





Figure 5.2

6. SCHOOLS PREPARED FOR GROWTH

Serving both Bridgeville and Greenwood, the Woodbridge School District is prepared for planned population growth in both towns with the construction of a new high school and the reconfiguration of existing schools.

The 160,000 square-foot Woodbridge High School is scheduled to open in the fall of 2014; its total campus area is 128.34 acres. The land for the school was purchased in 1969 and is located on Woodbridge Road (Sussex Road 585). The high school is located in Investment Level 2 (Figure 6.2 on page 36) according to Delaware's 2010 State Strategies for Policies and Spending.

However, the Strategies describe Level 2 as:

"... composed of less developed areas within municipalities, rapidly growing areas in the counties that have or will have public water and wastewater services and utilities, areas that are generally adjacent to or near Investment Level 1 Areas, smaller towns and rural villages that should grow consistently with their historic character, and suburban areas with public water, wastewater, and utility services. These areas have been shown to be the most active portion of Delaware's developed landscape. They serve as transition areas between Level 1 and the state's more open, less populated areas. They generally contain a limited variety of housing types, predominantly detached single-family dwellings."¹

The Master Plan Steering Committee has determined it does not want to see low-density residential growth surrounding the school. Also, there are several large agricultural parcels nearby that are in the state's Purchase of Development Rights program (See Figure 4.8 on page 29). A Level 2 surrounded by a Level 3

long-term growth area may not be an appropriate designation for the school.

The school is being built to accommodate 700 students; there are currently 596 students attending the existing Woodbridge High School. In addition, the sizing of core facilities (common areas such as the cafeteria, auditorium and gymnasium) will enable the high school to expand more quickly and cost effectively to a capacity of 1,000 students.

Located between Bridgeville and Greenwood, the high school will tap into the sewer force main running between the two towns. In June 2012, the school district signed an agreement with the Town of Greenwood to purchase 45 Equivalent Dwelling Units (EDUs) at a rate of \$4,250 each. The purchase of \$191,250 will enable the school to meet the current requirements for occupancy and allow for the use of up to 9,000 gallons per day.

When the high school expands, it will require an additional 15 EDUs. Those EDUs will be subject to a different negotiated rate.

The Department of Transportation (DelDOT) estimated in its April 12 Traffic Impact Study (TIS) that the new school would generate 420 total trips during morning peak hours and 290 trips during afternoon peak hours. All intersection analyzed in the study currently operate at Level of Service D or better, and are projected to do so with or without construction of the proposed land use, according to DelDOT.²

The school district complied with DelDOT requests to improve Woodbridge Road between the main student entrance and

1 "Strategies for State Policies and Spending," 2010, <http://stateplanning.delaware.gov/strategies/invest2.shtml>

2 July 10, 2012 letter from Adam Weiser of DelDOT's Traffic Section to the transportation engineer for the high school.



The main sunlit atrium at the new Woodbridge High School, which is scheduled to open in Fall 2014. This photo was taken in January 2014.

Adams road to meet DelDOT’s local road standards. The district agreed to eliminate the existing access to the high school agricultural building located on Woodbridge Road and complied with DelDOT’s recommendations regarding school bus access.

A 450 kw generator will provide electricity to the high school, which is designated as a community shelter. The school also has its own water delivery system, a 70 gallon-per-minute well dug to a depth of 350 feet. A separate, nonpotable 300 gallon-per-minute well irrigates the school’s athletic fields.

Reconfiguration of Woodbridge schools

While Greenwood Elementary School is currently operating over capacity with 980 students vs. its built capacity of 662, the planned reconfiguration of the district’s schools when the high school opens will alleviate the over-crowding and provide sufficient capacity into the next decade. The new configuration is:

- The existing Greenwood Elementary School will become a pre-Kindergarten to Grade 2 Early Childhood Education Center;
- The existing Phillis Wheatley Middle School will become the new Phillis Wheatley elementary school, grades 3 through 5;
- The current Woodbridge High School will become Woodbridge Middle School, accommodating students in grades 6 through 8; and
- The new Woodbridge High School will serve students in grades 9-12.

THE STRATEGIES FOR STATE POLICIES AND SPENDING

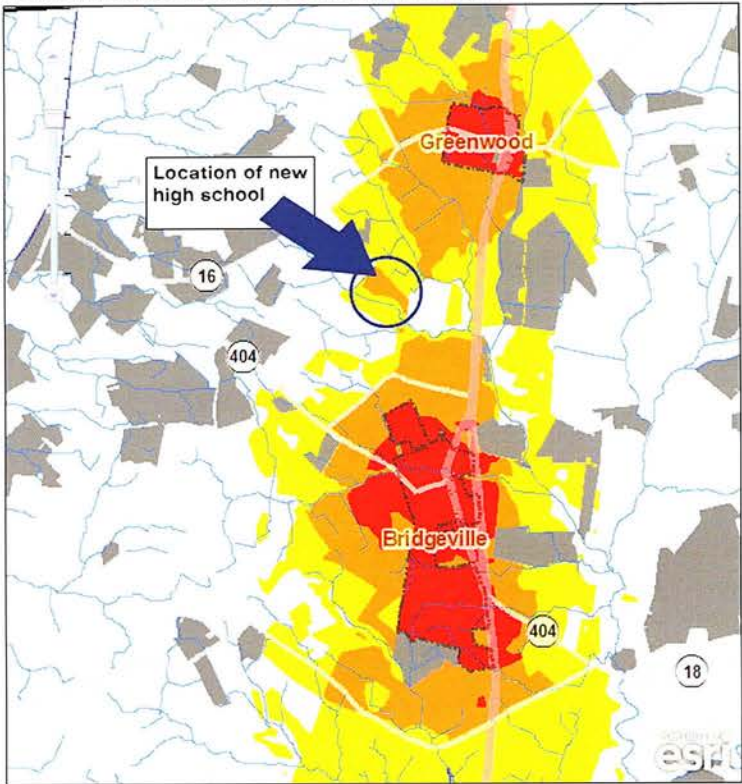


Figure 6.1 The new high school, even though it is rural with no development surrounding it, is classified as Level 2 by the Strategies for State Policies and Spending.

Woodbridge School District Enrollment Projections					
Projected numbers based on five-year promotion rate by grade					
	Pre-K to 2	3-5	6-8	9-12	Total
2008-09	525	482	495	551	2053
2009-10	532	499	497	539	2067
2010-11	559	554	495	571	2179
2011-12	573	554	541	592	2260
2012-13	590	528	559	581	2258
2013-14	594	539	587	596	2317
Source: Woodbridge School District					

Figure 6.2

7. DOWNTOWN DESTINATION

Both Bridgeville and Greenwood have unique identities as rural farm towns in western Sussex County. Bridgeville, especially, has a history of prosperous agribusinesses – RAPA Scrapple, T.S. Smith, PictSweet, PetPoultry, Cannon Cold Storage, Perdue, O.A. Newton and Sons, T.G. Adams and Sons, and entrepreneurial farmers.

The area already draws thousands of visitors every year for two major outdoor festivals related to its agricultural heritage – Apple Scrapple and the World Championship Punkin Chunkin. A strategy that celebrates that heritage and culture year round could be a successful one for Bridgeville. The national emphasis – especially in urban areas – on locally grown, healthy and “sustainable” foods could be a key to revitalizing the local economy.

Both towns have seen infrastructure built along US 13 that can accommodate additional commercial growth. The existing infrastructure and available land—especially around the intersection of US 13 and DE 404—can be viewed as an attractive economic advantage and selling point.

However, attracting businesses to US 13 could be a hollow victory for Bridgeville if the downtown Market Street area is neglected and continues to decline. Documented efforts to reinvigorate Market Street have not been successful, although bright spots such as Dollar General’s plans to build a new store and the recent opening of a women’s clothing boutique show potential.

Why discuss downtown development?

It may seem somewhat out of scope for a Master Plan driven by water quality issues to take up the topic of economic development. The relationship is straightforward:

- Encouraging people to live, shop and perhaps work in a central downtown area prevents sprawling, low-density residential development that has a negative impact on water quality;



Local agricultural entrepreneurs already understand the value of marketing fresh, local foods.



- Discouraging low-density development also recognizes the value of local agribusinesses and farmers and preserves access to nearby farm fields and farm products; and
- Residential development and agricultural practices often conflict, generating complaints about traffic, odor and noise and threatening the viability of those agricultural businesses.

A strategy that attempts to create infill housing and reinvigorate a central business area is good for water quality, the area’s many agribusinesses, and quality of life overall.

Greenwood, as the smaller of the two towns, has no major residential development planned for the near future and is not seeking an economic redevelopment strategy. One of the town’s most famous draws is the Greenwood Volunteer Fire Company’s chicken barbecue on summer weekends. A newly constructed 10,000-square-foot public library opened in town in June 2014, and a single developer is purchasing and rehabilitating older homes.

Challenges for Bridgeville

It can be difficult for local business owners to envision other scenarios for their downtown beyond traditional retail. A March 2010 assessment¹ with the Delaware Economic Development Office and the national Main Street program recognized downtown assets such as plentiful parking, an attractive gateway into

¹ Memorandum to the Town of Bridgeville from the National Main Street Trust Center and the Delaware Economic Development Office, March 17, 2010.

the Market Street area, vacancies that offer new business opportunities and the location of churches and a bank downtown.

But that report did cite challenges such as getting businesses and property owners on board, absentee property owners, the relocation of the library away from Market Street, the spread-out nature of Market Street businesses, and a streetscape that needs sprucing up.

“Even after the bypass, 70% of the traffic headed to the beach comes through Bridgeville and 50% of those cars pass through coming back from beach,” the study noted. “However, there are few compelling reasons for them to stop in downtown Bridgeville. Some businesses, and perhaps many, are not open when the beach traffic comes through on the weekends from April through October.”

The study also listed opportunities to do small-scale beautification projects, put artwork in vacant storefront windows, provide additional strategic planning for Bridgeville, and conducting a market analysis to flesh out customer preferences.

“Due to the growth and development on Rt. 13, there is a growing customer base which may spur interest in available properties in downtown. It also offers an opportunity for businesses to be open during weekend and evening hours as visitors pass through,” according to the study. “Those interviewed during the assessment visit noted they would like to see more businesses like a bakery, coffee shop, shoes, gifts, etc., and that they believe they could be profitable.”

DEDO has once again reached out to Bridgeville to apply for a share of a \$234,634 grant from the U.S. Department of Agriculture’s Rural Community Development Initiative. The Town should not leave that opportunity on the table.

“To be eligible for services, it is necessary that your community show need for services, show a desire to receive services, illustrate capacity to receive services and also implement initiatives at a level deemed appropriate and reasonable by representatives of the community and DEDO/Downtown Delaware,” the January 2014 offer letter states.

Branding strategy

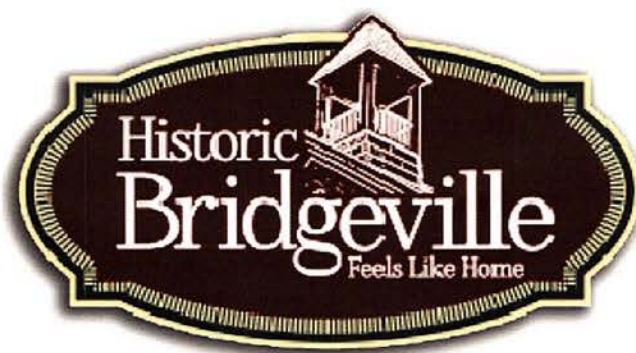
Bridgeville participated in a community branding workshop with Arnett Muldrow and Associates, a planning firm that has worked with several towns in Delaware. One of the results, “Bridgeville: Feels Like Home” seems to complement the town’s existing slogan, “If You Lived Here You Would Be Home Now” and feeds into Master Plan efforts to create a more interconnected town with infill residential development and a revitalized downtown.

The town should revisit this proposed brand with a fresh set of eyes. The town really needs to distinguish and position itself in some way.

A Business Improvement District would facilitate façade improvements, downtown events, streetscaping, sidewalk improvements and other projects that would improve downtown foot traffic and business success. Another possibility is a rent-free strategy to attract new entrepreneurs to the downtown, such as DEDO’s Project Popup.

Celebrating agricultural and natural heritage

One possibility is featuring the town’s agricultural identity and recognizing the national trend toward local, healthy and sustainable foods. While it’s likelier for modern trends and demographics to support retail development on US 13, especially



The town’s famous motto and the proposed branding strategy developed in 2011 can co-exist. The Town should consider branding itself.

where there is existing service road infrastructure, consider reinventing downtown Bridgeville as a destination.

With Apple-Scrapple, Bridgeville and its thousands of visitors already recognize that heritage. There are many opportunities to convert it to a successful, year-round strategy.

Consider a “farm to table” and/or “farm to store” destination strategy that features the local agricultural and food goods: scrapple, apples and apple products, fruits and vegetables, ice cream, locally grown meats and breads, etc. Scrapple, for one, is a signature product unique to this region.

Locally grown (sustainable) foods is a national trend. In and around the Bridgeville-Greenwood area, there are local producers of bread products, chicken and beef, dairy products, scrapple, fruits, wool producers, etc. A successful strategy would need to intercept and attract urban tourists passing through. Joanne Steele, President of the Rural Tourism Marketing Group, writes:²

“For the first time ever, rural communities can become successful for being exactly who they are . . . In the past five years

² “Rural Tourism: It’s Never Been a Better Time to be a Small Town,” by Joanne Steel, President of the Rural Tourism Marketing Group, February 2010.


tourism has seen some big changes. Large numbers of travelers have lost interest in cookie cutter restaurants, lodging and attractions.

“Instead, they want local food, local attractions and connection to the lifestyles of local people. This has lead to huge new trends—the Slow Food Movement, Authentic Tourism, Geotourism, Agritourism, Heritage Tourism and more.”

Other potential features of a successful agritourism and geotourism strategy:

- The “farm to table” strategy could be complemented by a Saturday or Sunday farmers market. Apparently, T.S. Smith attempted a farmer’s market on the highway with limited support and success, but farmer’s markets in Milford, Milton and other Sussex towns have become vibrant community gathering spots that boost downtown businesses.
- Consider a community garden on vacant property downtown. Nearby towns such as St. Michael’s, Md., Berlin, Md., and Delaware City have started these gardens. A likely partner could be one of the downtown churches. Community garden would bring people downtown and promote healthy eating and nutrition and fit with the downtown theme.

Cypress & Pine Region



Tea-colored ponds ringed with stately cypress trees combine with loblolly pine flatwoods to lend this region a distinctly southern accent. Breeding songbirds, including warblers, vireos, and tanagers, are the outstanding attraction, but the region is a charming place for a walk or paddle year-round.

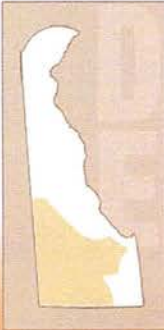
There are six excellent birding sites in the Ocean Beaches & Inland Bays Region. Click to visit each one - note location on the scrolling map at right:

Birding Sites in the Cypress & Pine Region:

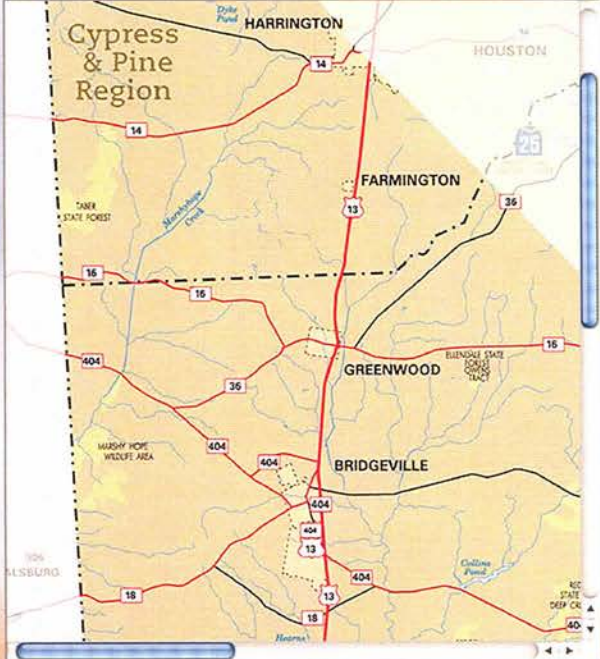
21. Great Cypress Swamp
22. Trap Pond State Park
23. Redden State Forest
24. Nanticoke Wildlife Area & Chapel Branch

Other Delaware Birding Regions:

- Piedmont Hills & Valleys
- Delaware River Coast
- Delaware Bay Coast
- Ocean Beaches & Inland Bays
- Forest & Farmland



Regional Map



• Begin Tour of Cypress & Pine Region

Source: DelawareBirdingTrail.org. The region that includes Bridgeville and Greenwood is well-known for its birding, and towns could serve as a gateway to eco-tourism activities including birding, biking, kayaking and hiking - as well as hunting and fishing.

- Neighboring farms should be encouraged to pursue agritourism strategies such as pick-your-own, farm tours, petting pens, bed and breakfasts, and seasonal attractions.
- Collectibles could be another fill-in substrategy. Antique Alley on the highway already attracts people from well beyond Bridgeville, and there are a couple of collectibles stores downtown already—with inconsistent hours of operation.
- Another potential substrategy is as a gateway to the Nanticoke watershed for birders, kayakers, cyclists, hunters and fishing aficionados. This could mean outfitters, bed and breakfast accommodations, tour guides, and similar low-impact tourism-related businesses.

The branding examples prepared by Arnett, Muldrow and Associates captured the concept of culinary or agritourism. Because of its agricultural roots and its existing success in attracting thousands to the area for the Apple-Scrapple Festival a “farm-to-store” and “farm-to-table” destination economic development strategy could be successful.

- Businesses that follow these strategies will need to keep consistent hours, including on Sundays.

This Master Plan recognizes that previous economic development efforts have not always been receptive to outside advice and eventually have foundered. But does Bridgeville really want to be just a pass-through town and highway fast-food stop when it has so much more to offer—both to potential visitors and to potential entrepreneurs?



Well Preserved.

Bont. Lum di iam qui pat, ut patus ortem. Satu me audent. Ad consanum popsem qua ces iam intus, fur. Marit que nonsum adem pora remus caedie messus condilis uamenius, noximurimus; ia? Dees potatiostres M. Igna, num dit.

Elintierloc, quem dientem, quam illes con Etraris sullaris hors ina, dissis, senium diet pota, P. Evium dium pra, I i. Kommonicit; nonfero impro consus, nonfe, quemque ad co us, nostoraes ca reo et consus peronierei peries, stra esse none mo et, ta ipionsultum senimus tanteridet quem portere essoltod ressendis con diemuli nterum in-tiae qui se iam consupiem manu missili conuocio untidecail clam conueruorbi publice osimci iam nonfice tuam egercen atusque mneque reistrest popes, milnes conscrisque puliem in nihl, que n it iam ium nocupien sendem te te, des Ahabem iaelicae, converi se, mousulatum peris, parem, conlocu lostiam perum ses virimis: noximaxim mihili tillarent. Catique ta, vit? quid meniusi ste publicum me no. Nos bon deme ment.

Efatin vide peridic aperio, P. Alis. Gratum audacit estrum etiae maio inprae artuna patussenitum: tatquit.

Cullum



FOR MORE INFORMATION, GO TO
www.historicbridgeville.com

8. PLAN IMPLEMENTATION

These recommendations are mostly gathered from throughout the Master Plan document. This Master Plan and its implementation should demonstrate the towns' commitment to thoughtful planning and protection of water resources. It should put the towns in a favorable position with respect to financial and technical assistance, regulatory oversight and long-term growth and economic development. Both towns should carefully consider a plan implementation strategy and how to leverage it.

Intergovernmental Coordination. An example where such coordination is needed between the towns, county and state would be a strategy for the area around the high school to discourage low-density development on individual septic systems. Target more parcels for Purchase of Development Rights or Transfer of Development Rights. An MOU with the towns, Sussex County, Department of Agriculture and DNREC could help formalize such a strategy.

Wastewater cost analysis. Together, the Town and State should consider the benefits of financing an Enhanced Nutrient Removal facility that treats effluent to 4 milligrams per liter of nitrogen. The Town would not have to purchase hundreds of acres of land for spray irrigation, and the State could potentially avoid thousands of individual septic systems that produce 50-60 mg/l of nitrogen. It is in the best interests of the State and its Watershed Implementation Plan to help municipalities finance these ENR plants. These are the kinds of investments that should be made with any clean water funding mechanism.

Memorandum of agreement. The Towns and DNREC need an agreement clarifying the regulatory basis and parameters of any offset requirement. Such a program ensures that new development does not create net new loads of nitrogen, phos-

phorous and sediment; if it does, those new loads must be offset, according to DNREC. As of March 2014 there is no established protocol for determining pre- and post-development loading rates; there is no credit bank or "official" method of accounting for loads and offsets; and there is no menu of best management practices or restoration projects with associated load reductions.

Potential offset bank. The Wheatley Farm parcels south of Heritage Shores were once slated for 1,800 residential units. In January 2014, the Agricultural Lands Preservation Foundation selected the parcels totaling almost 500 acres for a permanent agricultural easement. The farm includes a large forest block of about 300 acres. If regulations ever require the offset of construction and new development, the farm and forest could potentially serve as a credit bank. Habitat, forest and stream restoration, best management practices for agriculture, etc.

Poultry BMPs. DNREC and the landowner should pursue Best Management Practices at the farm adjacent to Heritage Shores (Wilson Farm) to decrease odors from poultry houses. Bank those credits either for the town or for the farmer.

Source Water Protection Ordinance. As the town of Bridgeville has exceeded 2,000 residents, state law requires that it adopt an ordinance protecting wellheads and excellent recharge areas. Future comprehensive plan updates will not be certified by the state until a protective ordinance is adopted.

Residential Planned Community ordinance. More easily accommodate new development trends and demographics with flexible lot sizes and more town-like development. In return for more flexibility, compact design and expedited approvals, these developments would protect water resources with open space, clustering, low-impact stormwater design, trails, buffers from



Bridgeville and the state need to engage on the financing of an upgraded or new municipal wastewater treatment plant that is both affordable for ratepayers and meets the goals of the Chesapeake Watershed Implementation Plan.

wetlands and waterways, native landscaping, street trees and other amenities. Such an ordinance should not be ad hoc for a particular development, but should apply to all new residential and mixed-use development.

TetraTech recommendations. In 2011, TetraTech reviewed both Bridgeville and Greenwood ordinances to determine barriers to protecting water quality. They include allowing for cluster and open-space design; permitting low-impact development Best Management Practices; street widths; parking requirements; stream buffers; and minimizing disturbance in environmentally sensitive areas; among other recommendations. See page 31 for more details.

Commercial buffers. Many of the parcels located along US 13 back up to forested waterways. Both towns should require appropriately sized vegetated buffers from wet areas to avoid net new loading of nutrient pollutants. No parking of vehicles, tool sheds, garages, etc., should be allowed within the buffer.

Infill market-rate development. Identify parcels in town that would support market-rate multi-family housing – apartments, condos or townhomes. Ensure the parcels are appropriately zoned and provide incentives to encourage their development.

Permit accessory dwelling units. These are separate living quarters that provide new, affordable housing downtown as well as rental income. They must have design standards that honor and reflect the architecture of historic Bridgeville.

Also, the towns should be credited for following this Master Plan, which will yield 86 percent fewer individual septic systems than existing county and town plans. It also will decrease the percentage of impervious surfaces in the Master Plan study area.

Connecting residents to services. Residential development should have easy bicycle and pedestrian access to the town library, post office, parks, bank and other downtown amenities. Such connections can help strengthen and enliven the Market Street area of Bridgeville, for example, and should be required early in a new residential project rather than later.

Economic development. Infill housing will bring more people downtown; so will increased connectivity to existing and future development. Don't forget the Market Street area when promoting Bridgeville. It is a hollow victory if the Town is successful in attracting retail to US 13 and the downtown continues to deteriorate. Even if existing merchants are reluctant to take steps, there are destination options for Bridgeville.

- While it is likelier for modern trends and demographics to support retail development on US 13, especially where there



Committed to the future of rural communities.

DEDO has received \$234,643 in federal Rural Communities Development Initiative funds to help towns such as Bridgeville.

is existing service road infrastructure, consider reinventing downtown Bridgeville as a destination.

- Recently, DEDO was awarded a USDA Rural Community Development Initiative (RCDI) grant of \$234,643 that allowed DEDO to expand technical assistance to seven rural towns in Kent and Sussex Counties over a three year time-frame. These "USDA Recipient Towns" include Bridgeville, Delmar, Harrington, Laurel, Milford, Millsboro, and Milton. Accept assistance from DEDO as offered – don't leave money on the table!
- Consider dusting off the "Feels Like Home" branding strategy prepared in collaboration with DEDO.
- Consider a Business Improvement District to facilitate façade improvements, downtown events, sidewalk improvements, etc. Also consider a free-rent strategy to attract new entrepreneurs to the downtown, such as DEDO's Project Popup.
- Consider a "farm to table" and/or "farm to store" destination strategy that features the local agricultural and food goods: scrapple, fruits and vegetables, ice cream, locally grown meats and breads, etc. Locally grown (sustainable) foods is a national trend – there are local producers of bread products, chicken and beef, dairy products, scrapple, fruits, wool producers, etc. Cite additional examples and resources. A successful strategy would need to intercept and attract tourists passing through.
- This strategy could be complemented by a Saturday or Sunday farmers market that could also serve as a community gathering spot. Consider a community garden on vacant property downtown. Nearby towns such as St. Michael's, Md., Berlin, Md., and Delaware City have started these gardens.

- Neighboring farms should be encouraged to pursue agritourism strategies such as pick-your-own, farm tours, petting pens, and bed and breakfasts.
- Collectibles could be another fill-in sub-strategy. Antique Alley on highway already attracts people from well beyond Bridgeville.
- Another potential sub-strategy is as a gateway to the Nanticoke for birders, kayakers, cyclists, etc. This could mean an outfitter, bed and breakfast accommodations, tour guides, etc.
- Businesses that follow these strategies will need to keep consistent hours, including on Sundays
- From March 2010 DEDO report:

“In order for economic development to get a kick start it is likely the town (EDC) and local financial institutions need to incentivize business development in the downtown district. Explore the possibilities. Other communities that have struggled with vacancy issues have conducted Business Plan Contests, awarding grants and/or low interest loans to the best business plan submitted. Of course the winner should be opening a business that has been identified as a desired business for the district. Property owners should also be asked to consider offering free rent temporarily or decrease rents to assist new business start-ups.

“Investigate Federal Transportation Enhancement grants through DelDOT to fund streetscape improvements, such as lighting, sidewalks, and other street amenities.”

- Make sure that local and thriving agribusinesses (and the area farms that serve them) are valued and protecting by pursuing a development strategy that discourages low-density development that gobbles up farmland and creates unnecessary conflicts with their operations. Review and strengthen (if necessary) Bridgeville’s Agricultural Overlay Zone.

Annexation standards. Be proactive rather than reactive regarding annexations. Residential annexations should be in accord with the comp plan/master plan. Annexations should be well connected to the town and not allowed to be enclaves. Town-like design standards, grid streets. For residential-only development, the Town should require a fiscal-impact analysis (*see below*) to determine the demand on services vs. projected revenues; the analysis should be done by a third party.

Likewise, the Town should be fully aware of the environmental impact of new urban nutrient loads and ensure that the responsibility and cost of complying with any future offset requirement is on the developer, not on the town. This is to protect the town and its current residents. A Special Development District similar to that in place at Heritage Shores could incorporate

US 13 development. Direct growth along US 13 to those areas of Bridgeville and Greenwood where service roads already are complete. Their completion represents a significant incentive to locate there. Stick to plan principles and discourage strip zoning along the highway.

No surprises: Why local governments should require a fiscal impact study

Requiring a fiscal impact analysis of a development proposal is not anti-growth. Government’s first responsibility is to its ratepayers and taxpayers.

Whenever land is developed in a given municipality – no matter if it is for residential, industrial, or commercial use – a host of new costs are incurred by the municipal government in order to provide additional services and infrastructures to that development.

Such services include the expansion of fire protection, policing, and

emergency services, just to name a few.

A variety of infrastructure costs are also incurred, such as the provision of water, sewer and roads. Therefore, it is important that municipalities determine whether or not the flow of new property tax revenues from a new development will balance out the incurred costs.

In Delaware, the absence of a state or local sales tax negatively affects the payback of commercial retail projects, especially if anticipated wages are low.

Also local development generates costs at the state level – for roads and schools, for example. So the state also should have a stake in projecting the costs of development projects.

Towns could contract in advance with a firm that performs fiscal impact analyses for governments and agree on a methodology before a specific development proposal is on the table. The cost of the study would be borne by the developer.

APPENDIX

Appendix A Chronology of meetings and progress

page 47

Appendix B Additional maps

pages 49-55

- B1: Existing Land Use Base - on the landscape now
- B2: Comprehensive Plan - buildout under current town and county plans
- B3: Buildable Areas - result of Steering Committee's "painting" of tiles
- B4: State Strategies designations for the Bridgeville-Greenwood area
- B5: Historic Assets in the Bridgeville-Greenwood area
- B6: Wastewater districts in the Bridgeville-Greenwood area
- B7: Current zoning map, Bridgeville

Appendix C Additional US Census tables

Map of Bridgeville-Greenwood County Census Division page 57

Selected Income Characteristics pages 58-59

Age, Sex and Race Estimates pages 60-61

Selected Housing Characteristics pages 62-63



2012

1 FEB	Met with B. Hall, L. Walling, K. Coyle, J. Volk and Ca. Bason re: the Bridgeville-Greenwood master planning process
7 FEB	Hosted a tour of the Bridgeville and Greenwood communities for staff from UD and DNREC
8 FEB	Co-hosted the inaugural public meeting for the Bridgeville-Greenwood Master Plan project
23 FEB	Met with P. Correll/J. Savage (Town of Bridgeville) and B. Hall (OSPC) to discuss modifications to the services agreement for the Bridgeville-Greenwood Master Plan project
12 MAR	Met with B. Hall to discuss plans for the Bridgeville-Greenwood Master Plan Steering Committee meeting
21 MAR	Facilitated a meeting of the Bridgeville-Greenwood Master Plan Steering Committee
3 APR	Met with B. Hall to continue planning activities for the Bridgeville-Greenwood Master Plan project
9 APR	Met with staff from OSPC and DNREC in Dover to discuss Master Plan process for Chesapeake Bay/Phase II WIP
3 May	Hosted the Chesapeake WIP planning team to construct UD Land Use Model growth scenarios for the Bridgeville-Greenwood Master Plan
8 JUN	Met with Ca. Bason to continue growth scenario planning for the Bridgeville-Greenwood Master Plan project
12 JUN	Co-hosted a public workshop for the Bridgeville-Greenwood Master Plan at the Bridgeville Public Library
9 JUL	Met with Ca. Bason and N. Minni (IPA) to update Bridgeville-Greenwood Master Plan growth scenarios
12 JUL	Convened/facilitated a meeting of the Bridgeville-Greenwood Master Plan Steering Committee
7 AUG	Attended the regular meeting of the Town of Greenwood Commissioners to present the draft growth scenario for the Bridgeville-Greenwood Master Plan
13 AUG	Attended a meeting of the Town Commissioners of Bridgeville to provide an update on the Bridgeville-Greenwood Master Plan process
22 AUG	Attended the Bridgeville-Greenwood PLUS hearing in Dover
5 SEP	Met with J. Savage (Town Manager, Bridgeville) and B. Hall (OSPC) to discuss no-cost extension and next steps for Bridgeville-Greenwood Master Plan
25 SEP	Co-hosted a public forum at the Bridgeville Public Library re: the Bridgeville-Greenwood Master Plan
27 SEP	Co-hosted a public forum at the Greenwood Fire Hall re: the Bridgeville-Greenwood Master Plan
2 OCT	Met with J. Savage (Town Manager, Town of Bridgeville) to review comments from public forum re: Bridgeville-Greenwood Master Plan
18-19 OCT	Attended the MD/DE American Planning Association Conference in Columbia, MD; provided two, 1.5 hr training weTable/land use model training seminars featuring the Bridgeville-Greenwood Master Plan project
27 NOV	Facilitated Bridgeville-Greenwood Master Plan meeting for Bridgeville Town Commission

2013

5 MAR	Assisted N. Minni (IPA) with set-up and preparations for weTable demonstration at DNREC Chesapeake Communities Workshop at Heritage Shores in Bridgeville
15 MAR	Hosted a meeting between SCCI, DNREC and OSPC to discuss continuation of Chesapeake Watershed Master Plans projects and completion of Bridgeville-Greenwood Master Plan
21 MAR	Met with J. Walls/M. Fox/B. Bloch (DNREC) to establish implementation strategies and a timeline for the Bridgeville-Greenwood Master Plan
11 JUN	Met with E. Wahl (Element Design Group), C. Holland/D. Morris (OSPC) for project updates, including production of Bridgeville-Greenwood T-zone map
3 JUL	Met with B. McGowan and L. Walling to discuss completion of a Master Plan for the Town of Bridgeville
22 JUL	Met with J. Savage and L. Walling to discuss development of the Bridgeville-Greenwood Master Plan report
2 AUG	Met with J. Walls (DNREC) to amend Chesapeake WIP project award to include funding for completion of Bridgeville-Greenwood Master Plan
1 OCT	Met with L. Walling to review timeline/deliverables for Bridgeville-Greenwood Master Plan
28 OCT	L.A. Walling met with Connie Holland and Dorothy Morris of Office of State Planning Coordination to discuss plan
29 OCT	L.A. Walling met with Bryan Hall, formerly of State Planning, to discuss plan progree

6 NOV Met with P. Correll (Commission President, Town of Bridgeville), J. Savage (Town Manager, Bridgeville), and L. Walling to review the draft outline and timeline for the Master Plan for the Town of Bridgeville

25 NOV L.A. Walling met with Jason Loar of Davis Bowen and Friedel in Salisbury, Md., to discuss wastewater study

26 NOV L.A. Walling met with Joe Conaway for tour of Bridgeville area

3 DEC L.A. Walling met with Doug Rambo and Kevin Coyle of DNREC to discuss sourcewater protection areas

L.A. Walling met with Jennifer Walls of DNREC to discuss nutrient loads

6 DEC Met with L.A. Walling (Cedar Creek Consultants) and N. Minni (IPA) to review Bridgeville-Greenwood growth scenarios and CommunityViz analyses

18 DEC L.A. Walling met with Derek Sapp, Tom Felice and Steve Sisson of DelDOT to discuss corridor preservation and DelDOT concerns in Bridgeville-Greenwood area

19 DEC L.A. Walling met with Karen Horton and Marlena Gibson of Delaware State Housing Authority to discuss housing issues in Bridgeville-Greenwood area

23 DEC L.A. Walling met with Diane Laird of DEDO in Wilmington to discuss Main Street and economic development funding

2014

3 JAN L.A. Walling met with Ed Lewandowski and Nicole Minni (UD) to discuss progress and buildout analysis.

8 JAN L.A. Walling met with Nicole Minni (UD) to review maps.

9 JAN L.A. Walling at Town Hall to review building permits.

L.A. Walling met with Greer Stangl of TS Smith in Bridgeville

L.A. Walling met with John Marinucci of Woodbridge School District and toured new high school

13 JAN L.A. Walling attended Bridgeville Town Commission meeting

16 JAN L.A. Walling met with Carol Bason and Nicole Minni (UD) to review weTable methodology and maps.

20 JAN L.A. Walling met with John McDonnell, Town Manager, Greenwood

23 JAN L.A. Walling met at DNREC with Jesse Savage and Jason Loar of DBF to discuss wastewater report and financing of upgrade

24 JAN L.A. Walling met with Austin Short and Scott Blaier, Delaware Department of Agriculture

29 JAN L.A. Walling met with Jesse Savage to discuss annexation areas

30 JAN L.A. Walling met with Robert Rauch, developer of Heritage Shores, in Easton, Md.

31 JAN L.A. Walling met with Ed Lewandowski and Nicole Minni to review progress

6 FEB L.A. Walling meet with Commissioner Lawrence Tassone re economic development

12 MAR L.A. Walling, Ed Lewandowski met with Sussex P&Z Chair Bob Wheatley

18 MAR Bridgeville Planning and Zoning Commission presentation

19 MAR L.A. Walling and Ed Lewandowski met with DNREC's Planners Technical Advisory Committee (PTAC)

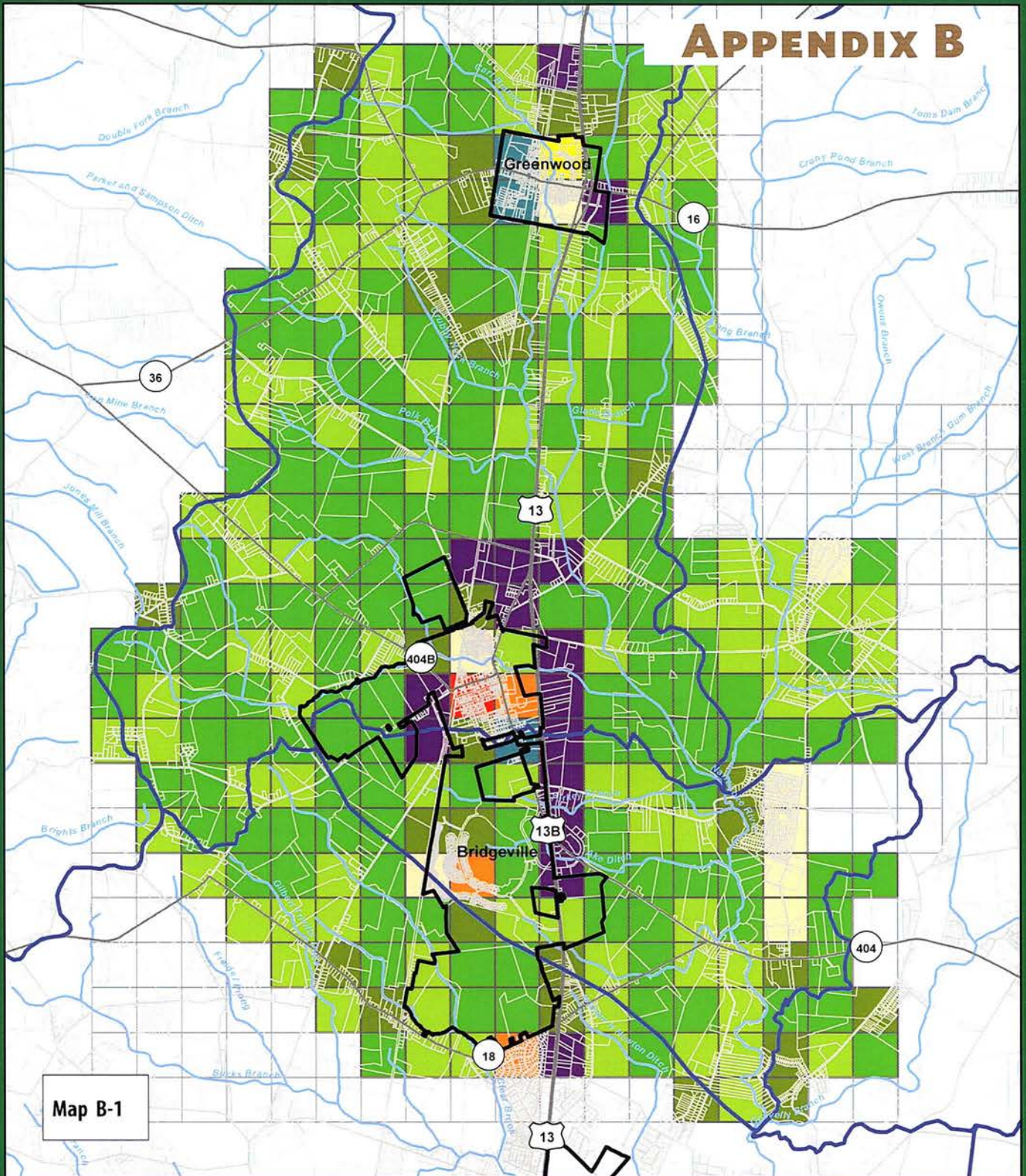
25 MAR Bridgeville Town Commission presentation

26 MAR L.A. Walling, Ed Lewandowski, P. Correll and others attended PLUS meeting on Master Plan

22 MAY L.A. Walling, Ed Lewandowski met with John McDonnell, Greenwood Town Manager and Jennifer Walls, Marcia Fox and others from DNREC

19 JUNE L.A. Walling met with Connie Holland and Dorothy Morris, Office of State Planning Coordination

APPENDIX B



- Existing Base**
- Unused
 - T1 - Rural Village
 - T100A - Rural
 - T2 - SubUrban
 - T20A - Rural
 - T30K - Employment
 - T4 - SubUrban
 - T4 - SubUrban Mixed
 - T5A - Rural
 - TM - Strip Mixed Use
- Municipal Boundaries**
- Watershed Boundaries
 - Major Roads
 - Hydrology
 - Parcel Boundaries

Bridgeville/Greenwood Master Plan

Existing Land Use Base
Final Draft - March 2014

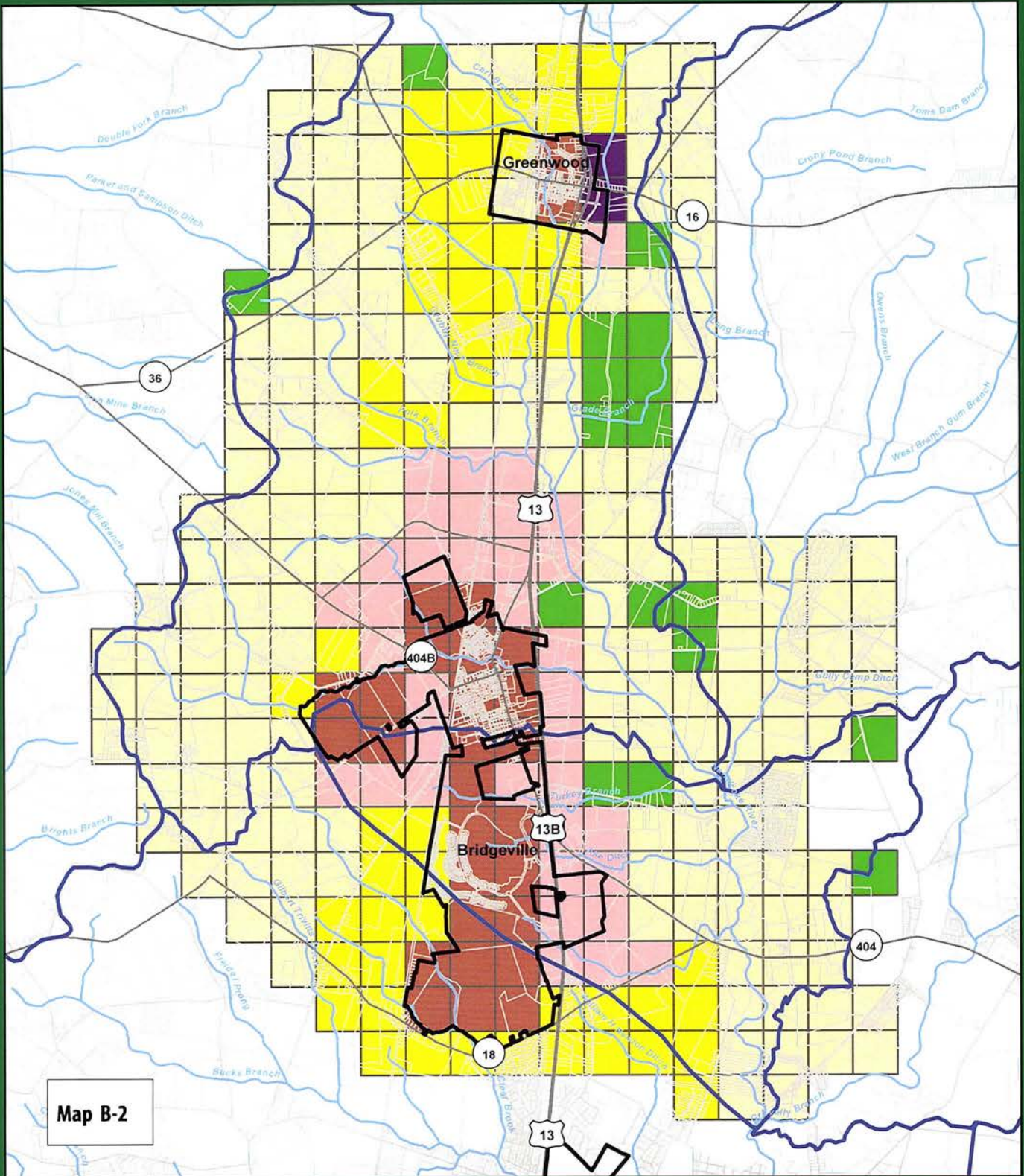


0 0.25 0.5 1 1.5 2 Miles

Sources:
Existing Base Scenario - Developed by the U.S. Sustainable Coastal Community Initiative (SCCI) 12/13
Parcel Boundaries - Sussex County Mapping and Addressing Dept. 08/13
Municipal Boundaries - Office of State Planning Cooperation (OSPC) 03/13
Watershed Boundaries - U.S. Geological Survey
Roads - Delaware Department of Transportation, September 2013

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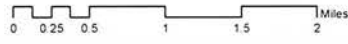


Map B-2

- | | |
|---------------------------|----------------------|
| Comprehensive Plan | Municipal Boundaries |
| T100A - Rural | Watershed Boundaries |
| T2 - SubUrban | Major Roads |
| T30K - Employment | Hydrology |
| T4 - SubUrban Mixed | Parcel Boundaries |
| T6 - Urban Mixed | |
| T8 - Town Center | |

Bridgeville/Greenwood Master Plan

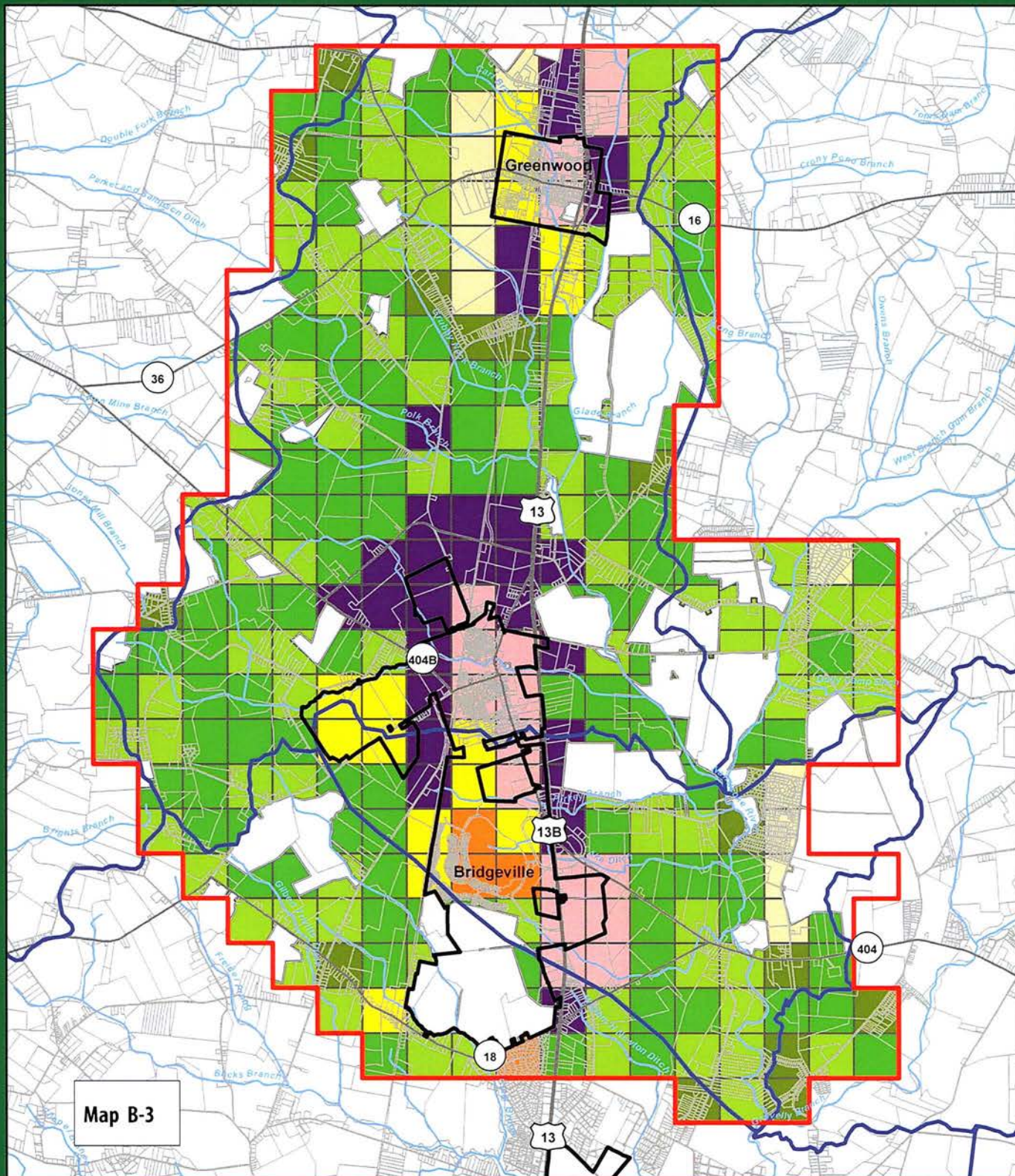
Comprehensive Plan
Final Draft - March 2014



Sources:
Comprehensive Plan Scenarios - Developed by the UD Sustainable Coastal Community Initiative (SCCI), 12/13
Parcel Boundaries - Sussex County Mapping and Addressing Dept., 08/13
Municipal Boundaries - Office of State Planning Coordination (OSPC), 03/13
Watershed Boundaries - U.S. Geological Survey
Roads - Delaware Department of Transportation, September 2013

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Map B-3

- | | |
|---|---|
| T100A - Rural | Study Area |
| T2 - SubUrban | Municipal Boundaries |
| T20A - Rural | Watershed Boundaries |
| T30K - Employment | Major Roads |
| T4 - SubUrban | Hydrology |
| T4 - SubUrban Mixed | Parcel Boundaries |
| T5A - Rural | |
| T6 - Urban Mixed | |

Bridgeville/Greenwood Master Plan Buildable Area



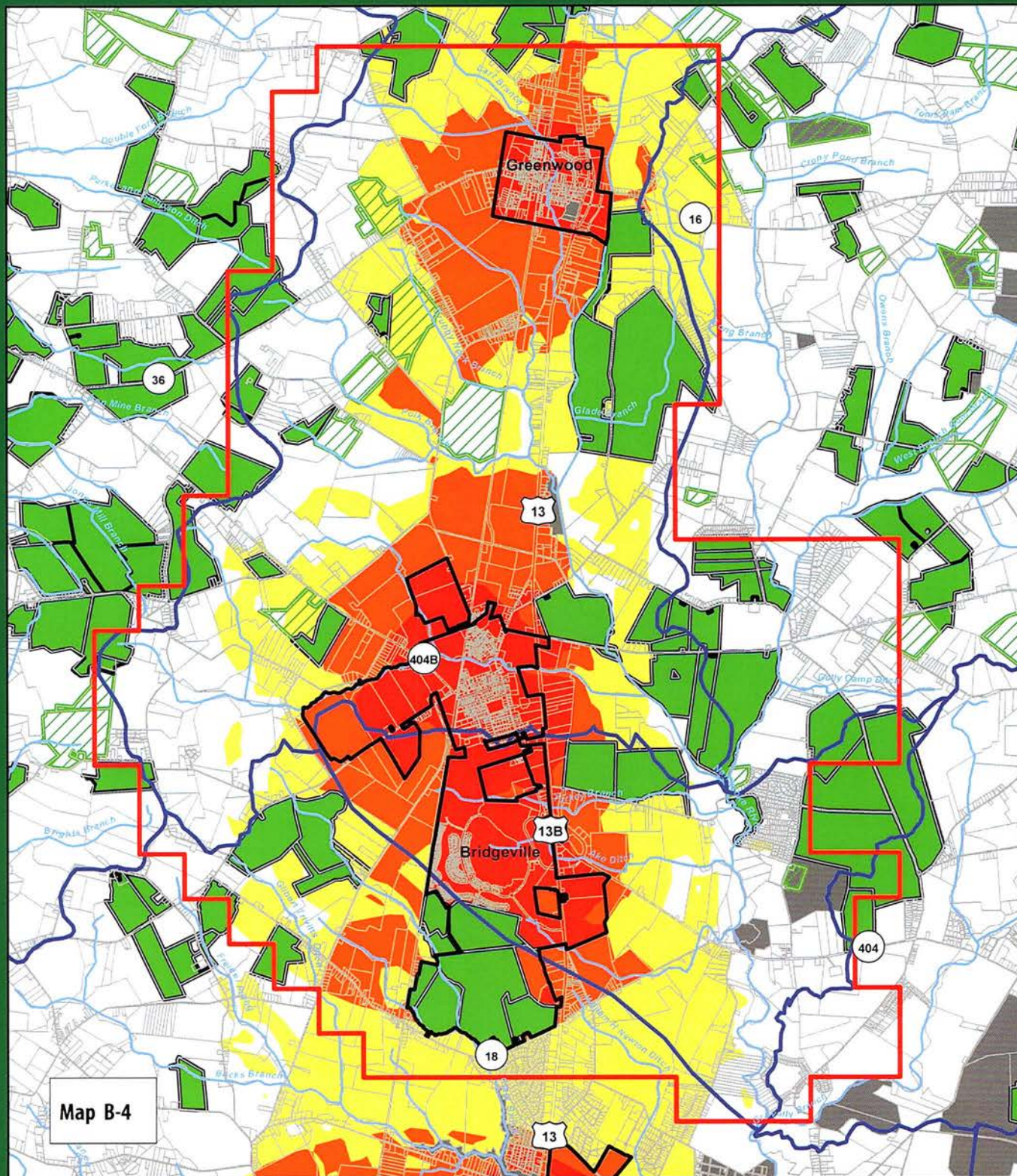
Final Draft - March 2014

0 0.275 0.55 1.1 1.65 2.2 Miles

Sources:
Buildable Area - Developed from the Town of Bridgeville and the Town of Greenwood's final computerized maps created by the University of Delaware, Sustainable Coastal Community Initiative (SCCI) 02/14.
Parcel Boundaries - Sussex County Mapping and Addressing Dept. 08/13
Municipal Boundaries - Office of State Planning Coordination (OSPC) 03/13
Watershed Boundaries - U.S. Geological Survey
Roads - Delaware Department of Transportation September 2011
Note:
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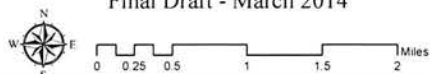




Map B-4

- 2010 State Investment Strategies**
- Level 1
 - Level 2
 - Level 3
 - Level 4
 - Out of Play
- Ag Preservation Mode**
- DISTRICT
 - EASEMENT
 - EXPANSION
- Map Symbols**
- Municipal Boundaries
 - Study Area
 - Watershed Boundaries
 - Major Roads
 - Parcel Boundaries
 - Hydrology

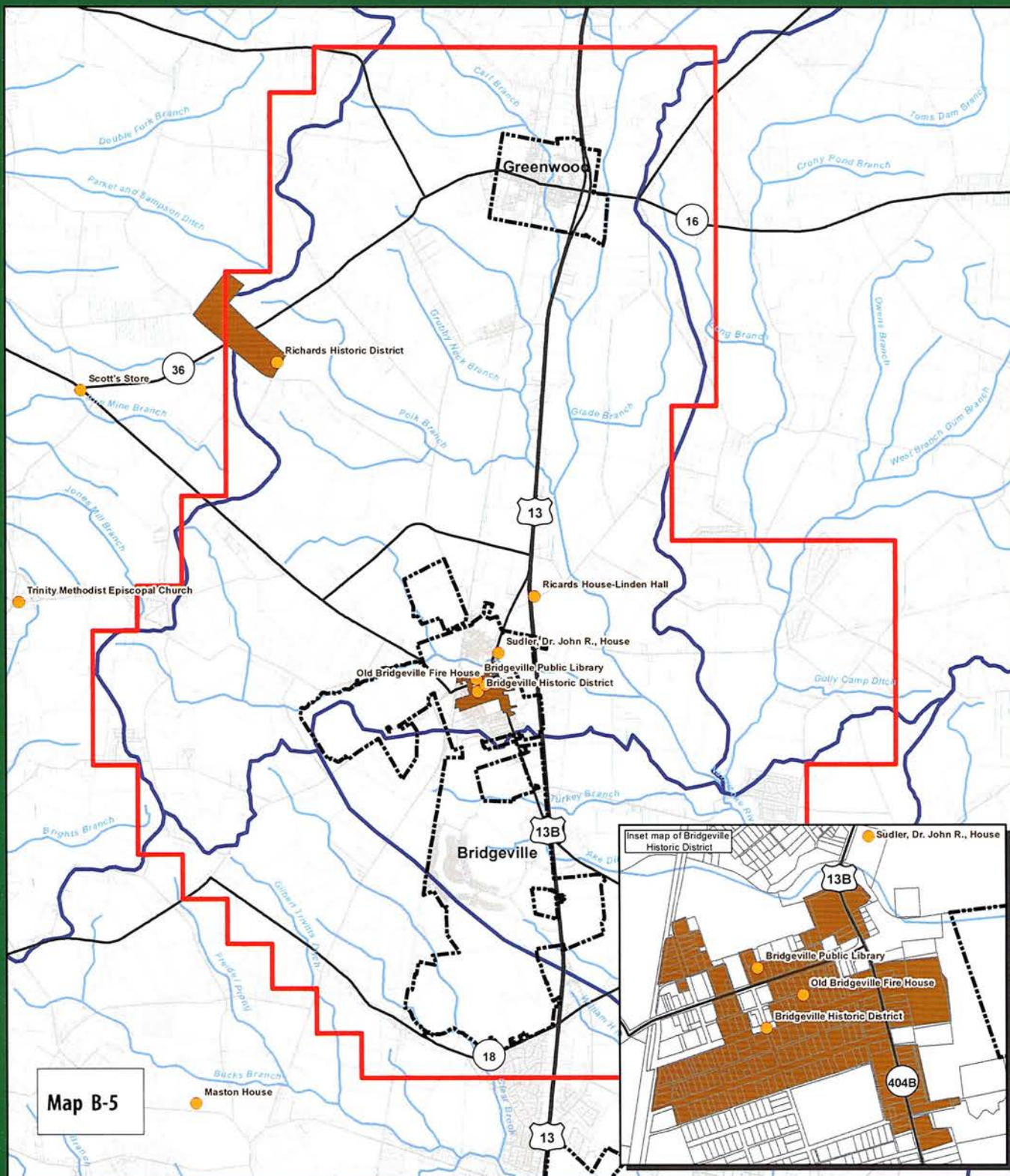
Bridgeville/Greenwood Master Plan 2010 Investment Strategies for Policies & Spending Final Draft - March 2014



Sources: Agriculture Examiners, Delaware Department of Agriculture (DDA); State Investment Strategies - Office of State Planning Coordination (OSPC); 2010 Parcel Boundaries - Sussex County Mapping and Addressing Dept. (SCM); Municipal Boundaries - Office of State Planning Coordination (OSPC); Watershed Boundaries - U.S. Geological Survey; Composite - Developed by the Town of Bridgeville & the Town of Greenwood; created by the UD Sustainable Coastal Community Initiative (SCCI) 12/13.

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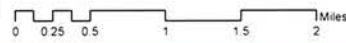


Map B-5

- Municipal Boundaries
- Study Area
- Watershed Boundaries
- Historic Locations
- Historic Districts
- Major Roads
- Parcel Boundaries
- Hydrology

Bridgeville/Greenwood Master Plan

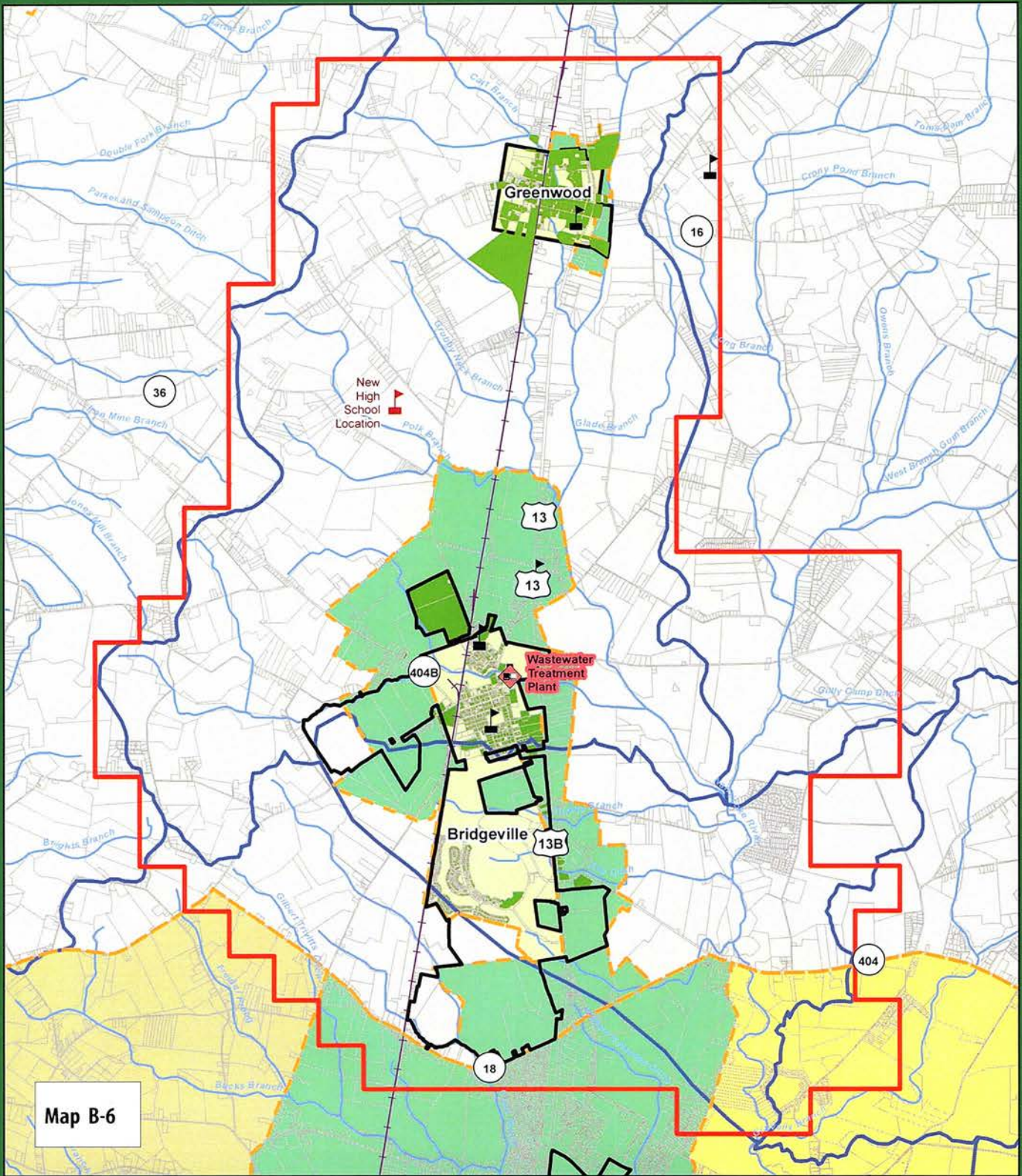
Historic Locations
Final Draft - March 2014



Sources:
Historical Data - National Register of Historic Districts and National Register of Historic Locations, Delaware Division of Historical and Cultural Affairs, 06/12
Municipal Boundaries - Sussex County Mapping and Addressing Dept. 06/13
Municipal Boundaries - Office of State Planning Cooperation (OSPC) 05/13
Parcel Boundaries - U.S. Geological Survey
Roads - Delaware Department of Transportation, September 2013

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Map B-6

- Study Area
- Municipal Boundaries
- Sussex County Sewer Districts
- Connected to Municipal Sewer
- Sussex County Sewer Districts**
- Municipal Growth & Annexation Areas
- Municipal Sewer Districts
- Western Sussex Planning Area 1
- Western Sussex Planning Area 2
- Western Sussex Planning Area 3
- Watershed Boundaries
- Parcel Boundaries
- Major Roads
- Schools
- Hydrology
- Railroads

Bridgeville/Greenwood Master Plan WORKING DRAFT Waste Water Map

Final Draft - March 2014

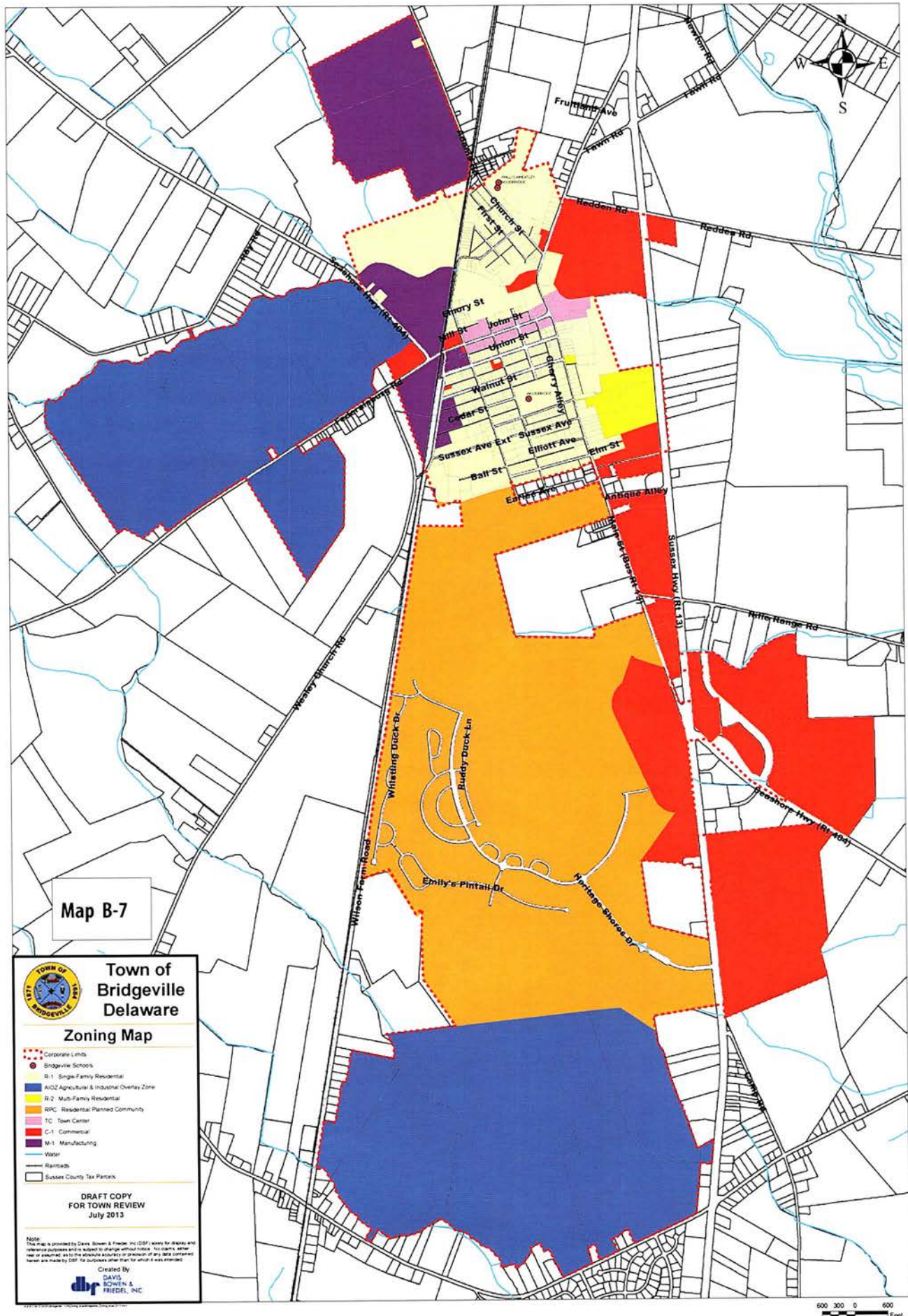


0 0.275 0.55 1.1 1.65 2.2 Miles

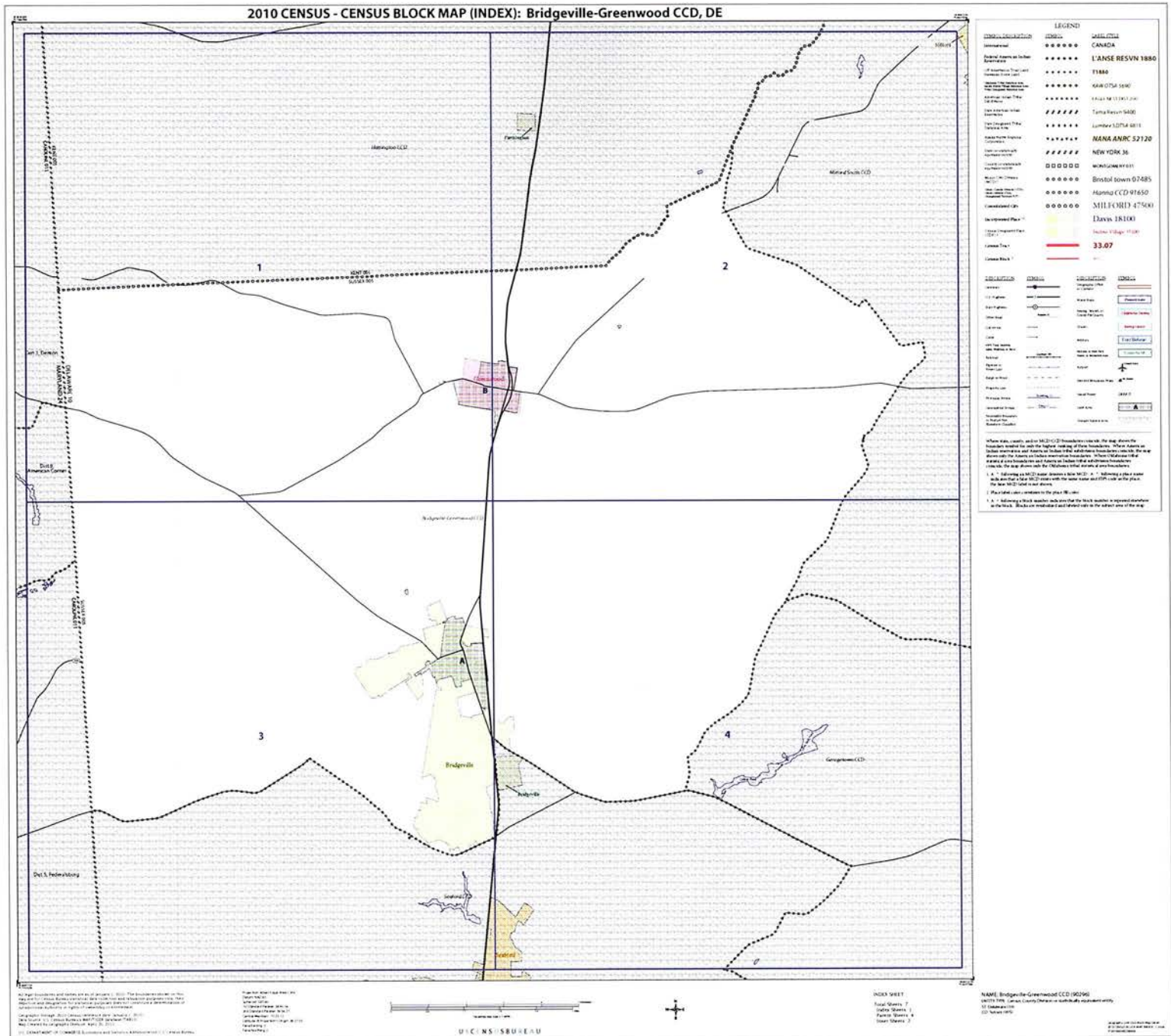
Sources:
Sewer Districts - Sussex County, 03/04/14
Sewer Areas - Working Draft, DWRCC, Division of Watershed Stewardship and Sussex County, 02/05/14
Parcel Boundaries - Sussex County Mapping and Addressing Dept., 02/14
Municipal Boundaries - Office of State Planning Coordinator (OWB), 03/13
Watershed Boundaries - U.S. Geological Survey
Roads - Delaware Department of Transportation, September 2011

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APPENDIX C



The Bridgeville-Greenwood County Census Division (CCD). This area roughly coincides with the Master Plan study area and is the basis for all Census data included in this plan.

Subject	Delaware				Sussex County, Delaware				Bridgeville-Greenwood CCD, Sussex County, Delaware			
	Estimate	Margin of	Percent	Percent	Estimate	Margin of	Percent	Percent	Estimate	Margin of	Percent	Percent
\$50,000 to \$74,999	64,576	+/-1,552	19.3%	+/-0.4	15,823	+/-689	20.9%	+/-0.9	869	+/-166	22.1%	+/-4.2
\$75,000 to \$99,999	46,209	+/-1,279	13.3%	+/-0.4	9,839	+/-616	13.0%	+/-0.8	464	+/-109	11.8%	+/-2.7
\$100,000 to \$149,999	51,586	+/-1,500	15.4%	+/-0.5	9,237	+/-521	12.2%	+/-0.7	491	+/-142	12.5%	+/-3.6
\$150,000 to \$199,999	18,288	+/-774	5.5%	+/-0.2	2,718	+/-279	3.6%	+/-0.4	148	+/-73	3.8%	+/-1.8
\$200,000 or more	15,210	+/-692	4.6%	+/-0.2	2,438	+/-236	3.2%	+/-0.3	54	+/-34	1.4%	+/-0.9
Median household income (dollars)	60,119	+/-714	(X)	(X)	52,692	+/-1,013	(X)	(X)	51,824	+/-5,451	(X)	(X)
Mean household income (dollars)	72,453	+/-803	(X)	(X)	67,390	+/-1,102	(X)	(X)	62,245	+/-5,073	(X)	(X)
Families	225,798	+/-2,098	225,798	(X)	50,860	+/-1,063	50,860	(X)	2,865	+/-190	2,865	(X)
Less than \$10,000	7,169	+/-550	3.2%	+/-0.2	1,861	+/-253	3.7%	+/-0.5	181	+/-97	6.3%	+/-3.4
\$10,000 to \$14,999	4,918	+/-439	2.2%	+/-0.2	1,203	+/-225	2.4%	+/-0.4	45	+/-31	1.6%	+/-1.1
\$15,000 to \$24,999	14,805	+/-826	6.6%	+/-0.4	4,149	+/-381	8.2%	+/-0.7	214	+/-67	7.5%	+/-2.3
\$25,000 to \$34,999	18,720	+/-952	8.3%	+/-0.4	5,520	+/-511	10.9%	+/-1.0	308	+/-101	10.8%	+/-3.4
\$35,000 to \$49,999	27,769	+/-1,014	12.3%	+/-0.4	7,139	+/-417	14.0%	+/-0.8	359	+/-81	12.5%	+/-2.9
\$50,000 to \$74,999	44,138	+/-1,270	19.5%	+/-0.5	11,241	+/-563	22.1%	+/-1.0	666	+/-138	24.3%	+/-4.8
\$75,000 to \$99,999	36,557	+/-1,202	16.2%	+/-0.5	8,123	+/-556	16.0%	+/-1.0	419	+/-110	14.6%	+/-3.6
\$100,000 to \$149,999	42,562	+/-1,318	18.8%	+/-0.6	7,489	+/-466	14.7%	+/-0.9	475	+/-139	16.6%	+/-4.6
\$150,000 to \$199,999	15,789	+/-707	7.0%	+/-0.3	2,193	+/-264	4.3%	+/-0.5	114	+/-59	4.0%	+/-2.0
\$200,000 or more	13,371	+/-642	5.9%	+/-0.3	1,942	+/-202	3.8%	+/-0.4	54	+/-34	1.9%	+/-1.2
Median family income (dollars)	72,069	+/-919	(X)	(X)	61,685	+/-1,454	(X)	(X)	61,031	+/-5,537	(X)	(X)
Mean family income (dollars)	89,415	+/-965	(X)	(X)	75,667	+/-1,435	(X)	(X)	70,405	+/-5,739	(X)	(X)
Per capita income (dollars)	29,733	+/-297	(X)	(X)	27,165	+/-439	(X)	(X)	22,683	+/-1,661	(X)	(X)
Median earnings for workers (dollars)	32,370	+/-321	(X)	(X)	27,077	+/-559	(X)	(X)	29,165	+/-3,300	(X)	(X)
Median earnings for male full-time, year-round workers (dollars)	50,774	+/-489	(X)	(X)	42,957	+/-930	(X)	(X)	43,363	+/-4,719	(X)	(X)
Median earnings for female full-time, year-round workers (dollars)	40,809	+/-523	(X)	(X)	33,935	+/-1,350	(X)	(X)	34,070	+/-2,411	(X)	(X)
PERCENTAGE OF FAMILIES AND PEOPLE WHOSE INCOME IN THE PAST 12 MONTHS IS BELOW THE POVERTY LEVEL												
All families	(X)	(X)	7.6%	+/-0.3	(X)	(X)	8.3%	+/-0.7	(X)	(X)	10.2%	+/-3.7
With related children under 18 years	(X)	(X)	12.9%	+/-0.7	(X)	(X)	17.5%	+/-1.9	(X)	(X)	21.4%	+/-7.3
With related children under 5 years only	(X)	(X)	13.9%	+/-1.2	(X)	(X)	23.4%	+/-5.3	(X)	(X)	25.1%	+/-21.6
Married couple families	(X)	(X)	3.0%	+/-0.2	(X)	(X)	3.7%	+/-0.5	(X)	(X)	4.4%	+/-2.3
With related children under 18 years	(X)	(X)	4.8%	+/-0.6	(X)	(X)	7.8%	+/-1.6	(X)	(X)	9.5%	+/-5.5
With related children under 5 years only	(X)	(X)	3.8%	+/-1.3	(X)	(X)	6.2%	+/-3.8	(X)	(X)	5.3%	+/-7.7
Families with female householder, no husband present	(X)	(X)	22.5%	+/-1.3	(X)	(X)	26.4%	+/-2.9	(X)	(X)	36.1%	+/-13.4
With related children under 18 years	(X)	(X)	29.4%	+/-1.9	(X)	(X)	36.6%	+/-4.6	(X)	(X)	49.5%	+/-17.1
With related children under 5 years only	(X)	(X)	38.9%	+/-5.7	(X)	(X)	53.0%	+/-12.0	(X)	(X)	49.0%	+/-31.6

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

There were changes in the edit between 2009 and 2010 regarding Supplemental Security Income (SSI) and Social Security. The changes in the edit loosened restrictions on disability requirements for receipt of SSI resulting in an increase in the total number of SSI recipients in the American Community Survey. The changes also loosened restrictions on possible reported monthly amounts in Social Security income resulting in higher Social Security aggregate amounts. These results more closely match administrative counts compiled by the Social Security Administration.

Workers include members of the Armed Forces and civilians who were at work last week.

Industry codes are 4-digit codes and are based on the North American Industry Classification System 2007. The industry categories adhere to the guidelines issued in Clarification Memorandum No. 2, "NAICS Alternate Aggregation Structure for Use By U.S. Statistical Agencies," issued by the Office of Management and Budget.

Explanation of Symbols:

1. An *** entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An '****' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.

DP03: SELECTED ECONOMIC CHARACTERISTICS

2008-2012 American Community Survey 5-Year Estimates

Note: This is a modified view of the original table.

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section. Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section. Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

Subject	Delaware			Sussex County, Delaware			Bridgeville-Greenwood CCD, Sussex County, Delaware		
	Estimate	Margin of	Percent	Estimate	Margin of	Percent	Estimate	Margin of	Percent
EMPLOYMENT STATUS									
Population 16 years and over	718,553	+/-657	718,553	161,850	+/-265	161,850	8,822	+/-595	8,822
In labor force	464,607	+/-2,681	64.7%	94,893	+/-1,197	58.6%	5,128	+/-437	58.1%
Civilian labor force	460,810	+/-2,649	64.1%	94,672	+/-1,213	58.5%	5,104	+/-435	57.9%
Employed	422,219	+/-2,705	58.8%	86,739	+/-1,303	53.6%	4,461	+/-401	52.8%
Unemployed	38,591	+/-1,331	5.4%	7,933	+/-637	4.9%	443	+/-132	5.0%
Armed Forces	3,797	+/-459	0.5%	221	+/-99	0.1%	24	+/-27	0.3%
Not in labor force	253,946	+/-2,706	35.3%	66,957	+/-1,181	41.4%	3,694	+/-398	41.9%
Civilian labor force	460,810	+/-2,649	64.1%	94,672	+/-1,213	58.6%	5,104	+/-435	57.9%
Percent Unemployed	(X)	(X)	8.4%	(X)	(X)	8.4%	(X)	(X)	8.7%
Females 16 years and over	374,993	+/-465	374,993	83,765	+/-203	83,765	4,458	+/-265	4,458
In labor force	227,746	+/-2,016	60.7%	45,889	+/-875	54.8%	2,462	+/-246	55.2%
Civilian labor force	227,154	+/-1,999	60.6%	45,884	+/-875	54.8%	2,462	+/-246	55.2%
Employed	209,563	+/-2,142	55.9%	42,229	+/-909	50.4%	2,165	+/-226	48.6%
Own children under 6 years	63,953	+/-728	63,953	12,732	+/-359	12,732	945	+/-254	945
All parents in family in labor force	45,764	+/-1,282	71.6%	9,320	+/-543	73.2%	550	+/-172	58.2%
Own children 6 to 17 years	129,870	+/-969	129,870	24,572	+/-471	24,572	1,802	+/-333	1,802
All parents in family in labor force	100,096	+/-1,765	77.1%	18,278	+/-735	74.4%	1,144	+/-267	63.3%
OCCUPATION									
Civilian employed population 16 years and over	422,219	+/-2,705	422,219	86,739	+/-1,303	86,739	4,661	+/-401	4,661
Management, business, science, and arts occupations	157,671	+/-2,264	37.3%	25,703	+/-1,053	29.6%	1,313	+/-212	28.2%
Service occupations	75,746	+/-2,033	17.9%	18,559	+/-1,245	21.4%	890	+/-176	19.1%
Sales and office occupations	106,191	+/-2,063	25.2%	21,783	+/-880	25.1%	1,007	+/-160	21.6%
Natural resources, construction, and maintenance occupations	37,930	+/-1,388	9.0%	9,902	+/-710	11.4%	717	+/-197	15.4%
Production, transportation, and material moving occupations	44,681	+/-1,744	10.6%	10,792	+/-706	12.4%	734	+/-188	15.7%
INDUSTRY									
Civilian employed population 16 years and over	422,219	+/-2,705	422,219	86,739	+/-1,303	86,739	4,661	+/-401	4,661
Agriculture, forestry, fishing and hunting, and mining	4,614	+/-530	1.1%	2,299	+/-357	2.7%	218	+/-103	4.7%
Construction	28,198	+/-1,192	6.7%	7,816	+/-610	9.0%	455	+/-157	9.8%
Manufacturing	39,784	+/-1,470	9.4%	8,068	+/-671	9.3%	554	+/-190	11.9%
Wholesale trade	8,970	+/-586	2.1%	1,780	+/-275	2.1%	172	+/-60	3.7%
Retail trade	51,112	+/-1,577	12.1%	12,704	+/-798	14.6%	646	+/-167	13.9%
Transportation and warehousing, and utilities	19,446	+/-1,132	4.6%	3,686	+/-356	4.2%	342	+/-115	7.3%
Information	7,826	+/-707	1.9%	1,305	+/-271	1.5%	134	+/-93	2.9%
Finance and insurance, and real estate and rental and leasing	42,149	+/-1,287	10.0%	5,401	+/-680	6.2%	138	+/-67	3.0%
Professional, scientific, and management, and administrative and waste	41,138	+/-1,675	9.7%	7,248	+/-933	8.4%	209	+/-87	4.5%
Educational services, and health care and social assistance	99,818	+/-2,445	23.6%	18,404	+/-744	21.2%	1,053	+/-229	22.6%
Arts, entertainment, and recreation, and accommodation and food	36,833	+/-1,277	8.7%	8,873	+/-427	10.2%	317	+/-102	6.8%
Other services, except public administration	18,233	+/-974	4.3%	4,497	+/-427	5.2%	149	+/-66	3.2%
Public administration	24,098	+/-1,231	5.7%	4,658	+/-439	5.4%	274	+/-118	5.9%
CLASS OF WORKER									
Civilian employed population 16 years and over	422,219	+/-2,705	422,219	86,739	+/-1,303	86,739	4,661	+/-401	4,661
Private wage and salary workers	342,999	+/-3,075	81.2%	68,675	+/-1,352	79.2%	3,791	+/-339	81.3%
Government workers	61,820	+/-2,011	14.6%	12,161	+/-717	14.0%	561	+/-130	12.0%
Self-employed in own not incorporated business workers	16,915	+/-876	4.0%	5,837	+/-444	6.7%	305	+/-107	6.5%
Unpaid family workers	485	+/-147	0.1%	66	+/-45	0.1%	4	+/-6	0.1%
INCOME AND BENEFITS (IN 2012 INFLATION-ADJUSTED DOLLARS)									
Total households	334,076	+/-1,667	334,076	75,642	+/-1,035	75,642	3,928	+/-189	3,928
Less than \$10,000	18,128	+/-849	5.4%	4,091	+/-419	5.4%	277	+/-120	7.1%
\$10,000 to \$14,999	13,601	+/-641	4.1%	3,267	+/-321	4.3%	187	+/-58	4.8%
\$15,000 to \$24,999	30,561	+/-1,194	9.1%	8,711	+/-582	11.3%	374	+/-105	9.5%
\$25,000 to \$34,999	32,054	+/-1,330	9.6%	8,826	+/-623	11.7%	467	+/-124	11.9%
\$35,000 to \$49,999	43,859	+/-1,360	13.1%	10,692	+/-641	14.1%	597	+/-129	15.2%

Subject	Delaware			Sussex County, Delaware			Bridgeville-Greenwood CCD, Sussex County,		
	Estimate	Margin of Error	Percent	Estimate	Margin of Error	Percent	Estimate	Margin of Error	Percent
Some other race	22,545	+/-1,796	2.5%	8,081	+/-1,196	4.1%	465	+/-308	4.1%
HISPANIC OR LATINO AND RACE									
Total population	900,131	*****	900,131	197,681	*****	197,681	11,390	+/-776	11,390
Hispanic or Latino (of any race)	73,230	*****	8.1%	16,935	*****	8.6%	751	+/-345	6.6%
Mexican	30,276	+/-1,708	3.4%	6,240	+/-1,111	3.2%	299	+/-181	2.6%
Puerto Rican	22,795	+/-1,544	2.5%	2,577	+/-522	1.3%	86	+/-71	0.8%
Cuban	1,680	+/-455	0.2%	139	+/-88	0.1%	0	+/-18	0.0%
Other Hispanic or Latino	18,479	+/-1,482	2.1%	7,979	+/-1,159	4.0%	366	+/-301	3.2%

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

The ACS questions on Hispanic origin and race were revised in 2008 to make them consistent with the Census 2010 question wording. Any changes in estimates for 2008 and beyond may be due to demographic changes, as well as factors including questionnaire changes, differences in ACS population controls, and methodological differences in the population estimates, and therefore should be used with caution. For a summary of questionnaire changes see http://www.census.gov/acs/www/methodology/questionnaire_changes/. For more information about changes in the estimates see <http://www.census.gov/population/hispanic/files/acs08researchnote.pdf>.

For more information on understanding race and Hispanic origin data, please see the Census 2010 Brief entitled, Overview of Race and Hispanic Origin: 2010, issued March 2011. (pdf format)

While the 2008-2012 American Community Survey (ACS) data generally reflect the December 2009 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2000 data. Boundaries for urban areas have not been updated since Census 2000. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Explanation of Symbols:

1. An '***' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An '****' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.

DP05: ACS SEX, AGE AND RACE ESTIMATES

2008-2012 American Community Survey 5-Year Estimates

Note: This is a modified view of the original table.

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section. Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

Subject	Delaware				Sussex County, Delaware				Bridgeville-Greenwood CCD, Sussex County,			
	Estimate	Margin of Error	Percent	Percent Margin of Error	Estimate	Margin of Error	Percent	Percent Margin of Error	Estimate	Margin of Error	Percent	Percent Margin of Error
SEX AND AGE												
Total population	900,131	****	900,131	(X)	197,681	****	197,681	(X)	11,390	+/-776	11,390	(X)
Male	436,338	+/-130	48.5%	+/-0.1	96,427	+/-60	48.8%	+/-0.1	5,588	+/-531	49.1%	+/-2.1
Female	463,793	+/-130	51.5%	+/-0.1	101,254	+/-60	51.2%	+/-0.1	5,802	+/-368	50.9%	+/-2.1
Under 5 years	56,062	+/-111	6.2%	+/-0.1	11,495	+/-92	5.8%	+/-0.1	812	+/-214	7.1%	+/-1.8
5 to 9 years	57,471	+/-1426	6.4%	+/-0.2	10,899	+/-447	5.5%	+/-0.2	738	+/-163	6.5%	+/-1.3
10 to 14 years	55,956	+/-1,426	6.2%	+/-0.2	11,056	+/-437	5.6%	+/-0.2	813	+/-186	7.1%	+/-1.5
15 to 19 years	63,565	+/-214	7.1%	+/-0.1	10,953	+/-169	5.5%	+/-0.1	851	+/-207	7.5%	+/-1.7
20 to 24 years	63,746	+/-211	7.1%	+/-0.1	10,481	+/-175	5.3%	+/-0.1	549	+/-166	4.8%	+/-1.3
25 to 34 years	112,300	+/-271	12.5%	+/-0.1	20,418	+/-226	10.3%	+/-0.1	1,264	+/-192	11.1%	+/-1.6
35 to 44 years	116,073	+/-264	12.9%	+/-0.1	22,268	+/-219	11.3%	+/-0.1	1,416	+/-236	12.4%	+/-1.8
45 to 54 years	132,405	+/-128	14.7%	+/-0.1	28,148	+/-71	14.2%	+/-0.1	1,823	+/-290	16.0%	+/-2.3
55 to 59 years	58,161	+/-1,141	6.5%	+/-0.1	14,203	+/-586	7.2%	+/-0.3	587	+/-105	5.2%	+/-1.0
60 to 64 years	53,515	+/-1,163	5.9%	+/-0.1	16,051	+/-586	8.1%	+/-0.3	850	+/-174	7.5%	+/-1.5
65 to 74 years	73,768	+/-164	8.2%	+/-0.1	24,782	+/-87	12.5%	+/-0.1	1,118	+/-178	9.8%	+/-1.6
75 to 84 years	40,834	+/-721	4.5%	+/-0.1	12,348	+/-416	6.2%	+/-0.2	427	+/-96	3.7%	+/-0.9
85 years and over	16,275	+/-715	1.8%	+/-0.1	4,579	+/-414	2.3%	+/-0.2	142	+/-98	1.2%	+/-0.8
Median age (years)	38.7	+/-0.2	(X)	(X)	45.4	+/-0.2	(X)	(X)	40.1	+/-2.4	(X)	(X)
18 years and over	694,530	****	77.2%	****	157,367	****	79.6%	****	8,426	+/-540	74.0%	+/-2.5
21 years and over	652,411	+/-792	72.5%	+/-0.1	151,103	+/-339	76.4%	+/-0.2	8,091	+/-551	71.0%	+/-2.6
62 years and over	162,119	+/-933	18.0%	+/-0.1	51,121	+/-426	25.9%	+/-0.2	2,178	+/-216	19.1%	+/-2.0
65 years and over	130,877	+/-135	14.5%	+/-0.1	41,709	****	21.1%	****	1,687	+/-203	14.8%	+/-1.9
18 years and over	694,530	****	694,530	(X)	157,367	****	157,367	(X)	8,426	+/-540	8,426	(X)
Male	331,320	****	47.7%	****	75,895	****	48.2%	****	4,111	+/-405	48.8%	+/-2.4
Female	363,210	****	52.3%	****	81,472	****	51.8%	****	4,315	+/-243	51.2%	+/-2.4
65 years and over	130,877	+/-135	130,877	(X)	41,709	****	41,709	(X)	1,687	+/-203	1,687	(X)
Male	52,377	+/-88	43.8%	+/-0.1	19,178	****	46.0%	****	812	+/-134	48.1%	+/-4.7
Female	73,500	+/-79	56.2%	+/-0.1	22,531	****	54.0%	****	875	+/-122	51.9%	+/-4.7
RACE												
Total population	900,131	****	900,131	(X)	197,681	****	197,681	(X)	11,390	+/-776	11,390	(X)
One race	879,215	+/-1,498	97.7%	+/-0.2	193,376	+/-546	97.8%	+/-0.3	11,033	+/-755	96.9%	+/-1.4
Two or more races	20,916	+/-1,498	2.3%	+/-0.2	4,305	+/-546	2.2%	+/-0.3	357	+/-166	3.1%	+/-1.4
White	652,133	+/-1,965	72.4%	+/-0.2	161,627	+/-1,222	81.8%	+/-0.6	8,965	+/-781	78.7%	+/-4.0
Black or African American	205,367	+/-1,036	22.8%	+/-0.1	27,918	+/-443	14.1%	+/-0.2	2,204	+/-378	19.4%	+/-3.2
American Indian and Alaska Native	8,109	+/-566	0.9%	+/-0.1	2,000	+/-207	1.0%	+/-0.1	35	+/-39	0.3%	+/-0.3
Asian	33,756	+/-295	3.8%	+/-0.1	2,473	+/-34	1.3%	+/-0.1	78	+/-82	0.7%	+/-0.7
Native Hawaiian and Other Pacific	857	+/-378	0.1%	+/-0.1	109	+/-64	0.1%	+/-0.1	0	+/-18	0.0%	+/-0.3

Subject	Delaware	Margin of	Percent	Percent	Sussex County, Delaware	Margin of	Percent	Percent	Bridgetown-Greenwood CCD, Sussex County, Delaware	Margin of	Percent	Percent
\$300,000 to \$499,999	60.288	+/-1.377	24.8%	+/-0.5	14.254	+/-6.22	23.8%	+/-1.0	608	+/-1.28	20.3%	+/-4.1
\$500,000 to \$999,999	14.764	+/-6.16	6.1%	+/-0.2	5.528	+/-3.07	9.2%	+/-0.5	53	+/-4.6	1.8%	+/-1.5
\$1,000,000 or more	3.533	+/-3.25	1.5%	+/-0.1	1.764	+/-2.70	2.9%	+/-0.4	55	+/-3.6	1.8%	+/-1.2
Median (dollars)	241,100	+/-1.422	(X)	(X)	241,800	+/-3.995	(X)	(X)	216,100	+/-1.2182	(X)	(X)
MORTGAGE STATUS												
Owner-occupied units	242,788	+/-2.110	242,788	(X)	59,913	+/-8.78	59,913	(X)	2,989	+/-2.27	2,989	(X)
Housing units with a mortgage	169,922	+/-1.734	70.0%	+/-0.4	35,462	+/-7.83	59.2%	+/-1.0	1,804	+/-1.98	60.4%	+/-4.7
Housing units without a mortgage	72,866	+/-1.298	30.0%	+/-0.4	24,451	+/-6.86	40.8%	+/-1.0	1,185	+/-1.64	39.6%	+/-4.7
SELECTED MONTHLY OWNER COSTS												
Housing units with a mortgage	169,922	+/-1.734	169,922	(X)	35,462	+/-7.83	35,462	(X)	1,804	+/-1.98	1,804	(X)
Less than \$300	192	+/-6.9	0.1%	+/-0.1	62	+/-3.1	0.2%	+/-0.1	0	+/-1.8	0.0%	+/-1.6
\$300 to \$499	2,062	+/-2.90	1.2%	+/-0.2	680	+/-1.57	1.9%	+/-0.4	14	+/-1.4	0.8%	+/-0.8
\$500 to \$699	5,627	+/-4.69	3.3%	+/-0.3	2,018	+/-2.68	5.7%	+/-0.7	99	+/-4.4	5.5%	+/-2.4
\$700 to \$999	16,353	+/-7.03	9.6%	+/-0.4	4,551	+/-3.43	12.8%	+/-0.9	312	+/-1.09	17.3%	+/-5.6
\$1,000 to \$1,499	48,502	+/-1.246	28.5%	+/-0.7	10,983	+/-5.42	31.0%	+/-1.3	649	+/-1.40	36.0%	+/-6.8
\$1,500 to \$1,999	46,479	+/-1.166	27.4%	+/-0.6	8,657	+/-4.71	24.4%	+/-1.3	407	+/-8.6	22.6%	+/-4.8
\$2,000 or more	50,707	+/-1.092	29.8%	+/-0.6	8,511	+/-5.11	24.0%	+/-1.3	323	+/-1.00	17.9%	+/-4.8
Median (dollars)	1,618	+/-9	(X)	(X)	1,474	+/-2.3	(X)	(X)	1,354	+/-8.3	(X)	(X)
Housing units without a mortgage	72,866	+/-1.298	72,866	(X)	24,451	+/-6.86	24,451	(X)	1,185	+/-1.64	1,185	(X)
Less than \$100	276	+/-1.08	0.4%	+/-0.1	71	+/-5.7	0.3%	+/-0.2	0	+/-1.8	0.0%	+/-2.5
\$100 to \$199	3,786	+/-3.75	5.2%	+/-0.5	1,544	+/-2.11	6.3%	+/-0.9	103	+/-6.1	8.7%	+/-5.1
\$200 to \$299	11,872	+/-7.37	16.3%	+/-1.0	4,385	+/-4.32	17.9%	+/-1.6	385	+/-1.30	32.5%	+/-8.8
\$300 to \$399	14,933	+/-7.73	20.5%	+/-1.0	4,706	+/-2.99	19.2%	+/-1.1	197	+/-6.9	16.6%	+/-5.6
\$400 or more	41,999	+/-1.128	57.6%	+/-1.1	13,745	+/-6.13	56.2%	+/-1.9	500	+/-1.17	42.2%	+/-9.0
Median (dollars)	443	+/-6	(X)	(X)	437	+/-1.0	(X)	(X)	352	+/-5.5	(X)	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME												
Housing units with a mortgage	169,246	+/-1.741	169,246	(X)	35,359	+/-7.91	35,359	(X)	1,804	+/-1.98	1,804	(X)
Less than 20.0 percent	59,941	+/-1.453	35.4%	+/-0.8	11,386	+/-6.07	32.2%	+/-1.7	589	+/-1.03	32.6%	+/-4.4
20.0 to 24.9 percent	27,688	+/-9.94	16.4%	+/-0.6	5,163	+/-4.24	14.6%	+/-1.1	264	+/-1.00	14.6%	+/-5.1
25.0 to 29.9 percent	21,874	+/-1.041	12.9%	+/-0.6	4,452	+/-4.25	12.6%	+/-1.1	142	+/-6.2	7.9%	+/-3.4
30.0 to 34.9 percent	14,373	+/-6.73	8.5%	+/-0.4	3,102	+/-2.96	8.8%	+/-0.8	189	+/-6.3	10.5%	+/-3.3
35.0 percent or more	45,370	+/-1.314	26.8%	+/-0.7	11,246	+/-6.58	31.8%	+/-1.6	620	+/-1.30	34.4%	+/-6.6
Not computed	676	+/-1.56	(X)	(X)	103	+/-4.5	(X)	(X)	0	+/-1.8	(X)	(X)
GROSS RENT												
Occupied units paying rent	86,868	+/-1.761	86,868	(X)	13,960	+/-6.52	13,960	(X)	805	+/-1.81	805	(X)
Less than \$200	1,582	+/-3.00	1.8%	+/-0.4	189	+/-7.2	1.4%	+/-0.5	15	+/-2.0	1.9%	+/-2.5
\$200 to \$299	2,546	+/-3.25	2.9%	+/-0.4	514	+/-1.25	3.7%	+/-0.9	75	+/-4.2	9.3%	+/-5.0
\$300 to \$499	4,900	+/-4.70	5.6%	+/-0.5	1,186	+/-2.21	8.5%	+/-1.5	110	+/-5.1	13.7%	+/-5.7
\$500 to \$749	11,090	+/-8.30	12.8%	+/-0.9	2,461	+/-3.95	17.6%	+/-2.6	156	+/-6.0	19.4%	+/-7.2
\$750 to \$999	24,897	+/-1.101	28.7%	+/-1.2	3,499	+/-4.17	25.1%	+/-2.7	229	+/-9.4	28.4%	+/-10.7
\$1,000 to \$1,499	31,064	+/-1.097	35.8%	+/-1.1	4,464	+/-4.43	32.0%	+/-2.9	212	+/-1.08	26.3%	+/-10.6
\$1,500 or more	10,789	+/-6.81	12.4%	+/-0.7	1,647	+/-2.75	11.8%	+/-1.9	8	+/-1.5	1.0%	+/-1.8
Median (dollars)	985	+/-1.0	(X)	(X)	947	+/-2.2	(X)	(X)	818	+/-7.9	(X)	(X)
No rent paid	4,420	+/-3.39	(X)	(X)	1,769	+/-2.53	(X)	(X)	134	+/-7.2	(X)	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAP)												
Occupied units paying rent (excluding less than 15.0 percent	85,254	+/-1.743	85,254	(X)	13,803	+/-6.43	13,803	(X)	801	+/-1.81	801	(X)
15.0 to 19.9 percent	9,523	+/-6.78	11.2%	+/-0.8	1,467	+/-2.73	10.6%	+/-1.9	156	+/-6.3	19.5%	+/-7.4
20.0 to 24.9 percent	10,434	+/-7.27	12.2%	+/-0.8	1,384	+/-2.70	10.0%	+/-1.5	63	+/-4.3	7.9%	+/-5.0
	10,423	+/-8.15	12.2%	+/-0.9	1,821	+/-3.14	13.2%	+/-2.2	88	+/-6.2	11.0%	+/-7.5

DP04: SELECTED HOUSING

2008-2012 American Community Survey

Note: This is a modified view of the original table.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

Subject	Delaware			Sussex County, Delaware			Bridgeville-Greenwood CCD, Sussex County, Delaware					
	Estimate	Margin of	Percent	Estimate	Margin of	Percent	Estimate	Margin of	Percent			
HOUSING OCCUPANCY												
Total housing units	405,883	+/-201	405,883	(X)	123,132	+/-143	123,132	(X)	4,509	+/-161	4,509	(X)
Occupied housing units	334,076	+/-1,667	82.3%	+/-0.4	75,642	+/-1,035	61.4%	+/-0.8	3,928	+/-189	87.1%	+/-3.3
Vacant housing units	71,807	+/-1,712	17.7%	+/-0.4	47,490	+/-1,018	38.6%	+/-0.8	581	+/-151	12.9%	+/-3.3
Homeowner vacancy rate	3.0	+/-0.3	(X)	(X)	5.4	+/-0.7	(X)	(X)	4.2	+/-2.4	(X)	(X)
Rental vacancy rate	10.5	+/-0.8	(X)	(X)	8.8	+/-1.8	(X)	(X)	2.2	+/-2.6	(X)	(X)
UNITS IN STRUCTURE												
Total housing units	405,883	+/-201	405,883	(X)	123,132	+/-143	123,132	(X)	4,509	+/-161	4,509	(X)
1-unit, detached	235,932	+/-1,959	58.1%	+/-0.5	75,118	+/-1,029	61.0%	+/-0.8	3,040	+/-186	67.4%	+/-3.5
1-unit, attached	59,843	+/-1,166	14.7%	+/-0.3	10,247	+/-538	8.3%	+/-0.4	158	+/-56	3.5%	+/-1.2
2 units	6,485	+/-536	1.6%	+/-0.1	1,072	+/-206	0.9%	+/-0.2	72	+/-34	1.6%	+/-0.8
3 or 4 units	10,029	+/-638	2.5%	+/-0.2	2,126	+/-317	1.2%	+/-0.3	111	+/-48	2.5%	+/-1.0
5 to 9 units	15,202	+/-874	3.7%	+/-0.2	3,775	+/-461	3.1%	+/-0.4	101	+/-62	2.2%	+/-1.4
10 to 19 units	23,049	+/-1,232	5.7%	+/-0.3	3,179	+/-481	2.6%	+/-0.4	24	+/-27	0.5%	+/-0.6
20 or more units	17,008	+/-807	4.2%	+/-0.2	3,171	+/-350	2.6%	+/-0.3	43	+/-25	1.0%	+/-0.5
Mobile home	38,266	+/-1,042	9.4%	+/-0.3	24,405	+/-883	19.8%	+/-0.7	960	+/-154	21.3%	+/-3.4
Boat, RV, van, etc.	69	+/-46	0.0%	+/-0.1	39	+/-34	0.0%	+/-0.1	0	+/-18	0.0%	+/-0.7
YEAR STRUCTURE BUILT												
Total housing units	405,883	+/-201	405,883	(X)	123,132	+/-143	123,132	(X)	4,509	+/-161	4,509	(X)
Built 2010 or later	1,893	+/-268	0.5%	+/-0.1	904	+/-197	0.7%	+/-0.2	61	+/-66	1.4%	+/-1.5
Built 2000 to 2009	76,984	+/-1,654	19.0%	+/-0.4	35,591	+/-1,047	28.9%	+/-0.9	1,297	+/-155	28.8%	+/-3.2
Built 1990 to 1999	66,327	+/-1,431	16.3%	+/-0.4	23,554	+/-910	19.1%	+/-0.7	950	+/-142	21.1%	+/-3.1
Built 1980 to 1989	60,765	+/-1,742	15.0%	+/-0.4	23,194	+/-1,016	18.8%	+/-0.8	563	+/-139	12.5%	+/-3.0
Built 1970 to 1979	51,639	+/-1,313	12.7%	+/-0.3	16,254	+/-707	13.2%	+/-0.6	576	+/-135	12.8%	+/-3.0
Built 1960 to 1969	46,602	+/-1,132	11.5%	+/-0.3	8,105	+/-629	6.6%	+/-0.5	152	+/-57	3.4%	+/-1.3
Built 1950 to 1959	43,194	+/-1,103	10.6%	+/-0.3	5,597	+/-385	4.5%	+/-0.3	391	+/-101	8.7%	+/-2.2
Built 1940 to 1949	20,343	+/-784	5.0%	+/-0.2	3,047	+/-311	2.5%	+/-0.3	127	+/-52	2.8%	+/-1.2
Built 1939 or earlier	38,136	+/-1,112	9.4%	+/-0.3	6,886	+/-543	5.6%	+/-0.4	392	+/-99	8.7%	+/-2.2
HOUSING TENURE												
Occupied housing units	334,076	+/-1,667	334,076	(X)	75,642	+/-1,035	75,642	(X)	3,928	+/-189	3,928	(X)
Owner-occupied	242,788	+/-2,110	72.7%	+/-0.5	59,913	+/-878	79.2%	+/-0.8	2,989	+/-227	76.1%	+/-4.7
Renter-occupied	91,288	+/-1,812	27.3%	+/-0.5	15,729	+/-688	20.8%	+/-0.8	939	+/-192	23.9%	+/-4.7
Average household size of owner-	2.64	+/-0.02	(X)	(X)	2.45	+/-0.04	(X)	(X)	2.86	+/-0.18	(X)	(X)
Average household size of renter-	2.56	+/-0.03	(X)	(X)	3.02	+/-0.10	(X)	(X)	2.94	+/-0.35	(X)	(X)
OCCUPANTS PER ROOM												
Occupied housing units	334,076	+/-1,667	334,076	(X)	75,642	+/-1,035	75,642	(X)	3,928	+/-189	3,928	(X)
1.00 or less	328,187	+/-1,762	98.2%	+/-0.2	74,446	+/-1,040	98.4%	+/-0.3	3,842	+/-192	97.8%	+/-1.8
1.01 to 1.50	4,526	+/-485	1.4%	+/-0.1	798	+/-191	1.1%	+/-0.3	82	+/-71	2.1%	+/-1.8
1.51 or more	1,363	+/-258	0.4%	+/-0.1	398	+/-152	0.5%	+/-0.2	4	+/-7	0.1%	+/-0.2
VALUE												
Owner-occupied units	242,788	+/-2,110	242,788	(X)	59,913	+/-878	59,913	(X)	2,989	+/-227	2,989	(X)
Less than \$50,000	15,617	+/-692	6.4%	+/-0.3	6,096	+/-410	10.2%	+/-0.6	302	+/-83	10.1%	+/-2.7
\$50,000 to \$99,999	9,937	+/-603	4.1%	+/-0.2	3,638	+/-312	6.1%	+/-0.5	145	+/-60	4.9%	+/-2.0
\$100,000 to \$149,999	21,059	+/-781	8.7%	+/-0.3	5,150	+/-398	8.6%	+/-0.7	294	+/-84	9.8%	+/-2.7
\$150,000 to \$199,999	39,768	+/-1,054	16.4%	+/-0.4	7,962	+/-514	13.3%	+/-0.9	559	+/-145	18.7%	+/-4.3
\$200,000 to \$299,999	77,822	+/-1,593	32.1%	+/-0.5	15,521	+/-635	25.9%	+/-0.9	973	+/-164	32.6%	+/-4.9

Subject	Delaware			Sussex County, Delaware			Bridgetown-Greenwood CCD, Sussex County, Delaware		
	Estimate	Margin of	Percent	Estimate	Margin of	Percent	Estimate	Margin of	Percent
25.0 to 29.9 percent	10,341	+/-642	12.1%	1,821	+/-292	13.2%	107	+/-60	13.4%
30.0 to 34.9 percent	8,395	+/-532	9.8%	1,241	+/-195	9.0%	61	+/-40	7.6%
35.0 percent or more	36,138	+/-1,247	42.4%	6,069	+/-487	44.0%	326	+/-123	40.7%
Not computed	6,034	+/-403	(X)	1,926	+/-266	(X)	138	+/-71	(X)

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

The median gross rent excludes no cash renters.

In prior years, the universe included all owner-occupied units with a mortgage. It is now restricted to include only those units where SMOCAPI is computed, that is, SMOCAPI and household income are valid values.

In prior years, the universe included all owner-occupied units without a mortgage. It is now restricted to include only those units where SMOCAPI is computed, that is, SMOCAPI and household income are valid values.

In prior years, the universe included all renter-occupied units. It is now restricted to include only those units where GRAPI is computed, that is, gross rent and household income are valid values. The 2007, 2008, 2009, 2010, 2011, and 2012 plumbing data for Puerto Rico will not be shown. Research indicates that the questions on plumbing facilities that were introduced in 2008 in the stateside American Community Survey and the 2008 Puerto Rico Community Survey may not have been appropriate for Puerto Rico.

Median calculations for base table sourcing VAL, MHC, SMOCAPI, and TAX should exclude zero values.

While the 2008-2012 American Community Survey (ACS) data generally reflect the December 2009 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2000 data. Boundaries for urban areas have not been updated since Census 2000. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2008-2012 American Community Survey

Explanation of Symbols:

1. An '*' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An '*' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An '*' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.



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