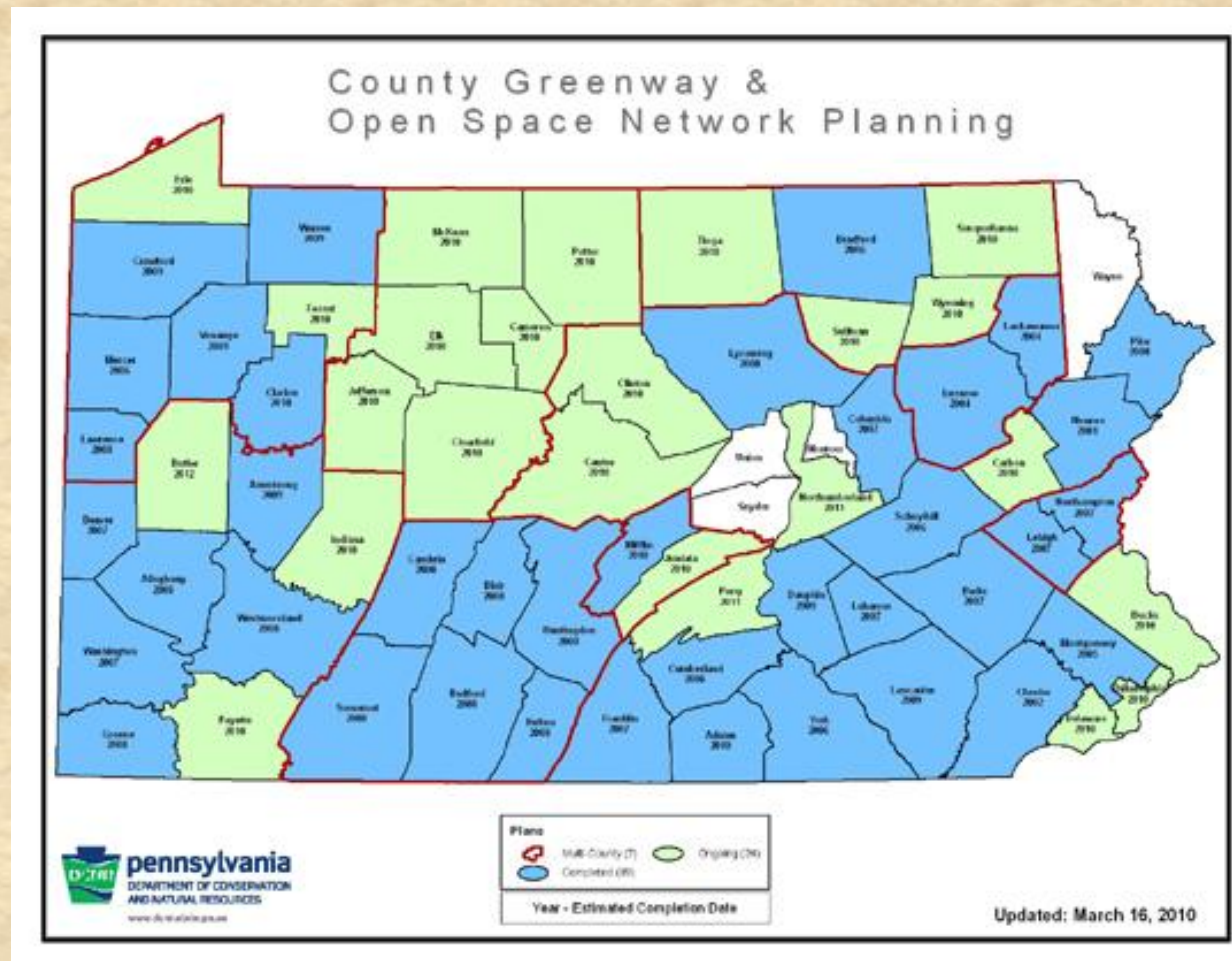
- Plan less than 5 years old
- Plan between 5 and 10 years
- Plan between 10 and 20 years
- Plan between 20 and 40 years
- Plan older than 40 years



Government Capacity



Government Capacity



Government Capacity

LUPTAP appropriations and grants (in millions)

	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10
Total	\$3.6	\$4.6	\$3.9	\$3.5	\$3.5	\$3.2	\$3.2	\$4.2	\$3.7	\$0.4
Grants	\$2.6	\$2.6	\$2.6	\$2.5	\$2.3	\$2.4	\$2.5	\$3.6	\$2.8	\$0.1

Source: DCED

The FY 2009-10 state budget appropriated only \$375,000 for LUPTAP, less than 10% of the prior two years' appropriations.

Government Capacity

MPO/RPO Supplemental Land Use Funding Totals 2004 - 2011				
Year	Total	PL/SPR (Federal) Funding	MLF (State) Funding	Local/Other Funding
2004-2005	\$948,100	\$579,480		\$368,620
2005-2006	\$740,500	\$528,400	\$15,000	\$197,100
2006-2007	\$635,700	\$507,150	\$15,000	\$113,550
2007-2008	\$915,000	\$686,000	\$16,250	\$212,750
2008-2009	\$2,096,100	\$798,480	\$34,000	\$1,263,620
2009-2010	\$200,000	\$160,000	\$20,000	\$20,000
2010-2011	\$406,000	\$304,800	\$28,000	\$73,200

Source: PennDOT

Major Findings & Themes

DEVELOPMENT OUTPACES POPULATION GROWTH:

The principle trend identified in the 2005 report is continuing – Pennsylvania is developing but not growing. Land use data from aerial imagery (1992-2005) show major increases in land used for development at a time when population and the economy show slight growth but lag behind nationwide growth. This trend is visible in related trends such as continued conversions of farmland to development and growth in highway traffic.

Major Findings & Themes

CHANGING DEMOGRAPHIC DEMANDS:

Components of population change will have an impact on future land use and character of development.

- Pennsylvania already has one of the largest proportions of senior age population which will continue to grow and will impact land use due to less mobile lifestyle, desire for closer-to-home health care, need for smaller, more community-connected housing, and different recreation.
- With deaths now approaching the number of births, for Pennsylvania to grow, its communities will need to be attractive to outside investors. Indications are this is not the case since the principle component of population change in the last decade has been in-migration from other countries, not other states, and in-migrants have been less educated and lower income than out-migrants.

Major Findings & Themes

PLANNING ISSUES ARE REGIONAL:

Pennsylvania is a tale of two states. Data and maps regularly depict a dividing line running from Southcentral PA up through the Lehigh Valley and the Poconos, to the south and east of which there is more growth, better economic indicators, and a younger population than to the north and west. That, and the fact that Pennsylvania ranges from two of the country's largest metro areas down to rural counties without traffic signals, suggests a one-size-fits-all policy approach won't work.

Major Findings & Themes

INADEQUATE LOCAL CAPACITY TO ADDRESS GROWING NEEDS:

Government fiscal capacity – at both the state and local level – to deal with these matters is declining. At the local government level, burdens of employee pensions and health care, energy costs, and growing government responsibilities are forcing deferred capital and maintenance of infrastructure (roads, water, sewer, parks), plus service cuts, both of which are critical to a community's ability to be attractive for investment for homes and businesses. This is becoming more a reality for all levels of government, not just inner cities and boroughs.

Major Findings & Themes

NATURAL RESOURCE MANAGEMENT AND GROWTH:

There are large scale natural resource issues that will have an impact on land use and development.

- Major gas exploration and well activity for the Marcellus Shale.
- Total Maximum Daily Load (TMDL) for the Chesapeake Bay Program (and potentially for other watersheds in the future).
- Energy costs and demands for conservation, in general.

2010 State Land Use and
Growth Management
Report



Questions/Discussion

Draft Action Plan:

Planning Needed to Address Critical Issues

- Planning is important. It is an ESSENTIAL local government function (even if not mandated by state law).
- It is means by which a community accounts for its unique demographics and economic condition and designs development to meet people's needs.
- It spotlights assets, services, and improvements critical to a community attracting and keeping people and businesses.

Draft Action Plan:

Help is Needed for Planning

- Need – Enhanced technical guidance
- Need – Readily available and regularly updated information source on best practices
- Commonwealth should take a leadership role in identifying, making accessible, and coordinating updated geospatial data and technologies
- Interagency Land Use Team should continue to be coordinating point for state actions relative to local planning
- For these things to happen, the Commonwealth needs to provide adequate resources

Draft Action Plan: Strategic Investment is Crucial

- Commonwealth investing and state agency programs should continue to serve the Keystone Principles
- Facilitate updates to state policies and funding to better address the Keystone Principles
- Expand the CAT approach to awarding state funding with a 2-phase planning and implementation process that incentivizes regional coordination
- Target federal, state, and local (including private) funds to invest in an asset strategy.
- Local governments need an additional, flexible revenue source designed to support investments in assets

Draft Action Plan: Pennsylvania's Opportunity is Green

- Promote “green infrastructure” techniques to minimize impacts and extend life cycles
- Strategically invest in green industries throughout Pennsylvania
- Become a leader in the use of natural gas and other forms of clean energy
- Promote sustainability and “greening” of Pennsylvania communities to the point that it would be a competitive market advantage in attracting people and businesses.

2010 State Land Use and
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Questions/Discussion