

CONSERVATION FINANCE FEASIBILITY STUDY | MARCH 2021

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# CARBON COUNTY, PENNSYLVANIA



THE  
TRUST  
FOR  
PUBLIC  
LAND

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# OFFICE OF THE CARBON COUNTY COMMISSIONERS

**Commissioners**  
Wayne E. Nothstein, Chairman  
Rocky C. Ahner, Vice-Chairman  
Chris L. Lukasevich, Member  
Eloise K. Ahner, County Administrator  
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December 14, 2020

Mr. Dennis DeMara  
Project Manager  
Wildlands Conservancy  
3701 Orchid Place  
Emmaus, PA 18049

Mr. Owen Franklin  
Pennsylvania State Director  
Trust for Public Land  
1608 Walnut Street, Ste. 302  
Philadelphia, PA 19103

Ms. Ellen Lott  
Project Manager  
The Nature Conservancy  
1567 Long Pond Road  
Long Pond, PA 18334

RE: Request for Technical Assistance

Dear Mr. DeMara, Mr. Franklin and Ms. Lott:

The Carbon County Board of Commissioners requests technical advice and assistance from Wildlands Conservancy, The Trust for Public Land and The Nature Conservancy in connection with our efforts to develop and sustain reliable, ongoing sources of funding for land and water conservation.

As part of your advice and assistance, we understand you will conduct research with affected groups to develop recommendations for the Board on strategies for supporting dedicated, ongoing sources of public funds for land conservation.

We are interested not only in the factual information that you can provide, but also your opinions and recommendations on public funding measures available to us and strategies to enact such measures. That would include understanding our citizens' priorities and attitudes concerning land preservation, water quality and natural areas—including farmland, forests, trails, and fish and wildlife habitat—and how they would respond to different methods of presenting those issues.

This request does not in any way commit Carbon County funds to the efforts of Wildlands Conservancy, The Trust for Public Land and The Nature Conservancy related to this request, nor does it require public disclosure of any confidential information of either organization.


December 14, 2020  
Mr. DeMara; Mr. Franklin; Ms. Lott  
Page 2

This request will continue in effect for any advice you offer or presentations you submit for the use of this body related to such matters. In addition, we would like to take this opportunity to request that you continue to be available to provide technical advice and assistance in this area and on related matters in the future. Thank you for your anticipated cooperation

Sincerely,

CARBON COUNTY BOARD OF COMMISSIONERS

  
Wayne E. Nothstein, Chairman

  
Rocky C. Ahner, Vice-Chairman

  
Chris L. Lukasevich, Commissioner

eka

cc: D. Bodnar

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## INTRODUCTION

The Trust for Public Land (TPL) is a national nonprofit organization dedicated to conserving land for people to enjoy as parks, gardens, and natural areas. Since 1972, TPL has conserved more than 3.8 million acres of land nationwide. In Pennsylvania, TPL has helped protect over 3,700 acres.

To help state agencies and local governments acquire land, TPL assists communities in identifying and securing public financing. TPL's Conservation Finance program offers technical assistance to elected officials, public agencies, and community groups to design, pass, and implement public funding measures that reflect popular priorities.

Since 1996, TPL has been involved in more than 600 successful ballot measures and over twenty successful legislative campaigns that have created over \$83 billion in new public funding for parks, land conservation, and restoration. Voters have approved 83 percent of the ballot measures that have been supported by TPL.

In Pennsylvania, TPL has been involved in the efforts to preserve and increase funding for the Growing Greener program and Keystone Recreation, Park and Conservation Fund. In May 2005 voters approved a \$625 million Growing Greener 2 bond, which included \$300 million for open space and farmland preservation, as well as brownfield redevelopment. The measure passed statewide with 61 percent support, 60 percent support in Carbon County. In addition, TPL provided assistance, in 2005, on a \$10 million open space bond in Pike County. The measure passed countywide with 67 percent support. TPL is currently working as part of the Growing Greener III Coalition to increase state funding for conservation in Pennsylvania.

TPL most recently assisted in the passage of a \$2 million bond in Smithfield Township (Monroe County). The funds are used for open space, farmland, and watershed protection. The measure passed with 76 percent support in November 2016. TPL also assisted Adams County, in the passage of a \$10 million bond for open space in November 2008. The measure passed with 75 percent support. TPL has completed conservation finance feasibility studies for Monroe, Lackawanna, and Lehigh Counties, Upper Saucon Township in Lehigh County, the Sand Hills Area in Dauphin County and the Conewago Mountains Area in York County. Since 1996, TPL has guided nine local conservation measures in Pennsylvania and all nine have passed generating almost \$311 million for new land acquisitions for open spaces and parks.

This study presents several viable local public options for funding parks and land conservation in Carbon County and provides analysis of which local options and funding levels are feasible, economically prudent, and likely to be publicly acceptable. This research provides a stand-alone, fact-based reference document that can be used to evaluate financing mechanisms from an objective vantage point.

**NOTE: the term “dedicated funding” refers to any consistent and stable funding stream for land acquisition and operations, programming, and maintenance for open space, parks, wildlife habitat, farmland, trails and other recreational amenities whether that funding is in perpetuity or is provided with sunset provisions.**

*This feasibility study is not a legal document and should not be relied upon for legal purposes.*

## EXECUTIVE SUMMARY

Most funding for parks and land conservation in United States comes from local governments. A dedicated source of local revenue often serves as the foundation to long-term efforts to conserve and maintain land and water and key to leverage grants offered by state and federal programs.

Since 1988, over 130 county and municipal ballot measures that support the acquisition of land for open space, farmland, and recreational purposes have been approved by Pennsylvania voters, generating nearly \$1.2 billion. The overall passage rate for local ballot measures in Pennsylvania is 80 percent. Pennsylvania voters have approved 90 percent of 62 bond measures, 72 percent of 89 earned income tax measures, and 88 percent of 16 property tax measures.<sup>1</sup> Of the eleven county conservation finance measures (all bonds) since 1988, only one (Delaware County, 1996) has failed.

Neither Carbon County, nor any of its municipalities have a dedicated source of conservation funding.

Approximately 30 percent of Carbon County is already protected, but there are still a number of undeveloped parcels that are available for permanent protection. Over 33,000 acres (approximately 13 percent of the county) of wildlife habitat, sensitive areas, prime agricultural land, and open space has been identified as a high priority for preservation. It would take an estimated \$86 million to purchase land and easements necessary to protect these 33,000 acres.<sup>2</sup>

In Pennsylvania, general obligation bonds are utilized most often by counties for parks and land conservation. A bond issue provides up front funds that will allow for the immediate purchase of land while it is still available, or for immediate capital needs, and distributes the cost over time so that future beneficiaries also share in the burden. In addition, bond issues are a familiar form of public financing for local capital improvements including park development in Pennsylvania.

There are limited finance options—usually bonds—that could be considered as tools for financing parks and land conservation in Carbon County. Specifically, this report analyzes the revenue raising capacity of bonds as a conservation finance mechanism and their associated cost to taxpayers.

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<sup>1</sup> The Trust for Public Land. "LandVote database." <http://www.landvote.org> Accessed October 2019. Measures in LandVote record only measures that include funding for new land acquisitions.

<sup>2</sup> An estimated average value of \$3000 per acre of open space was multiplied by the estimated number of acres to be acquired in fee simple. An estimated average value of \$1500 per acre of conservation easement was multiplied by the estimated number of acres to be protected via conservation easements (Ag easements were negligible – 800 acres of ag priorities out of 33,000 acres total). Both fee and easement values were summed to equal roughly \$86M total needed to protect all priorities.

<b>Carbon County Bond Financing Costs</b>			
<i>Assumes a 20-year bond issues at 4% Interest Rate</i>			
<i>Total Taxable Assessed Valuation 2021 (AV)=\$1,688,712,911</i>			
<i>2021 Common Level Ratio of 2.96%</i>			
<b>Bond Issue</b>	<b>Annual Debt Svce</b>	<b>Mill Levy Increase</b>	<b>Cost/Year/ Avg./ House*</b>
\$ 5,000,000	\$ 367,909	0.22	\$ 10.78
\$ 7,500,000	\$ 551,863	0.33	\$ 16.16
\$ 10,000,000	\$ 735,818	0.44	\$ 21.55
\$ 15,000,000	\$ 1,103,726	0.65	\$ 32.33
\$ 20,000,000	\$ 1,471,635	0.87	\$ 43.10
\$ 25,000,000	\$ 1,839,544	1.09	\$ 53.88

*\*Based on taxable assessment of \$49,459, using Common Level Ratio and U.S. Census median home value of \$146,400. Does not include exemptions.*

- ❖ For example, Carbon County could issue \$10 million in general obligation bonds for the protection of natural areas at a cost of about \$22 annually for the average homeowner. This could be done through voter approval or non-electoral means.

Next steps should include tailoring a funding source to the needs identified by the county and testing voter attitudes toward a specific set of funding proposals. TPL recommends conducting public opinion research that tests funding options, ballot language, tax tolerance, and program priorities of county voters.

## OVERVIEW

Carbon County (2019 population 64,182) was created in 1843, from parts of Northampton and Monroe Counties. Its name alludes to its deposits of anthracite coal. Jim Thorpe, the county seat, was originally incorporated in 1850 as the borough of Mauch Chunk, an Indian name meaning “bear mountain.”

Located in northeastern Pennsylvania, approximately 90 miles west of New York City and 90 miles northeast of Philadelphia, the County is bordered on the north by Luzerne County, on the east by Monroe County, on the west by Schuylkill County and on the south by Lehigh and Northampton Counties. The northern and eastern portions of the County are part of the Pocono Mountains region of the Commonwealth.<sup>3</sup>

<sup>3</sup> <https://www.carboncounty.com/index.php/about-the-county>



Carbon County is composed of 23 municipalities, each with its own municipal government. The county has 5 school districts and a county wide technical school. Carbon County, covering over 380 square miles, is known for its scenic mountains and rivers.

It is considered part of the state's Coal Region, though the eastern and northeastern sections are considered part of the Pocono Mountains—since they are east of the Lehigh River. Carbon County is a 6th class county. Its 64,182 residents fit into the range of 45,000 to 90,000 for 6th class counties. The smallest class, 8th – has populations of less than 20,000.

## DEMOGRAPHICS

The table below contains general demographic information for Carbon County, compared to Pennsylvania and the United States.

Carbon County Demographics		Carbon County	Pennsylvania	United States
Population	Population estimates, July 1, 2019, (V2019)	64,182	12,801,989	328,239,523
	Population, percent change - April 1, 2010 (estimates base) to July 1, 2019, (V2019)	-1.6%	0.8%	6.3%
Race and Hispanic Origin	White alone, percent, July 1, 2019, (V2019) (a)	95.4%	81.6%	76.3%
	Black or African American alone, percent, July 1, 2019, (V2019) (a)	2.3%	12.0%	13.4%
	American Indian and Alaska Native alone, percent, July 1, 2019, (V2019) (a)	0.4%	0.4%	1.3%
	Asian alone, percent, July 1, 2019, (V2019) (a)	0.6%	3.8%	5.9%
	Native Hawaiian and Other Pacific Islander alone, percent, July 1, 2019, (V2019) (a)	0.1%	0.1%	0.2%
	Two or More Races, percent, July 1, 2019, (V2019)	1.3%	2.1%	2.8%
	Hispanic or Latino, percent, July 1, 2019, (V2019) (b)	5.3%	7.8%	18.5%
	White alone, not Hispanic or Latino, percent, July 1, 2019, (V2019)	91.0%	75.7%	60.1%
Housing	Median value of owner-occupied housing units, 2015-2019	\$146,400	\$180,200	\$217,500
Language	Language other than English spoken at home, percent of persons age 5 years+, 2015-2019	4.6%	11.4%	21.6%
Education	High school graduate or higher, percent of persons age 25 years+, 2015-2019	89.4%	90.5%	88.0%
	Bachelor's degree or higher, percent of persons age 25 years+, 2015-2019	19.9%	31.4%	32.1%
Income and Poverty	Median household income (in 2019 dollars), 2015-2019	\$57,006	\$61,744	\$62,843
	Per capita income in past 12 months (in 2019 dollars), 2015-2019	\$29,202	\$34,352	\$34,103
	Persons in poverty, percent	9.8%	12.0%	10.5%
<i>Source: US Census QuickFacts</i>				
<i>(a) Includes persons reporting only one race</i>				
<i>(b) Hispanics may be of any race, so also are included in applicable race categories</i>				

## GROWTH AND DEVELOPMENT

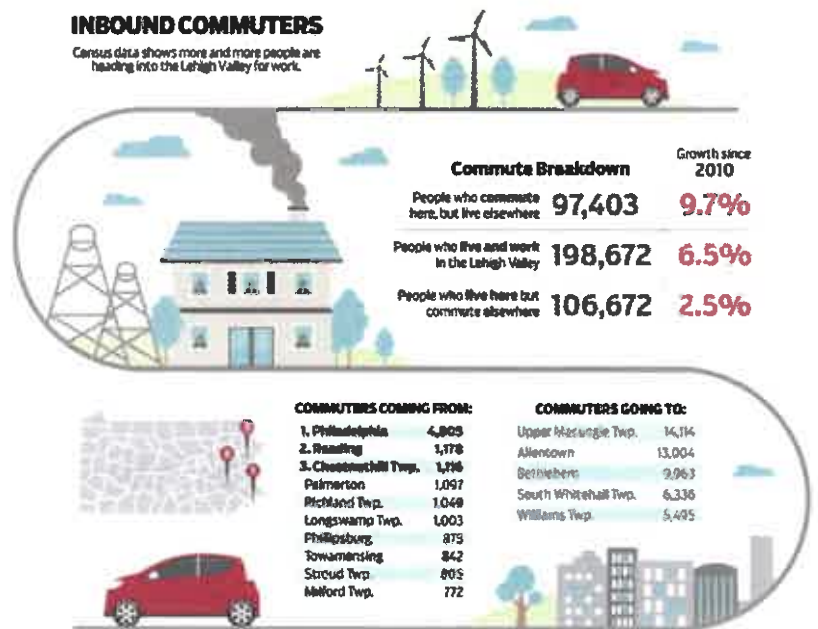
Carbon County is bordered on the south by Lehigh and Northampton County, two of the fastest growing counties in the Commonwealth. Now considered a “bedroom community” for the Lehigh Valley, Carbon County outperformed Lehigh and Northampton counties on several housing measures in the last several years according to the Greater Lehigh Valley Realtors Association 2018 annual report.

While median home prices — a strong indicator of demand — in Lehigh and Northampton counties climbed 17 percent from 2014 to 2018, in Carbon County they climbed 39 percent. In 2018 alone, Lehigh Valley prices rose nearly 8 percent and Carbon prices rose 16 percent. Even so, the average price of a home in Carbon County is still about two-thirds the price in the Lehigh Valley.<sup>4</sup>

The 2017 change in federal tax law brought an added bonus to Carbon County as New Jersey property was seen as less desirable due to high property taxes in that state. New construction appearing again for vacation homes along the Route 903 corridor, but also for buyers from New York and New Jersey looking for land for primary residences.

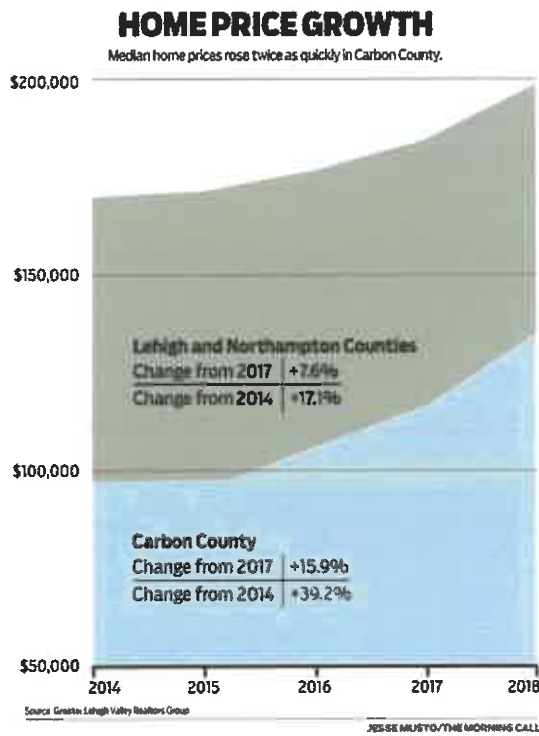
The county has three ski resorts, five whitewater rafting companies, access to the 165-mile-long Delaware and Lehigh Trail, and entertainment venues such as Penn’s Peak and the Mauch Chunk Opera House.

Today, more than 7,600 people commute from Carbon County to the Lehigh Valley, according to the Lehigh Valley Planning Commission. That’s about a quarter of the county’s working age population, according to the census. More than half commute out of the county for work. Getting in and out of the county has become more straightforward, especially after a Northeast Extension exit to Route 903 near Lake Harmony opened in 2015.<sup>5</sup>



<sup>4</sup> [How Carbon County Quietly Became a Real Estate Jewel, July 2019](#)

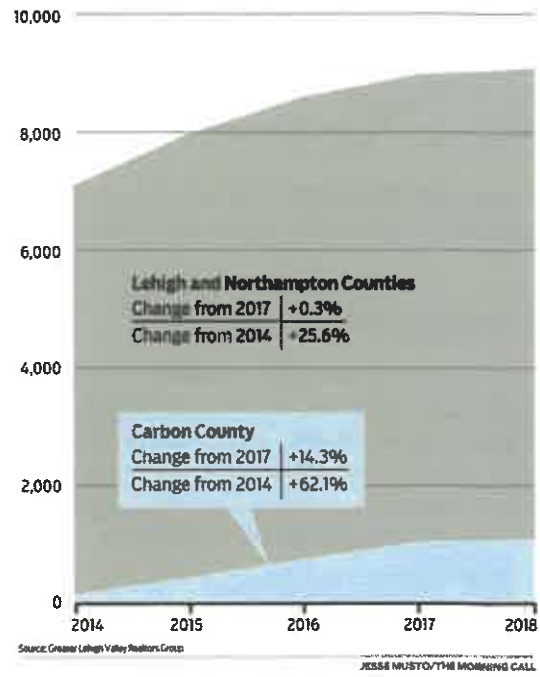
<sup>5</sup> [As the economy grows, nearly 100,000 people commute into the Lehigh Valley for jobs, December 2018](#)



This graphic illustrates the comparative growth rate in home prices for the Lehigh/Northampton and Carbon counties. (The Morning Call)

### GROWTH OF HOMES SOLD PER YEAR

Closed sales rose higher, but from smaller starting point in Carbon County.



This graphic illustrates the comparative growth rate of homes sold in the Lehigh/Northampton and Carbon counties. (The Morning Call)

## GOVERNANCE

A three-member board of commissioners constitutes the chief governing body of the county. These positions are elected at-large for four-year terms, one of whom is elected to be chairman. Provisions are made for minority party representation as no party may place more than two candidates on the ballot for the three positions.

Carbon County Government		
Name	Seat	Term Ends
Rocky Ahner	County Commissioner (D)	12/31/2023
Chris Lukasevich	County Commissioner (R)	12/31/2023
Wayne E. Nothstein	County Commissioner, Chairman (R)	12/31/2023

## FISCAL OVERVIEW

In December 2020, Carbon County adopted their 2021 budget without increasing real estate taxes. The county commissioners approved a \$62,200,149 budget, which calls for the millage rate to remain at 12.25 (includes .85 for debt service). The 2021 spending plan has three components:

The operating fund, \$48,632,979, up \$1.3 million from the 2020 budget; capital projects, \$10,232,053, down \$4.3 million; and special funds, \$3,090,043, up \$245,074. <sup>6</sup>

The 2020 budget included a 19.5 percent tax increase, the first in 17 years. There is concern that the 2022 statewide budget will include cuts in county funding to services including mental health and drug and alcohol assistance.<sup>7</sup>

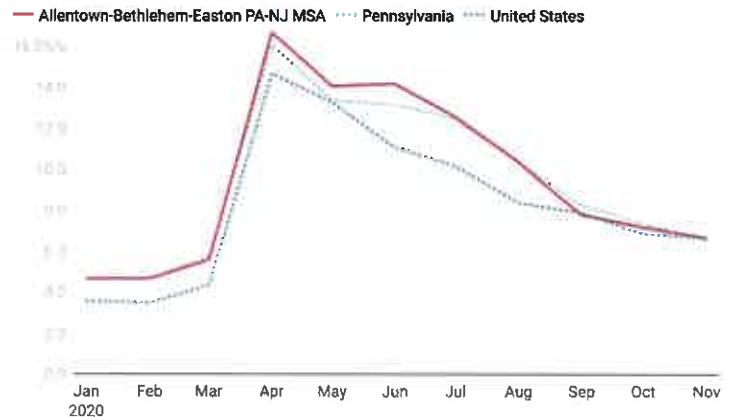
Large expenditure items in next year’s budget include the 44/76 Susquehanna St. renovation project, as well as the prison roof, which is expected to cost approximately \$800,000.

## Employment

The unemployment rate in Carbon County in January 2021 was 6.8 percent, slightly higher than the current state unemployment rate. Overall trends in the Lehigh Valley show a continued rebound from the worst of the coronavirus pandemic’s effects on employment.<sup>8</sup>

### Lehigh Valley unemployment rate Jan.-Nov. 2020

Allentown-Bethlehem-Easton, PA-NJ Metropolitan Statistical Area comprises Carbon, Lehigh, Northampton and Warren counties.



Seasonally adjusted | November is preliminary for the Lehigh Valley and Pennsylvania  
[Get the data](#) • Created with [Datavrapper](#)

<sup>6</sup> [No tax increase in Carbon County, November 2020](#)  
<sup>7</sup> [Carbon County presents \\$62.2M budget with no tax increase, November 2020](#)  
<sup>8</sup> [Lehigh Valley's unemployment rate shrinking, latest data shows, January 2020](#)

**Top 10 Employers by Employment in Q2 of 2020**

- Saint Luke's Hospital
- Kovatch Mobile Equipment Corp
- Carbon County
- State Government
- Wal-Mart Associates Inc
- Lehighton Area School District
- Jim Thorpe Area School District
- Palmerton Area School District
- PenTeleData Limited Partnership I
- Blue Mountain Resort

Source: Quarterly Census of Employment and Wages

Center for Workforce Information & Analysis

**Pennsylvania coronavirus cases by county**

At least 899,237 cases of COVID-19 have been reported in Pennsylvania.



Positive tests reported as of 12:01 a.m. Feb.16, 2021. Individual counties may report higher numbers  
 Map: Steve Novak and Sara K. Satullo / For lehighvalleylive.com • Source: Pennsylvania Department of Health •  
 See the data • Created with Datawrapper

## PAST AND CURRENT FUNDING FOR PARK, RECREATION AND FARMLAND PRESERVATION

### Parks and Recreation Department

The County parks system consists of the Mauch Chunk Lake Park and encompasses 2,820 acres of forestland and waterways. Recreational use of park areas includes biking, camping, hiking, fishing, hunting, picnicking, swimming, and cross-country skiing. The Parks Department operates year-round with annual visitation exceeding 150,000. The Parks Department primary function is to oversee the operations of the Mauch Chunk Lake Park.

The Parks and Recreation Department (Parks and Recreation Fund) is funded by county government through the annual budgetary process which includes use of the county general fund to off-set operational costs of the Mauch Chunk Lake Park. Funding is also received from the Pocono Mountain Visitors Bureau (PMVB) by way of hotel tax funding. Over the years the park has also received funding from state grants. The department recently applied to the Pennsylvania Fish and Boat Commission through the Boating Facility Grant Program to improve the restrooms and parking lots at one of the boat launches. If approved, the County would provide a 50 percent cash match towards the overall project expenses as required by the program.

Other sources of income include user fees such as camping fees, cabin rental fees, daily admission fees to the swim and picnic area, pavilion rentals, boat mooring, etc. The current budget shows overall projected revenue and expenses of \$707,277 for 2021. Of this amount \$467,500 is from the fees described above, and \$150,000 is from the hotel tax transfer from PMVB.<sup>9</sup>

In 2020 there was a deficit in the Parks Department budget of about \$111,000 due primarily to COVID. User fees were down significantly for the year due to state restrictions on limiting the

<sup>9</sup> Personal communication with the Parks and Recreation Department

number of visitors at the beach and camping area. The park, however, has experienced large deficits in the past even without a COVID related issue.

### Agricultural Land Conservation Easement Purchase Program

The county created the Agricultural Land Conservation Easement Purchase Program in 1990. Under it, owners who sell development rights maintain ownership of the land but agree never to allow it to be developed. The county contributes \$25,000 a year to the program and had contributed a total of \$679,000 since this beginning of the program. These funds have helped leverage over \$4.1 million in state funding. The program currently has a balance of over \$55,000 in county funds and \$272,000 in state funds. To date, the program has helped protect 23 farms totaling 1,720 acres.<sup>10</sup>

### ACT 13- Marcellus Legacy funds.

The county has received an average of over \$55,000 annually over the past five years from these Act 13 funds. Open space and other natural area acquisition and rehabilitation are an approved use for Marcellus Legacy funds. In Carbon County, these funds are directed to the Carbon Conservation District, which focuses on erosion and sedimentation control, wetlands protection, forest resource management, rural and residential development, mine land reclamation, and other environmental concerns.<sup>11</sup>

Act 13 – Marcellus Legacy – Past 5 Year Allocations



<sup>10</sup> Personal communication with the Agricultural Land Conservation Easement Purchase Program

<sup>11</sup> <https://www.carbonconservation.org/index.htm>

## CARBON COUNTY LAND CONSERVATION HISTORY<sup>12</sup>

Carbon County is about 243,000 acres (380 square miles) in size. Approximately 30 percent of the land in Carbon County is already permanently protected. This includes large, wooded tracts, wetlands, stream and riparian corridors, ridges and mountainsides, and prime farmland. The breakdown of protected land by type is the following:

Protection	Acres
<b>Federal Lands</b>	2,323
<b>State Parks</b>	25,050
<b>State Forests</b>	1,097
<b>Game Commission</b>	27,845
<b>Fish &amp; Boat Commission</b>	640
<b>Local Protection</b> (County Parks, Local Parks, Neighborhood Parks, School Parks, etc.)	2,709
<b>Land Trust Protection</b>	343
<b>Farm Preservation Easements</b>	1,745
<b>Conservation Easements</b>	12,120
<b>Total Acreage</b>	<b>73,872</b>

A majority of the land protected in Carbon County is owned by the Pennsylvania Department of Conservation and Natural Resources (PA DCNR) who manage State Parks and State Forests, or the Pennsylvania Game Commission who manage State Game Lands. Other land has been protected primarily through the Land Trust community or the County Agricultural Preservation Board.

### **Pennsylvania Department of Agriculture**

The Pennsylvania Department of Agriculture (PA DOA) contributes funding to counties for the purchase of agricultural easements in Pennsylvania. On average, PA DOA contributes over \$100,000 annually towards the Farmland Preservation Program in Carbon County.

### **Carbon County**

The County Parks Department is responsible for county-owned parks and recreation areas, primarily the Mauch Chunk Lake. Funding for the management of this property is contributed from the General Budget, but historically the County has not funded the direct purchase of land for conservation except for contributing to the Farmland Preservation Program. On average, the County budgets \$25,000 out of the General Budget each year towards the Farmland Preservation Program, which is then matched with the contribution from the PA DOA.

### **Pennsylvania Department of Conservation and Natural Resources**

The Pennsylvania Department of Conservation and Natural Resources (PA DCNR) funds the purchase of land for conservation and recreation through the Community Conservation Partnerships Program. Since the inception of the program, PA DCNR has funded about \$500,000 in land acquisition grants in Carbon County.

<sup>12</sup> Research provided by the Wildlands Conservancy

### **Land Trusts**

Several nonprofit land trusts operate in Carbon County including The Nature Conservancy and Wildlands Conservancy. Most of the land protected through land trusts has been donated in fee or conservation easements, but in some cases land trusts have raised outside funding from grants not listed here. Approximately \$494,760 has been leveraged through these matching grants for land acquisitions.

### **Pennsylvania Game Commission**

The Pennsylvania Game Commission (PGC) allocates funding in their budget towards the purchase and expansion of State Game Lands. Carbon County has almost 28,000 acres of State Game Lands. Historically, PGC has been restricted in the amount it could pay for land on a per-acre value, making some acquisitions impossible. The Wildlands Preservation Fund was established as a way to help cover the remaining costs and was supported by private hunting clubs and the local sporting community. Since the 1980s, the Wildlands Preservation Fund has contributed over \$250,000 toward the purchase of State Game Lands, primarily on the Kittatinny Ridge.

## **CARBON COUNTY LAND CONSERVATION PRIORITIES<sup>13</sup>**

Approximately 30 percent of Carbon County is already protected, but there are still a number of undeveloped parcels that are available for permanent protection. Over 33,000 acres (approximately 13 percent of the county) of wildlife habitat, sensitive areas, prime agricultural land, and open space has been identified as a high priority for preservation. It would take an estimated \$86 million to purchase land and easements necessary to protect these 33,000 acres.<sup>14</sup> The 2013 Carbon County Comprehensive Plan and Greenway Plan identifies land conservation as a necessary way to balance development and protect sensitive or important landscapes for the County. The three key areas of land conservation for Carbon County are:

1. Natural Resource Protection  
Groundwater supply, water quality, wildlife habitat, scenic beauty
2. Agricultural Preservation  
Preserving working farms and rural character
3. Passive Recreation  
Hunting, fishing, wildlife viewing, trails

The joint Comprehensive and Greenway Plan provides specific recommendations towards the development of greenways and protection of natural and agricultural features.

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<sup>13</sup> Research provided by the Wildlands Conservancy

<sup>14</sup> An estimated average value of \$3000 per acre of open space was multiplied by the estimated number of acres to be acquired in fee simple. An estimated average value of \$1500 per acre of conservation easement was multiplied by the estimated number of acres to be protected via conservation easements (Ag easements were negligible – 800 acres of ag priorities out of 33,000 acres total). Both fee and easement values were summed to equal roughly \$86M total needed to protect all priorities.



**Natural Features and Agricultural Conservation Plan**

- Encourage landowners to join Agricultural Security Areas
- Encourage landowners to apply for the Ag Preservation Program
- Utilize Act 4 of 2006 to free taxes on preserved land
- Seek additional funding sources for Ag Preservation Program (including municipal open space ballot measures)
- Encourage Open Space Development zoning
- Encourage zoning provisions in ag areas to allow supplemental farm-based business
- Promote reasonable controls on intense Concentrated Animal Feeding Operations
- Promote strengthening zoning regulations for preservation of natural features
- Encourage landowners to plant riparian buffers
- Enforce State regulations on erosion control
- Control unnecessary removal of trees during construction
- Consider building controls within the 100-year floodplain
- Seek federal floodplain mitigation funds

**Greenway-specific Goals:**

- Develop a Greenway system that includes both recreation and conservation greenways.
- Expand the County's existing trail and open space system.
- Protect environmentally sensitive, cultural, scenic, and historic areas of Carbon County
- Enhance tourism in the County

## FOREST CARBON STORAGE<sup>15</sup>

The Trust for Public Land's Forest Carbon Map helps find areas with high potential for protecting stored forest carbon and increasing carbon uptake while answering three core questions:

Where are existing carbon stocks? Where are the threats to existing carbon stocks? Where can conservation have the greatest carbon impact?

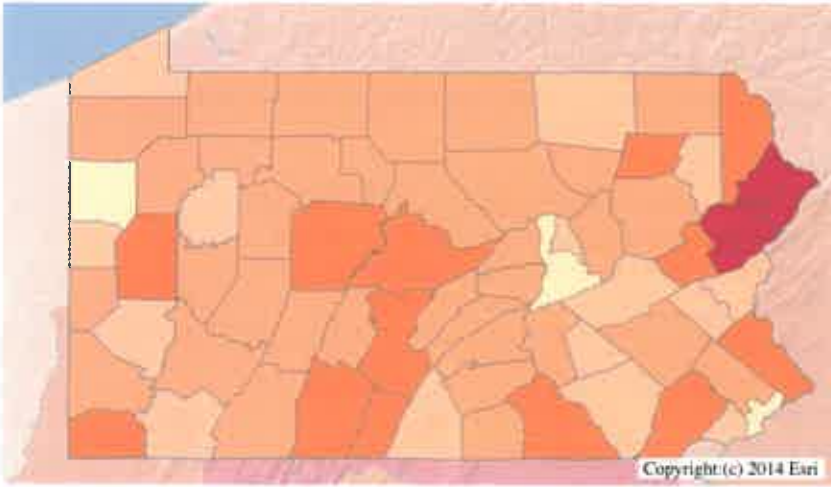
According to The Trust for Public Land's Forest Carbon Map, Carbon County is ranked eighth in the Commonwealth for "very high" "threats" to carbon storage. The county has over 10 million metric tons of carbon stocks. The carbon map evaluates three threats: development, disease/pests, and wildfire. Each threat can decimate a forest stand and in doing so leads to the release of the carbon into the atmosphere.

Forests are highly effective in sequestering carbon dioxide pollution. More than 90 percent of land sector sequestration in the U.S. is attributed to forests. Forests capture carbon rapidly, in great quantity and for long periods of time, storing it in tree trunks, leaves, branches, roots, and soil. This carbon capture and sequestration, a function known as providing a "carbon sink" or "negative emissions", plays a vital role in reducing greenhouse gas emissions with potential to do more.<sup>16</sup>

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<sup>15</sup> Trust for Public Land's Forest Carbon Map

<sup>16</sup> Excerpted from "Tapping into U.S. Forests to Mitigate Climate Change. The Forest-Climate Working Group



**Top 10 Counties**

Pike	Very High
Monroe	Very High
Wayne	Very High
Wyoming	Very High
Centre	Very High
Clearfield	Very High
Butler	Very High
Carbon	Very High
Bedford	Very High
Chester	Very High

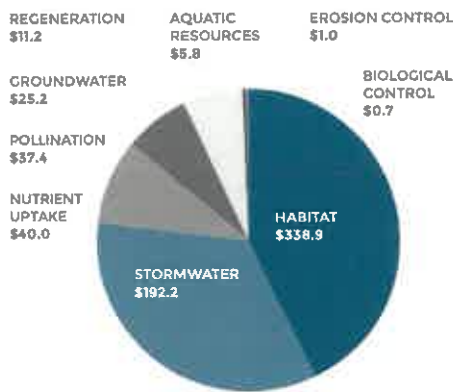
[Legend View](#)

## RETURN ON ENVIRONMENT REPORT<sup>17</sup>

In 2018, The Kittatinny Ridge Coalition<sup>18</sup> assembled a report for Carbon County called Return on Environment. The report found that “Carbon County’s forested ridges and stream valleys are productive assets that generate over \$800 million annually in avoided costs for natural system services and air pollution removal, revenues from outdoor recreation and local and state taxes, and increased tax revenues from real estate premiums. Its resources have historically provided essential goods and services to ensure the survival and economic prosperity of residents and the millions of people who live close by and downstream.” The report also found that annually, the county landscape provides the following:

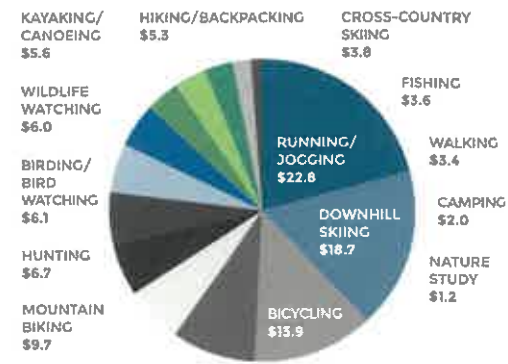
### \$652.4 MILLION IN ANNUAL SAVINGS NATURAL SYSTEM SERVICES

Source: Costanza et al (2006)



### \$108.8\* MILLION IN ANNUAL REVENUE OUTDOOR RECREATION

\*Excludes Direct Economic Impact, the Minimum-Direct Economic Impact is estimated at \$36.2 million. Based on the PA Department of Conservation and Natural Resources (PA DNR) Outdoor Recreation Participation Survey. Source: REPEAT Model (2020)



### \$1.5 MILLION IN ANNUAL AVOIDED COSTS AIR POLLUTION REMOVAL BY TREES

### \$5.1 MILLION IN ANNUAL REVENUE OUTDOOR RECREATION STATE + LOCAL TAXES

### \$6.4 MILLION IN ANNUAL AVOIDED COSTS CARBON SEQUESTRATION

Carbon sequestration is the removal and storage of carbon by plants and soil. Forests to reduce levels of atmospheric carbon dioxide are an important strategy to mitigate climate change.

### 823 ANNUAL JOBS CREATED OUTDOOR RECREATION BENEFIT

<sup>17</sup> [https://kittatinnyridge.org/wp-content/uploads/2018/07/KIT\\_ROE\\_carbon\\_report\\_final.pdf](https://kittatinnyridge.org/wp-content/uploads/2018/07/KIT_ROE_carbon_report_final.pdf)

<sup>18</sup> The Kittatinny Coalition is an alliance of organizations, agencies, and academic institutions working with municipal officials and private landowners to conserve the natural, scenic, cultural, and aesthetic resources of the Kittatinny Ridge and Corridor.

## LOCAL FUNDING FOR CONSERVATION IN PENNSYLVANIA

Several neighboring counties and municipalities have approved significant funds over the past several decades. Most recently, in November 2019 voters in Upper Nazareth Township (Northampton), approved dedicated funding for open space.

Successful Regional Open Space Measures 2010-2020				
Jurisdiction	Date	Finance Mechanism	Conservation Funds Approved	% Yes
Upper Nazareth Township (Northampton)	11-05-2019	Income tax	\$4,000,000	56%
North Whitehall Township (Lehigh)	05-21-2019	Property tax	\$2,800,000	65%
Lower Nazareth Township (Northampton)	05-21-2019	Income tax	\$14,000,000	63%
Upper Milford Township (Lehigh)	11-08-2016	Income tax	\$7,200,000	59%
Smithfield Township (Monroe)	11-08-2016	Bond	\$2,000,000	76%
Lower Saucon Township (Northampton)	11-08-2016	Income tax	\$5,000,000	58%
Lower Saucon Township (Northampton)	11-08-2011	Income tax	\$4,125,000	57%

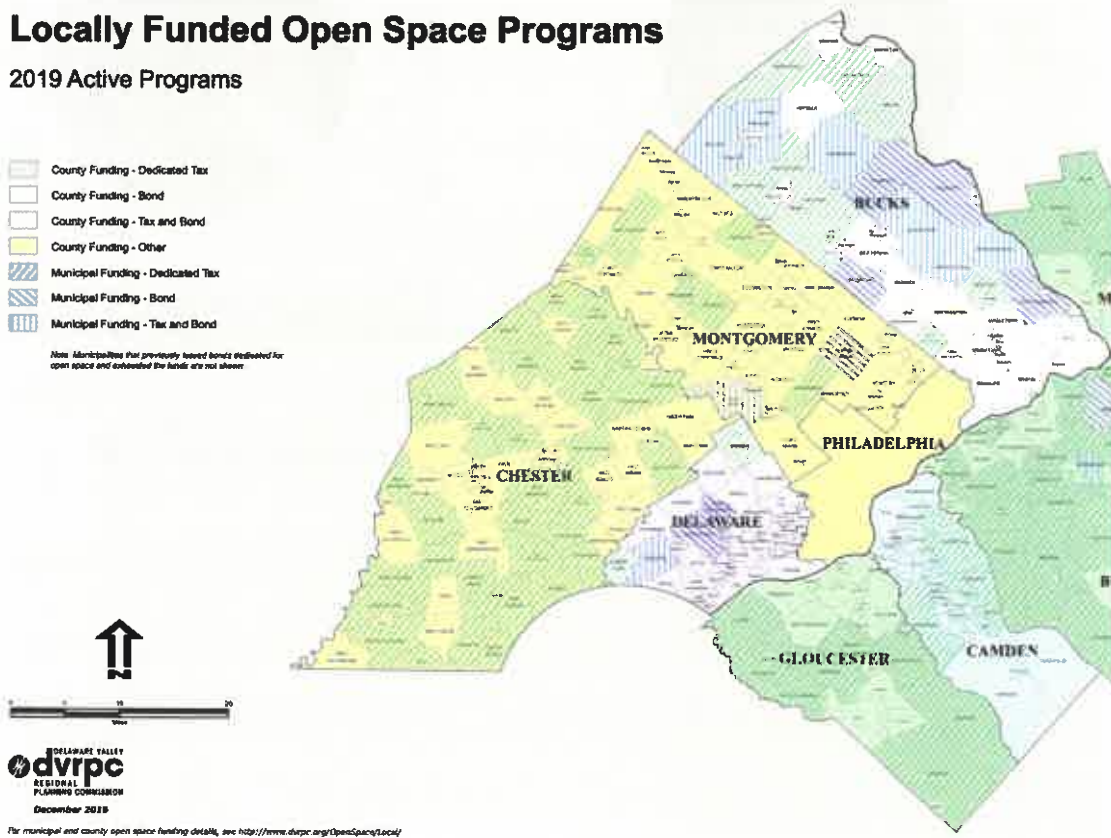
Southeastern Pennsylvania is the most active area in the Commonwealth for local open space programs, most of which have been voter-approved

### Locally Funded Open Space Programs

#### 2019 Active Programs

-  County Funding - Dedicated Tax
-  County Funding - Bond
-  County Funding - Tax and Bond
-  County Funding - Other
-  Municipal Funding - Dedicated Tax
-  Municipal Funding - Bond
-  Municipal Funding - Tax and Bond

Note: Municipalities that previously levied bonds dedicated for open space and extended the bonds are not shown



At the municipal level, pay-as-you-go taxes such as the property tax, earned income tax have been used, in addition to bonds, to finance land conservation and parks by Pennsylvania townships, predominantly in the southeastern portion of the state.

## CARBON COUNTY LOCAL CONSERVATION FINANCING OPTIONS

Generally, there are three primary types of revenue sources available to counties in Pennsylvania to pay for land conservation. Counties can use discretionary annual spending, electoral debt financing, and non-electoral debt financing.

The financing options utilized by a community will depend on a variety of factors, such as taxing capacity, budgetary resources, voter preferences and political will. The ability of local governments to establish dedicated funding sources depends primarily upon state enabling authority. The specific finance options available to Carbon County are described in this section.

### Non-electoral debt

Non-electoral debt is bonds the County issues directly, without voter approval. Non-electoral debt is limited by law, whereas voter approved electoral debt is not. The Pennsylvania Local Government Unit Debt Act establishes the limits for non-electoral debt by type of local unit. The amount of non-voted debt that can be issued by a county is up to 300 percent of their borrowing base.<sup>19</sup> The Act defines the borrowing base as the average annual revenue taken in over the last three years.<sup>20</sup>

Carbon County is not approaching its non-electoral debt limit. According to a December 2020 bond statement, the county had over \$85 million in non-electoral debt borrowing capacity with about \$21 million in non-electoral debt outstanding.<sup>21</sup>

While non-electoral debt is an option for land conservation, the County must adhere to debt limits and receive majority approval by the County Commissioners. As mentioned, in Carbon County the non-electoral debt limit does not appear to be an issue. The alternative, voter-approved general obligation bonds for conservation, have enjoyed support in the Commonwealth.

The most recent non-electoral debt example was a \$9,340,000 bond in 2019 to pay for capital projects including building construction.

As shown in the chart below, a number of Pennsylvania counties have opted to raise open space funds using non-electoral debt without a referendum. A county can raise taxes to pay debt service. However, when debt is approved, the local government must establish that it already has sufficient revenues to pay the new debt, by calculation of its borrowing base.

<sup>19</sup> Local Government Unit Debt Act Section 8022 (a)(2) [http://www.pabondlawyer.org/media/downloads/lgud\\_act.pdf](http://www.pabondlawyer.org/media/downloads/lgud_act.pdf)

<sup>20</sup> There are some provisions for the issuance of additional debt for certain purposes.

<sup>21</sup> <https://emma.msrb.org/RE1354992-RE1053453-RE1462378.pdf> Page A-6

Examples of Non-Electoral Debt and Appropriations for Open Space		
County	Total Amount	Year
Adams	\$2M	2003
Berks	\$30M	1999
Berks	\$36M	2005
Chester	\$50M	1997
Chester	\$75M	1999
Chester	\$60M	2004-2007
Cumberland	\$3M	2004
Lancaster	9M	1992-2006
Monroe	\$7M	2009
Montgomery	\$100M	1993
Schuylkill	\$.65M	2000

Source: Heritage Conservancy. Opportunity Knocks – Open Space is a Community Investment. 2008

### Voter Approved General Obligation Bond (Electoral Debt)

Voter-approved general obligation bonds have enjoyed widespread support in communities throughout Pennsylvania and the country. The passage rate for all land conservation ballot measures in the Commonwealth is 80 percent, which is above the national passage rate of 76 percent for such ballot measures. Over the past three decades, bonds have an even higher success rate in Pennsylvania at 90 percent. In Pennsylvania, 36 counties and municipalities passed land conservation funding bond measures, most with overwhelming support, generating over \$729 million for land conservation. To the right is a list of recent land conservation general obligation bonds on the ballot.<sup>22</sup>

Jurisdiction	Date	Conservation Funds		
		Approved	Status	% Yes
Middletown Township (Delaware)	5/21/19	\$8,000,000	Pass	76%
Smithfield Township (Monroe)	11/8/16	\$2,000,000	Pass	76%
Patton Township (Centre)	11/4/14	\$3,500,000	Pass	64%
Warrington Township (Bucks)	11/6/12	\$3,000,000	Pass	66%
Plumstead Township (Centre)	11/3/09	\$4,500,000	Pass	51%
Adams County	11/4/08	\$10,000,000	Pass	75%
Lower Makefield Township (Bucks)	11/4/08	\$15,000,000	Pass	69%
Upper Dublin Township (Montgomery)	11/4/08	\$30,000,000	Pass	67%
Buckingham Township (Bucks)	4/22/08	\$20,000,000	Pass	82%
Bucks County	11/6/07	\$87,000,000	Pass	74%
Milford Township (Bucks)	5/15/07	\$5,000,000	Pass	62%

<sup>22</sup> The Trust for Public Land, LandVote®, 2021. [www.landvote.org](http://www.landvote.org)

A general obligation bond in Carbon County would provide the means to raise significant funds upfront to protect land that might not be available years down the road. A bond could provide the most readily accessible means to meet conservation goals in the county and/or municipalities. Bond funds may only be used for capital expenditures, including acquisition of lands or easements, and development or improvement of park and recreational facilities, and not for operations and maintenance expenses.<sup>23</sup>

The chart below includes the general obligation bond projections from a range of potential debt issuances displaying the annual household cost. For example, the County could issue \$15 million in general obligation bonds at an annual cost of about \$32 per average assessed home value.<sup>24</sup>

The County’s general obligation debt has been rated as AA by Standard and Poor’s due to the County’s stable financial position, indicating strong credit and low risk.<sup>25</sup>

Carbon County Bond Financing Costs			
<i>Assumes a 20-year bond issues at 4% Interest Rate</i>			
<i>Total Taxable Assessed Valuation 2021 (AV)=\$1,688,712,911</i>			
<i>2021 Common Level Ratio of 2.96%</i>			
Bond Issue	Annual Debt Svce	Mill Levy Increase	Cost/Year/ Avg./ House*
\$ 5,000,000	\$ 367,909	0.22	\$ 10.78
\$ 7,500,000	\$ 551,863	0.33	\$ 16.16
\$ 10,000,000	\$ 735,818	0.44	\$ 21.55
\$ 15,000,000	\$ 1,103,726	0.65	\$ 32.33
\$ 20,000,000	\$ 1,471,635	0.87	\$ 43.10
\$ 25,000,000	\$ 1,839,544	1.09	\$ 53.88

*\*Based on taxable assessment of \$49,459, using Common Level Ratio and U.S. Census median home value of \$146,400. Does not include exemptions.*

The Trust for Public Land’s bond cost calculations provides a basic estimate of debt service, tax increase, and cost to the average homeowner in the community for potential bond issuances for land conservation. Assumptions include the following: the entire debt amount is issued in the first year and payments are equal until maturity; 20-year maturity; and 4 percent interest rate. The property tax estimates assume that the jurisdiction would raise property taxes to pay the debt service on bonds however, other revenue streams may be used. The cost per household represents the average annual impact of increased property taxes levied to pay the debt service. The estimates do not take into account growth in the tax base due to new construction over the life of the bonds.

<sup>23</sup> Federal IRS rules governing the issuance of tax-exempt bonds limit the use of proceeds to capital purposes such that only a small fraction of bond funds may be used for maintenance or operations of facilities. State and local laws may further limit the use of bond proceeds." We used to say, "Federal regulations governing the issuance of tax-exempt bonds limit the use of proceeds to capital purposes such that only a small fraction (up to five percent) of bond funds may be used for operation and maintenance directly related to the funded facilities. IRS Treasury Reg. 1.148-6(d)(3)(ii)(A)(5)

<sup>24</sup> Based on 2020 U.S Census median home value of \$146,400 and Current Common Level Ratio from PA Dept. of Revenue, 2.96 percent.

<sup>25</sup> <http://triblive.com/news/adminpage/6253896-74/county-million-moody>

The jurisdiction's officials, financial advisors, bond counsel and underwriters would establish the actual terms of any bond.

## Authority

For all local government units (except Philadelphia) the Local Government Unit Debt Act provides the authority and procedure for issuing local government debt. There are no statutory debt limits on the amount of voter-approved (electoral) debt, or self-sustaining debt.<sup>26</sup>

## Requirements for borrowing <sup>27</sup>

Once a decision has been made to incur debt for a capital project, the county must comply with a number of requirements imposed upon it by the Local Government Unit Debt Act for non-electoral and electoral debt.

Before a county can borrow funds, the governing body must enact an ordinance or a resolution in the case of small borrowings.<sup>28</sup> The ordinance is both an information tool for the county citizens and a means to officially begin the process of incurring debt. Notice of the ordinance must be published both before and after its enactment. The law requires that the ordinance contain certain items, which include the following:

- An indication of the type of debt to be incurred (electoral or non-electoral).
- An indication of the form of debt (general obligation, revenue or guaranteed revenue).
- A repayment schedule and interest rates.
- A covenant.
- A notice whether the bonds will be sold at public or private sale.
- Authorization for an officer of the municipality <sup>29</sup> to prepare a debt statement (which must be submitted to the Department of Community and Economic Development), to execute and deliver the bonds or notes, and to take other official action as may be needed.
- An identification of the project/purpose for which the debt is being issued and its useful life.

## Procedure <sup>30,31</sup>

Approval for non-voted debt requires a majority approval by the County Commissioners.<sup>32</sup>

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<sup>26</sup> PA Local Government Unit Debt Act Section 8022

<sup>27</sup> Section 8102 and 103, [http://www.pabondlawyer.org/media/downloads/lgu\\_act.pdf](http://www.pabondlawyer.org/media/downloads/lgu_act.pdf)

<sup>28</sup> According to the Local Government Unit Debt Act Debt Act § 8109, defines small borrowings as the aggregate amount of the debt outstanding at any one time shall not exceed the lesser of \$125,000 or 30% of the non-electoral debt limit as authorized in section 8022(a) (relating to limitations on incurring of other debt).

<sup>29</sup> Counties are also considered municipalities in Pennsylvania.

<sup>30</sup> Local Government Unit Debt Act, sections 8041 through 8049 and Center for Local Government Services "Referendum Handbook"

<sup>31</sup> Section 8043 Personal Conversation with Bernadette Barattini, Deputy Chief Counsel, PA Dept of Economic and Community Development 6/16/2008

<sup>32</sup> Personal communication with the Deputy Chief Counsel, PA Department of Community & Economic Development, February 2018



Approval for electoral debt requires that the governing body of the municipality first adopt a resolution signifying its intent to issue electoral debt. A copy of the resolution and the form of the question to authorize the debt must be certified to the county board of elections at least 45 days before the election.<sup>33</sup> For example, if a question was proposed for the November 2021 election, the date would be **September 18, 2021**.<sup>34</sup>

The ballot question must be phrased substantially as follows:

*Shall debt in the sum of [amount] dollars for the purpose of financing [insert brief description of project] be authorized to be incurred as debt approved by the electors?*

While the description of purposes should be brief, it should also be clear to the voters and it should authorize all of the intended activities. Examples of ballot language from successful questions authorizing electoral debt can be found in Appendix A. A simple majority -- 50 percent plus one -- vote of the electorate is required for approval of electoral debt.

Notice of the referendum must be published in one or two newspapers of general circulation beginning no earlier than 21 days before the election and no later than 14 days before the election. The County Board of Elections shall prepare a statement in plain English, which indicates the purpose, limitations and effects of the ballot question to be included in the notice along with the date of the election and the question to be submitted to the voters. On the tenth anniversary of the election approving the debt, the authority to issue bonds or notes terminates. The governing body may also rescind or cancel the debt authorization without obtaining the voters' approval.

Bonds ordinarily are not issued in the full amount authorized by voters, and usually are issued in one or more series.<sup>35</sup> In addition, on the tenth anniversary of the bond approval by voters, if those bonds, all or in part, have not been issued, the debt would need to be reauthorized electorally, or could become non-electoral debt.<sup>36</sup>

The governing body of any local government unit may by resolution, without the assent of the electors, rescind or cancel, in whole or in part, the authorization to incur electoral debt for any reason stated in the resolution, and thereupon the assent of the electors shall be of no further effect. A certified copy of the resolution with proof of the due publication thereof shall be filed with the department.

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<sup>33</sup> Section 8043 Personal Conversation with Bernadette Barattini, Deputy Chief Counsel, PA Dept. of Economic and Community Development

<sup>34</sup> Debt authorization is governed by the Local Government Debt Act. The section of the act is 53 PS. C.S.A. § 8043 which does state that 45 days is required.

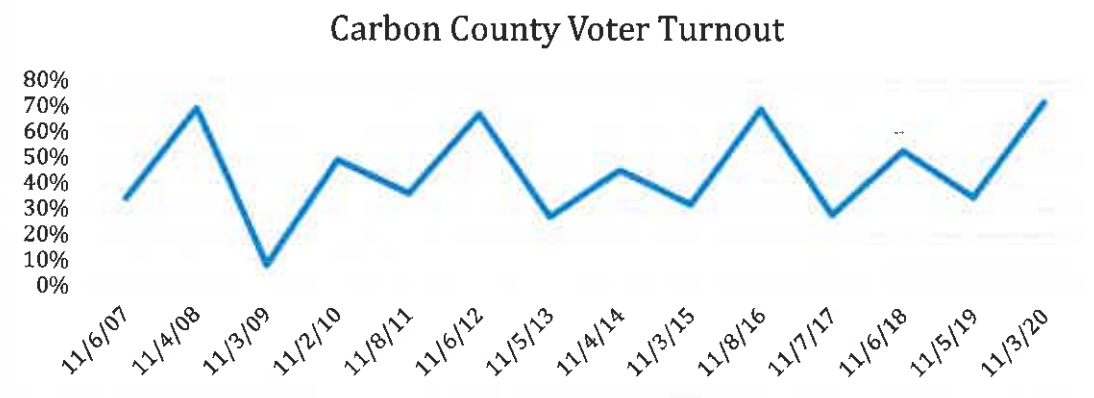
<sup>35</sup> §8046 Local Government Unit Debt Act

<sup>36</sup> 53 Pa. C.S. § 8047

## VOTER REGISTRATION, TURNOUT AND ELECTION RESULTS

As of January 2021, Carbon County had approximately 46,981 registered voters.<sup>37</sup> Of these voters, 46 percent are Republicans and 38 percent are Democrats. On November 3, 2020, the county supported former President Donald Trump with 65 percent support.

Carbon County Registered Voters		
Political Affiliation	# Voters	% of Total
Republican	21,801	46%
Democrat	17,758	38%
Unaffiliated/Other	7,422	16%
<b>Total</b>	<b>46,981</b>	<b>100%</b>
Source: Pennsylvania Department of State		



Carbon County Voting Method November 2020		
Voting Method	# Voters	% of Total
In-Person	24,048	71%
Mail-in	7,807	23%
Absentee	1,406	4%
Provisional	492	1%
<b>Total</b>	<b>33,753</b>	<b>100%</b>
Source: Carbon County Clerk		

<sup>37</sup><https://www.carboncounty.com/index.php/28-elections-results/147-elections-results-home> Carbon County Elections

Carbon County offers mail-in and absentee voting but not early voting. Anyone can vote by mail and no reason must be given to attain these ballots. Absentee and mail ballots are sent out approximately 4-5 weeks prior to the election.

Over the past several years, Carbon County voters have not been asked to vote on any local referenda by which to gauge their support for public spending.

In May 2005 voters approved a \$625 million statewide Growing Greener 2 bond, which included \$300 million for open space and farmland preservation, as well as brownfield redevelopment. The measure passed statewide with 61 percent support and 60 percent support in Carbon County. In November 2008 voters in Carbon County supported a statewide \$400 million Water and Sewer Improvements Bond with 59 percent support. It passed countywide with 61 percent support. In 2006, 62 percent supported a \$20 million bond for a Persian Gulf Conflict Veteran's Compensation Fund. The measure passed with 65 percent support countywide.

In November 2015, voters in Kidder Township approved a 0.5 to 1.3 millage increase to fund the Lake Harmony Rescue Squad. The increase at the time amounted to \$40 per \$50,000 of assessed home value. The measure passed with 71 percent support (247 yes and 101 no). In summary, Carbon County has viable funding options for parks, trails, farmland and land conservation that can generate significant revenues at a reasonable cost to taxpayers. The next step is select discrete finance mechanisms and conduct public opinion research to gauge voter preferences and support.

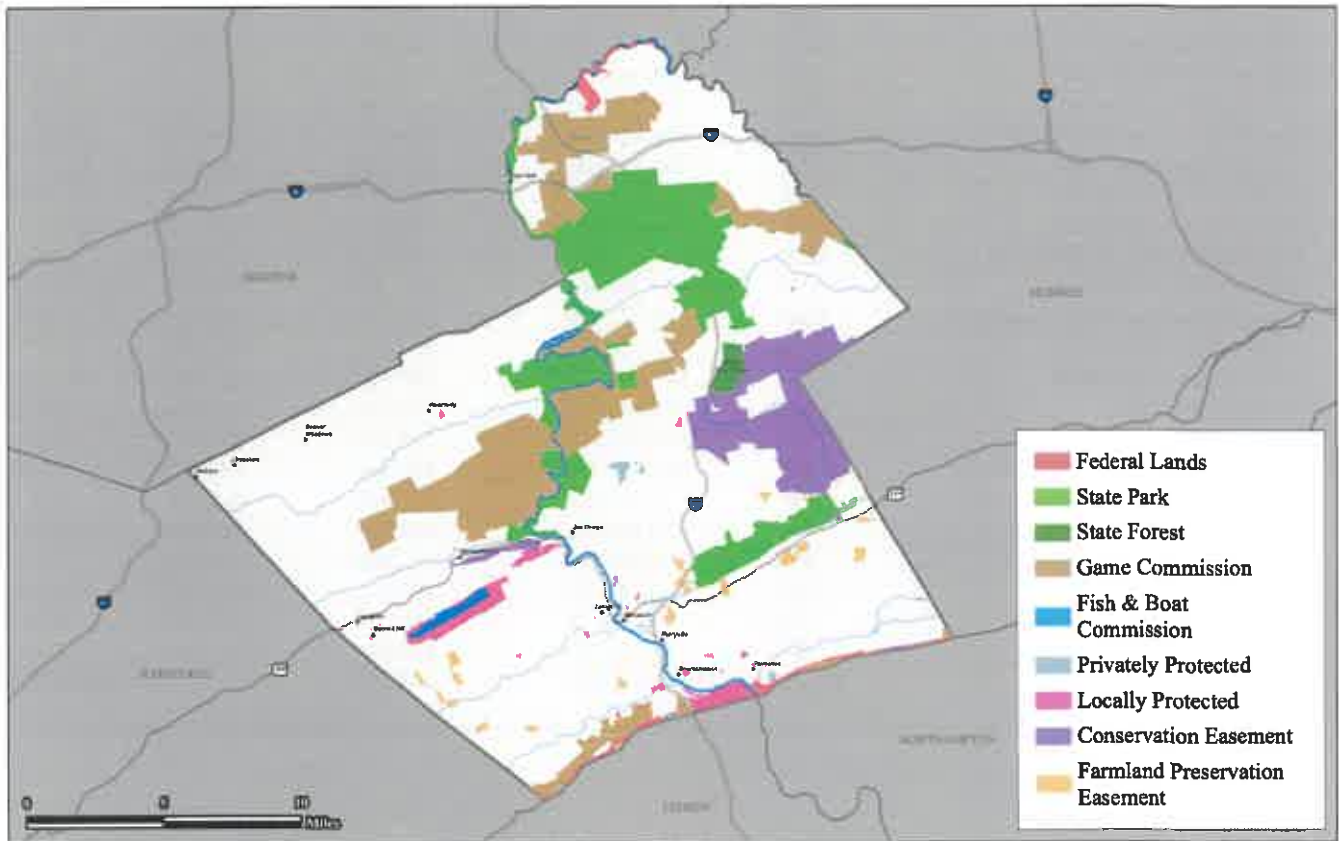
## APPENDIX A- SUCCESSFUL BALLOT LANGUAGE

<i>Jurisdiction</i>	<b>Smithfield Township, Monroe County</b>
<i>Election Date</i>	<b>November 8, 2016</b>
<i>Ballot language</i>	<b>Smithfield Township Water Quality, Forest and Wildlife Habitat Fund “Shall debt in the sum of Two Million Dollars (\$2,000,000.00) for the purpose of financing the acquisition of land, development rights and/or conservation easements in the township for the protection of drinking water supplies; water quality in lakes and streams; wetlands that provide flood protection; forest and wildlife habitat be authorized to be incurred as debt approved by the electors?”</b>
<i>Results</i>	<b>Bond, passed 76% yes</b>
<i>Jurisdiction</i>	<b>Adams County, Pennsylvania</b>
<i>Election Date</i>	<b>November 4, 2008</b>
<i>Ballot language</i>	<b>Adams County Water and Land Protection Bond Referendum “Shall debt in a sum not to exceed 10 million dollars be authorized for the purposes of financing land conservation and preservation efforts, including protection of drinking water sources, stream water quality, wildlife habitat, farmland, open space and recreation lands, all for future generations, to be incurred as debt approved by the electors of Adams County, with lands preserved solely in cooperation with willing sellers, and ensuring that an annual independent audit evaluates program success?”</b>
<i>Results</i>	<b>Bond, passed 75% yes</b>
<i>Jurisdiction</i>	<b>Pike County, Pennsylvania</b>
<i>Election Date</i>	<b>November 8, 2005</b>
<i>Ballot language</i>	<b>Pike County Scenic Rural Character Preservation “Shall a debt in sum not to exceed 10 million dollars for the purpose of financing protection of water; wildlife habitat; preservation of scenic ridges and critical open space; protection of water quality of rivers, lakes, and streams; parks and recreation areas; and improved planning be authorized to be incurred as debt approved by voters?”</b>
<i>Results</i>	<b>Bond, passed 67% yes</b>

## APPENDIX B: CARBON COUNTY PROTECTED LANDS



### Carbon County Protected Lands



Data Reference: Carbon County, WeConservePA 2020  
Map Created: February 2021

Disclaimer: This map was created from the best available information at the time of publication. This is not a certified survey map; thus, the boundaries are approximated and should be perceived as such.



Overview Map

## APPENDIX C: 2017 MUNICIPAL OVERVIEW

JURISDICTION	SINGLE-FAMILY HOMES	TOTAL ASSESSED VALUE	AVERAGE TOTAL ASSESSED VALUE	TOTAL MILLAGE RATE*	ANNUAL TAX REVENUE
PENN FOREST TOWNSHIP	6,630	\$364,189,191	\$54,930	55.7700	\$20,310,831
JIM THORPE BOROUGH	1,971	\$83,098,352	\$42,161	65.6700	\$5,457,069
KIDDER TOWNSHIP	1,960	\$126,846,641	\$64,718	60.8900	\$7,723,692
PALMERTON BOROUGH	1,826	\$73,812,527	\$40,423	77.5493	\$5,724,110
LANSFORD BOROUGH	1,740	\$24,674,563	\$14,181	104.9700	\$2,590,089
TOWAMENSING TOWNSHIP	1,655	\$110,539,021	\$66,791	67.7793	\$7,492,257
LEHIGHTON BOROUGH	1,652	\$61,255,632	\$37,080	65.6300	\$4,020,207
FRANKLIN TOWNSHIP	1,483	\$90,487,236	\$61,016	64.9670	\$5,878,684
MAHONING TOWNSHIP	1,385	\$77,076,255	\$55,651	63.6300	\$4,904,362
NESQUEHONING BOROUGH	1,372	\$44,047,802	\$32,105	88.9900	\$3,919,814
SUMMIT HILL BOROUGH	1,161	\$35,128,462	\$30,257	86.0400	\$3,022,453
LOWER TOWAMENSING TOWNSHIP	1,010	\$54,405,748	\$53,867	67.3793	\$3,665,821
WEATHERLY BOROUGH	828	\$31,108,253	\$37,570	61.0100	\$1,897,915
EAST PENN TOWNSHIP	770	\$46,650,254	\$60,585	66.2650	\$3,091,279
BANKS TOWNSHIP	513	\$13,941,675	\$27,177	37.8590	\$527,818
PACKER TOWNSHIP	341	\$20,072,929	\$58,865	55.3100	\$1,110,234
BOWMANSTOWN BOROUGH	285	\$12,439,797	\$43,648	76.7843	\$955,181
BEAVER MEADOWS BOROUGH	258	\$7,207,617	\$27,937	44.2590	\$319,002
LEHIGH TOWNSHIP	184	\$8,517,405	\$46,290	55.1800	\$469,990
PARRYVILLE BOROUGH	166	\$7,297,058	\$43,958	70.6300	\$515,391
WEISSPORT BOROUGH	107	\$3,364,154	\$31,441	69.0300	\$232,228
LAUSANNE TOWNSHIP	94	\$4,825,134	\$51,331	55.2800	\$266,733
EAST SIDE BOROUGH	82	\$3,239,325	\$39,504	56.7100	\$183,702
<b>TOTAL</b>	<b>27,473</b>	<b>\$1,304,225,031</b>	<b>\$47,473</b>		<b>\$84,278,862</b>

\*Includes county debt and real estate, jurisdiction and school millage (1/1000th of a dollar). Assumes average millage rates for Kidder Township (North) and Kidder Township (South).

Source: Carbon County, 4ward Planning Inc., June 2017

## APPENDIX D: LOCAL CONSERVATION BALLOT MEASURES 2008-2021

PA Local Conservation Measures 2000-2021					
Jurisdiction	Date	Finance Mechanism	Conservation and Parks Funds Approved	Status	% Yes
Lower Frederick Township	11-03-2020	Income tax	\$ 1,600,000	Pass	52%
Lower Nazareth Township	05-21-2019	Income tax	\$ 14,000,000	Pass	63%
Middletown Township	05-21-2019	Bond	\$ 8,000,000	Pass	76%
North Whitehall Township	05-21-2019	Property tax	\$ 2,800,000	Pass	65%
Pittsburgh	11-05-2019	Property tax	\$ 200,000,000	Pass	52%
Solebury Township	11-05-2019	Bond	\$ 12,000,000	Pass	75%
Upper Nazareth Township	11-05-2019	Income tax	\$ 4,000,000	Pass	56%
West Bradford Township	11-07-2017	Income tax	\$ 22,000,000	Pass	67%
Lower Moreland Township	11-08-2016	Income tax		Fail	35%
Lower Saucon Township	11-08-2016	Income tax	\$ 5,000,000	Pass	58%
Newlin Township	11-08-2016	Property tax	\$ 380,000	Pass	60%
Richland Township	11-08-2016	Income tax	\$ 1,600,000	Pass	76%
Smithfield Township	11-08-2016	Bond	\$ 2,000,000	Pass	76%
Upper Milford Township	11-08-2016	Income tax	\$ 7,200,000	Pass	59%
East Nottingham Township	11-03-2015	Income tax	\$ 14,000,000	Pass	56%
Patton Township	11-04-2014	Bond	\$ 3,500,000	Pass	64%
Williams Township	11-04-2014	Income tax		Fail	50%
Silver Spring Township	11-05-2013	Income tax	\$ 4,800,000	Pass	60%
Allen Township	11-06-2012	Income tax		Fail	44%
Harris Township	11-06-2012	Income tax		Fail	49%
Warrington Township	11-06-2012	Bond	\$ 3,000,000	Pass	66%
Allen Township	11-08-2011	Income tax		Fail	44%
Franklin Township	05-17-2011	Income tax		Fail	48%
Franklin Township	11-08-2011	Income tax		Fail	41%
Lower Saucon Township	11-08-2011	Income tax	\$ 4,125,000	Pass	57%
East Coventry Township	11-02-2010	Income tax	\$ 7,650,000	Pass	53%
Pennsbury Township	11-03-2009	Property tax	\$ 5,000,000	Pass	62%
Plumstead Township	11-03-2009	Bond	\$ 4,500,000	Pass	51%
Adams County	11-04-2008	Bond	\$ 10,000,000	Pass	75%
Buckingham Township	04-22-2008	Bond	\$ 20,000,000	Pass	82%
Charlestown Township	04-22-2008	Income tax	\$ 20,000,000	Pass	77%
Hatfield Township	11-04-2008	Income tax		Fail	43%
Lower Makefield Township	11-04-2008	Bond	\$ 15,000,000	Pass	69%
Newtown Township	11-04-2008	Income tax	\$ 13,600,000	Pass	61%
Upper Dublin Township	11-04-2008	Bond	\$ 30,000,000	Pass	67%
Upper Saucon Township	11-04-2008	Income tax		Fail	50%

With any questions or for more information please contact:

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