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Prepared for:

Northampton County Planning Commission
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REFERENCE COPY

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INTRODUCTION

In December 1974, the Northhampton County Planning Commission received an amended request from Brown & Root, Inc. of Houston, Texas, to rezone 980 acres of land known as Hollywood Farm from agricultural to industrial use. The location of this property is shown on Figure I-A.

Brown & Root is one of the world's largest engineering and construction companies. The company designs and constructs a variety of large scale industrial and transportation facilities including off-shore oil platforms, power plants, pulp and paper plants, and petroleum and chemical refineries, as well as hydroelectric dams, bridges, and ports. Brown & Root's headquarters, major manufacturing facilities, and principal engineering offices are located in Houston.

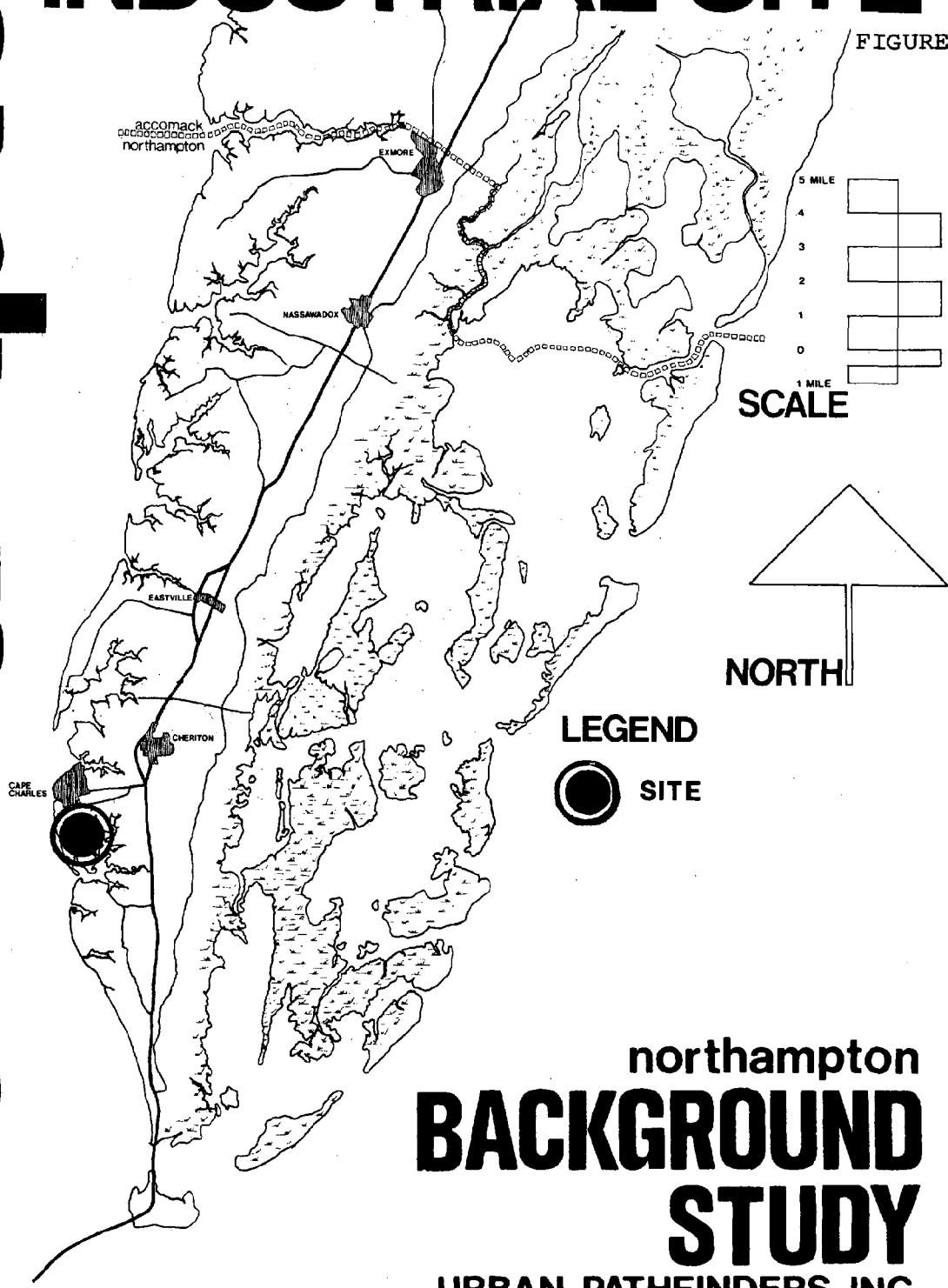
Brown & Root desires to use its Cape Charles property to establish a permanent East Coast manufacturing facility. Work to be conducted on the site would include the fabrication of a variety of metal structures for off-shore oil production, liquefied natural gas storage, and other marine operations. The company has clearly stated that these Northhampton County facilities will be used only for metal fabrication and that there will be no handling, storage, or processing of petroleum or other hazardous substances.

The Brown & Root proposal, if implemented, would have a profound effect on Northhampton County. Brown & Root employment is estimated to reach 1,500 persons, nearly 25 percent of the county's current work force. New people and new businesses requiring new housing and public services would be attracted to the county. These and other ramifications would affect all aspects of county life and touch every county citizen, in one way or another, for years to come.

The Northhampton County Board of Supervisors and the County Planning Commission intend to make a timely and proper decision on this most complex and significant proposal. The decision will not be easy. Every advantage and disadvantage of the Brown & Root proposal must be carefully examined as part of the overall decision.

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Brown&Root INDUSTRIAL SITE



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**BACKGROUND
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EXECUTIVE SUMMARY

The purpose of the Northampton County Background Study is to document existing conditions and trends within the county; thus providing Northampton's officials and citizens with a factual base upon which to develop effective and practical public policy.

This document is divided into eight chapters. Each chapter presents data and analysis on a separate aspect of county life.

The executive summary presents some of the key factors contained within each of the study's chapters.

NATURAL FEATURES

Northampton County contains approximately 140,000 acres of land and waters and can be subdivided in three basic geographical zones: barrier islands, marshes, and mainland. Nearly 26,000 acres of barrier island and marsh are currently under the protective ownership of either the state or the Nature Conservancy.

Over three-fourths of the county's soils are well suited for intensive agriculture use. Many of these better soils are also suitable for residential and other types of development.

Northampton County relies on two aquifers for its water supply. The upper aquifer is estimated to be capable of supplying 21.3 billion gallons of water per year and is recharged by rain water seeping into the ground. Its quality is generally good. The capacity of the lower aquifer is believed to be substantial but data is insufficient to form any precise estimates of available quantities.

Current demand for water is estimated at 1.5 billion gallons per year. Overall, the water supply appears adequate to meet the foreseeable demand, although local problems of both quantity and quality do occur.

POPULATION

In 1970, the county had 14,442 residents, a decline of nearly 15 percent from 1960 and 22 percent since 1930.

Approximately one-third of the population lives in the county's five incorporated towns and the remaining two-thirds live in the outlying sections.

Blacks comprise slightly more than one-half of the population.

The proportion of older Northampton County residents has increased in the past decade. The median age of all residents was 30.5 years in 1960, rising to 34.4 years by 1970.

The decline in population size and the increase in median age are the result of two factors. First, families are having fewer children. Second, a significant number of teenagers and young adults are leaving to seek employment and educational opportunities elsewhere. The decline in numbers of younger people has been partly offset by an influx of older, retired persons.

The county's population is expected to continue to decline for the foreseeable future, perhaps reaching 11,000 by the year 2000.

ECONOMICS

In 1970, median family income in Northampton County was \$4,778 per year. This was less than half the state median. Approximately one-third of all Northampton families in 1969 lived below the officially designated poverty levels. Blacks and elderly persons largely composed this group.

During 1972, 5,188 Northampton residents were employed, mostly within the county. Total employment, however, was 22 percent less than in 1950. Areas of increased employment included government and service industries. Areas of employment decline included agriculture, food processing, transportation, and trade.

Because of the county's strong dependency on farming and food processing industries, employment in Northampton shows dramatic seasonal variations.

Upward of 7,000 workers are employed during the summer months, whereas only 6,000 workers are employed during the winter. Correspondingly, unemployment has fluctuated between summer lows of 4 to 5 percent and winter highs of 14 to 16 percent.

Continuing consolidation and mechanization in the county's agricultural industries combined with further population declines are expected to result in a continuing decrease in county employment.

HOUSING

Northampton County contains approximately 5,500 year-round homes. Almost 90 percent are single family structures.

Throughout the county, mobile homes are growing in popularity and are currently believed to number 300, double the 1970 total.

Approximately 60 percent of the county's homes are owner-occupied; the remaining 40 percent are renter occupied.

In 1970, the average home owner valued his Northampton residence at \$7,600. The average renter paid \$30 in monthly rent.

Approximately 2,200 new units are required to meet the housing needs of current residents. The majority of these units should be built for low and moderate income families.

PUBLIC SERVICES

Northampton residents receive public services from a variety of county, municipal and state agencies.

The county provides education to over 3,000 children in five elementary schools, one junior high school, one senior high school and several other public and private schools. Proposed school construction projects, including a new elementary school and additions to the junior and senior high schools, will take care of the county's foreseeable educational facilities needs.

Social services are under the direction of the county's public welfare department. In 1973, the agency provided the county's citizens with over \$700,000 in financial assistance.

Health care is centered on the new Northhampton-Accomack Memorial Hospital, a modern well-staffed facility in Nassawadox. However, both counties have a deficiency in general practitioners, a situation which is expected to worsen as older doctors retire.

Northhampton's forests, shores and waters offer excellent recreational opportunities. The county has recently acquired two 50 acre sites which will be developed to serve local recreation needs.

TRANSPORTATION

Two major transportation systems serve Northhampton County: highway and rail.

U.S. Route 13, which forms the spine of the Virginia Eastern Shore, links Northhampton to Accomack County, Maryland, and Delaware to the north; and the Virginia mainland to the south. Route 13 conveys approximately 5,740 vehicles per day through the county. Another 3,300 trips per day along the highway are locally generated traffic.

In 1972, over 4,900 rail cars originated or terminated in the Virginia Eastern Shore. Petroleum and stone were the major rail import; canned goods, the major export.

The Penn Central has proposed abandonment of its county facilities. This would create serious economic and employment problems for the county.

LAND USE

Ninety-five percent of Northhampton County is open and undeveloped. This open space is divided approximately equally among beach and marshes, forests, and farmlands. The developed areas, consisting primarily of residences and roads, total less than five percent of the county.

Three factors are expected to have increasing impact on land use in the future; 1) the continuing decline in population; 2) changing agricultural practices; and, 3) growth of tourism and recreation.

PUBLIC FINANCE

Northampton County's ability to provide services to its citizens is directly related to its financial soundness.

Between 1969 and 1973, county revenues and expenditures rose approximately 22 percent per year to more than \$4 million annually. Much of this growth represents new services to county residents.

Education and public welfare accounted for over 90 percent of Northampton County expenses in 1973.

In 1973, federal and state grants amounted to over 72 percent of county revenues. The remaining revenues were local taxes and fees.

To raise additional local revenue, Northampton County is dependent upon real property taxes or additional bonded indebtedness.

Substantial growth in real property tax revenues is limited by a six year cycle between reassessments. This six year period between reassessments freezes real property tax revenues to the county, often during periods of inflating costs. The 1973 assessable base was over \$14.7 million.

Northampton County can, if necessary, issue an additional \$2,200,000 in bonds to provide additional capital.



CHAPTER ONE

NATURAL FEATURES

Northampton County lies at the southern tip of the Delmarva Peninsula. This peninsula extends southward from the Chesapeake and Delaware Canal and includes the State of Delaware, nine Maryland counties and two Virginia counties. Northampton County is bounded by Accomack County, Virginia, to the north, the Atlantic Ocean to the east and the Chesapeake Bay to the west. The county's position on both the bay and the ocean has provided an abundance of unique natural resources which have shaped the county physically, socially, and economically.

AREA

The county is an elongated peninsula approximately 33 miles long and 14 miles wide at the widest point. Total land and water area was approximately 140,160 acres in 1969.

TOPOGRAPHY

Northampton County can be subdivided into three physiographic regions: barrier islands, marshes, and mainland. These regions are graphically depicted on Figure 1-A on the following page.

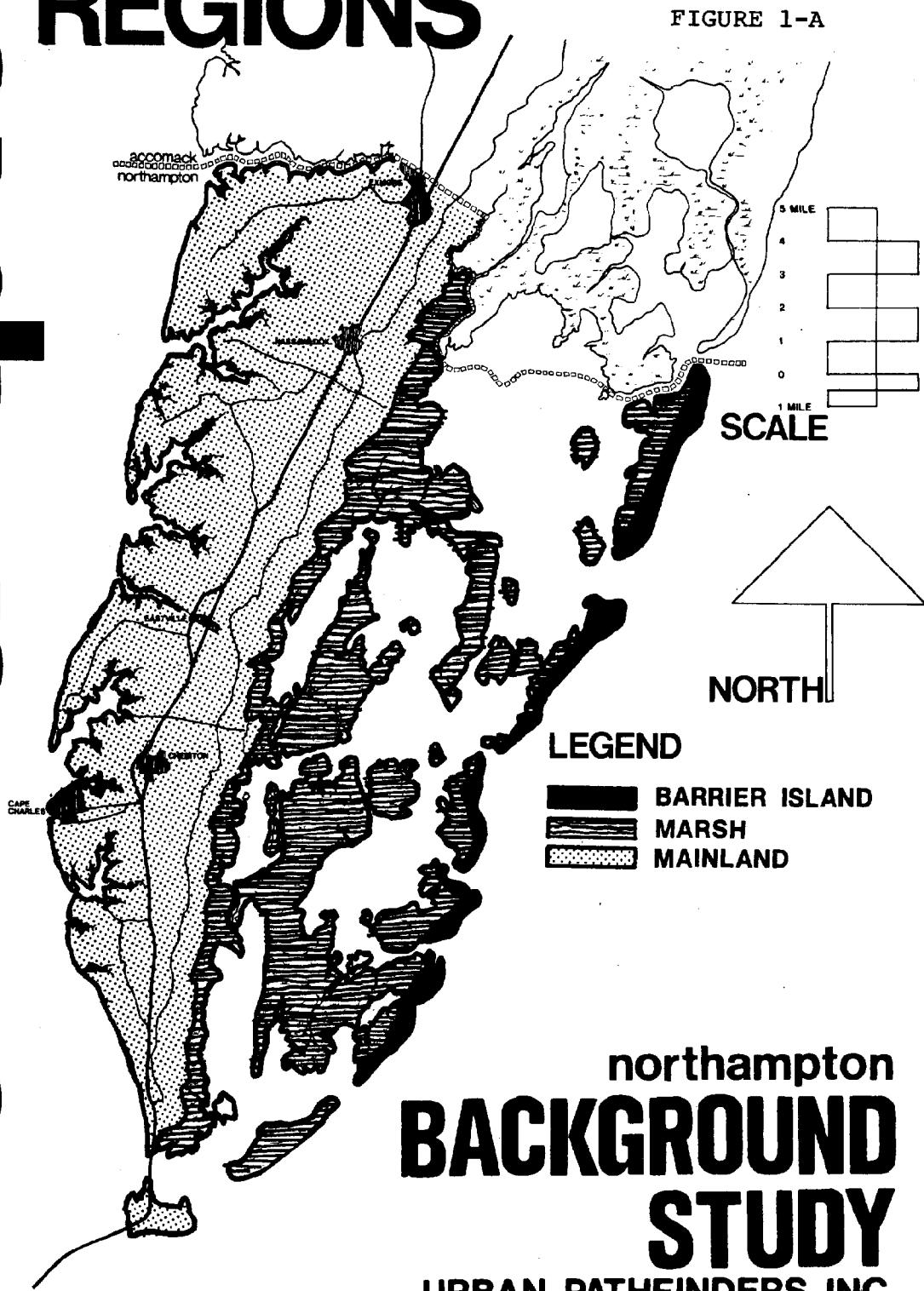
BARRIER ISLANDS

The barrier islands are a string of six long low lying islands along Northampton County's east coast. They contain extensive beaches and some are partly wooded.

The barrier islands serve as a protective wall separating Northampton County from the Atlantic Ocean. They are broken by a series of inlets. Little Machipongo Inlet, Great Machipongo Inlet, and Sand Shoal Inlet are the three largest.

The barrier islands are presently uninhabited. However, Hog Island, the northern-most one, at one time contained a village with several hundred inhabitants.

northampton physiographic regions



Rising mean sea level, lack of sand from the north to replenish beach material carried southward by local currents, and damaging storms contribute to erosion of the islands. The Virginia Institute of Marine Science studying hydrographic charts between 1852 and 1962 estimated the following erosion rates for each of the six barrier islands.

FIGURE 1-B
Barrier Island Erosion

<u>Island</u>	
Hog Island	North end, accretion at 9 ft/yr. South end, erosion at 18 ft/yr.
Cobb Island	Erosion at 16 ft/yr.
Wreck Island	Erosion at 34 ft/yr.
Ship Shoal Island	Irregular, quasi-stable
Myrtle Island	Erosion at 19 ft/yr.
Smith Island	Erosion at 23 ft/yr.

SOURCE: Virginia Institute of Marine Science

The barrier islands are an extremely fragile environmental system not suited for intensive human activity, though several proposals for such development have been advanced in the past.

MARSHES

Northampton County contains extensive acreage of salt marsh or wetlands. The distribution of these marshes is shown in Figure 1-C on the following page.

FIGURE 1-C
Marshland Acreages

	<u>Acreage</u>
Bayside	2,246
Oceanside	<u>25,808</u>
TOTAL	28,054

SOURCE: Virginia Institute of Marine Science

Northampton County's total marsh acreage of 28,054 acres is 15.8 percent of all salt marsh contained in the Commonwealth of Virginia. They are a significant ecological resource which provides habitats for many unique forms of plant and animal life. They are important feeding grounds for many kinds of waterfowl and shore birds. Their shallow water areas serve as spawning grounds for many species of fish and provide nourishment for young animals, protecting them from predators and rough water. In addition, marsh areas are effective in filtering out water pollutants and restoring water quality balance.

Dredging, filling, and construction in wetland areas is governed by the Virginia Wetlands Act (Chapter 2.1 of Title 62.1, code of Virginia) and the Northampton County Wetlands Ordinance. In both statutes, wetlands are defined as all lands between mean low water and an elevation 1.5 times the mean tidal range which contain 1 of 35 forms of marsh vegetation such as saltmyrtle, and groundsel tree. Applications for development of marshlands are reviewed and approved by a Northampton County Wetlands Board after evaluation by several state agencies such as the Virginia Marine Resources

Commission, the Virginia Institute of Marine Science, the State Water Control Board, and the Department of Health. Decisions of the local board can be reviewed and overturned by the Virginia Marine Resources Commission.

PROTECTED AREAS

State agencies and the Nature Conservancy are acquiring portions of the barrier islands and marshes from private owners to preserve them in their present unspoiled state. Present holdings by these agencies is shown on the following table and on the accompanying map, Figure 1-E.

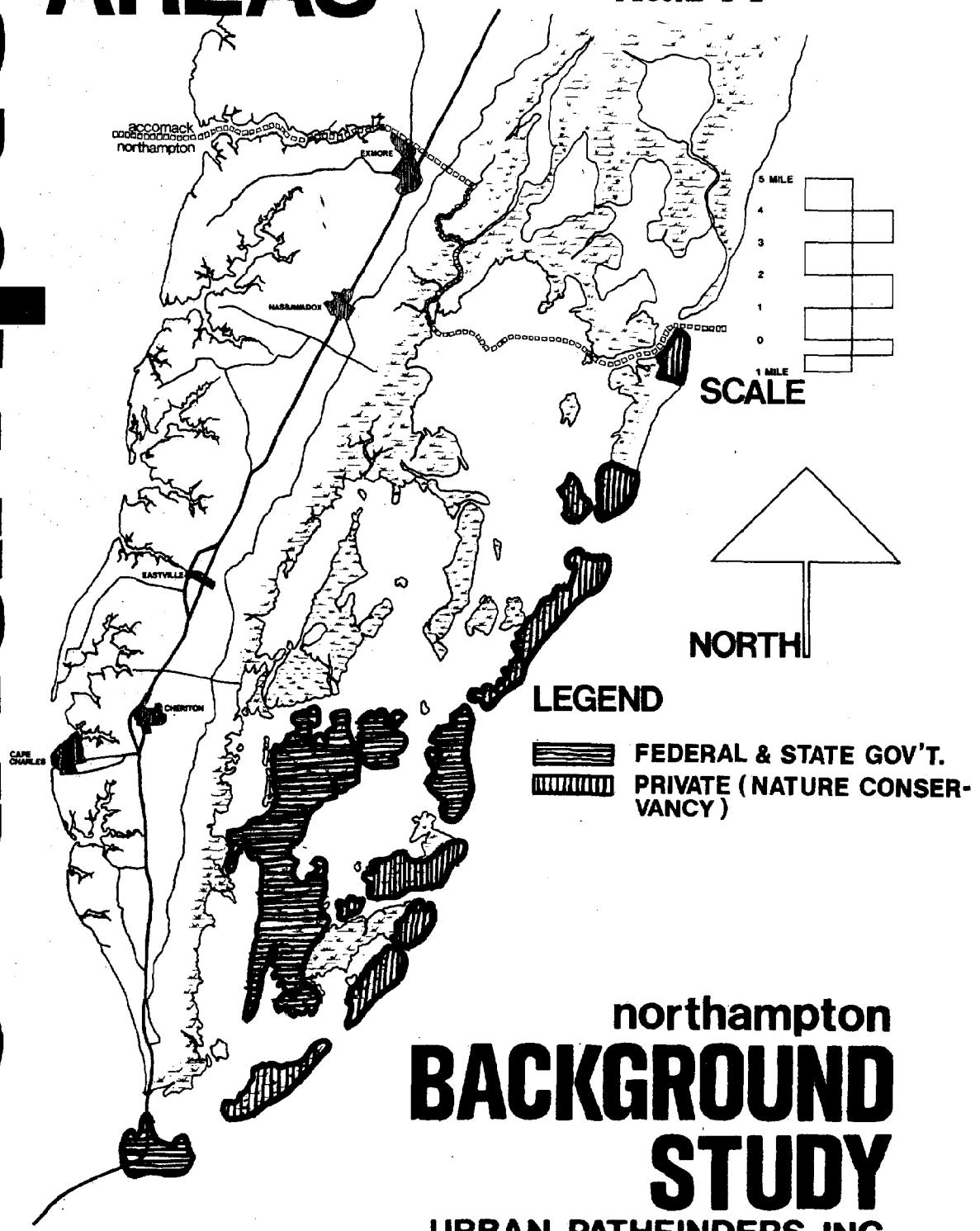
FIGURE 1-D
Protected Areas

<u>Barrier Islands</u>	<u>Owner</u>	<u>Acreage</u>
Wreck & Bone Islands	Virginia Division of State Parks	1,380
Hog Island (partial)	Nature Conservancy	3,651
Cobb Island	Nature Conservancy	1,844
Smith, Myrtle, Ship & Shoal Islands	Nature Conservancy	<u>8,760</u>
TOTAL		15,635
<u>Marshes</u>	<u>Owner</u>	<u>Acreage</u>
Mockhorn Island Water-Fowl Management Area	Virginia Commission of Game & Inland Fisheries	9,000
Rogue Island	Nature Conservancy	390
Goodwin Island	Nature Conservancy	850
Mink Island	Nature Conservancy	<u>28</u>
TOTAL		10,268

SOURCE: Accomack-Northampton Planning District Commission

northampton PROTECTED AREAS

FIGURE 1-E



MAINLAND

Northampton County's mainland is a low flat plain composed of a series of terraces. Maximum elevation on the highest terrace is slightly more than 40 feet, however, the majority of the county lies at much lower elevations.

The county's fast lands are laced with numerous picturesque, but shallow creeks and streams. The Federal Insurance Administration, part of the U.S. Department of Housing and Urban Development, in late 1974 prepared a series of maps identifying flood hazard areas in Northampton County. Communities with such flood prone areas have until July 1, 1975 to apply for permanent participation in the National Flood Insurance Program.

Participation in the program allows property owners to purchase low cost flood insurance. As a prerequisite for participation, land use controls which avoid or reduce flood damage danger must be adopted by the local jurisdiction.

Figure 1-F portrays the portions of Northampton County determined to be special flood hazard areas.

CLIMATE

Northampton County is blessed by a favorable climate. Precipitation averages 43 inches annually. Air temperature averages 41 degrees in January and 77 degrees in July. The county's elongated shape and the proximity of the ocean and bay have an especially strong moderating influence on county weather not evidenced further up the Eastern Shore.

SOILS

This warm, pleasant climate and the county's fertile soils form a combination ideally suited for intensive agriculture.

Northampton County contains 17 distinct soils types which are customarily grouped into 5 major soil associations and tidal marsh as illustrated on the following table, Figure 1-G.

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FLOOD HAZARD AREAS

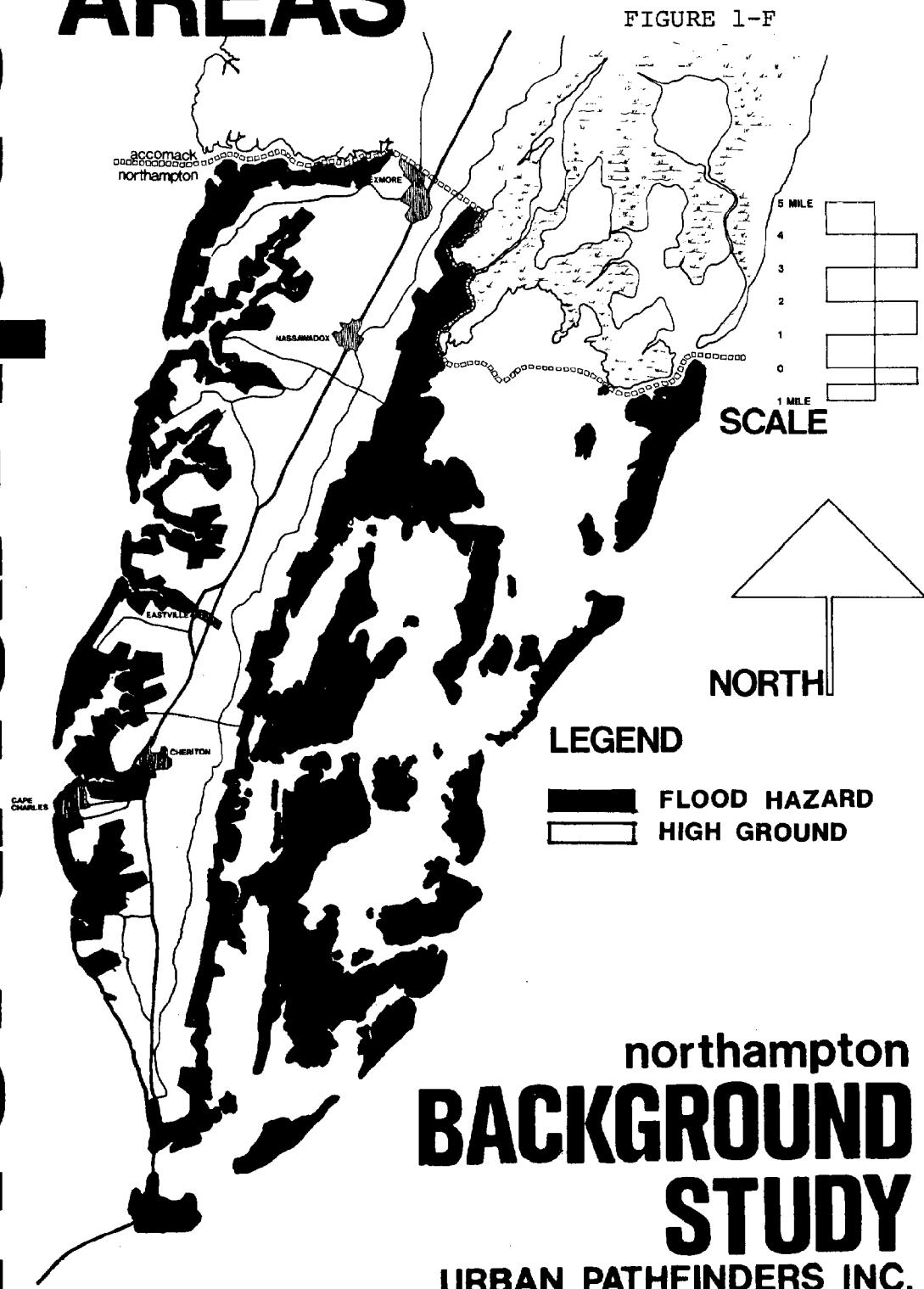


FIGURE 1-G
Soil Associations By Percent of Land Area

<u>Association</u>	<u>Percent of Total Land Area</u>
Sassafras/Woodstown	76%
Woodstown/Dragston	15
Fallsington/Dragston/Othello	9
Dune Sand	less than 1
Coastal Beach	less than 1
TOTAL	100%

SOURCE: U.S. Department of Agriculture, Soil Conservation Service

The Sassafras/Woodstown soils which comprise much of the county are ideally suited to intensive agricultural cultivation; the Woodstown/Dragston soils follow close behind. Estimates made from aerial photographs indicate that about 40,000 acres of these associations are currently under cultivation.

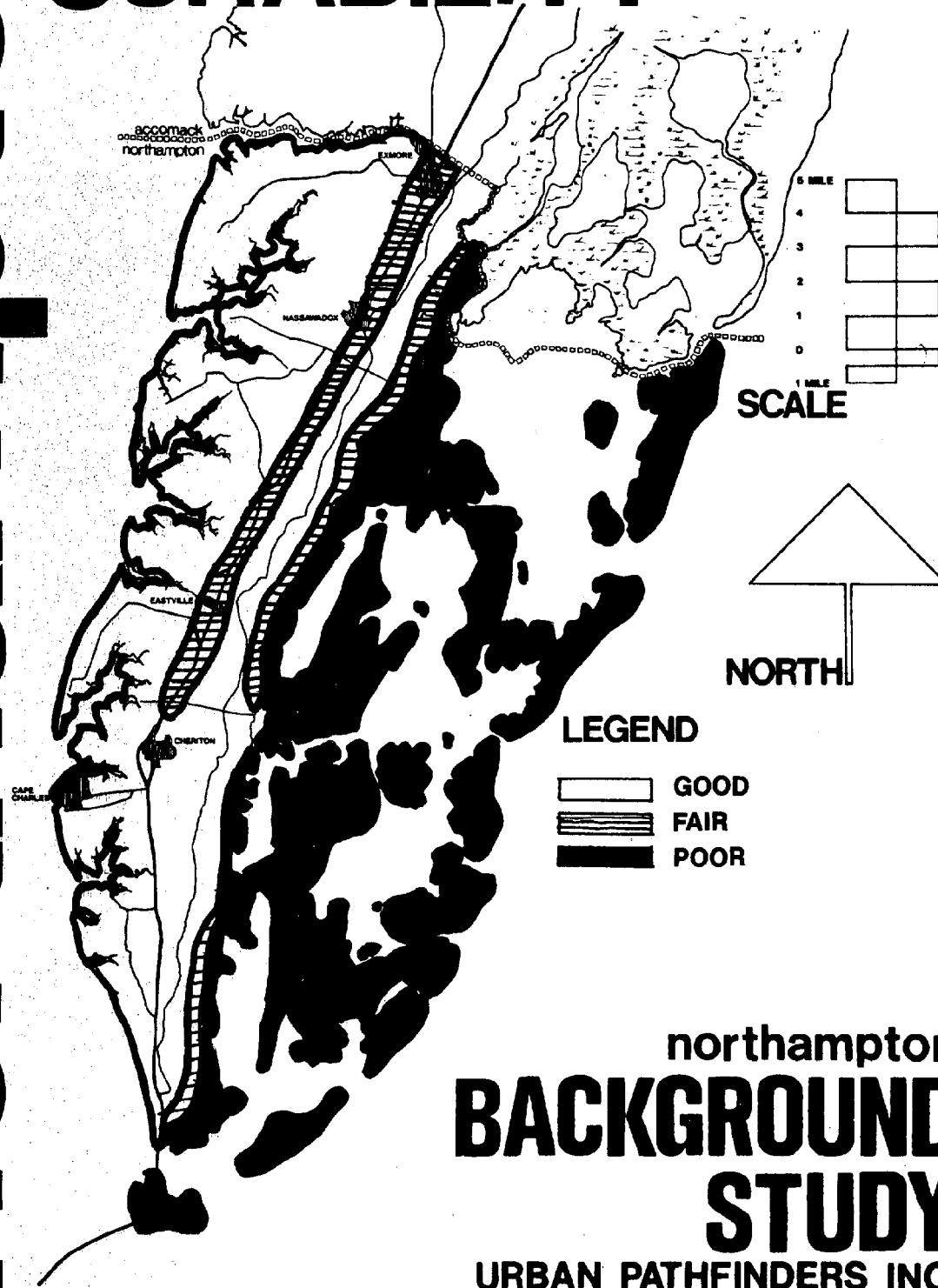
Agricultural productivity in the Fallsington/Dragston/Othello associations is not as high as in the first two associations because of poorer drainage. However, with proper management, ditching and other measures, this soil also can be productive farmland or valuable woodlots. Figure 1-H, Agricultural Suitability, shows the ability of Northampton County soils to support intensive agricultural cropping based upon soil capacity and expected long term yields under good soil management. The Sassafras/Woodstown and the Woodstown/Dragston associations are classified as good; the Fallsington/Dragston/Othello is classified as fair; and Dune Sand, Coastal Beach and Tidal Marsh are classified as poor.

Good farmland is often ideally suited for residential development as well. Both the Sassafras/Woodstown/Dragston associations usually can support septic tank sewage disposal systems without major difficulty. Local problems may arise, however,

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AGRICULTURAL SUITABILITY

FIGURE 1-H



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especially in waterfront areas. On the other hand, the Falls-
ington/Dragston/Othello association, because of poor drainage,
often is not suited to septic system disposal.

TIMBERLAND

In 1957, Northampton County contained about 38,100 acres of timberland; by 1966 (the latest figure available) the county contained over 31,373 acres. This represents an approximate loss of 7,300 acres or 17.6 percent of the 1957 total. This decline was due to conversion of timber land to cropland and the natural transition of woodland along the coast into marsh. The following table indicates the composition of Northampton County's forests.

FIGURE 1- I
Timber Type

	<u>Acres In Forest</u>
Loblolly Pine	7,752
Oak & Pine	15,506
Oak & Hickory	<u>8,115</u>
 TOTAL	 31,373

SOURCE: Virginia Division of State Planning and Community Affairs

Northampton County is best suited commercially to the growing of pine species. However, many woodlots have been neglected and have consequently reverted to less desirable hardwoods. This is common in areas like Northampton which have few large tracts of woodlands suitable for large scale commercial management.

This lack of emphasis on timber production and improvement is supported by the following statistics which indicate that only two-thirds of Northampton's growing stock is being harvested.

FIGURE 1- J
Timber Growth And Cut Rates

	<u>Cords of Wood</u>	
	<u>Grown</u>	<u>Cut</u>
Soft Woods (conifers)	8,000	2,000
Soft Hard Woods (redmaple, gums, etc.)	2,000	1,000
Hard Hardwoods (oak, ash, hickory, etc.)	2,000	5,000
TOTALS	12,000	8,000

SOURCE: Virginia Division of State Planning and Community Affairs

Overall cutting rates are substantially lower than averages for the mainland portions of the state where emphasis on timber production and cutting is greater. Throughout Virginia as a whole, soft wood timber, which is used for paper and lumber products, is being cut 15 percent faster than it is grown. The heavy cutting of hard hardwoods is likely for firewood which is generally in short supply.

GROUND WATER SUPPLY

The Eastern Shore's major ground water supply is contained in two aquifers commonly known as the "upper" and "lower" aquifers. The upper aquifer extends from the water table to a depth of approximately 90 feet. Averaging data from well logs indicates that the water table is shallow -- usually 11.5 feet below the surface. Water yields average 17 gallons per minute, though several large diameter wells have produced substantially greater amounts.

Water quality in the upper aquifer, which is recharged by surface water is generally good; however, iron content is often higher than that recommended by U.S. Public Health Service. (This is not a serious problem.) A Virginia Polytechnic Institute study indicates that 213,000 gallons per acre per year could be withdrawn from the upper aquifer, although withdrawal at such a high rate would lower the summer water table. This would suggest that the upper aquifer could provide as much as 21 billion gallons of water a year. Since the upper aquifer is recharged by rainfall the flow of water in the aquifer moves towards the coasts. Prolonged intensive pumping in coastal areas could cause salt water to encroach into this aquifer.

The lower aquifer is most productive at depths of 100 to 300 feet. Yields are between 10 and 20 gallons per minute for small wells and over 100 gallons per minute for wells with larger diameters. Water in the deeper aquifer is possibly recharged from the mainland, west of the Chesapeake Bay. This water is usually hard and high in bicarbonate. The quantity of water available in the lower aquifer is believed high, at least as great as the upper aquifer, but data on its flow is too limited to permit an estimate.

Few Eastern Shore wells have been drilled to depths greater than 300 feet. One, drilled to 992 feet on Cobb Island, produced brackish water. Another, drilled at Cape Charles to a depth of 1,793, found no significant quantities of water at all.

GROUND WATER DEMAND

The Virginia Polytechnic Institute and State University's Department of Agricultural Economics in late 1971, prepared an estimate of annual water supply demand on the Eastern Shore (Accomack and Northampton Counties).

The economists estimated that the single largest group of water users was private individuals and business or public facilities, (schools, offices, stores, etc.) Using a national water consumption standard of 100 gallons per person per day, they estimated that domestic and public demand was 1.586 billion gallons per year based upon the 1970 Eastern Shore population of 43,446 individuals.

The second largest water demand was found to be irrigation. Irrigation was estimated to consume 1.356 billion gallons per year, primarily in the summer. The amount of water needed for irrigation fluctuates dramatically depending upon rainfall patterns, crops grown, and other variables.

Food processing and the poultry industry accounted for an additional 1.120 billion gallons per year.

All other ground water uses were estimated at .365 billion gallons per year.

These water demands are summarized below.

FIGURE 1- K
Estimated Eastern Shore (Virginia) Water Needs: 1970

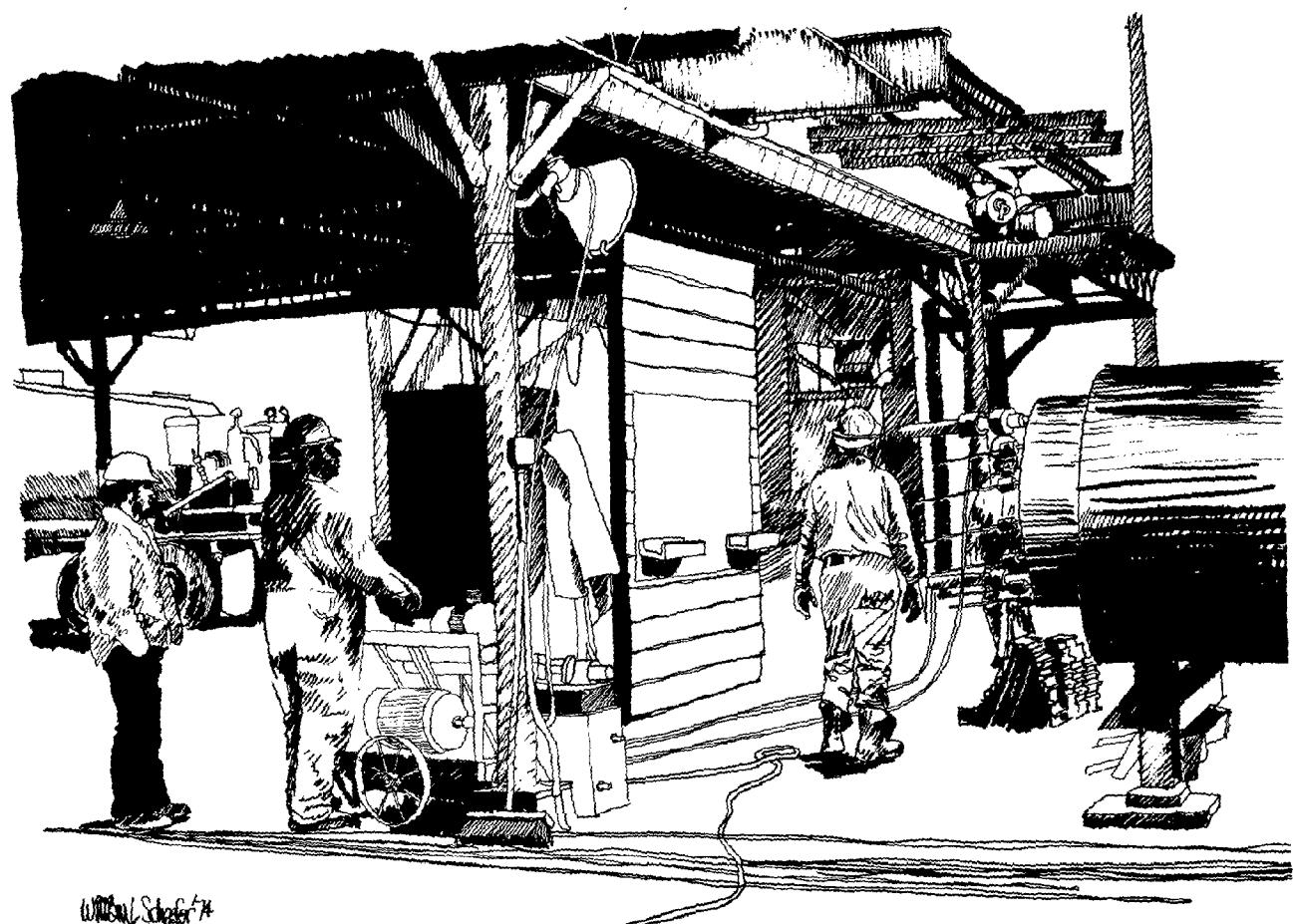
	<u>Billion of Gallons Per Year</u>
Domestic and Public Users	1.586
Irrigation	1.356
Food Processing & Poultry	1.120
Other	<u>.365</u>
TOTAL	4.427

SOURCE: Virginia Polytechnic Institute and the State University.

Annual ground water use was estimated at over 4.4 billion gallons in the two counties.

The water usage in Northampton County can be estimated at 1/3 of the Eastern Shore total or 1.476 billion gallons per year. This compares favorably with the county's estimated supply in the upper aquifer of 21.3 billion gallons per year.

In summary, ample supplies of ground water appear to be available to meet overall present and future needs in Northampton County. However, localized shortages, falling water table and excessive hardness and mineral content will continue to be problems.



CHAPTER TWO

POPULATION

This chapter summarizes characteristics of Northampton County's population including its size, geographical distribution, age, racial composition and educational attainment. Selected data is also presented for the county's five incorporated towns; Cape Charles, Cheriton, Eastville, Exmore and Nassawadox and for the county's three magisterial districts; Capeville, Eastville and Franktown. The location of these jurisdictions is depicted in Figure 2-B Governmental Jurisdictions.

To provide additional insight and perspective, data is also presented for Accomack County, the lower Delmarva Peninsula and the Commonwealth of Virginia. At the conclusion of this chapter, a population projection to the years 1980, 1990 and 2000 is made for Northampton County.

The U.S. Census, last taken in April 1970, reported 14,442 residents in Northampton County. As the following table demonstrates, this was the smallest population of any of the seven counties in the lower Delmarva Peninsula.

FIGURE 2-A
1970 Populations: Lower Delmarva Peninsula

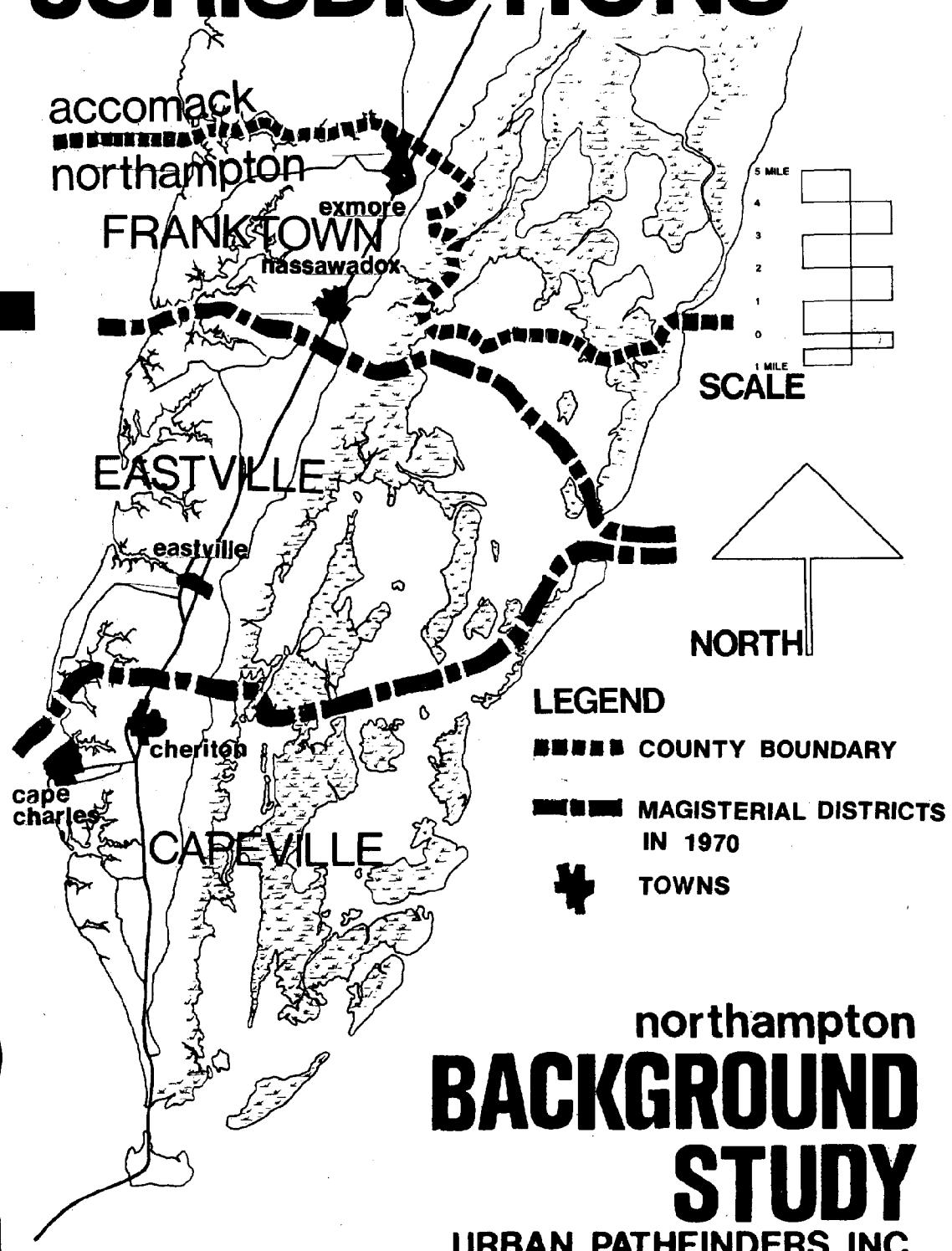
	<u>1970 Population</u>	<u>Percent of Peninsula Region</u>
Lower Peninsula Region		
Northampton Co., Va.	14,442	5.8%
Accomack Co., Va.	29,004	11.6
Worcester Co., Md.	24,442	9.7
Wicomico Co., Md.	54,236	21.7
Somerset Co., Md.	18,924	7.5
Dorchester Co., Md.	29,405	11.7
Sussex Co., Del.	<u>80,356</u>	<u>32.0</u>
Total	250,809	100.0%

SOURCE: 1970 U.S. Census

FIGURE 2-B

northampton

GOVERNMENTAL JURISDICTIONS



POPULATION CHANGE

A comparison of 1960 and 1970 population data reveals that Northampton County's total population declined 14.9 percent during the 1960's, from 16,966 inhabitants in 1960 to 14,442 in 1970. The following table Figure 2-C, Population Change, Lower Delmarva Peninsula: 1960-1970 compares this decline with the other six counties in the lower Delmarva Peninsula as well as with the Commonwealth of Virginia.

FIGURE 2-C

Population Change, Lower Delmarva Peninsula: 1960-1970

	<u>1970 Population</u>	<u>Percent Change 1960-1970</u>
Lower Peninsula Region	250,809	+ 3.0%
Northampton Co., Va.	14,442	-14.9
Accomack Co., Va.	29,004	- 5.3
Worcester Co., Md.	24,442	+ 3.0
Wicomico Co., Md.	54,236	+10.6
Somerset Co., Md.	18,924	- 3.6
Dorchester Co., Md.	29,405	- 0.9
Sussex Co., Del.	80,356	+ 9.8
Commonwealth of Virginia	4,651,448	+17.6

SOURCE: 1970 U.S. Census

The Commonwealth of Virginia showed substantial growth between 1960 and 1970. This growth was due primarily to the rapid development of the state's urbanized areas including Norfolk, Newport News-Hampton, Richmond, Petersburg, Roanoke, Lynchburg and the Virginia suburbs of Washington, D.C.

On the other hand, population growth among the lower peninsula counties ranged from moderate growth to moderate loss. Wicomico County, Maryland, and Sussex County, Delaware, both expanding urban centers, showed the strongest growth. The more rural counties

including Northhampton and Accomack, experienced the greatest population losses. Nationwide, most rural areas are experiencing similar population declines. The 1960 to 1970 decline in Northhampton County is part of a continuing trend for the county as illustrated by the following chart which traces the county's population size from 1930 to 1970.

FIGURE 2-D
Northhampton County Population: 1930-1970

<u>Year</u>	<u>Population</u>	<u>% Population Decline During the Previous Decade</u>
1930	18,565	
1940	17,597	- 5.2%
1950	17,300	- 1.7
1960	16,966	- 1.9
1970	14,442	-14.9
1930 to 1970 change		-22.2%

SOURCE: 1970 U.S. Census

Northhampton County experienced a moderate (-5.2 percent) population decline during the Great Depression and only very slight losses (approximately 2 percent) during World War II and the post war recovery period of the 1950's. However, during the 1960's the county's population decline accelerated to 14.9 percent and represented a loss of 2,524 persons in 10 years. This loss is attributed to sharp employment reductions made during the 1950's and 1960's in several of the county's major industries, including agriculture, food processing and transportation. A more detailed discussion of these economic trends is presented in Chapter Three, "Economics".

SEX COMPOSITION

The 1970 census recorded 52.7 percent of the Northhampton population as female and 47.3 percent as male.

The county's percentage of females was slightly higher than the state's (50.6 percent) suggesting the presence of a significant number of single or widowed women over 60 years of age.

RACIAL COMPOSITION

Northhampton County is more racially balanced (52.3 percent black) than either the Commonwealth of Virginia or neighboring Accomack County. The Commonwealth is 23.6 percent black and Accomack is 37.4 percent black. The racial composition of Northhampton's three magisterial districts is presented below.

FIGURE 2-E
Racial Composition of Magisterial Districts: 1970

	<u>Total Population</u>	<u>Percent White</u>	<u>Percent Black</u>
Northhampton County	14,442	47.5%	52.3%
Capeville District	5,932	51.0	48.9
Eastville District	3,180	36.6	63.4
Franktown District	5,330	50.1	49.5

SOURCE: 1970 U.S. Census (unpublished data)

The proportion of whites and blacks was distributed rather evenly among the three districts. Only the Eastville district had a slightly higher proportion of blacks than the overall county average.

Other racial groups, such as orientals, accounted for only 26 county residents, 0.2 percent of the population.

ETHNIC GROUPS

Of the county's 14,442 inhabitants in 1970, 98.2 percent were native born Americans of native American parents. An additional 1.2 percent were native born Americans with one or both parents foreign born. Only 78 residents, 0.5 percent, were themselves foreign born. These persons were chiefly English or German in origin, groups which have traditionally assimilated easily into our society.

MOBILITY

Mobility is the measure of how often people move their place of residence. High mobility represents frequent moves; low mobility represents few moves and a stable population.

Residents of Northampton County show a low degree of mobility. In 1970, 8,772 Northampton residents, 67.8 percent of the population five years of age or older, had lived in the same house for at least the previous five years. Another 3,000 residents, 23.2 percent, had moved during the previous five years, but from a different house in Northampton County. Thus 91 percent of the residents had lived in-county for more than five years. Of those who had moved into the county during this period, the majority had moved from Accomack County. This represents a very stable population condition.

POPULATION DISTRIBUTION

Northampton County's five incorporated towns collectively contained

4,559 inhabitants in 1970. This amounted to 31.6 percent of Northampton's total population. The remaining 68.4 percent of the county's population lived in the rural areas outside the towns.

The following table presents the 1970 distribution of Northampton County's population in further detail.

FIGURE 2-F

Population Distribution by Towns and Magisterial Districts

<u>Area</u>	<u>1970 Population</u>	<u>% Change 1960-1970</u>
Towns		
Cape Charles	1,689	-17.3%
Cheriton	655	-13.9
Eastville	203	-22.2
Nassawadox	591	- 9.1
Exmore	<u>1,421</u>	<u>- 9.3</u>
Town Subtotal	<u>4,559</u>	<u>-13.6</u>
Rural Portions of Magisterial Districts		
Capeville (excluding Cape Charles, Cheriton)	3,588	-16.7
Eastville (excluding East- ville)	2,977	-17.1
Franktown (excluding Nassawadox, Exmore)	<u>3,318</u>	<u>-12.1</u>
District Subtotal	<u>9,883</u>	<u>-15.4</u>
County Total	<u>14,442</u>	<u>-14.9%</u>

SOURCE: 1970 U.S. Census (unpublished data)

As indicated in the above chart, the county's loss in population was widespread, affecting all jurisdictions, and generally uniform with a low of 9.1 percent in Nassawadox and a high of 17.3 percent

in Cape Charles. The overall rate of population loss among the towns was 13.6 percent, slightly less than the county as a whole. Population loss in the rural areas outside the towns was slightly greater than the county average (15.4 percent). This more rapid loss of rural population was probably a result of the declining employment opportunities in the county's agricultural and food processing industries.

AGE

In 1970, the median age of Northhampton County residents was 34.4 years. The median age is that age at which one-half of the residents are younger and one-half are older. The 1960 Northhampton County median age was 30.5, nearly four years younger.

The following table illustrates the 1960 and 1970 median ages for county residents by both sex and race.

FIGURE 2-G
Median Age of County Residents: 1960-1970

	<u>1960 Median Age</u>	<u>1970 Median Age</u>
White Males	35.9 years	39.1
White Females	39.9	44.4
Black Males	22.9	22.9
Black Females	23.6	26.3
County Median	30.5	34.4 years

SOURCE: 1960 and 1970 U.S. Census

The above figure shows that in general in the county the white population is older, and getting older faster than the black population; and that females are older than males.

A similar but less dramatic trend has occurred in Accomack County, where the median age rose from 33.6 years in 1960 to 35.3 years in 1970. In contrast, the median age for the Commonwealth of Virginia in 1970 was 26.8 years, a slight decline from 1960 when it was 27.1.

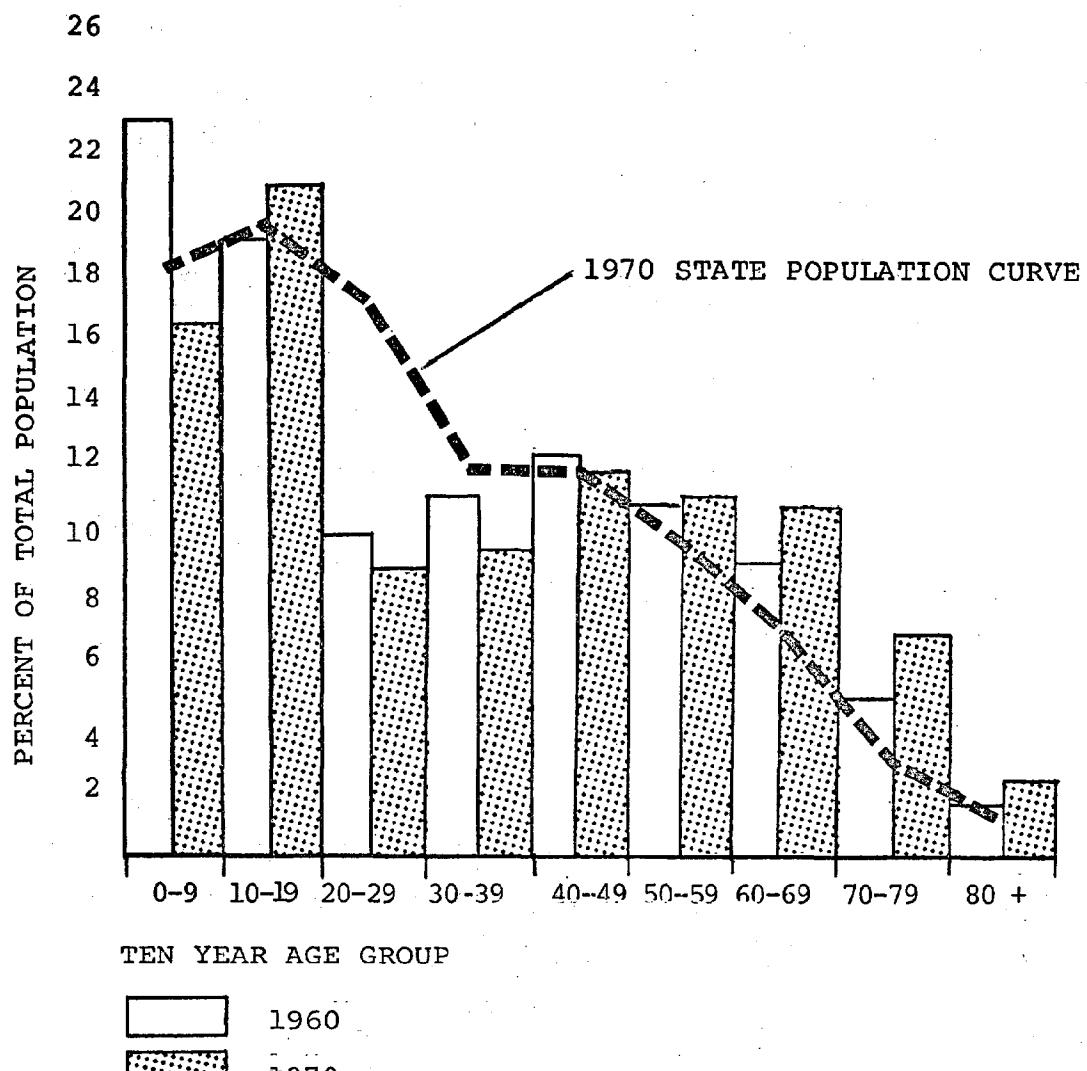
The falling median age in Virginia reflects the strong influence of the state's urban centers attracting and holding large numbers of young people. On the other hand, the increasing age of the population in Northampton and Accomack Counties represents two opposite trends. First is the significant number of young adults leaving the Shore to seek education or employment opportunities elsewhere; and second, an influx of older, probably retired, people.

Figure 2-H, Northampton County Population Age Profile: 1960-1970 illustrates the changing age characteristics of the county's population in more detail. The chart shows the age composition of the population by ten year age groups. Each age group is represented as a percentage of the total county population. The 1970 population curve for the state has been added to give perspective. The chart shows that between 1960 and 1970 the number of children in the county under the age of 10 dropped significantly. This decline reflects the recent national trend towards fewer children per family as well as a decline in the number of childbearing families in the county. During the 1960 to 1970 period, the percentage of teenagers in the county increased, but as will be discussed later, these teenagers were leaving the county in strong numbers. Young adults, 20 to 29 years old, showed a dramatic decline. Between 1960 and 1970 and as they reached adulthood, more than one-half of this group left the county, most likely to pursue employment or educational opportunities elsewhere. This represented a serious loss of labor capability and potential new families for the future. Adults, 30-59 years old (the next three age groups in the chart) and the peak working group also declined significantly and represented another loss of resources. On the other hand, the adult group over 60 years of age (the last three groups in the chart) increased slightly in number. This increase can be attributed to people living longer and retirees moving into (or perhaps back to) Northampton County. These population trends suggest that Northampton County will continue to decline in size in the foreseeable future.

POPULATION MIGRATION

Further insight into the changes in the population can be gained by examining the county's migration patterns. In-migration represents people moving into Northampton County; out-migration represents people leaving Northampton County to live elsewhere.

FIGURE 2-H
Population Age Profile: 1960-1970



SOURCE: 1970 U.S. Census

Between 1960 and 1970, there was an out-migration of approximately 3,150 persons and an in-migration of only 125, leaving a net loss of 3,025. The following chart illustrates how these migration patterns occurred by age groups. The great majority of the out-migration occurred in those groups under 50 years of age. One-half of the total net migration loss was accounted for by that

Entire record displayed.

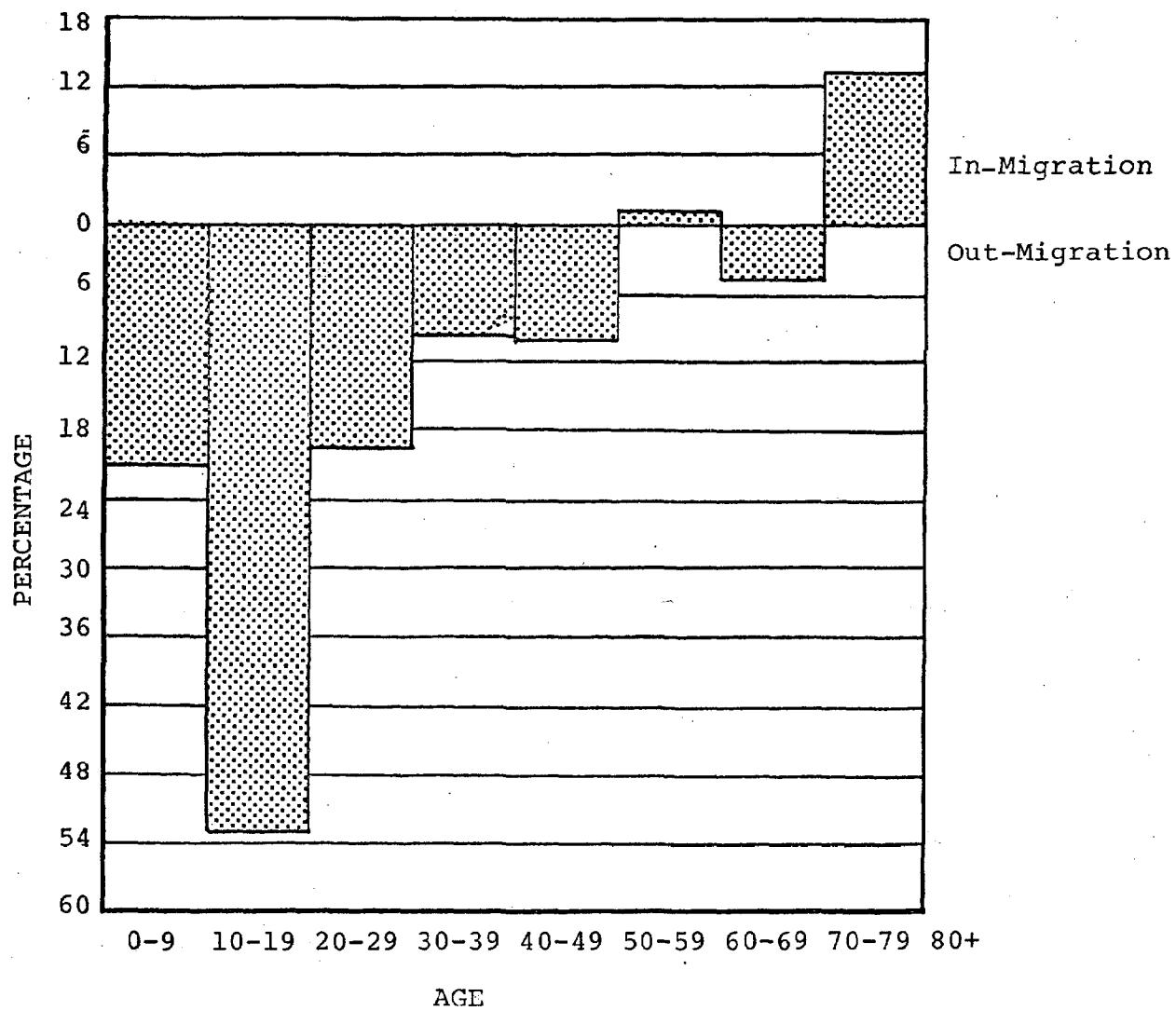
OLUC ti "NORTHAMPTON BACKGROUND STUDY"

Record 1 of 1

HELD BY NO# - 1 OTHER HOLDING

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BLvl:	m	Form:		Conf:	0	Biog:	MRec:	Ctry:	mdu
		Cont:		GPub:		Fict:	0	Indx:	0
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► 1	040	ODN	#c	ODN	¶				
► 2	090	HT165	#b	.N6	1975	¶			
► 3	090	#b	¶						
► 4	049	NO#M	¶						
► 5	110 2	Urban Pathfinders, Inc.	¶						
► 6	245 10	Northampton background study /	#c	Urban Pathfinders Inc.	¶				
► 7	260	Baltimore :	#b	Urban Pathfinders, #c	1975.	¶			
► 8	300	xi, 157 p. :	#b	illus., charts, maps ;	#c 28 cm.	¶			
► 9	500	"Prepared for Northampton County Planning Commission"	¶						
► 10	651 0	Northampton County (Va.)	#x	Cities and towns	#x	Planning.	¶		
► 11	650 0	Cities and towns	#x	Planning	#z	Virginia	#z	Northampton County.	¶

FIGURE 2-I
Total Population Migration Patterns: 1960-1970



SOURCE: 1970 U.S. Census

age group which was 10-19 years old in 1960 and became 20-29 years old by 1970. These teenagers and young adults left Northampton County at the rate of 150 persons per year, most likely soon after leaving high school.

Two other groups showed strong out-migration trends. One was the 20-29 year olds of 1960 (who became 30-39 by 1970). Nearly 20 percent of this group (329 individuals) left, most likely to improve their employment status elsewhere. The second group was the children, 0-9 years, who most likely left as their parents (20-29 and 30-39 year groups) left.

As would be expected, persons over 50 years of age showed stable migration trends. Two of these groups (50-59 and 70-79 years) showed net in-migrations reflecting the trend for retirees to settle in the county or earlier out-migrants to return.

The black community has shown an especially strong out-migration pattern as illustrated in Figure 2-J.

Blacks accounted for 71.3 percent of the net out-migration (2,158 individuals) even though they composed only 52.3 percent of the total population. Again persons under 50 represented almost all of the loss and nearly two out of every three black teenagers participated in this out-migration.

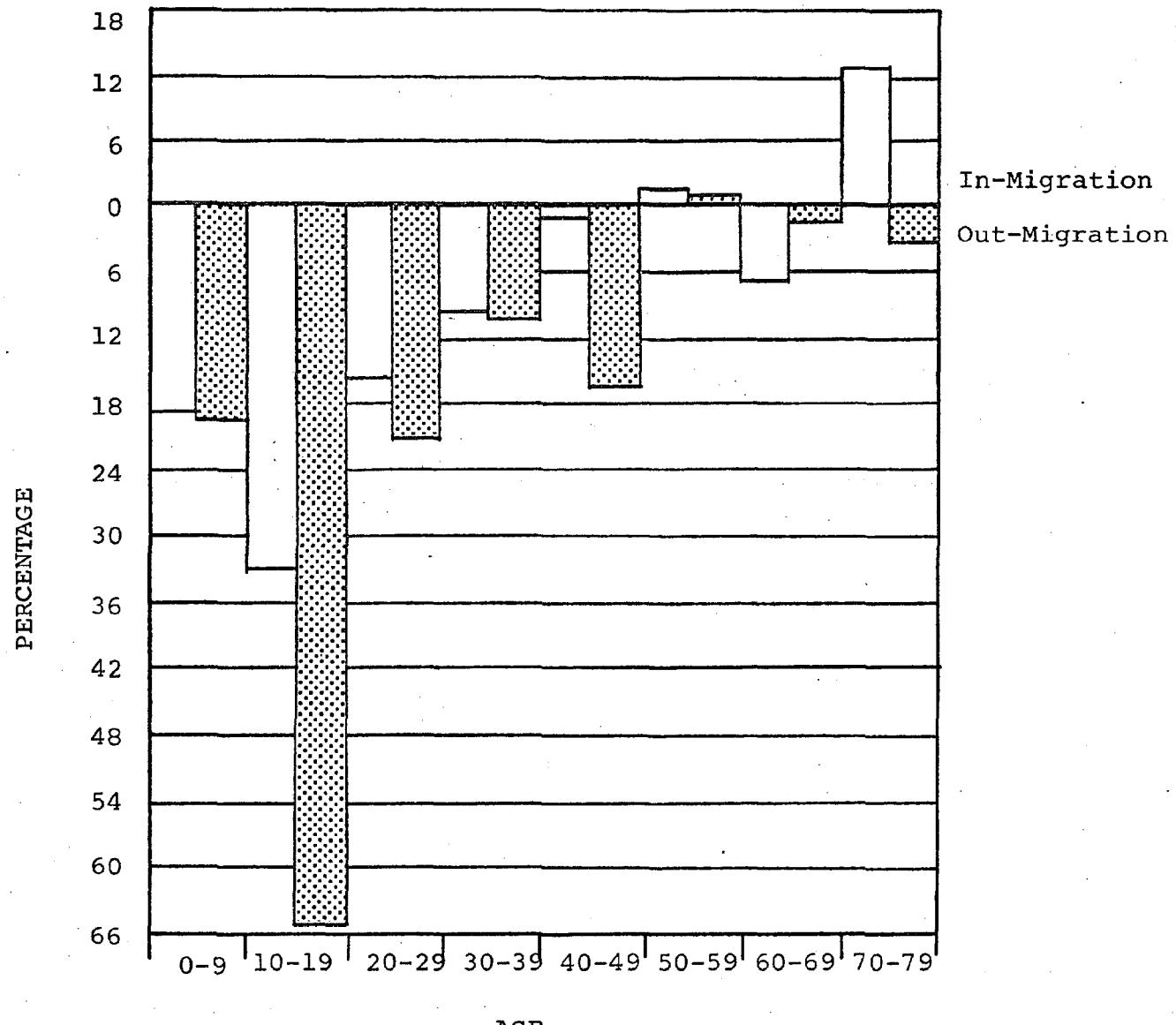
It is believed that blacks have been leaving Northampton County at such a rapid rate because they have been especially hard hit by the county's limited economic and employment opportunities. The agricultural and food processing industries have traditionally employed a large segment of the black population and three factors make this work increasingly unattractive:

1. Low wages,
2. Seasonal employment, and
3. Continuing reduction in the number of jobs available.

Economic trends within Northampton County and especially within the agricultural and food processing industries are discussed in detail in Chapter Three, "Economics".

FIGURE 2-J

Population Migration by Race: 1960-1970



SOURCE: 1960-1970 U.S. Census

WHITE

BLACK

EDUCATIONAL ATTAINMENT

In 1970, 1,123 men, 27.2 percent of Northampton County's males over the age of 25, had completed high school. A slightly higher percentage of county females over 25 years of age, 35.9 percent (1,630 women) were high school graduates.

The Northampton County proportion of high school graduates is slightly lower than national norms. In 1970, 29.7 percent of the nation's males and 36.9 percent of its females had graduated from high school.

The following table shows the maximum formal education attained by Northampton County residents over 25 years of age as of 1970.

FIGURE 2-K

Northampton County - Highest Level of Education

	Population over 25 years of age	
	<u>Males</u>	<u>Females</u>
Total number of persons	3,808	4,540
College graduates	4.9%	5.8%
Some college education	5.7	9.5
High school graduate	16.6	20.6
Some high school	17.7	20.4
Under 8 years of schooling	51.0	41.7
No schooling	4.1	2.0
	100.0%	100.0%

SOURCE: 1970 U.S. Census

SEASONAL POPULATION

The 1970 U.S. census was taken in April when Northampton County's population was at its lowest seasonal point. The population reaches its peak during the summer and fall with the annual influx of tourists and migrant workers. Migrant agricultural workers represent a significant group in Northampton County. These workers are employed in the county from March to December for average stays ranging from 2 to 38 weeks. The 1973 distribution of migrants by month was as follows:

FIGURE 2-L
Migrant Population Per Month: 1973

<u>Month</u>	<u>Number of Migrants Northampton County</u>
January	--
February	--
March	165
April	194
May	312
June	1,790
July	2,482
August	1,737
September	1,271
October	1,278
November	341
December	70

SOURCE: Virginia Department of Health

A peak of 2,482 migrants in the county was reached during the month of July, 1973.

These workers live in camps while working in the county and generally require little in the way of community services. The state, through

various departments, helps regulate living and sanitary conditions among this group.

FUTURE POPULATION SIZE

As mentioned earlier, Northampton County's population has shown steady decline since 1930, according to the U.S. census taken every ten years. In October 1974, the University of Virginia's Taylor Murphy Institute, using birth and death statistics, school enrollments, and income tax returns, estimated Northampton County's July 1, 1972 population was 15,000 inhabitants. Based upon experiences with other counties in the United States, this estimate may be off by as much as 5.0 percent (750 persons).

Population size is most directly affected by economic and employment conditions. Areas with stable, well-paying jobs attract people and grow in population, whereas areas with unstable and poorly paying jobs generally lose population.

At this time, no factors can be identified which are likely to significantly alter the population's historical declining trend. Agriculture and food processing are expected to continue to employ fewer people and this will continue to push the population down. A national trend toward earlier retirement and the renewed interest in rural living will help to offset the decline.

Figure 2-M presents the county's estimated year-round population for the years 1980, 1990, and 2000 as predicted by four sources.

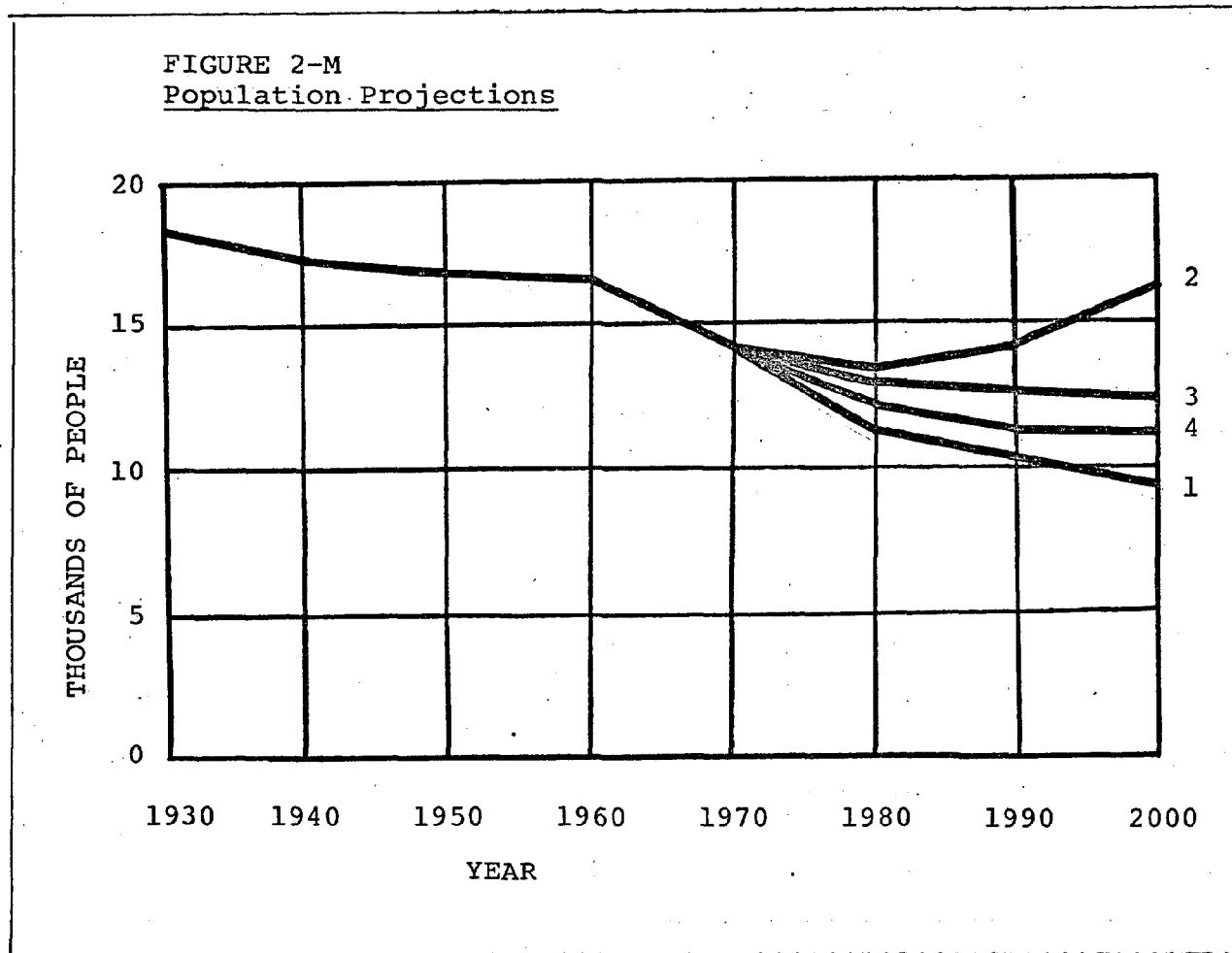
Curve #1 represents a continuation of the 1960 to 1970 out-migration patterns. It represents the most severe loss of population with an estimated population of 12,300 at 1980, 10,500 at 1990, and 8,900 at 2000.

Curve #2 represents the predictions of the Accomack/Northampton County Planning District and was used as a basis for the planning district commission's water quality management plan. It is the most optimistic projection, estimating 13,800 by 1980, 14,300 by 1990, and 15,800 by the year 2000. This projection anticipates a dramatic economic and employment upturn in the Eastern Shore during the 1970's.

Curve #3 was made by the Division of State Planning and Community Affairs and represents a continuing but moderate decline. The state estimates are for 13,500 in 1980, 13,200 in 1990, and 13,000 by 2000. The state projection further predicts the county's population remaining at 13,000 until 2010 when it would begin an upturn.

Curves #2 and #3 were made before off-shore oil production was a serious possibility and therefore do not reflect its possible impact.

Curve #4, made by Urban Pathfinders, Inc. lies between a continuation of historical trends (Curve #1) and Curve #3, the state estimate. This projection is based on a continuing decline in the employment picture, moderately offset by a slight increase in retirees and tourist related business. The authors' projections are for 13,200 by 1980, 12,200 by 1990 and 11,500 by 2000. This projection specifically does not take into consideration the possible impacts of off-shore production. This impact will be specifically addressed in the second phase of this study.

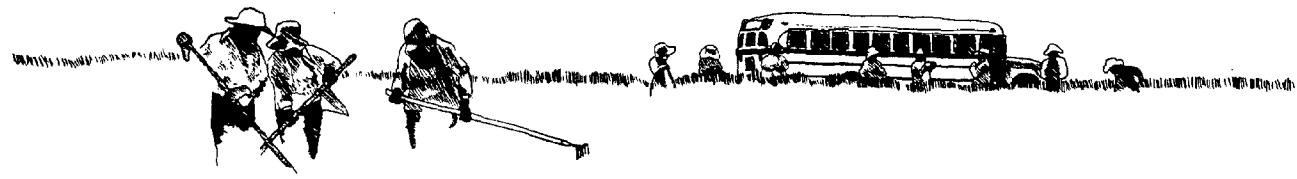


Curve #1 Projection of 1960 to 1970 Historical Trend

Curve #2 Accomack-Northampton Planning District Commission

Curve #3 Virginia Division of State Planning and Community Affairs

Curve #4 Urban Pathfinders, Inc.



WILLIAM L. SCHAEFER '74

CHAPTER THREE

ECONOMICS

The data presented in this chapter analyze individual, family and business economic characteristics, including income, expenditures, payrolls, employment patterns, and receipts to determine Northampton County's relative economic strengths and weaknesses. It reveals that in past decades, Northampton County has not experienced overall economic growth.

Northampton County is not alone in its plight; many of its problems are shared with neighboring Accomack County. Economic lethargy is typical of rural areas dependent upon farming, fishing, and the processing of agricultural or seafood products.

INCOME

The following table presents average annual per capita incomes for Northampton and Accomack Counties and the state for 1959 and 1969.

FIGURE 3-A
Per Capita Income: 1959-1969

	<u>1959</u>	<u>1969</u>	<u>% Change</u> <u>1959-1969</u>
Northampton County	\$1,253	\$1,698	36
Accomack County	1,289	1,944	51
Commonwealth of Virginia	1,816	3,013	66

SOURCE: 1970 U.S. Census

In 1959, per-capita income in both Eastern Shore counties was approximately the same with both counties significantly below the state average. Between 1959 and 1969, per-capita income increased 66 percent for the state, 51 percent for Accomack County, and only 36 percent for Northampton County.

As a result of the slower growth of per-capita income in Northampton County, the income disparity between Accomack and Northampton Counties widened. Furthermore, Northampton's per capita-income of \$1,253 in 1959 was 69.0 percent of the state average; by 1969, the county's overall income of \$1,698 was only 56.4 percent of the state average.

The following table summarizes the 1969 per capita-income figures for Northampton County's three magisterial districts.

FIGURE 3-B
1969 Per Capital Income by 1970 Magisterial District

<u>District</u>	<u>1969 Per Capita Income</u>
Capeville	\$1,611
Eastville	1,436
Franktown	1,952

SOURCE: 1970 U.S. Census (unpublished data)

Of the three districts, Franktown had the highest per capita income. This is due principally to Exmore and Nassawadox, both major economic centers on the Virginia Eastern Shore. Exmore's many businesses and the Northampton-Accomack Memorial Hospital in Nassawadox provide substantial employment and economic stability for the Franktown District.

The Capeville District, which ranked second in per capita income, contains Cape Charles and Cheriton. Each town enjoys a significant element of stable higher paying government, public service and industrial employment. These include several small military bases, the offices of the Bay-Bridge Tunnel, the railroad ferry as well as substantial private industry, such as Bayshore Concrete Products located south of Cape Charles.

The Eastville District, except for the town of Eastville, the county seat, lacks a significant economic center and has therefore the lowest per capita income of the three districts.

Figure 3-C presents median annual incomes for families in Northampton and Accomack Counties as well as the Commonwealth of Virginia for 1959 and 1969.

FIGURE 3-C
Median Annual Family Income: 1959-1969

	<u>1959</u>	<u>1969</u>	<u>% Change 1959-1969</u>
Northampton County	\$2,659	\$4,778	79.7
Accomack County	2,817	5,670	97.5
Commonwealth of Virginia	4,964	9,049	83.0

SOURCE: 1969 and 1970 U.S. Census

Median Family income in Northampton in 1959 was slightly below the Accomack level. Between 1959 and 1969, Northampton family income rose 79.7 percent to \$4,668. However, it did not rise as rapidly as either Accomack or the state as a whole and in 1969 lagged Accomack by \$892 per family and dropped to only 52.8 percent of the state level.

Figure 3-D indicates the range of family incomes within Northampton County. The distribution for Accomack County and the state are also presented to provide comparison.

Approximately 27 percent (961 families) of all Northampton County families earned less than \$3,000 annually in 1969. In comparison 24.5 percent of Accomack County families and only 10.9 percent of all Virginia families earned less than \$3,000.

FIGURE 3-D
Distribution of Annual Family Income: 1969

Northampton County Number of Families	% of All Families	Accomack County % of All Families	Commonwealth of Virginia % of All Families
Under \$ 1,000	239	6.7	5.2
\$ 1,000 - \$ 1,999	306	8.6	8.3
\$ 2,000 - \$ 2,999	416	11.7	10.0
\$ 3,000 - \$ 3,999	506	14.2	9.8
\$ 4,000 - \$ 4,999	404	11.3	9.7
\$ 5,000 - \$ 5,999	364	10.2	10.3
\$ 6,000 - \$ 6,999	280	7.9	7.2
\$ 7,000 - \$ 7,999	237	6.6	8.4
\$ 8,000 - \$ 8,999	168	4.7	6.2
\$ 9,000 - \$ 9,999	129	3.6	5.1
\$10,000 - \$10,999	166	4.7	7.5
\$12,000 - \$14,999	149	4.2	5.5
\$15,000 - \$24,999	166	4.7	5.7
Over \$25,000	33	0.9	1.1
TOTAL	3,563	100.0	100.0

Median Income: \$4,778

SOURCE: 1970 U. S. Census

At the other end of the income scale, 14.5 percent (514 families) of Northampton families earned \$10,000 or more annually while 19.8 percent of Accomack families and 43.7 percent of all state families earned in excess of \$10,000.

POVERTY

The preceding analyses of income patterns indicate that many families in the two Eastern Shore counties are forced to live on very modest incomes.

The U.S. census determines the poverty level for families based upon a variety of factors including income, family size, sex of family head, number of children less than 18 years of age, and farm or non-farm residence.

In 1969, poverty thresholds varied from \$1,487 for a single female over 65 living on a farm to \$6,116 for a non-farm family of seven or more individuals headed by a male. The approximate poverty cut-off income for a non-farm family of four headed by a male was \$3,745.

The following table shows the number of Northampton County families in 1969 with incomes below the poverty level, the average income of these families, the average amount of income needed to bring these families up to the poverty threshold level and the total number of persons living in poverty.

FIGURE 3-E
Families Below Poverty Level: 1969

	<u>Northampton</u>	<u>Accomack</u>	<u>Virginia</u>
Number of Families	1,140	1,898	143,005
Percent of All Families	32.0%	27.4%	12.3%
Average of Family Income	\$2,033	\$1,800	\$2,025
Average Income Deficit	\$1,762	\$1,495	\$1,548
Number of Persons in Poverty	5,915	8,765	690,615
Percent of All Persons	41.2%	30.5%	15.5%

SOURCE: 1970 U.S. Census

The proportion of poverty families in Northampton County is significantly greater than in Accomack County and the state as a whole. Similarly, the amount of money needed to bring Northampton

County families out of poverty is also substantially greater than is required for either Accomack or the state.

Nationally two groups, the elderly and blacks, have lower incomes than the population as a whole. A similar situation exists in Northampton and Accomack Counties.

In 1969, approximately 920 persons over 65 years of age in Northampton County (45 percent of the county's 2,022 senior citizens) had annual incomes below the poverty level. This is the same percentage as in Accomack County. In the Commonwealth of Virginia, 30 percent of the elderly had incomes below the poverty level.

The following table shows the distribution of income for Northampton's black families in comparison to Accomack County and the state.

FIGURE 3-F
Distribution of Annual Black Family Income: 1969

	<u>Northampton County</u>	<u>Accomack</u>	<u>Virginia</u>
	<u>Number of Families</u>	<u>% of Families</u>	<u>% of Families</u>
Less \$1,000	129	8.4	6
\$ 1,000 - \$ 1,999	200	13.0	13
\$ 2,000 - \$ 2,999	265	17.3	15
\$ 3,000 - \$ 3,999	275	17.9	15
\$ 4,000 - \$ 4,999	232	15.1	13
\$ 5,000 - \$ 5,999	120	7.8	11
\$ 6,000 - \$ 6,999	103	6.8	7
\$ 7,000 - \$ 7,999	115	7.5	7
\$ 8,000 - \$ 8,999	52	3.4	4
\$ 9,000 - \$ 9,999	9	0.6	4
\$10,000 - \$11,999	18	1.2	1
\$12,000 - \$14,999	4	0.1	2
\$15,000 - \$24,999	8	0.5	2
\$25,000 and more	6	0.4	0
TOTAL	1,536	100.0	100.0
Median	\$3,633		
SOURCE: 1970 U.S. Census			

Approximately 38.7 percent of Northhampton's County black families earned less than \$3,000 in 1970 in comparison with 34 percent of all black families in Accomack County and 23 percent throughout Virginia. Furthermore, only 2.2 percent of Northhampton County's black families earned \$10,000 or more while 5 percent of all black families in Accomack County and 19 percent of the state's black families earned over this amount.

Median 1969 income for black families was \$3,633 in Northhampton County, \$4,015 in Accomack County and \$5,742 in the entire Commonwealth of Virginia.

In 1969, 792 of Northhampton County black families (51.6 percent of all black families) had incomes below the poverty level. The average income of black families below the poverty level was \$2,251. At that time, an additional income of \$1,808 per family was necessary to raise the income of these poor black families to the poverty threshold.

The status of Northhampton County's poor black families is summarized in the following statistics.

FIGURE 3-G
Black Families Below Poverty Level: 1969

	<u>Northhampton</u>	<u>Accomack</u>	<u>Virginia</u>
Percent of All Black Families	51.6	43.9	29.9
Average Family Income of Poverty Families	\$2,251	\$2,230	\$2,322
Number of Persons in Poverty	1,808	1,657	292,038
Percent of All Persons	57.9	48.3	35.3

SOURCE: 1970 U.S. Census

WAGES

Northampton County's poor economic condition is in large part a result of the low wages received by its workers.

The following table indicates average weekly wages for the two Eastern Shore counties and the Commonwealth of Virginia for March 1970 and March 1973, based upon occupations covered by unemployment insurance.

FIGURE 3-H
Average Weekly Wages: 1970-1973

	<u>March</u> <u>1970</u>	<u>March</u> <u>1973</u>	<u>% Change</u> <u>1970-1973</u>
Northampton County	\$ 83	\$ 94	13.3%
Accomack County	87	96	10.3
Commonwealth of Virginia	115	139	20.9

SOURCE: Virginia Employment Commission

Average wages in Northampton and Accomack Counties were very similar in both 1970 and 1973. However, Northampton wages in 1970 were only 72.2 percent of the state level and by 1973, were only 67.6 percent of the state level, further widening the income gap.

Between 1970 and 1973, the purchasing power of the dollar declined by approximately 18 percent due to inflation. During this same period, average wages rose only 13.3 percent in Northampton and 10.3 percent in Accomack resulting in a net loss in buying power for many Eastern Shore families. This unfortunate situation is due to a lack of well paying year-round job opportunities and a preponderance of seasonal jobs paying minimal wages.

As an indication of a typical employees weekly remuneration, the following chart presents March 1973 wage rates in Northampton

County and the state for six of the county's major employment sectors.

FIGURE 3-I
Selected Weekly Wages: 1973

	<u>Northhampton</u>	<u>Virginia</u>	<u>% Of State</u>
Construction	\$102	\$161	63.4
Manufacturing (food processing)	91	147	61.9
Transportation Communication & Utilities	166	184	90.2
Trade	91	118	77.1
Finance, Insurance & Real Estate	122	148	82.4
Services	79	122	64.8

SOURCE: Virginia Employment Commission

Northhampton wages ranged from 61.9 percent to 90.2 percent of the statewide average. Wages in transportation, communication, and utilities come closest to state norms, primarily because of blanket state or regional contracts and wage rates.

Manufacturing, which accounted for 41 percent of the county's 1973 payrolls averaged a weekly wage of \$91, 61.9 percent of the state average for that sector. This reflects low employee skill levels and low wages commonly found in the food processing industries.

EMPLOYMENT SECTORS

Figure 3-J shows employment by type of industry for selected years from 1950 to 1972. Employment declined in 9 of the 14 industry categories studied.

FIGURE 3- J
Employment By Industry: 1950 to 1972

Data are for March of each year and represent year-round workers.

	<u>1950</u>	<u>1960</u>	<u>1970</u>	<u>1972</u>	<u>% Change 1950-1972</u>
<u>Agriculture</u>	2,205	1,920	1,420	1,344	- 39
<u>Manufacturing</u>					
Durable Goods	202	33	201	175	- 13
Food Processing	827	615	407	486	- 41
All Other Nondurable Goods	10	169	149	125	115
Total Manufacturing	1,039	817	757	786	- 24
<u>Non-Manufacturing</u>					
Contract Construction	51	61	79	82	61
Transportation & Public Utilities	953	277	197	182	- 81
Wholesale & Retail Trade	716	521	713	606	- 15
Finance, Insurance & Real Estate	65	58	65	67	3
Service	230	368	584	602	162
Government	285	443	545	696	144
All Other Non-Manufacturing	199	27	24	23	- 88
Total Non-Manufacturing	2,499	1,755	2,207	2,258	- 10
<u>All Other</u>	<u>1,152</u>	<u>1,189</u>	<u>901</u>	<u>847</u>	<u>- 26</u>
TOTAL	6,895	5,681	5,285	5,232	- 24

SOURCE: Virginia Employment Commission

Agriculture declined by 861 workers during the study period, a loss of 39 percent. This loss is the result of increased mechanization of farm operations, a trend which is expected to continue in the future and result in further employment declines.

The manufacturing of durable goods, items of relatively long usefulness, declined 13 percent in the 22 year period, from 202 employees in 1950 to only 175 in 1972. The only sizable manufacturer of durable goods in Northampton County is Bay-shore Concrete Products.

Food processing employment declined 41 percent from 827 employees in 1950 to 486 in 1972.

The greatest non-manufacturing employment decline was in transportation and public utilities which dropped from 953 to 182 employees. This was chiefly due to closing of the Kiptopeake auto ferry and declining railroad employment. Since the future of the railroad is in doubt, the county faces the possibility of losing many of these remaining jobs.

MANUFACTURING

In 1973, manufacturing payroll equalled \$6.1 million and represented 41.1 percent of local county payroll. Manufacturing in Northampton County consists primarily of food processing.

Originally the county contained numerous small canners and processors; however, a multiplicity of problems including transportation costs, ineffective marketing, inefficiencies due to small old plants and poor quality control, forced many of these facilities to close. Two firms now process the majority of local produce: Dulany Foods, a division of United Foods, Inc. in Exmore processes frozen fruits and vegetables and G. L. Webster Company, Inc. in Cheriton cans fruits and vegetables. Dulany Foods announced on December 31, 1974 that it was closing down its Exmore facility on February 28, 1975. The firm employs over 170 persons year-round and over 300 in the summer. It has purchased approximately \$2,000,000 of local farm produce annually. It is hoped that this important county facility can continue under other ownership and management.

Some other major Northampton food processors or packers of seafood are American Original Foods, Inc., H. L. and R. L. Bowen Oyster Company, J. C. Walker Brothers, Inc., and N. W. and H. M. Terry Company, and D. L. Edgeton Company.

The only major county manufacturer not involved in food processing is Bayshore Concrete Products, Cape Charles a producer of precast and prestressed concrete products.

The following table, Figure 3-K, summarizes selected statistics for 1972 for the county's manufacturers.

FIGURE 3-K
Manufacturing in Northampton County: 1972

Total Number of Firms	19
Firms With Over 20 Employees	5
Total Annual Payroll	\$ 5.6 million
Man-Hours Worked	1.6 million
Value Added By Local Manufacturer	\$11.6 million
Cost of Materials	\$12.4 million
Value of Shipments	\$24.3 million
Capital Expenditures	\$300,000 annually

SOURCE: 1972 U.S. Census

Historically downward employment trends are expected to continue to affect the food processing industries as a result of further plant consolidations, and continuing automation.

AGRICULTURE

The U.S. Census of Agriculture in 1969 reported that Northampton County farmers with annual sales over \$2,500 sold \$10.8 million worth of produce and incurred farm expenses of \$9.6 million. Total farm payroll amounted to \$4.5 million and placed agriculture second only to manufacturing in payroll importance. Considering the dependence of county food processing plants upon local produce, it is clear that the soundness of the Northampton economy is heavily dependent upon the county's continuing agriculture productivity.

The following table shows that Northampton farming practices have undergone dramatic changes in recent years.

FIGURE 3-L
Farm Statistics: 1964-1969

	<u>1964</u>	<u>1969</u>
Number of Farms	315	241
Farm Acreage	64,046 acres	51,160 acres
Farm Acreage as % of county land	44.2%	36.3%
Average Size (acres)	203.3 acres	212.2 acres
Value of Land & Buildings	N/A	\$22,521,880
Average Per Farm	\$3,861	\$3,451
Average Per Acre	\$ 301	\$ 440

SOURCE: 1969 U.S. Census of Agriculture

Nationally, the trend has been to fewer but larger farms, an overall decline in total farm acreage, and increasing farm investment in land and buildings.

The \$440 value of land and buildings per acre in Northampton County in 1969 was 20 percent greater than in Accomack County and 8 percent greater than the state as a whole, reflecting the intensive use of farmland in Northampton County.

This intensive use of land is reflected in the average number of tractors, one of the major farm implements, per farm. In 1969, the average number of tractors per farm was 3.86 in Northampton, 2.78 in Accomack and 1.23 in the entire State of Virginia. Twenty years ago (1954), Northampton County averaged only one tractor per farm in comparison to .86 in Accomack and .43 in the state. This rise in mechanization, plus numerous farm machinery improvements, explains the rapid decline in agricultural employment in Northampton County and other areas of the state and nation.

In Northampton County, the number of regularly employed farm workers, those with 150 days of employment or more, declined 28 percent between 1960 and 1969 from 4,718 to 3,672. The number of seasonally hired local workers declined 16 percent from 2,500 to 2,100. The number of migrant workers declined 46 percent from 2,777 to 1,486.

Despite the reduction in the agricultural work force, farming accounted for 32.6 percent of the Northampton County employment in March, 1970. During the growing season, agriculture and food processing employ approximately half of Northampton County's work force.

The majority of county farms are truck farms cultivating potatoes or other vegetables. Approximately 83 percent of all farms sales can be attributed to "truck crops". Figure 3-M shows the value of all farm products sold in 1969.

FIGURE 3-M
Value of Farm Products (for farms with sales over \$2,500)

<u>Crop</u>	<u>1969</u>	<u>% Of Total</u>
Grain	\$ 659,389	6
Cotton	560	less than 1
Field Seeds, Hay, Forge, & Silage	3,338	less than 1
Other Field Crops	4,760,654	44
Vegetables, Sweet Corn, Melons	4,150,172	39
Fruits, Nuts, Berries	130,950	1
Nursery & Greenhouse Products	552,500	5
<u>Forest Products</u>	<u>1,047</u>	<u>less than 1</u>
<u>Livestock Poultry</u>		
Poultry & Poultry Products	110,721	1
Other Cattle & Calves	120,950	1
Hogs, Sheeps, Goats	156,600	1
Other Livestock & Products	82,543	1
<u>TOTAL</u>	<u>\$ 10,729,424</u>	<u>100</u>

SOURCE: 1969 U.S. Census of Agriculture

Figure 3-N indicates acreage planted in various crops in Northampton County in 1969. The most extensively planted crop in Northampton County was Irish potatoes. After a constant decline in planted acreage during the 1940's and 1950's, Irish potato acreage remained relatively constant in the 10 years from 1959 - 1969.

FIGURE 3-N
Acres of Crops Harvested

	<u>1969</u>
Field Corn	1,324 acres
Sorghum	217
Wheat	618
Other Small Grains	1,502
Soybeans	8,239
Hay, Except Sorghum Hay	218
Cotton	6
Peanuts	71
Irish Potatoes	9,637
Sweet Potatoes	4,223
Vegetables, Sweet Corn or Melons For Sale	11,804
Berries For Sale	206
Orchards	153
Other Crops	<u>657</u>
 TOTAL	 38,875 acres

SOURCE: 1969 U.S. Census of Agriculture

Irish potatoes and sweet potatoes acreage in Northampton County in 1969 was approximately 31 percent of the state total acreage.

Sweet potato production has been more varied. Acreage planted in Northampton County ranged from 1,789 acres in 1949 to a high of 9,917 acres in 1964. Total acreage in was approximately 4,223 acres. Sweet potato producers are faced with four problems: 1) declining national consumption, 2) inability to produce a quality potato for fresh consumption 3) high cost, low quality packaging and marketing techniques and 4) increased competition.

Vegetable production was reported on 120 farms with sales over \$2,400 in 1969. Since vegetable crops have high moisture requirements, supplemental irrigation is commonly used. In 1969, over 20 percent of Northampton County's vegetable acreage was irrigated.

In summary, farming is expected to continue as a strong vital county business; however, farm consolidation and mechanization will continue to push farm employment.

SEAFOOD

Because of its location on both the Atlantic Ocean and Chesapeake Bay, Northampton County has traditionally had a strong fishing industry.

The following chart summarizes the value of the seafood catch brought to Northampton County landings for the five year period, 1969 - 1973. Significant annual fluctuations are evident due to the closing of shellfish waters by pollution, storms, and other natural factors.

FIGURE 3-O
Value of Seafood Catch: 1969-1973

Seafood <u>Type</u>	<u>Value</u>				
	<u>1969</u>	<u>1970</u>	<u>1971</u>	<u>1972</u>	<u>1973</u>
Fin Fish	\$ 554,000	\$ 1,289,000	\$ 235,000	\$ 149,000	\$ 195,000
Oysters	449,000	381,000	445,000	232,000	266,000
Crabs	460,000	245,000	382,000	440,000	501,000
Clams	385,000	143,000	422,000	1,957,000	4,157,000
TOTAL	\$1,848,000	\$2,058,000	\$1,484,000	\$2,778,000	\$5,199,000

SOURCE: National Oceanic and Atmospheric Administration

TRADE AND SERVICES

The preceding discussion concentrated primarily upon Northampton County's basic traditionally employed sectors -- food processing, farming, and fishing. Upon their vitality depend the other sectors of the economy -- retail and wholesale trade, and services.

The following are sales per-capita for Northhampton County, Accomack County, and the Commonwealth of Virginia based upon 1970 population and 1973 retail sales and use tax data from the Virginia Department of Taxation.

FIGURE 3-P

Retail Sales Per Capita: 1973

	<u>Per Capita Sales</u>	<u>% Of State Level</u>
Northhampton County	\$1,826	90
Accomack County	1,340	66
Commonwealth of Virginia	2,040	100

SOURCE: Virginia Department of Taxation

The lower per-capita sales in the two Eastern Shore counties in comparison to the state is indicative of low personal incomes. The lower retail sales per-capita in Accomack County (despite Accomack's higher personal income) reflects the greater drawing power of the nearby Maryland towns of Pocomoke City and Salisbury.

Northhampton County is generally below the state norms in all forms of retail sales. However, Northhampton exceeded the state per-capita averages in four areas: boat and marine accessories; gifts and novelties; hotel-motel, and tourist camps; and fruit and vegetable stands. These are industries which cater to travelers, tourists, and the local sportsmen. An economic analysis of 1973 travel patterns in Virginia conducted for the Virginia State Travel Service indicated that travelers spent \$2,693,000 in Northhampton County -- a substantial sum for a rural economy.

The growth of retail trade and services over the five year period 1967-1972 is indicated in the following table. It is formed by aggregating data from the U.S. Census of Retail and Trade and the U.S. Census of Selected Services.

FIGURE 3-Q

Retail Trade and Services Sales: 1967-1972

S a l e s

	<u>1967</u>	<u>1972</u>	<u>% Change</u>
Accomack County	\$31,781,000	\$43,631,000	+37%
Northhampton County	19,721,000	25,675,000	+30

SOURCE: U.S. Census of Business

During the five year period, sales grew by 78 percent.

Wholesale trade (sales to retailers, large institutions, industrial and commercial users or other wholesalers) is another indicator of economic soundness and strength. The following are wholesale trade sales based upon the 1967 and 1972 U.S. Census of Wholesale Trade for Accomack and Northhampton Counties.

FIGURE 3-R

Wholesale Trade Sales: 1967-1972

	<u>1967</u>	<u>1972</u>	<u>% Change</u>
Accomack County	28,519,000	28,213,000	- 1%
Northhampton County	11,788,000	16,269,000	+38

SOURCE: U.S. Census of Business

Northhampton County had a significantly better increase than Accomack County which suffered a slight decline. This decline of wholesale trade in Accomack County is a further indication of the drawing power of nearby Maryland communities. Statewide wholesale sales rose 67 percent between 1967 and 1972.

In summary, retail and wholesale trade and services are below state averages but have remained relatively stable in recent years despite a declining population and downturns in other industries. The tourist and recreation industries have shown growth and should continue to do so in the future.

COMMUTERS

The U.S. Census reported that in April, 1970, 5,188 Northampton County residents were employed. At that time, 4,559 workers (87.9 percent of the total) were employed in Northampton County, 474 workers (9.1 percent) commuted to jobs outside the county and the remaining 155 workers (3 percent) did not report a place of employment.

For comparison, the following table indicates the proportion of the employed labor force in each county in the lower Delmarva Peninsula known to be commuting to jobs outside their home county.

FIGURE 3-S
Workers Commuting Out-of-County: 1970, Lower Delmarva
Peninsula

Percent of All County Workers

Northampton County, VA	9.1%
Accomack County, VA	20.7
Worcester County, MD	18.1
Wicomico County, MD	10.1
Dorchester County, MD	12.6
Somerset County, MD	23.7
Sussex County, DE	7.9

SOURCE: 1970 U.S. Census

Sussex County, Delaware showed the lowest out-commuting pattern on the peninsula. Sussex has a large proportion of self sustaining industrial employment around Seaford, Laurel, and Lewes.

Northampton County showed the second lowest rate, less than one-tenth of its workers. In this case, the county's relative isolation from major industrial centers means that there is little opportunity for residents to commute out-of-county. There is no regular public transportation available for commuting workers and in 1970, 28.6 percents of all Northampton County households did not have an automobile. Significant industrial employment is available to the north in Maryland, over an hour's drive away and in the Norfolk and Hampton areas, but the \$6.00 one way toll on the Chesapeake Bay Bridge-Tunnel makes commuting to the south prohibitive except for high salaried residents or workers able to car pool.

The remaining counties including Accomack had higher rates of out-commuting. The census reports that in 1970, 1,000 Accomack residents commuted to Worcester County, Maryland and 592 commuted to Northampton County.

The following chart identifies the places to which Northampton County workers out-commuted. The chart includes both 1960 and 1970 data.

FIGURE 3-T
Destination of Northampton Out-Commuters: 1960-1970

	Commuters	1960	Commuters	1970
		% Of All Commuters		% Of All Commuters
Accomack County	157	45.6	301	63.5
Virginia Beach City	51	14.8	26	5.5
Norfolk City	29	8.4	28	5.9
Hampton City	4	1.2	10	2.1
Somerset County, MD	4	1.2	--	---
Worcester County, MD	24	7.0	43	9.1
Wicomico County, MD	--	0	8	1.7
Elsewhere	75	21.8	58	12.2
TOTAL	344	100.0	474	100.0

SOURCE: 1960 and 1970 U.S. Census

As indicated in the chart, out-commuting increased between 1960 and 1970, as in-county employment continued to drop.

In general, the most significant out-commuting increases have been to other portions of the Delmarva Peninsula's lower shore. For example, commuting to Accomack County increased 91.7 percent in the 10 years, and Worcester and Wicomico Counties in Maryland each had a 40 percent increase in the number of Northampton commuters.

In 1960, 89 workers used the ferry to commute from Northampton to the Western Shore; by 1970, and with the Bay Bridge Tunnel open, the number had dropped to 61. This may indicate that the toll is prohibitive.

Northampton County is not only a labor exporter, it is also an importer.

The following shows the residences of workers known to be commuters to Northampton County in 1960 and 1970.

FIGURE 3-U
Residence Of In-Commuters To Northampton: 1960-1970

Residence of Workers	1960		1970	
	Commuters	% Of All Commuters	Commuters	% Of All Commuters
Accomack County, VA	626	97.5	592	91.2
Wicomico County, MD	12	1.9	-	-
Worcester County, MD	4	.6	-	-
Virginia Beach, VA	-	-	22	3.4
Portsmouth, VA	-	-	6	.9
Norfolk, VA	-	-	29	4.5
TOTAL	642	100.0	649	100.0

SOURCE: 1960 and 1970 U.S. Census

Almost all of the Northampton's in-commuters come from Accomack County. The Maryland counties supplied only 16 workers to Northampton County firms in 1960. In 1970, no Marylanders were known to commute to Northampton County.

In 1960, no Western Shore residents were known to commute to Northampton County, most likely because of the 1.5 hour ferry trip and the uncertainty of available space. In 1970, 57 Western Shore residents were making the trip; however, the majority of these commuters were employees of the Bay Bridge Tunnel Authority traveling to the authority's offices at the shore end of the facility. A survey conducted by the authority in 1973 found only 18 persons, other than authority personnel, commuting from the Western Shore to Northampton County.

UNEMPLOYMENT

Northampton County employment is marked by a great deal of seasonal fluctuation.

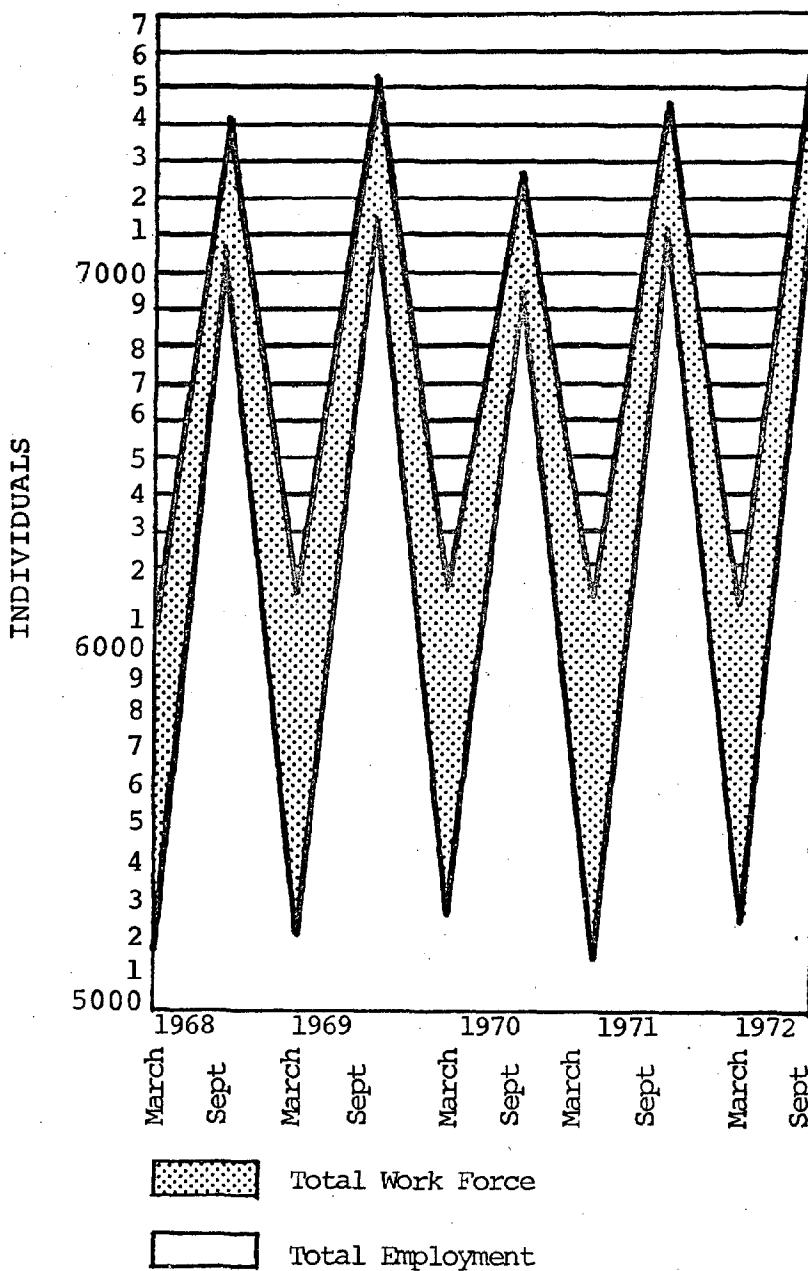
Figure 3-V shows seasonal employment patterns in Northampton County from 1968 to 1972. The peaks and troughs on the graph show the annual cyclical employment pattern based upon Virginia Employment Commission statistics from March and September of each year. In 1972, for example, employment increased 39 percent from a winter low of 5,222 workers to a fall high of 7,280 workers. A similar influx of migrant workers (discussed in the "Seasonal Population" section of Chapter Two) fills the great majority of this job peak.

The number of people unemployed at any one time of the year is shown by the vertical distance between the work force curve and the employment curve. The greater the distance, the larger the number of unemployed.

Figure 3-W converts the total number of unemployed persons into a percentage of the total work force in order to allow comparison of Northampton County unemployment with the Commonwealth of Virginia.

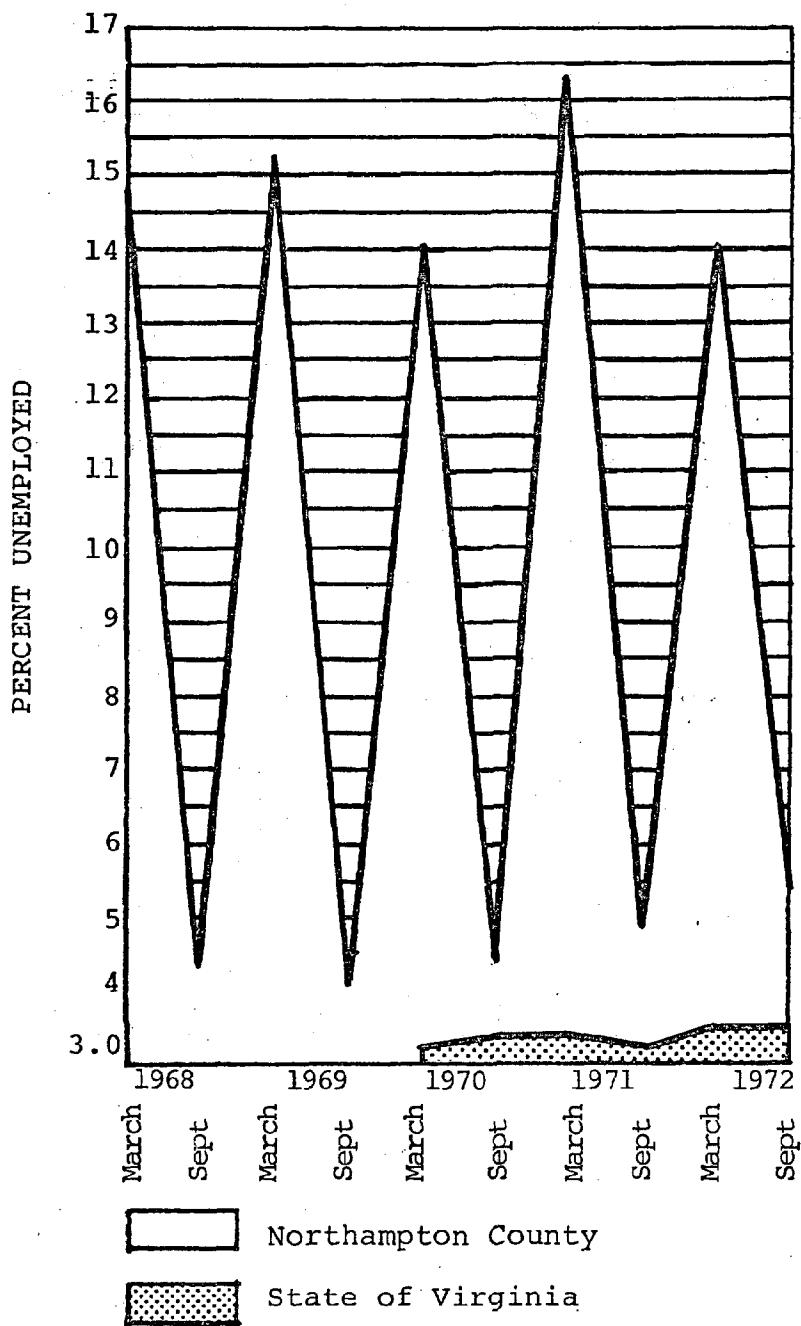
The stability of the Virginia work force in comparison with Northampton County is obvious. Unemployment in Virginia usually ranks well below the national average. Employment in Northampton County has been traditionally tied to agriculture and food processing. February is traditionally the trough of the Northampton County employment cycle. March marks

FIGURE 3-V
County Work Force and Employment Levels: 1968-1972



SOURCE: Virginia Employment Commission

FIGURE 3-W
Unemployment: 1968-1972



the advent of spring and the start of the major agricultural activities such as white potato planting, the harvesting of spinach and asparagus, and the reopening of vegetable processing plants. Migrant workers begin arriving. By June, the harvesting of white potatoes begins; by mid July, squash, tomatoes, beans, cucumbers, and sweet corn are harvested and marketed fresh or processed. Employment usually peaks at October harvest time. At that time over 7,000 workers may be employed in the county, including as many as 1,000 to 2,000 migrant workers.

Figure 3-Y on the following page shows seasonal employment in 1972. Manufacturing employment increased 65.5 percent from 786 in the spring of 1972 to 1,230 in the fall. This growth was primarily accounted for by an 89 percent increase in food processing activity. Agricultural employment grew 82 percent from a base of 1,341 workers in the spring to 2,442 in the fall.

The growth in the other sectors was due to an increase in trade and other employment to serve summertime industries, their workers and tourists.

Unemployed workers represent an immediately available labor resource for existing and future county industries. The following chart presents the job skills of unemployed workers living in Northampton County in 1970 according to U. S. Census data.

FIGURE 3-X
Labor Pool Occupations: 1970

	Number of Unemployed		
	Male	Female	Total
Professional, Technical & Managerial	-	-	-
Sales Workers			
Clerical & Kindred	19	30	49
Operatives Including Transport	60	251	311
Other Blue Collar	-	-	-
Farm Workers	51	193	244
Service Workers Except Private Household	-	36	36
Private Household	-	34	34
Service Workers Including Private Household	12	-	12
Craftsmen, Foremen & Kindred Workers	11	-	11
Laborers Except Farm	23	-	23
TOTAL	176	544	720

SOURCE: 1970 U.S. Census.

FIGURE 3- Y
Seasonal Employment By Industry: 1972

	<u>Spring</u>	<u>% Of Workers</u>	<u>Fall</u>	<u>% Of Workers</u>	<u>Spring- Fall % Change</u>
<u>Agricultural</u>	1,341	25.6	2,442	33.5	82
<u>Manufacturing</u>					
Durable Goods	175	3.3	153	2.1	- 13
Food Processing	486	9.3	920	12.6	89
All Other Non- Durable Goods	125	2.4	157	2.2	26
TOTAL MANUFACTURING	786	15.0	1,230	16.9	56
<u>Non-Manufacturing</u>					
Contract Construction	82	1.6	89	1.2	9
Transportation & Public Utilities	182	3.5	190	2.6	4
Wholesale & Retail Trade	606	11.6	781	10.8	29
Finance, Insurance & Real Estate	67	1.3	72	1.0	7
Service	602	11.5	613	8.4	2
Government	696	13.3	612	8.4	- 12
All Other Non- Manufacturing	23	0.4	76	1.0	230
TOTAL NON-MANUFAC- TURING	2,258	43.2	2,433	33.4	8
<u>All Other</u>	<u>847</u>	<u>16.2</u>	<u>1,175</u>	<u>16.1</u>	<u>39</u>
TOTAL	5,232	100.0	7,280	100.0	

SOURCE: Virginia Employment Commission

The census recorded 720 individuals unemployed but available for work. Females accounted for three-quarters of the unemployed and males one-quarter.

No professionals, managers, other blue collar and only 11 male craftmen were reported available for employment.

The census was conducted in April and therefore reflects a "winter time" employment picture. Two categories: operatives (machine operators) and agriculture, accounted for 555 of the unemployed 76.7 percent of the total. It is most likely that these workers were merely waiting to be called back to the farms and processing plants. This proposition is supported by the following analysis of unemployment by industry.

Every six months, the Virginia Employment Commission (VEC) studies the characteristics of a portion of the unemployed Eastern Shore work force registered at the local VEC office in Exmore. The following table shows the percent unemployed in six major industries.

FIGURE 3-Z
Distribution of Eastern Shore Unemployment By Industry

	<u>% Of Unemployed</u>
<u>Manufacturing</u>	87.4
Food	81.1
Apparel	4.9
Lumber & Wood Products	1.4
<u>Non-Manufacturing</u>	12.6
Wholesale & Retail Trade	5.6
Services	4.9
Other	2.1
TOTAL	100.0

SOURCE: Virginia Employment Commission, 1970 U. S. Census

Over 81 percent of the Eastern Shore's springtime unemployed workers were engaged in food processing.

The following is the type of work and skill characteristics of the unemployed manufacturing workers on the Eastern Shore in March 1972 as surveyed by the Virginia Employment Commission.

FIGURE 3-AA

Skill Level of Unemployed Virginia Eastern Shore Manufacturing Workers: 1972

Type Of Manufacturing Employment	Number Unemployed	Average Skilled Level Of Unemployed
Processing (food)	1,734	low
Machine Trade	35	medium
Bench Work	123	medium
Structural Work	35	medium

SOURCE: Virginia Employment Commission

Skill levels are customarily ranked in three categories: high, medium, and low. A high skill level represents a person considerable experience who is capable of teaching and supervising others, setting up and operating complex machinery and performing original analytical computations. It is unlikely that there have ever been any significant numbers of unemployed highly skilled workers available in Northampton County. A medium skill level represents a person of moderate experience who is capable of supervising others, operating machinery, and computing pre-arranged data. About 193 workers with medium level skills were available in Northampton and Accomack Counties in 1972.

A low skill level represents a person capable of assisting more highly skilled workers and feeding materials to machines. The great majority of the Eastern Shore unemployed falls into this category.

FUTURE EMPLOYMENT LEVELS

Previous sections of this chapter have discussed in detail the historical changes and declines in Northampton County employment.

The following chart is a projection of estimated county employment levels for selected future years.

FIGURE 3-BB
Future Employment Levels: Year-Round Workers

	Year					
	<u>1950</u>	<u>1960</u>	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>
Agriculture	2,205	1,920	1,420	1,300	1,100	1,000
Manufacturing (food pro- cessing)	1,039	817	757	600	600	500
Non-Manu- facturing	2,499	1,755	2,207	2,100	2,000	1,900
All Others	<u>1,152</u>	<u>1,189</u>	<u>901</u>	<u>800</u>	<u>700</u>	<u>600</u>
TOTAL EMPLOYED	6,895	5,681	5,285	4,800	4,400	4,000

SOURCE: Urban Pathfinders, Inc.

Employment totaled 5,285 workers in 1970.. This was a drop of 23.3 percent over the county's 1950 employment level. The projection presented above predicts a continuation of this historical trend with a total year 2000 employment approximately 24 percent below the 1970 level.

Continuing downward trends in the four major employment sectors are responsible for this overall decline.

Agriculture has always been big business in Northampton County and it is expected to continue for the foreseeable future.

However, farming has undergone considerable change in recent years including consolidation of small farms into larger ones and increased mechanization. As a result, between 1960 and 1969, year-round farm employment in the Virginia Eastern Shore dropped 28 percent, and migrant workers dropped 46 percent. An additional 30 percent decline is projected by the year 2000.

The manufacturing sector, which is largely food processing, has undergone similar trends. Price competition, plant closings and consolidations and automation have reduced the need for personnel. Persons employed in food processing in Northampton County declined 21 percent between 1960 and 1970. In addition, a 34 percent decline is projected for this sector by the year 2000, as a result of continuing declines in food processing employment.

The non-manufacturing and "all other" sectors of the local economy exist in large measure to support the needs of the agricultural and food processing industries as well as the population in general. Declines in these primary industries will cause corresponding declines in the secondary ones. A 14 percent decline in non-manufacturing employment and a 33 percent decline in the miscellaneous category is predicted by the year 2000.

The above projections are based on a continuation of current trends. Any number of factors could alter the figures significantly, either upward or downward. The potential impact of one of these factors, the Brown & Root proposal, will be the subject of a follow-on study.



CHAPTER FOUR **HOUSING**

GENERAL

The 1970 census reported 5,798 housing units existing in Northampton County. Of this total, 5,468 units were for year-round occupancy and the remaining 330 units were classified as seasonal or migratory units.

Since most Northampton County migrant worker camps do not meet the census definition of a housing unit, it is felt that the majority of these 330 units were not migratory homes but seasonal homes and cottages.

YEAR-ROUND HOMES

Northampton County's 5,468 year-round homes are predominantly single-family homes. At the time of the census, approximately 88.8 percent of all housing units, 4,854 homes, were single-family residences; 449 homes, 8.2 percent, were multi-family units; and the remaining 3 percent, 165 units, were mobile homes.

The distribution of these year-round homes among the county's towns and magisterial districts very closely followed the distribution of population.

Of the county's single-family homes, 1,867 units (39 percent), were in the Capeville District; 1,863 (38 percent), were in the Franktown District; and 1,124 (23 percent), were in the Eastville District.

Of the county's 449 multi-family units, 325 units, 73.7 percent, were duplexes. Approximately 254 duplex units, 78 percent, were in Capeville (primarily Cape Charles) while the remaining 71 were almost evenly split between the Eastville and Franktown Districts.

These duplex homes were primarily older large residences which has been split into two smaller apartment units. The remaining multi-family units were located in structures of 3 to 49 units each. Capeville accounted for 88 of these units, 71 percent -- again, because of higher density development in Cape Charles. The Eastville District had 19 units, 8 percent, and the Franktown District had 26 units, 21 percent.

MOBILE HOMES

The 165 mobile homes in Northampton County were distributed in a pattern similar to single-family and multi-family homes. Capeville had 64, Eastville 47, and Franktown 54.

The following table indicates the number of new conventional single-family homes and mobile homes in Northampton County in 1972 and 1973.

FIGURE 4-A
New Housing Units

	<u>1972</u>	<u>1973</u>
Conventional Homes	63	66
Mobile Homes	21	45
TOTAL	84	111

SOURCE: Accomack-Northampton Planning District Commission and the Northampton County Zoning Administration

Only 3 more conventional homes were constructed in 1973 than in 1972; however, more than twice as many mobile homes were brought into Northampton County in 1973 than in 1972. If this trend continues, in 1974 new mobile homes would equal the number of conventionally built homes and in 1975 surpass conventionally constructed housing.

This significant increase in mobile homes is a nationwide occurrence. Nationally, approximately one-half of all new housing units constructed this year will be mobile homes and mobile homes will comprise 90 percent of all new homes selling for less than \$15,000.

The trend towards mobile homes reflects a dramatic increase in construction costs for conventionally built housing as opposed to the relatively stable price of mobile homes. This stable

price combined with easy financing terms makes mobile homes the only housing that many people, particularly young married couples, the poor and the elderly, can afford.

OCCUPANCY

Of the county's 5,468 year-round housing units, 4,680 were occupied at the time of the census by either the owner or a renter. Of this total, approximately 58 percent, 2,706 units, were owner occupied homes, while the remaining 42 percent, 1974 units, were renter occupied. The ratio of owners to renters is similar in Accomack County.

The following table shows how these 4,680 Northampton County housing units are distributed among the three magisterial districts by type of occupancy.

FIGURE 4-B
Location and Occupancy of Housing Units: 1970

<u>District</u>	<u>Total Occupied Units</u>	<u>Owner Occupied Units</u>	<u>Percent Owner Occupied</u>	<u>Renter Occupied Units</u>	<u>Percent Renter Occupied</u>
Capeville	1,913	1,057	55.3	856	44.7
Eastville	1,014	596	58.8	418	41.2
Franktown	<u>1,753</u>	<u>1,053</u>	<u>60.1</u>	<u>700</u>	<u>39.9</u>
COUNTY TOTAL	4,680	2,706	57.8	1,974	42.2

SOURCE: 1970 U.S. Census (unpublished data)

Franktown had the largest proportion of owner occupied housing while Capeville had the lowest, however, the proportion of ownership and rental housing is generally evenly distributed throughout the county.

The following table indicates housing occupancy by blacks and whites. Fifteen units owned by other races are excluded.

FIGURE 4-C
Housing Occupancy By Race: 1970

	<u>Northampton</u> <u>County</u>	<u>White</u> <u>Occupied</u>	<u>% White</u> <u>Occupied</u>	<u>Black</u> <u>Occupied</u>	<u>% Black</u> <u>Occupied</u>
All Occupied	4,680	2,608	55.7	2,057	44.0
Owner Occupied	2,706	1,772	67.9	934	45.4
Renter Occupied	1,974	836	32.1	1,123	54.6

SOURCE: 1970 U.S. Census (unpublished data)

Approximately two-thirds of Northampton County's whites own their own homes while less than half the county's blacks are home owners.

AGE OF HOUSING

Of the 4,680 occupied housing units in Northampton County in 1970, 2,983, 63.7 percent, were built before 1939. The following table, Figure 4-D, indicates the age of the occupied homes within each magisterial district.

Newer construction is generally well distributed throughout the county without significant concentration in any one location. Franktown, however, has seen more new construction than the other two districts. Approximately half of Northampton County's new year-round homes have been built in Franktown since 1950.

FIGURE 4-D
Age of Occupied Housing By District: 1970

District	Total	Year Built					Prior To 1939
		1965- 1970	1960- 1969	1950- 1959	1940- 1949		
Capeville	1,913	3.5%	5.1%	11.1%	10.0%	70.3%	
Eastville	1,014	4.7	6.8	8.6	6.5	73.4	
Franktown	<u>1,753</u>	7.5	8.1	17.6	15.7	51.1	
COUNTY TOTAL	4,680	5.3%	6.5%	13.0%	11.4%	63.7%	

SOURCE: 1970 U.S. Census (unpublished data)

The following table indicates age of county housing by the manner of occupancy: ownership or rental.

FIGURE 4-E
Age of Housing By Occupancy: 1970

Occupancy	Units	Year Built					Prior To 1939
		1965- 1970	1960- 1969	1950- 1959	1940- 1949		
Owner Occupied	2,706	7.6%	8.8%	15.8%	11.2%	56.0%	
Renter Occupied	<u>1,974</u>	2.0	3.5	9.2	11.0	74.3	
TOTAL	4,680	5.3%	6.5%	13.0%	11.4%	63.7%	

SOURCE: 1970 U.S. Census (unpublished data)

In Northampton County, as in other rural areas, proportionately more renters than owners live in older homes. According to the census, approximately three-fourths of all rented homes were built before 1940. In comparison, slightly more than half the owner occupied homes were built prior to 1940.

Older homes are often in poorer condition than newer housing. Insulation, heating, plumbing, and electrical wiring in older homes, for example, may be insufficient by modern building codes and housing standards. Consequently, it is assumed that many renters live in Northampton County's poorest housing.

The construction of new rental properties had been slight. Between 1965 and early 1970, only 39 units has been constructed which were rented at the time of the census. Four of these rental units were built in the Capeville District; and 35 were built in the Franktown District. None were constructed in the Eastville District.

HOUSING CONDITION

The majority of Northampton County's residents live in safe and sound housing. However, a significant proportion of county families live in inadequate housing. The 1970 census enumerates the number of housing units lacking basic facilities such as adequate plumbing, heating, and sewage disposal and provides a reliable measure of overall housing conditions. The 1970 census found that of the 5,468 year-round units, many units and especially black occupied units, lacked basic necessities. The following chart summarizes these deficiencies.

FIGURE 4-F
Housing Deficiencies

	All Units	% of All Units	Black Occupied Units	% of All Black Occupied Units
Lacking Some Plumbing	2,284	41.8%	1,514	73.6%
No Piped Water	1,666	30.5	1,232	56.6
No Flush Toilet	2,014	36.8	1,423	69.2
No Bathtub or Shower	2,147	39.3	1,463	71.1
Incomplete Kitchen	1,882	34.4	1,287	62.6
Insufficient or No Heating	1,254	22.9	769	37.4
No Public Sewer, Cesspool or Septic Tank	2,031	37.1	1,401	68.1

SOURCE: 1970 U.S. Census

Several different deficiencies usually occur in the same units. That is to say, homes without complete kitchens usually also lack complete bathroom, sufficient heating, etc. Based upon the number of housing units lacking some plumbing which is the largest single deficiency recorded for homes in Northampton County, it is assumed that 2,284 units, (41.8 percent of all homes), are deficient to some degree. Approximately 1,700 units have no piped water inside the structures. It is assumed that multiple deficiencies in these units are so severe that it would not be economically feasible to rehabilitate them. These 1,700 seriously deficient units should be replaced through new construction. The remaining 584 deficient units could probably be economically rehabilitated.

At the time of the census, 454 of the 2,284 deficient units were unoccupied. It is assumed that these 454 units were part of the 1,700 seriously deficient units. Consequently, in 1970, there were 1,830 occupied (2,284 - 454) deficient units and 1,246 (1,700 - 454) seriously deficient occupied units in need of replacement. The 1,830 deficient units contained 1,514 units occupied by blacks and 316 units occupied by whites. Consequently, 12.1 percent of all white occupied units and 73.6 percent of the black occupied units were deficient to some degree in 1970.

The following table allocates the 1,830 occupied deficient units in 1970 by magisterial districts.

FIGURE 4-G
Occupied Deficient Housing By District

<u>District</u>	<u>Number of Deficient Occupied Units In District</u>	<u>Percent of All Occupied Units In District</u>
Capeville	728	38.1
Eastville	482	47.5
Franktown	<u>620</u>	<u>35.4</u>
TOTAL	1,830	39.1

SOURCE: 1970 U.S. Census (unpublished data)

Capeville and Franktown had the largest number of deficient occupied homes. But since they contained a significant number of sound homes also, they were below the county average of 39.1 percent. Eastville, on the other hand, contained fewer occupied homes than the other districts, but a larger percentage (47.5 percent) were deficient. Consequently, the proportion of deficient homes in Eastville is substantially above the county average.

OVERCROWDING

Overcrowding in housing is defined as having more than one person per room. A "room" is defined as a whole space used for living purposes. It does not include bathrooms, foyers, closets, utility rooms, unfinished attics, or basements.

In 1970, 304 housing units, 6.5 percent of all units, contained between one and one and a half persons per room. Another 250 units, 5.3 percent of all units, contained over one and a half persons per room. Altogether 544 units, 11.8 percent of all units, were overcrowded in 1970. This represents an undesirable condition and is significantly greater than the state average of 7.7 percent overcrowded housing units.

In Northampton County, 184 of the overcrowded units were owner occupied. This represented 6.8 percent of all owner occupied units. Among the rental units, 374, 18.4 percent, were overcrowded.

Black families occupied 88.8 percent of the all overcrowded units while white families accounted for the remaining 11.2 percent of overcrowded units.

The table (Figure 4-H) on the following page shows the number of overcrowded units within each magisterial district.

Overcrowding like deficient housing, was rather evenly spread throughout Northampton County. No magisterial district has an unusually high proportion of overcrowded conditions.

Most of the overcrowded homes are also deficient. Of the 544 overcrowded units in 1970, for example, only 68, 12.5 percent, had all plumbing facilities.

FIGURE 4-H
Overcrowded Units By District

<u>District</u>	<u>Overcrowded Units</u>	<u>Percent Of All Occupied Units in District</u>
Capeville	189	9.9
Eastville	136	13.4
Franktown	<u>229</u>	13.1
COUNTY TOTAL	554	11.8

SOURCE: 1970 U.S. Census (unpublished data)

VACANCY

At the time of the census, 788 year-round housing units in Northampton County were vacant. This amounted to 14.4 percent of the county's supply of year-round housing units. However, few of these homes represented a potential resource for Northampton residents needing better housing.

The preceding conditions analysis revealed that 454 of the unoccupied but year-round units lacked plumbing facilities. Therefore, only 334 vacant units, 42.4 percent had all conveniences necessary for an adequate living environment.

Regardless of their soundness or deterioration, many of these 788 vacant homes were unavailable --- 528 were neither for sale nor for rent. It is concluded that many of these 528 units were probably second homes, vacant pending their owners use; others may have simply been abandoned structures. Only 260 vacant year-round units were for sale or rent. Thirty-one were for sale and 25 of these units had been vacant for more than six months. Nineteen lacked plumbing facilities.

Another 221 units were for rent. Of these, 173 had been vacant for more than two months. Some plumbing facilities were missing in 153 vacant rental units.

In summary, in 1970, there were only 12 completely sound units for sale in the county and 68 sound units for rent. Altogether only 80 sound units were available for county residents seeking new housing. This represented an overall vacancy rate of 0.7 percent for owner occupied housing and 3.4 percent for rental housing when compared to all occupied housing, usually a vacancy rate of 1.5 percent for owner occupied housing and 5 percent for rental housing is desirable to provide a normal turnover of units and allow residents a reasonable choice in housing.

HOUSING VALUE

The cost of housing, especially in today's inflationary times, is a national concern. The following analysis gives some insight into what Northampton County residents spend for housing.

The data is based upon the 1970 census and consequently is 4 years out of date; however, it does indicate important trends.

The following table arrays the 1970 value of owner occupied housing in Northampton County for homes on lots smaller than 10 acres which contained no business on the premises. The estimates were made by the owners and generally tend to be conservative.

FIGURE 4-I
Value of All Owner Occupied Homes on Lots Less Than 10
Acres: 1970

<u>Value</u>	<u>Number Of Owner Occupied Homes</u>	<u>% Of Total</u>
Less Than \$ 5,000	500	23.8
\$ 5,000 - \$ 9,999	821	39.0
\$10,000 - \$14,999	297	14.1
\$15,000 - \$19,999	216	10.3
\$20,000 - \$24,999	93	4.4
\$25,000 - \$34,999	106	5.0
\$35,000 +	71	3.4
 TOTAL UNITS	2,104	100.0
Median Value	\$7,600	

SOURCE: 1970 U.S. Census (unpublished data)

The median value of owner occupied housing was \$7,600. This is substantially higher than Accomack County where median value of owner occupied housing was \$6,900; but is substantially less than the state as a whole where the median value was \$17,200.

The following chart presents monthly contract rents for homes in Northampton County with lots less than 10 acres and no business on the premises.

FIGURE 4-J
Contract Rent

	<u>Number of Units</u>	<u>Percent of Total</u>
Less \$30	780	49.2
\$ 30 - \$ 39	186	11.8
\$ 40 - \$ 59	216	13.6
\$ 60 - \$ 79	91	5.7
\$ 80 - \$ 99	16	1.0
\$100 - \$149	19	1.2
 No Cash Rent	 277	 17.5
 TOTAL	 1,585	 100.0
 Median Rent	 \$ 30	

SOURCE: 1970 U.S. Census (unpublished data)

Half of Northampton County's renters paid less than \$30 per month in rent. Another 17.5 percent paid no cash rent at all. Homes with no rent are generally occupied by farm workers who receive free housing as part of their employment compensation. The statewide median monthly rent was \$93 in 1970.

HOUSING NEEDS

How much housing at what price is needed to meet Northampton County's citizens' needs, can be calculated using a demand

versus supply analysis. A demand/supply analysis compares the number of families or individuals who need housing with the number of satisfactory dwelling units available. If demand exceeds supply, there is a shortage of satisfactory housing; if supply exceeds demand, a surplus exists.

Using 1970 census data, Northampton County's housing demand consists of the following elements.

FIGURE 4-K
Northampton County Housing Needs

Number of occupied standard units	2,850
Number of occupied deficient units (lacking some plumbing)	+1,830
Number of standard overcrowded units (more than 1.0 inhabitants per room)	+ 68
Desired number of vacancies (41 sale units, 100 rental units)	+ 141
Existing number of vacant standard housing units	- 80
 TOTAL NUMBER OF STANDARD HOUSING UNITS REQUIRED	 4,809

Supply is the total number of existing housing units less the number of substandard units and seasonal or abandoned homes:

Total number of existing housing units	+5,468
Number of substandard units	-2,284
Number of year-round seasonal and abandoned units	- 528
 TOTAL NUMBER OF STANDARD UNITS PRESENTLY AVAILABLE	 2,656

SOURCE: Urban Pathfinders, Inc.

When the supply and demand figures are compared, it is evident that a shortage of approximately 2,200 housing units exists within Northampton County.

The U.S. Census reported that 246 homes occupied at the time of the census were built between January 1965 and March 1970. Other homes were also constructed during this period, but not occupied at the time of the census and therefore, were probably second homes. Consequently, approximately 50 new homes were constructed each year for year-round Northampton County residents. At this rate, 44 years would be required before the present housing shortage of 2,200 units would be fulfilled.

Where could these 2,200 new homes be built?

Statistics compiled by the Accomack-Northampton Planning District Commission indicate that only 350 residential lots are currently available in Northampton County's towns. Another 11 lots are owned by builders for construction of low cost Farmers Home Administration housing and another 461 lots exist in various county subdivisions. Most of these subdivisions are high priced second home developments where lots commonly sell for \$10,000 to \$12,000 each, prices unaffordable by the majority of Northampton County residents. Consequently, at least 1,800 new residential lots are required just to meet the housing needs of existing county residents.

Part of this demand could be met by redevelopment of existing properties. However, if present housing patterns continue, most residential development will be new construction outside the incorporated towns.

A nationally recognized standard states that a family or individual should spend no more than 25 percent of its income for housing. Many Northampton County residents spend less than this ratio; however, a significant proportion spends much more.

The following table, Figure 4- L, shows the number of Northampton County residents, by income grouping, known to be paying more than 25 percent of income for housing in 1970. The analysis concentrates on renters since this is the group usually hurt most by a housing shortage and high housing prices.

These 492 families or individuals who were known to be paying more than 25 percent of their income for housing comprised 24.9 percent of all 1970 renters. These families are in the lower economic strata; all had annual incomes under \$7,000 and the majority had incomes under \$3,000.

FIGURE 4-L
Rent in Excess of 25 Percent of Income

<u>Annual Income</u>	<u>Number of Families</u>
Under \$3,000	407
\$3,000 - \$4,999	70
\$5,000 - \$6,999	<u>15</u>
TOTAL	492

SOURCE: 1970 U.S. Census (unpublished data)

The following analysis computes what these renters could afford to spend on housing (maximum of 25 percent of income.)

Assuming a \$2,000 annual income for these renters earning under \$3,000, a \$4,000 income for these earnings between \$3,000 and \$4,999, and a \$6,000 income for those earning between \$5,000 and \$6,999; the maximum affordable monthly rents for these 492 families in 1970 were as follows:

FIGURE 4-M
Maximum Affordable Rents

<u>Income</u>	<u>Number of Families</u>	<u>Average Maximum Affordable Monthly Rent</u>
Under \$3,000	407	\$ 42
\$3,000 - \$4,999	70	83
\$5,000 - \$6,999	<u>15</u>	125
TOTAL	492	

SOURCE: Urban Pathfinders, Inc.

Most likely, units renting for \$125 could be provided by the private housing market. However, provision by the private sector of sound homes renting for \$83 a month would be very difficult and would require some form of government assistance. Sound housing renting for \$42 a month could only be provided under a government subsidy program.



CHAPTER FIVE **PUBLIC SERVICES**

This chapter deals with those public services that Northhampton County and its towns provide its citizens. Topics discussed include education, library, social services, health care, recreation, police, fire and ambulance protection, water and sewer service and solid waste disposal.

EDUCATION

Northhampton County has six public elementary and intermediate schools, one public high school, one junior high school and one public school combining grades kindergarten through 12 in Cape Charles and one private school for grades kindergarten through 12.

The public schools are organized into two independent systems: Northhampton County and Cape Charles. Discussions about a possible merger of the two systems have taken place for several years. It is felt by many that the Cape Charles School will officially become part of the Northhampton County system within the next few years. In the meantime, working relations between the staffs of the two systems are good.

Enrollments in the county's public school system have been declining over recent years. The following table shows enrollments from the last six school years.

FIGURE 5-A
Public School Enrollment

<u>Year</u>	<u>County</u>	<u>Cape Charles</u>	<u>Total</u>
1969-70	3,611	+	339 = 3,950
1970-71	3,296	+	393 = 3,689
1971-72	3,227	+	389 = 3,616
1972-73	3,114	+	387 = 3,501
1973-74	3,091	+	410 = 3,501
1974-75	3,200	+	378 = 3,578

SOURCE: Superintendent's Annual Reports

Over the six year period, overall enrollment fell by 9.4 percent. The stabilization in enrollment in 1973-1974 and the slight increase in 1974-75 are believed due to several factors. The institution of public kindergarten classes has been the most important. Another has been a lower dropout rate, the result of a more interesting and varied curriculum. School officials anticipate enrollment to remain fairly stable for the next several years.

The declining school enrollment in past years does not necessarily mean a surplus in school capacity. A study of attendance at the county schools at one point in 1974 and estimated capacity of each school are shown by the following chart.

FIGURE 5-B
Northhampton County Public School Attendance: 1974

<u>School</u>	<u>Grades</u>	<u>Attendance</u>	<u>Estimated Capacity</u>
Capeville Elementary	5-7	272	275
Cheriton Elementary	K-4	356	275
Machipongo Elementary	K-7	452	400
Bird's Nest Intermediate	7	107	100
Exmore Willis Wharf Elementary	4-6	282	300
Hare Valley Primary	K-3	333	400
Northhampton Jr. High	8-9	529	600
Northhampton Sr. High	10-12	708	606
		3,039	

* Contains some relocatable classrooms

SOURCE: Northhampton County Board of Education

The analysis indicates a slight deficiency in the capacity in the overall system. In addition, part of the capacity is in relocatable classrooms which are not a desirable long term solution to the county's educational needs. The most serious capacity problem is at the senior high school.

The Northampton County school system has a continuing construction program for school improvement and has recently completed a new addition to Hare Valley Primary School.

Plans have also been developed for improvements to the senior high school including a classroom addition, new library and science facilities, additional art and music studios and increased gymnasium seating. New junior high school facilities including a new science facility and additional classrooms are also being planned. A new elementary school to replace the Capeville and Cheriton schools is also planned for the southern portion of the county.

Education is Northampton County's biggest governmental expense. The following table shows the county's education operating expenditures from fiscal years 1969 to 1973.

FIGURE 5-C
County Educational Expenses: FY 1969-1973

	<u>1969</u>	<u>1970</u>	<u>1971</u>	<u>1972</u>	<u>1973</u>	<u>% Change 1969-1973</u>
Administration	\$ 42,823	\$ 45,701	\$ 67,194	\$ 76,293	\$ 68,346	59.6
Instruction	1,028,762	1,127,640	1,302,018	1,454,546	1,546,846	50.4
Attendance &						
Health Services		47	18,307	35,213	36,201	-
Pupil Transporta- tion	97,923	127,723	127,675	144,688	149,501	52.6
School Food Ser- vices Of School						
Plant	27,420	72,491	94,667	126,933	148,668	44.0
Operation & Main- tenance	191,840	143,376	172,482	201,518	233,889	21.9
Fixed Charges	25,012	18,264	30,381	43,323	46,327	85.2
Adult Education	19,529	20,760	22,580	24,548	26,036	33.3
Other Educational Programs				186,788	301,163	
TOTAL	\$1,433,309	\$1,556,002	\$1,835,304	\$2,293,850	\$2,556,977	78.4

SOURCE: Northampton County Annual Financial Reports

Total costs have increased over 78.4 percent during the five year period. Much of this rise has been offset by increased contributions from the federal and state government as detailed under Public Finance, a later chapter in this report.

Per-pupil operating costs based upon attendance and excluding special programs, aid to migrants, etc., was \$869 in 1974.

LIBRARY FACILITIES

The Eastern Shore Public Library in Accomack serves both Northampton and Accomack Counties. A small branch in Cape Charles is open on selected weekdays and evenings. Other towns in Northampton County are served by a bookmobile.

SOCIAL SERVICES

There are many public and private agencies providing social services in Northampton County and the Eastern Shore. The largest and most comprehensive service is provided by the county Department of Public Welfare. The department is supervised by a local three member board and has a full-time director and staff.

Department programs include: general relief, old age assistance, aid to the blind, aid to dependent children, regular foster care of children, aid to the permanently and totally disabled, family day care, hospitalization and other institutional care.

The 1973 costs of these programs are shown in Figure 5-D on the following page.

FIGURE 5-D
Public Welfare Programs

1973 Public Assistance Costs

General Relief	\$ 15,929
Old Age Assistance	86,446
Aid to Blind	14,511
Aid to Dependent Children	428,194
Regular Foster Care of Children	11,110
Aid to Permanently and Totally Disabled	100,571
Family Day Care	3,174
Institutional Care/Hospitalization	<u>44,437</u>
 Total	\$ 704,372

SOURCE: 1973 Northampton County Financial Report

Total operating cost of the department for 1973 including staff and office expenses was \$804,651. Federal and state financial assistance amounted to over \$725,000.

HEALTH CARE

Northampton County is served by the new 125 bed Northampton-Accomack Memorial Hospital. Dedicated in October 1971, the hospital is a modern six-story structure just outside of Nassawadox. At present, only four floors of the hospital are in use. The top two floors, reserved for future expansion, are roughed in and can be completed by local contractors. When they are finished, capacity will be increased to 203 beds.

Northampton County has 19 practicing physicians. Unfortunately 16 of the 19 are concentrated in Nassawadox, leaving Cape Charles, Exmore and Eastville with one general practitioner each. Furthermore, many of the 16 physicians in Nassawadox do not provide direct

patient care, practicing only in conjunction with the hospital or on a special referral basis.

An acute shortage of physicians occurs throughout the Virginia Eastern Shore. In the two county area there is only one physician for every 1,500 residents. For physicians in direct patient care, the ratio is 1 to 2,172 residents. The national average is one physician per 770 persons.

It appears this situation might get worse in the near future. Of the 28 physicians from both Accomack and Northampton Counties practicing at NAM Hospital, 6 are over 62 years of age and half are over 50. Few young doctors have been moving in to take their places.

The following table indicates the areas of physician shortfall on the Eastern Shore.

FIGURE 5-E
Physician Deficiencies on the Eastern Shore

<u>Specialty</u>	<u>Physicians Needed</u>	<u>Existing Physicians</u>	<u>Deficiency</u>
General Practice	16	13	3
Pediatrics	2	1	1
OB/GYN	2	0	2
Urology	1	0	1
Dermatology	1	0	1
Psychiatry	1	0	1
Orthopedics	1	0	1
Totals	24	14	10

SOURCE: Medical College of Virginia, Virginia Commonwealth University

Preventive health care services are provided by the Northampton

County Health Department. Major health programs conducted by the health department include:

- Maternity and Child Health
- Family Planning
- Chest X-ray
- Medicaid Screening
- Immunization
- Veneral Disease
- Orthopedic
- Physical Therapy
- Crippled Children's Clinic

General outpatient sick services are provided only during June, July and August when night clinics for migrant workers are held under a U.S. Department of Health, Education and Welfare grant.

The 1974 fiscal year budget request for operation of the Northampton County Health Department was \$170,594. Northampton County's share was 22.2 percent, \$37,742; the remainder was financed through state contributions.

With over 14 percent of its population 65 years of age or older, Northampton County has a pressing need for long term geriatric facilities.

The Tidewater Regional Health Planning Council recommends 45 nursing home beds per 1,000 persons, 65 years of age or older. Based upon this ratio, Northampton County at present needs 97 beds and an additional 58 beds are needed for Accomack County senior citizens. Consequently, the planning council has proposed construction of a 120 bed facility at Nassawadox to serve both counties. A 10 member committee of Northampton County residents is currently seeking financing for the facility.

RECREATION

Northampton County, with its varied shoreline, sheltered coves, marshes, forests and fields, offers excellent recreational possibilities.

Many of the county's recreation facilities however, are more for the seasonal visitor than the local resident. More are privately owned than public.

Recent studies by the Virginia Commission of Outdoor Recreation and the Accomack-Northampton Planning District have itemized the following private facilities in Northampton County.

1. Four privately owned marinas concentrated in Cape Charles.
2. One private 9 hole golf course and swimming club in Cape Charles.
3. Two large private hunting clubs in Exmore.
4. Four private beaches.
5. A variety of private swimming pools at the Cape Charles Country Club, Moose Lodge, and Route 13 motels.
6. Three campgrounds on the bayside and one on the ocean-side collectively containing 675 sites.

A number of publicly owned facilities serving both year-round and seasonal populations also exist in Northampton County. These facilities include:

1. Four launching ramps maintained by the Virginia Commission of Game and Inland Fisheries.
 - a. Morley's Wharf on Occahannock Creek, owned by Northampton County - contains a 16' wide ramp and three acres of land.
 - b. Cape Charles Wharf owned by the municipality - contains one 28 foot double ramp and parking for 150 cars.
 - c. Red Bank Ramp on Red Bank Creek near Nassawadox owned by the Virginia Commission of Game and Inland Fisheries - contains two single ramps and parking for 25 cars.
 - d. Oyster Wharf on Mockhorn Bay owned by Northampton County - contains one 10 foot ramp and parking for 25 cars.
2. One state owned hunting area, Mockhorn Island owned by the Virginia Commission of Game and Inland Fisheries. Approximately 6,000 acres are used for hunting; the

remaining 3,000 acres are permanent refuge.

3. One public beach at Cape Charles
4. Three picnic groves along Route 13 near Exmore, Eastville, and Cheriton.

The public Northampton County facilities which chiefly serve year-round residents are:

1. Three football fields at the Northampton and Cape Charles High Schools.
2. Four baseball fields at Northampton High School, Cape Charles High School, Broadwater Academy, and the Cape Charles Little League Field.
3. Tennis courts at Northampton High School.
4. Playgrounds at the elementary and middle schools.
5. A 65 acre municipal park at Cape Charles.

Most town and county recreation facilities are currently provided after hours on school sites. Such "doubling up" of facilities can create conflicts in use and responsibility.

Figure 5-F, Recreation Facility Standards, on the following page lists customary recreation standards for towns and outlying areas in rural counties.

These standards indicate that for each 1,000 residents in the towns, ten acres of outdoor recreational land should be provided, half of which should be local and the responsibility of the municipal government or private developers if possible. The remaining more regional facilities should be a county responsibility. It is assumed that persons living outside of the incorporated towns do not have a requirement for neighborhood/town type recreational space; therefore, for each 1,000 of these persons, the standard indicates only five acres of recreation facilities need to be provided by the county.

The following statistics summarize the present acreage requirements for town and county-wide recreation needs.

<u>Year</u>	<u>Town Requirements</u>	<u>County Requirements</u>
1970	44 acres	50 acres + 14 landings and fishing piers

FIGURE 5-F
Recreation Facility Standards

Recreation Facility Standards for Towns

<u>Type of Facility</u>	<u>Service Area</u>	<u>Standard</u>	<u>Provided By</u>
Play Lots	neighborhoods and small developments	(as needed)	towns or developers
Neighborhood Parks	neighborhoods and large developments	2.5 acres/1000 town people	towns or developers
Town Parks	towns	2.5 acres/1000 town people	towns
Water-oriented Parks	county-wide	2.5 acres/1000 county people	county
Inland Parks	county-wide	2.5 acres/1000 county people	county
Boat Landings, Fishing Piers	county-wide	1 landing and pier/1000 county people	county

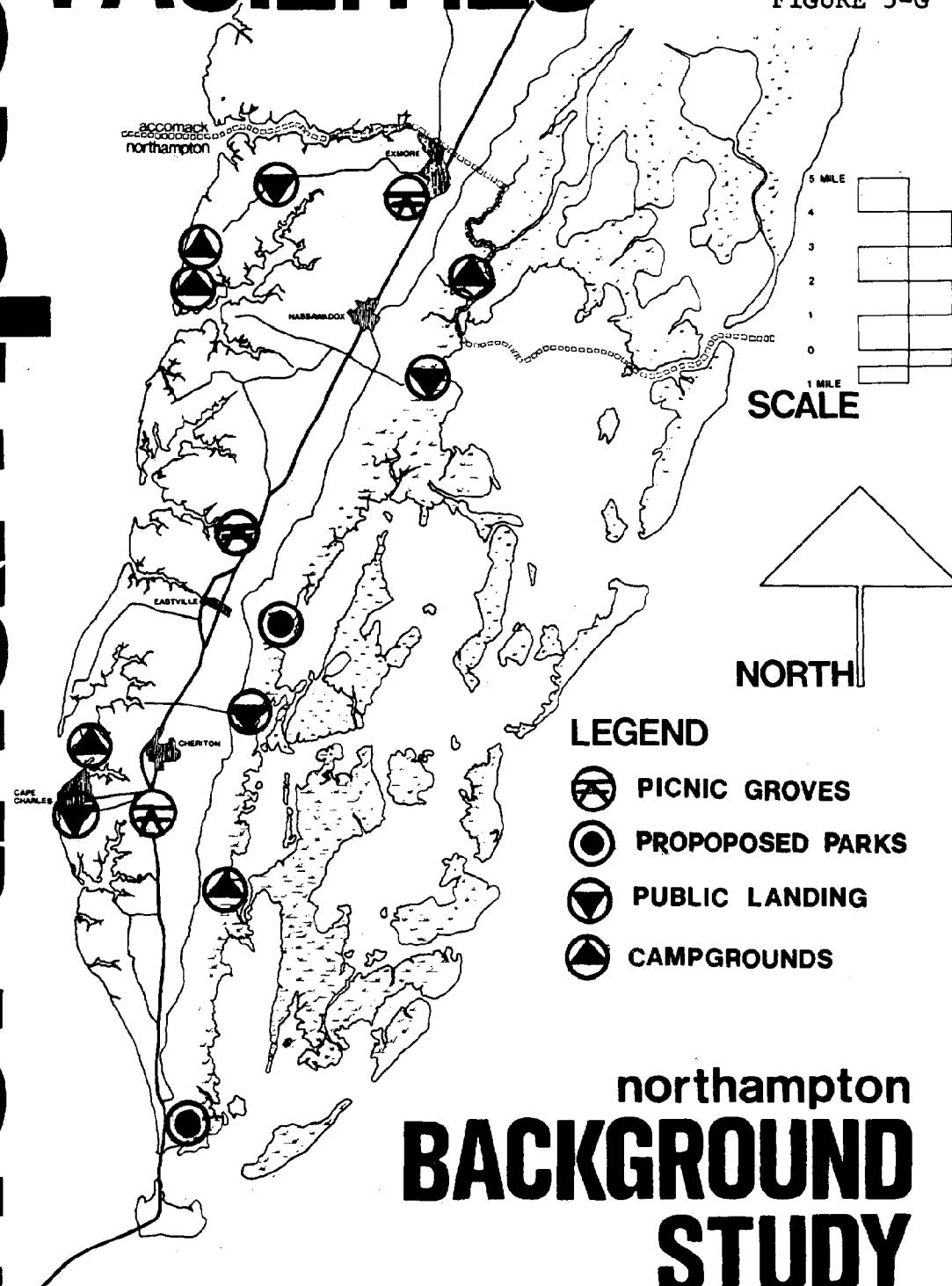
Recreation Facility Standards for Rural Areas

Water-oriented Parks	county-wide	2.5 acres/1000 county people
Inland Parks	county-wide	2.5 acres/1000 county people
Boat Landings, Fishing Piers	county-wide	1 landing and pier/1000 county people

SOURCE: Urban Pathfinders, Inc.

Northampton RECREATION FACILITIES

FIGURE 5-G



northampton
**BACKGROUND
STUDY**
URBAN PATHFINDERS INC.

To help meet the demand for county-wide facilities, Northampton County is acquiring two facilities for future park development. One is a 50 acre former Air Force base near Capeville. The other is a 52 acre former National Aeronautics and Space Administration property east of Eastville. Facilities for tennis, football, basketball, baseball, horseshoes, archery and picnicking have been proposed for the site near Eastville.

The location of these proposed parks plus some of the other major existing recreation facilities mentioned are shown in Figure 5-G

POLICE PROTECTION

Police protection in Northampton County is provided by the state, county and the towns of Cape Charles and Exmore.

The Northampton County Sheriff's Office is located at the County Jail in Eastville. The department has a staff of five deputies to patrol the county.

The state police barracks in Accomac with 16 officers serves both Northampton and Accomack Counties. They patrol Route 13 and other major highways on the Shore and are available to provide assistance to Northampton County and its towns.

Northampton has a ratio of one police officer for each 1,400 citizens, assuming that one-third of the state troopers are available on a full-time basis to the county. This compares favorably with a national norm of one officer per 1,000 since rural areas generally have a lower incidence of crime and police problems.

FIRE PROTECTION AND AMBULANCE SERVICE

Northampton County fire protection is provided by five voluntary fire companies -- one in each incorporated town. All are coordinated through a central alarm system in Accomack County.

Each company receives a \$1,500 contribution from the county and additional funds from the town in which it is situated. Each com-

pany is a not for profit corporation which holds title to its buildings and equipment.

Emergency ambulance service is provided in three towns, Exmore, Nassawadox, and Cape Charles. Each rescue station has two vehicles. Northampton County contributes \$1,000 annually to each squad to defray its operating costs.

WATER DISTRIBUTION SYSTEMS

Public water service systems are located in Cape Charles, Eastville, and Exmore. Nassawadox has sought a central facility in the past but has been unable to secure necessary federal funding. In addition, several government institutions such as the two Air Force installations near Cape Charles, the schools, NAM Hospital and many local industries have their own wells, treatment, and distribution facilities. In 1968, the firm of McGaughy, Marshall and McMillan developed a Comprehensive Water and Sewer Development Plan for the county. It recommended consolidation of Northampton's scattered water facilities into four regional districts covering approximately two-thirds of the county.

The need for regional systems was predicated upon an estimated 48 percent growth in Northampton County population from 1960 to 1990 (discussed in the Future Population Size section of Chapter Two. Construction of new wells and water trunk lines were proposed to be undertaken in two increments and for a total cost of \$2,027,800 (1968 dollars).

Such a wide ranging regional water system represents a substantial financial commitment that cannot easily be funded by Northampton County except with significant state and federal assistance.

SEWAGE COLLECTION SYSTEMS

Of the five towns, only Cape Charles has a central sewage collection system.

No town currently provides sewage treatment. Cape Charles discharges its untreated wastes directly into the town harbor, but will construct a treatment plant if federal funding can be secured. There are several private sewage facilities in the county including the Cape Charles Air Force Station, NAM Hospital, and several of the county's major motels and food processors.

The county's Comprehensive Water and Sewer Development Plan contains proposals to provide most of Northampton County with central sewer service. The estimated cost of treatment and trunk lines was placed at \$1,839,950 (1968 dollars).

In early 1974, a Water Quality Management Plan for the Accomack-Northampton Planning District Commission, prepared by Shore Engineering Company, also examined Northampton's need for central sewerage systems.

The plan identified the need for waste treatment facilities in Cape Charles (to prevent further discharge of untreated waste water into the town harbor) and in Exmore. Lack of development in many areas in and around Exmore which are ill-suited for septic tanks, and restrictions on approvals for further septic tanks were cited as evidence of Exmore's need.

To correct the problems in these two areas, the plan proposes two sewer districts with central treatment facilities.

The area to be included in each is as follows: Cape Charles - to eventually serve Cheriton. Exmore - ultimately serving Bell Haven in Accomack County and Nassawadox.

The estimated costs for the projects in each town are as follows:

FIGURE 5-H
Proposed Central Sewage Systems

<u>Community</u>	<u>1974 Estimated Costs</u>
Cape Charles	\$ 680,331
Cheriton	628,458
Exmore	1,287,912
Nassawadox	<u>606,156</u>
Total	\$ 3,202,857

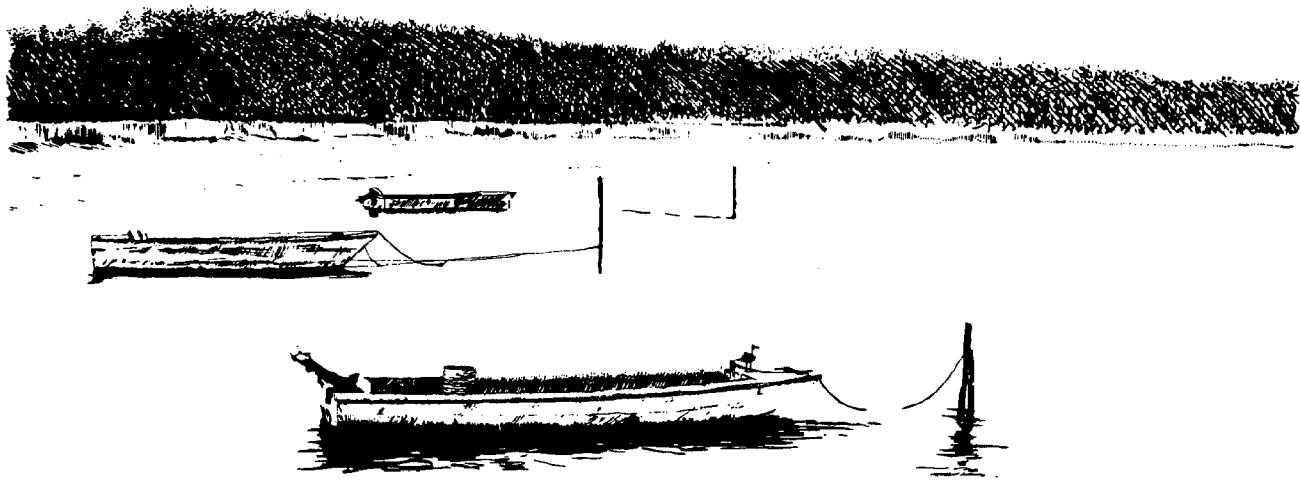
SOURCE: Accomack-Northampton Planning District Commission

Construction of these facilities would represent a substantial financial commitment for the county that cannot be easily supported by the county's present small population and economic base.

SOLID WASTE

In 1969, Northampton County developed a plan for the sanitary disposal of solid wastes (garbage, refuse and other discarded solid materials). Based on this plan, a solid waste collection and disposal system has been in effect since 1971. All the towns, except Nassawadox which maintains its own disposal facility, have joined the county system. Over 50 collection boxes are placed at strategic spots, crossroads, and population concentrations throughout the county. The containers are emptied by the county and trucked to a 51 acre landfill near Oyster.

Cost of operating the system, including salaries, maintenance and operating expenses, was \$12,668 in fiscal year 1973.



WILLEM LSCHEPEN '14

CHAPTER SIX

TRANSPORTATION

As Figure 6-A, Regional Transportation, shows, Northhampton County is linked by highway and rail to Accomack County and the other Maryland and Delaware counties on the Delmarva Peninsula.

Northhampton County's ties, however, go far beyond the peninsula region. Five major metropolitan areas outside the peninsula are within a four hour drive.

This high degree of accessibility has not always existed. During the county's first 250 years, county residents and businesses relied primarily upon water transport. The coming of the railroad and the development of the automobile reduced the county's isolation.

HIGHWAYS

Northhampton County's highway pattern can be divided into three levels according to use: regional highways, primary county roads and secondary county roads.

REGIONAL HIGHWAYS

U.S. Route 13 is the only regional highway in Northhampton County. The highway is a four lane, divided road extending from Wilmington, Delaware to the Chesapeake Bay Bridge-Tunnel. In Northhampton County, U.S. 13 bypasses the central business areas of all the towns along its length except Nassawadox's.

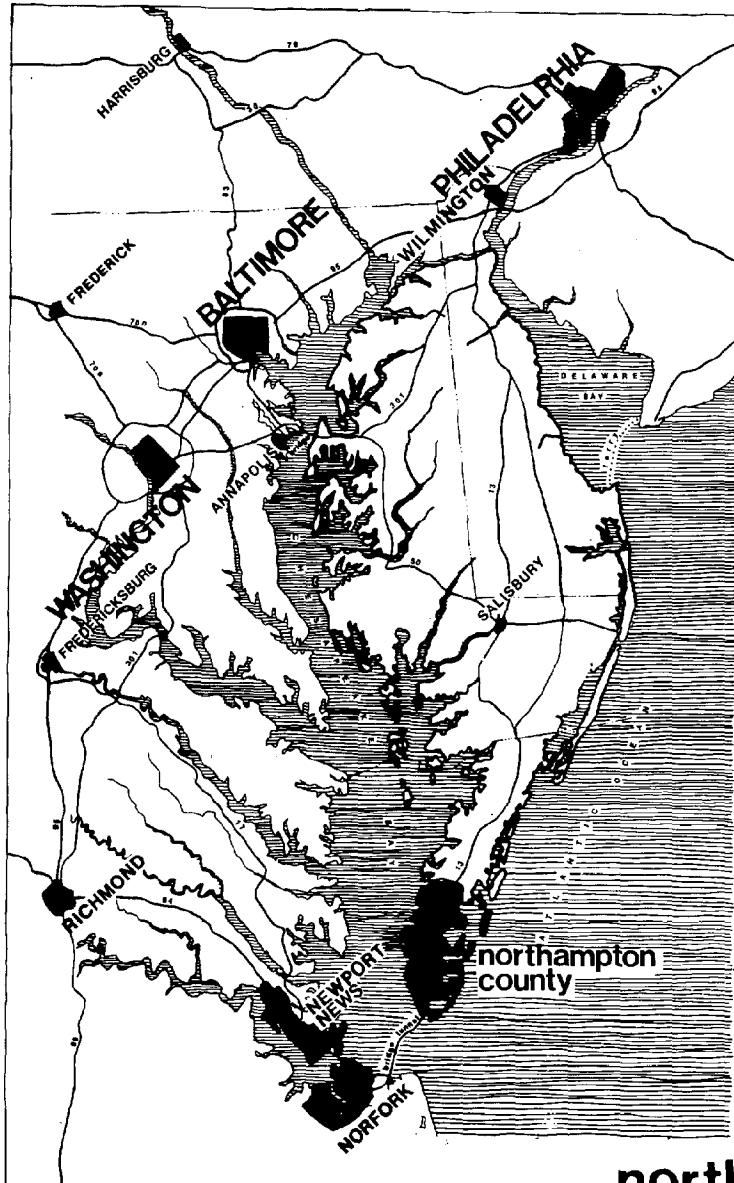
Access to U.S. 13 is not limited, consequently, numerous businesses have located along its length. This strip development contributes to traffic congestion and accidents. Over 80 percent of all Northhampton County automobile accidents occur along U.S. 13. The two major accident points are in the vicinity of Exmore and the Route 184 intersection.

The importance of U.S. 13 is shown on Figure 6-B, Traffic Counts. It depicts average daily traffic along U.S. 13 and the county's other major roads.

northampton

REGIONAL TRANSPORTATION

FIGURE 6-A



northampton
**BACKGROUND
STUDY**
URBAN PATHFINDERS INC.

North and south bound traffic moving through a counting station near Keller, just north of the Accomack-Northampton County line, averaged 9,375 vehicles per day. An average of 5,740 vehicles per day entered and left the county through the Chesapeake Bay Bridge-Tunnel at the county's southern end. The difference of 3,635 trips is believed to be local commuters and shoppers.

The dramatic drop in traffic flow along U.S. 13 between Keller in Accomack County and Route 183 indicates that 1,500 daily trips are made between Exmore and Accomack County. The majority of this traffic is probably residents of Accomack County who work or shop in Exmore.

Route 600 (the only other north/south road running the length of the county) averaged traffic counts between 25 and 550 trips daily over its entire length.

PRIMARY COUNTY ROADS

Primary roads are major arterial routes linking towns and unincorporated communities. There are only two primary roads with a combined length of 48.8 miles in Northampton County. These are Route 183 connecting Silver Beach and Exmore and Route 184 linking U.S. 13 to Cape Charles.

SECONDARY COUNTY ROADS

Secondary roads provide access to outlying areas. With the exception of U.S. 13 and Routes 183 and 184, all roads in Northampton County fall within this category. The following table shows the distribution of Northampton County's secondary roads according to type of construction.

FIGURE 6-B

northampton

TRAFFIC COUNTS

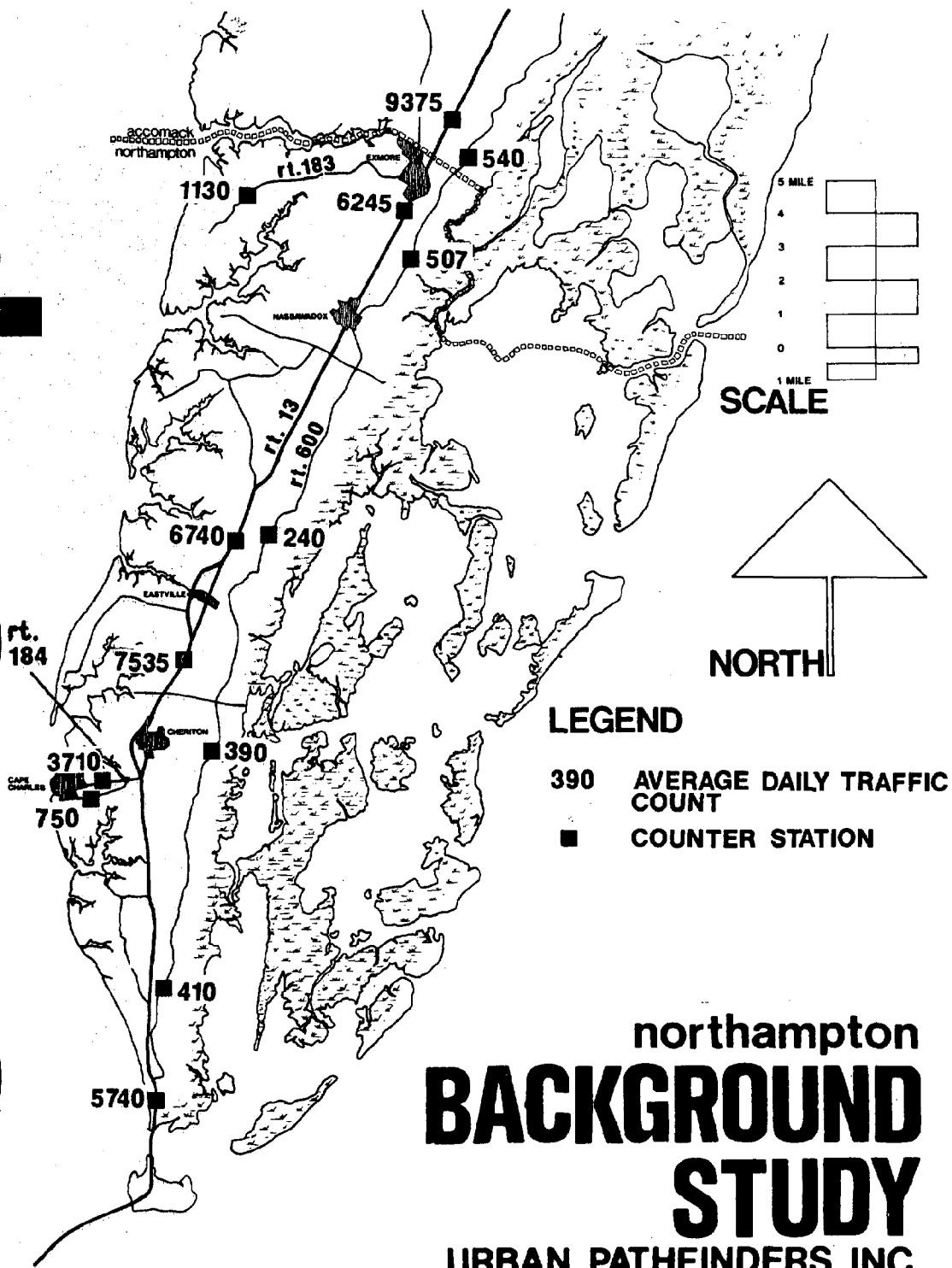


FIGURE 6-C

Northampton County Secondary Road Characteristics

<u>Type of Construction</u>	<u>Mileage</u>
Hard Surfaced	220.35
All Weather Surfaced	1.00
Light Surfaced	.25
Unsurfaced	.60
Total mileage	222.20

SOURCE: Virginia Department of Highways

The overwhelming majority of Northampton County roads are hard surfaced year-round roads. Most, however, have narrow rights-of-way and sharp curves and turns and need improvement. Repairs of these existing problems are part of a continuing program of improvements being conducted by the Virginia Department of Highways.

RAILROAD

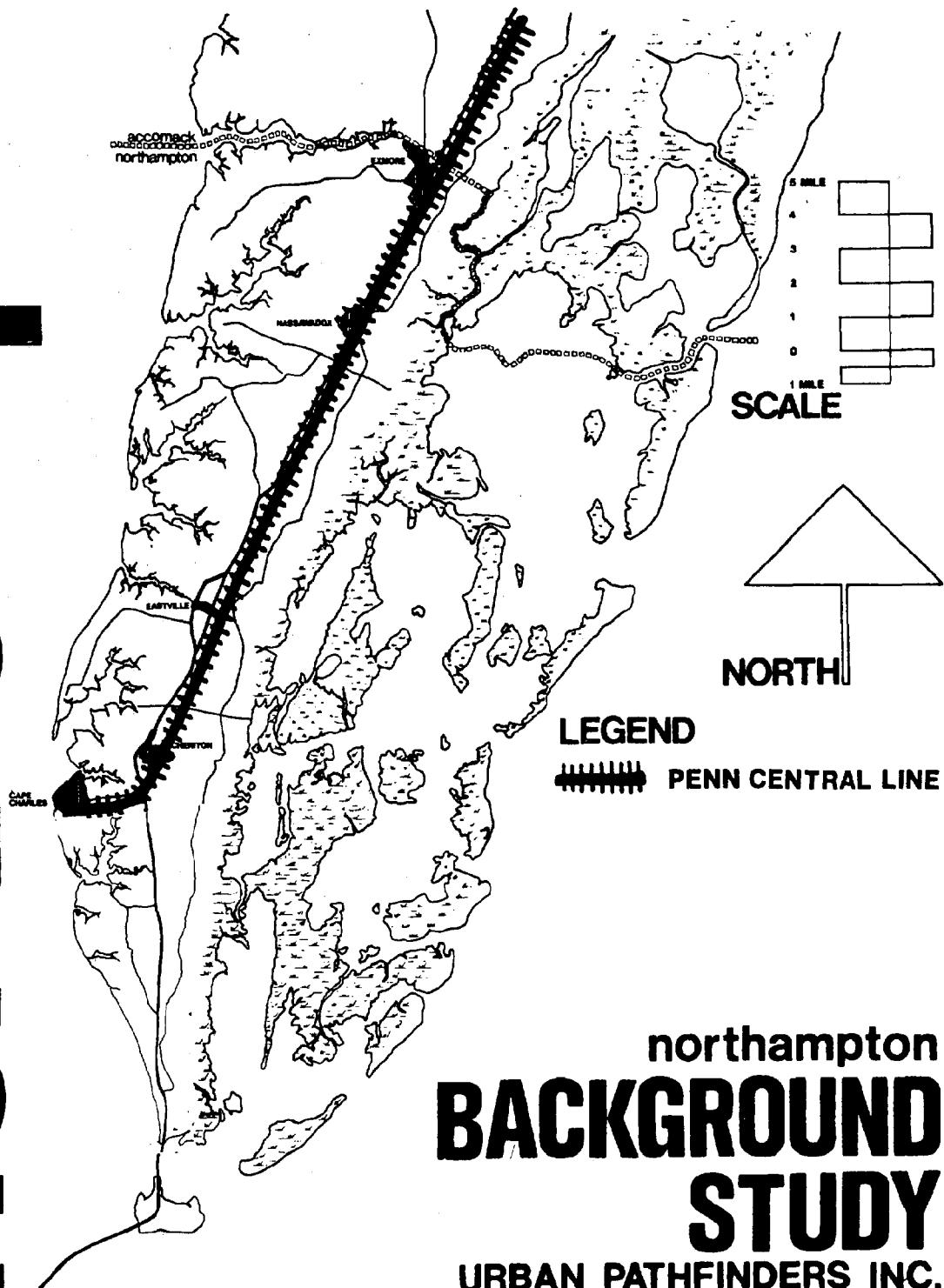
The Northampton County Penn Central Railroad line is shown in Figure 6-D.

The railroad's main line runs from Cape Charles along Route 184 to U.S. 13 and then northward to Keller in Accomack County.

In 1972, commodities worth over \$23,600,000 were shipped by rail to and from Accomack and Northampton Counties. The value of these commodities and number of carloads shipped is shown on the following table.

FIGURE 6-D

northampton RAILROAD



northampton
BACKGROUND
STUDY
URBAN PATHFINDERS INC.

FIGURE 6-E
Freight Shipment to and From The Eastern Shore: 1972

<u>Commodity</u>	<u>Number Of Car Loads</u>	<u>Total Value Of Commodity</u>
<u>Inbound Freight</u>		
Stone-Slag	2,160	\$ 6,480,000
Fertilizer	469	703,500
Petroleum Products	456	5,061,600
Potatoes	305	915,000
Cans-Bottles	233	2,236,800
Cement	182	1,547,000
Frozen Foods	59	200,600
Steel	36	417,600
Grain	11	27,500
Lumber	4	14,800
Miscellaneous	65	487,500
Total Inbound	3,980	\$18,091,900
<u>Outbound Freight</u>		
Fishmeal	364	\$ 955,500
Pulpwood	298	655,600
Canned Goods	189	2,693,250
Feathermeal	148	592,000
Frozen Foods	4	13,600
Miscellaneous	7	52,500
Total Outbound	1,010	\$ 4,962,450
TOTAL INBOUND AND OUT BOUND FREIGHT	4,990	\$23,054,350

SOURCE: Virginia Division of State Planning and Community Affairs

Stone-slag and petroleum accounted for 63.7 percent of the value of all commodities shipped to the Eastern Shore.

Canned goods accounted for 54.3 percent of the value of outbound freight. These canned goods and other exports were predominantly produce from the two counties' agricultural and food processing industries.

A key element of the Eastern Shore rail system is the Penn Central car-float between Cape Charles and Little Creek in Norfolk.

In recent years, the car-float conveyed between 25,000 and 30,000 railcars annually. In 1972, 2,724 of these cars originated or terminated on the Eastern Shore as indicated in Figure 6-F on the following page.

These 2,724 rail cars contained commodities valued at over \$12,000,000 in 1972. Over \$10,000,000, 86 percent of the total value of shipment was imported goods chiefly stone and petroleum. The \$1,704,500 of exports were canned goods and marine oil.

The Penn Central has announced plans to abandon rail service to the Eastern Shore. Under federal regulations, the Virginia Eastern Shore rail lines could remain in operation, but would receive federal financial aid only if they are part of a state rail transportation plan. At this time, it appears that this is not a viable solution and the lines will eventually have to be abandoned.

Abandonment would have a serious impact on the Northampton and Accomack economies.

Twenty-six Eastern Shore businesses depend upon the railroad. Nine of the twenty-six businesses are Northampton County firms and averaged basic employment in 1972 of 420 individuals, with payrolls of over \$2,200,000.

To replace the rail line with truck transport would cost these industries over \$390,000 in additional shipping charges. This additional charge might cost these firms their competitive edge and force some out of business. A further breakdown of additional transport and other characteristics of these nine

FIGURE 6-F
Eastern Shore Penn Central Car Float Usage: 1972

<u>Commodity</u>	<u>Number of Car Loads</u>	<u>Total Value of Commodity</u>
<u>Cars Originating on Eastern Shore of Virginia</u>		
Canned Goods	70	\$ 997,500
Marine Oil	97	582,000
Miscellaneous	10	<u>125,000</u>
Total	177	\$ 1,704,500
<u>Cars Terminating on Eastern Shore of Virginia</u>		
Stone	1,637	\$ 4,911,000
Fertilizer	400	600,000
Petroleum	383	4,251,300
Miscellaneous	127	<u>952,000</u>
Total	2,547	\$10,714,300
TOTAL OF CAR FLOAT	2,724	\$12,419,800

SOURCE: Virginia Division of State Planning and Community Affairs

Northampton businesses which rely upon the Penn Central Railroad is shown on the following table: Payroll and employment estimates appear to be conservative.

FIGURE 6-G
Rail Vs. Truck Shipping Costs

Employment, Payroll, And Estimated Rail-Truck Cost Differentials For Rail Using Firms On The Eastern Shore Of Virginia, 1972

<u>Company</u>	<u>Direction of Major Shipment</u>	<u>Cost Differential Between Rail and Truck</u>	<u>Average Employment January March, 1972</u>	<u>Estimated Annual Payroll, 1972</u>
Bayshore Concrete Products Corp.	N&S	\$ 100,000	163	\$1,018,000
M. J. Duer	N&S	8,330	14	n.a.
Cape Charles Oil Co.	S	6,560	5	34,400
Dulany Foods	N&S	40,500	104	635,200
Reliable Building Supplies & Coal Corp.	N&S	6,750	6	44,000
Growers Seed & Fert. (Borden)	N&S	27,000	n.a.	n.a.
T & W Block	N&S	60,000	15	79,200
E. J. Harrison	N	990	n.a.	n.a.
G. L. Webster	N	144,000	113	472,400
Smith Douglas & Borden, Inc.	N	3,800	n.a.	n.a.
Total Northampton County		\$ 397,930	420	\$2,283,200
Accomack County		\$ 930,880	1,021	\$5,790,800
TOTAL		\$1,328,810	1,441	\$8,074,000

SOURCE: Virginia Division of State Planning and Community Affairs

Almost all the Northhampton County firms depend upon both the rail car-float for shipments to and from the south and the remainder of the Eastern Shore line to reach northern markets and suppliers. For them a solution which preserves both the rail car-float and the main line north to Wilmington is a necessity.

AIRPORT

Accomack County Airport at Melfa is the nearest public airport. Constructed as a U.S. Government facility during World War II, the airport contains a 7,000 foot concrete runway capable of accommodating modern jets.

The airport is attended only during daylight hours. The runway is lighted for night flights; however, night flying is not customary.

Kellam Field at Weirwood in the northern portion of Northhampton County is a privately owned and operated facility. It is attended during daylight hours and offers private flight instruction and crop spraying.

The Virginia Division of Aeronautics is conducting a statewide air transport study. Preliminary indications are that an additional public facility near Cape Charles will be recommended.



CHAPTER SEVEN
LAND USE

Northampton County's present pattern of land use is depicted in Figure 7-B, Existing Land Use, on the following page. The map is based upon 1966 U.S. Department of Agriculture Soil Conservation Service aerial photography of Northampton County and land use surveys conducted by the Accomack-Northampton Planning District Commission. The map shows that the majority of Northampton County is farms, forests or marsh lands.

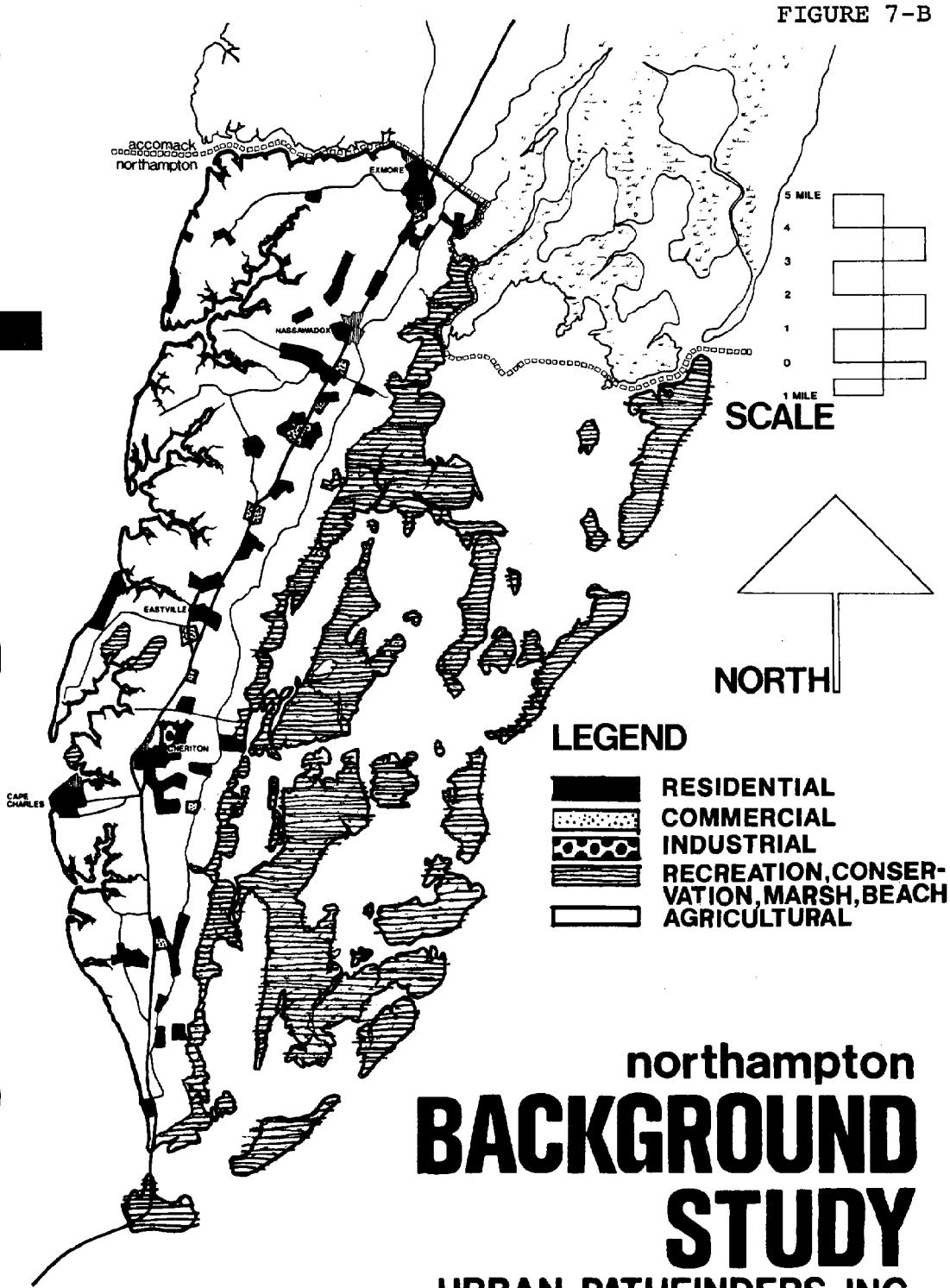
The approximate area devoted to each land use category in 1973 is shown on the following chart.

FIGURE 7-A
Land Use By Acreage

<u>Open Space</u>	<u>Acres</u>	<u>% of Total</u>
State & Private Recreation and Conservation Areas	16,500	11.8%
Agriculture & Forests	93,180	66.5
Marsh & Beach	20,000	14.3
Open Water	4,100	2.8
Subtotal	133,780	95.4
 <u>Development Rural Areas</u>		
Transportation/Utilities	2,450	1.7
Industrial	20	-
Commercial	40	-
Residential	2,100	1.5
Subtotal	4,610	3.3
<u>Towns (incorporated areas)</u>	<u>1,770</u>	<u>1.3</u>
TOTAL	140,160	100.0 %

SOURCE: Accomack-Northampton Planning District Commission

northampton LAND USE



The county contains approximately 140,160 acres of land and water. Approximately 95.4 percent of the county can be classified as open space, undeveloped or in agricultural uses. Agriculture and forests, which cover nearly two-thirds of the county is the county's major land use category.

Developed areas, including the five incorporated towns, cover only 6,380 acres or 4.6 percent of the county.

The developed areas of the county, outside the towns, are devoted principally to transportation and utilities, rights-of-way, (roads, railroads, power lines, etc.) or residences (chiefly in half acre lots).

Commercial and industrial properties collectively account for less than one percent of all county land uses. Many of the facilities are strung along U.S. 13 and the other major county roads creating safety and esthetic problems.

Northampton's five towns (Cape Charles, Cheriton, Eastville, Exmore and Nassawadox) total approximately 1,800 acres in area.

The estimated land use within each of these towns is presented in the following chart:

FIGURE 7-C
Land Use Within The Incorporate Towns

	A c r e a g e					Total	% of All Towns
	Cape Charles	Cheriton	Eastville	Exmore	Nassawadox	Towns	Towns
Residential	124	215	45	243	84	711	40.1
Commercial	14	6	5	36	17	78	4.4
Industrial	4	-	-	12	-	16	.9
Transportation,							
Utilities	31	-	-	16	8	55	3.1
Institutional	7	6	5	1	6	25	1.4
Recreation	65	-	-	-	-	65	3.7
Vacant	319	58	81	211	155	823	46.4
TOTAL	563	285	136	519	270	1,773	100.0

SOURCE: Accomack-Northampton Planning District

Collectively, the major land use within the towns is vacant land, which accounts for 46.4 percent of the total acreage. This would suggest that there are significant opportunities for additional development within the existing town corporate limits. The second major land use is residential, indicating that the towns serve principally as places for people to live. Commercial facilities accounted for only 4.4 percent of the land area. Industrial activities occurred in only Cape Charles and Exmore.

LAND USE CONTROLS

Under the provisions of Title 15.1 of the Code of Virginia, all Virginia towns, cities, and counties have the authority to establish local planning commissions, participate in regional planning commissions and form joint local commissions. Under the supervision of these planning commissions the jurisdictions have the power to use three basic planning programs: comprehensive planning, zoning, and subdivision regulation.

Northampton County has an active planning commission. It controls land use through a zoning ordinance adopted in 1966 and through subdivision regulations adopted in 1970. The county intends to develop a county-wide comprehensive plan in 1975.

The Town of Cape Charles also has a planning commission and an adopted zoning ordinance. Exmore has established a planning commission and has a zoning ordinance under study. The Towns of Cheriton, Eastville, and Nassawadox have not established planning programs.

Northampton County's existing zoning ordinance contains provisions for three land use districts: agriculture, residential, and business. At present, the entire county is zoned agricultural. Activities which a property owner may conduct as a matter of right on any parcel of land in the county over 20,000 square feet in size include:

1. Agriculture, dairying and forestry
2. Single, multi-family dwellings

3. Mobile homes
4. School or churches
5. Park or playground
6. Home occupations and professional offices of the occupant
7. Lodges and hunting clubs
8. Banks, barber and beauty, dry cleaning, tailor, retail, antique or art shop
9. Temporary saw mill
10. Additions to existing labor camps

Other uses may be established on a parcel if permission is given by the County Board of Zoning Appeals. The Board reviews each case, based on its merits and grants permission only if in the Board's opinion, the activity will not conflict with or adversely affect other properties in the surrounding area. Special permit uses include the following.

1. Hospital or nursing homes
2. Movie theater or drive-in
3. Office building
4. Food processing plant
5. Wholesale establishment
6. Apparel manufacture
7. Borrow pit
8. Bottling works
9. Contractor's yard
10. Scientific research
11. Metal work
12. Planing mill or saw mill
13. Grain, feed, fertilizer or general farm supply establishment
14. Truck freight terminal
15. Airport
16. Funeral home or cemetery
17. Abattoir
18. Mobile home park
19. Public utility facility
20. Sanitary landfill
21. New labor camp
22. Commercial campground or recreation area
23. Gift or novelty shop
24. Seafood receiving, storage, or processing facility
25. Concrete plant
26. Automobile and machinery sales and gas station
27. Motels or restaurant including drive-in
28. Mobile home sales
29. Junkyard
30. Festival

Should the county experience significant new development, stronger zoning regulations which control the density of development and ensure the adequate separation of potentially conflicting activities will be mandatory.

FACTORS AFFECTING LAND USE

Northampton County's land use patterns have remained relatively stable for the last several decades. Past changes have been few and generally small in scale, a new subdivision for example. Generally, this condition is expected to continue for the foreseeable future.

The following is a discussion of three factors which are expected to have some impact on future land use. They are generally factors or trends which have been presented in detail in earlier sections of this report and therefore are only summarized below.

1. Declining Population

The county's population has been steadily declining for several decades and is expected to continue to do so for the foreseeable future. This decline will affect both the towns and the rural areas and result in lower population densities and more vacant structures.

2. Changing Agricultural Practices

As the county's major land use and economic activity, any change in agriculture will have widespread effects.

In coming years, the county's traditional family run farms, commercial farm suppliers and food processors will continue to consolidate into larger commercial agri-businesses. As a result, small farm communities will decline and larger centralized and industrialized farm and support operations will appear.

3. Tourism and Recreation

Northampton County has an abundant supply of open space which is becoming a highly desirable commodity.

Second homes, recreation subdivisions, campgrounds and other recreational developments are already established in Northampton County. The county's abundant supply of open space, in particular shoreline, will continue to attract these types of development.

Under present conditions, Northampton County is likely to experience its most significant economic growth opportunities and land use changes as a result of increased tourism and recreation. Route 13, a major East Coast north-south route will continue to carry increasing amounts of through traffic. This flow of traffic generates a need and an opportunity for adjacent service facilities such as motels, restaurants, and gas stations. However, the high Bay Bridge-Tunnel toll and the rising cost of gasoline will be mitigating forces.



CHAPTER EIGHT

PUBLIC FINANCE

Northampton County's ability to provide services to its citizens is directly related to its financial soundness. This eighth and final chapter explores the complex interplay between county revenues and expenditures necessary to provide Northampton residents with the schools, services, and government programs that they require. The study covers the last five fiscal years for which complete records are currently available: fiscal years (FY) 1969 through 1973. The analysis is based on material drawn from county annual financial reports and assessment records, and from studies performed by the Virginia Auditor of Public Accounts.

TOTAL REVENUES AND EXPENDITURES

The following table compares total revenues with total expenditures for the county government for the five year period.

FIGURE 8-A
Total Revenues and Expenditures

	Fiscal Years				
	<u>1969</u>	<u>1970</u>	<u>1971</u>	<u>1972</u>	<u>1973</u>
Revenues	\$2,228,885	\$2,368,507	\$2,692,938	\$3,505,903	\$4,303,460
Expenditures	<u>2,240,198</u>	<u>2,287,163</u>	<u>2,853,392</u>	<u>3,555,700</u>	<u>4,121,777</u>
NET BALANCE	\$ (11,313)	\$ 81,344	\$ (160,454)	\$ (49,797)	\$ 181,683

(-) Indicates negative balance

SOURCE: Northampton County Financial Reports

As the table indicates, both revenues and expenditures have been steadily climbing in recent years. Between 1969 and 1973, a five year period, revenues and expenditures increased by approximately 88 percent, or 22 percent per year. During this same period, inflation eroded the purchasing power of a dollar about

21 percent. This suggests that about three-fourths of the increase in revenues and expenditures represented new programs or increased services to county residents and one-fourth of the increase was required to offset the effects of inflation.

In 1969, revenues and expenditures represented about \$155 per county resident; by 1973, the figure had risen to \$292 per person.

In three out of the five years studied, the county operated at a loss, not an unusual or alarming situation. In 1973, the county realized a handsome surplus, the effects of its first year of federal revenue sharing and a county-wide reassessment of real property.

Expenditures and revenues were within 0.5 percent of each other during each year studied reflecting good financial management and a well balanced budget.

TOTAL COUNTY EXPENDITURES

County expenditures can be divided into three broad categories: general operations, capital outlays, and debt service. General operations including continuing expenditures necessary to run the county such as salaries, and supplies. Capital outlays include the purchase of land, buildings, and major equipment. Debt service is the interest and principal cost of retiring long term county bonds.

Figure 8-B on the following page summarizes the three categories of Northampton County expenditures for the five fiscal years.

General operations represents approximately 90 percent of the county's total expenditure. It has exhibited steady annual increases reflecting the effects of inflation and increasing services.

FIGURE 8-B
Total County Expenditures

	Fiscal Years				
	<u>1969</u>	<u>1970</u>	<u>1971</u>	<u>1972</u>	<u>1973</u>
General Operations	\$2,024,655	\$2,174,235	\$2,611,028	\$3,329,222	\$3,616,991
Capital Outlays	141,345	40,339	176,204	156,929	440,605
Debt Service	74,198	72,589	66,160	69,549	64,181
TOTAL EXPENDITURES	\$2,240,198	\$2,287,163	\$2,855,392	\$3,555,700	\$4,121,777

SOURCE: Northampton County Financial Reports

Capital outlays, on the other hand, have varied considerably from year to year. This is a normal occurrence and reflects the periodic purchase of equipment or the one time construction of a building.

Debt service has shown a steady decline, as the county continues to retire several school bonds.

GENERAL OPERATING EXPENDITURES

Figure 8-C on the following page indicates general operating expenditures of the Northampton County government during the fiscal years 1969 to 1973.

Expenditures in two areas, education and public welfare, accounted for over 90 percent of these Northampton expenses in 1973.

Educational costs as a proportion of total county expenditures stayed remarkably stable, hovering between 70.8 percent of the total expenditures in 1969 and 70.6 percent in 1973. Public

FIGURE 8-C
General Operating Expenditures

<u>Administration & Public Services</u>	<u>Fiscal Years</u>					<u>% Change</u>
	<u>1969</u>	<u>1970</u>	<u>1971</u>	<u>1972</u>	<u>1973</u>	
Schools	\$1,433,309	\$1,556,004	\$1,835,303	\$2,293,849	\$2,556,978	78.4
Public Welfare	381,792	416,199	551,501	776,608	804,652	20.2
County Admini- stration	8,668	8,826	10,053	15,079	16,251	87.5
Assessment Taxes	8,678	9,780	12,168	21,240	11,593	33.4
Collection & Dis- bursement of Taxes	13,466	14,693	15,641	16,458	15,003	11.4
Recording of Documents	9,067	9,387	9,944	13,650	11,973	86.8
Administration Of Justice	10,353	10,999	12,268	13,028	13,580	31.2
Crime Preven- tion & Detec- tion	27,209	27,281	29,047	32,735	37,457	37.7
Fire Prevention & Extinction	7,855	7,834	7,873	7,822	8,016	2.0
Public Health	33,842	38,800	45,623	50,098	42,179	24.6
Public Works	7,293	6,797	15,881	20,324	20,734	187.0
Agriculture & Home Economics	7,552	7,531	8,032	9,473	9,381	24.2
Protection Of Livestock & Fowl	6,372	6,759	6,826	7,247	6,919	8.6
Elections	2,396	4,644	5,140	6,769	5,946	148.2
Maintenance of Buildings & Ground	14,293	11,421	9,270	15,165	11,938	-16.5
Roads	100	6,650	504	100	100	-
Miscellaneous Functions	52,400	30,629	35,954	29,577	44,291	-15.5
TOTAL	\$2,024,655	\$2,174,235	\$2,611,028	\$3,324,322	\$3,616,991	78.6

SOURCE: Northampton County Financial Reports

welfare's proportion of total expenditures increased slightly from 18.9 percent in 1970 to 22.2 percent in 1973. Fluctuations in other categories were not of major significance because of the small expenditures in each category.

CAPITAL OUTLAY EXPENDITURES

Adequate services require adequate facilities. Capital outlays, the purchase of equipment, land, and the construction of new facilities has increased substantially over the five year period 1969 to 1973 as shown on the following table:

FIGURE 8-D
Capital Outlay Expenditures

	Fiscal Years				
	<u>1969</u>	<u>1970</u>	<u>1971</u>	<u>1972</u>	<u>1973</u>
General					
Operations	\$ 19,256	\$30,907	\$ 96,051	\$ 30,433	\$ 28,118
Schools	22,854	9,432	80,153	126,496	412,487
Courthouse					
Construction	99,235	-	-	-	-
TOTAL	\$141,345	\$40,339	\$176,204	\$156,929	\$440,605

SOURCE: Northampton County Financial Reports

General operations capital outlay is primarily for motor vehicles, furniture, fixtures and other equipment. No substantial increase has occurred over the years. School capital outlays include similar items plus, in 1973, additions to existing school buildings.

The 1969 annex to the Eastville Courthouse was the only significant non-school construction project in Northampton County within the study period. Current capital improvements include several new school additions, remodeling of the Eastville Bank building, and remodeling of the County Jail.

DEBT SERVICE EXPENDITURES

To finance some of its school improvements in the past, Northampton County issued several serial bonds and borrowed from the State Literary Loan Fund. Principal and interest payments for the five fiscal years analyzed are as follows:

FIGURE 8-E

Debt Position: FY 1969-1973

	Fiscal Years					% Change
	<u>1969</u>	<u>1970</u>	<u>1971</u>	<u>1972</u>	<u>1973</u>	<u>1969-1973</u>
Interest & Other Debt						
Costs	\$14,198	\$12,589	\$11,160	\$ 9,549	\$ 9,181	-33.3
Redemption of Debt	<u>60,000</u>	<u>60,000</u>	<u>55,000</u>	<u>60,000</u>	<u>55,000</u>	- 8.3
TOTAL	\$74,198	\$72,589	\$66,160	\$69,549	\$64,181	

SOURCE: Northampton County Financial Reports

Over the years, Northampton County has made substantial repayments of principal. Figure 8-F on the following page depicts Northampton County's outstanding indebtedness for each fiscal year from 1970 to 1973.

During the study period, Northampton County's indebtedness declined from \$425,000 to \$395,000, despite the addition of two State Literary Fund loans.

FIGURE 8-F
Northampton County Long Term Indebtedness

	Fiscal Years			
	<u>1970</u>	<u>1971</u>	<u>1972</u>	<u>1973</u>
County School Bond of 1953	\$270,000	\$235,000	\$200,000	\$165,000
County School Bond of 1964	115,000	100,000	80,000	65,000
State Literary Fund Loan 1958	40,000	35,000	30,000	25,000
State Literary Fund Loan 1973	—	—	—	<u>140,000</u>
TOTAL	\$425,000	\$370,000	\$310,000	\$395,000

SOURCE: Northampton County Financial Reports

TOTAL COUNTY REVENUES

The county receives its revenues from three basic sources: federal grants, state grants, and local taxes and fees. Figure 8-G on the following page summarizes the amounts received each year during the study period. Non-recurring revenues such as the sale of assets and recoverable expenditures are excluded from the data.

During the five year period, total revenues increased 93.1 percent. In 1969, federal grants represented only 1.7 percent of the county's revenues. By 1973, the federal contribution equaled 22.3 percent. This reflects a national trend towards more federal programs and an increasing dependency by local governments on federal financial assistance.

FIGURE 8-G
Total County Revenues

	Fiscal Years					1973 Total Revenues	% Of 1973 Total Revenues
	1969	1970	1971	1972	1973		
Federal Grants	\$ 37,614	\$ 68,096	\$ 226,645	\$ 732,394	\$ 959,346	22.3	
State Grants	1,309,958	1,410,430	1,565,545	1,867,335	2,169,145	50.4	
Local Taxes and Fees	<u>881,813</u>	<u>890,181</u>	<u>900,747</u>	<u>906,171</u>	<u>1,174,965</u>	27.3	
TOTAL	\$2,229,385	\$2,368,707	\$2,692,937	\$3,505,900	\$4,303,456		

SOURCE: Northampton County Financial Reports

During the study period, the state grants increased at a slower rate than total revenues. As a result, the state's contribution of 58.8 percent of county revenues in 1969 fell to 50.4 percent in 1973.

Similarly, revenues raised locally fell from 38.6 percent to 27.3 percent. In summary, about one-half the county's income comes from the state; one-fourth from the federal government, and the remaining one-fourth from local citizens and businesses.

FEDERAL GRANTS

Figure 8-H on the following page presents federal grants to the county during the study period.

The increased federal funds for education are part of a substantial national effort to assist children whose educational performance is below the level appropriate for their age and grade.

FIGURE 8-H
Federal Grants to Northampton County

	Fiscal Years				
	<u>1969</u>	<u>1970</u>	<u>1971</u>	<u>1972</u>	<u>1973</u>
Title I & Other					
School Funds	\$ 3,337		\$103,647	\$628,064	\$530,865
School Food					
Programs	34,277	68,096	122,997	104,330	166,893
Justice & Crime					
Prevention Grant					21,809
Construction Grants					136,562
Revenue Sharing	———	———	———	———	103,217
TOTAL	\$37,614	\$68,096	\$226,644	\$732,394	\$959,346

SOURCE: Northampton County Financial Reports

STATE GRANTS

Revenues from the Commonwealth of Virginia come to the county under a wide variety of programs. Figure 8-I details the 12 major categories of state assistance to Northampton County from 1969 to 1973.

Northampton County's annual receipts for public assistance programs include federal funds passed on to Northampton County by the Commonwealth of Virginia. These public assistance funds accounted for 18.3 percent of all revenues from the Commonwealth in 1969 and 33.0 percent in 1973. State school funds on the other hand declined in proportion to total revenues from the Commonwealth as additional federal education funds became available. State school funds were 59.6 percent of all revenues from the Commonwealth in 1969 and 48.1 percent in 1973.

FIGURE 8-I
State Grants To The County

Revenues From Commonwealth	F i s c a l Y e a r s				
	<u>1969</u>	<u>1970</u>	<u>1971</u>	<u>1972</u>	<u>1973</u>
State & Local					
Hospitalization	\$ 12,762	\$ 47,619	\$ 27,408	\$ 21,846	\$ 22,156
Jail	8,183	9,933	10,172	13,235	9,012
Public Assistance					
Grants (Federal & State)	237,769	271,232	391,297	649,920	713,604
Virginia Commission for the Blind	16,409	12,357	14,391	15,918	14,520
Capitation Taxes					
Returned	996	780	667	547	-
Share of ABC Profits	35,295	37,339	43,619	32,113	34,654
School Funds	781,022	796,610	827,356	848,537	1,045,946
Share of State Sales and Use Tax	202,103	216,434	234,334	272,088	314,759
Share of Wine Tax	3,244	3,369	3,854	3,259	4,151
Civil Defense Aid	1,062	3,523	712	981	790
Motor Vehicles					
Carrier Tax	2,790	2,666	2,433	2,438	2,192
State Share of Miscellaneous					
Local Expenses	8,323	8,677	9,292	6,443	7,361
TOTAL	\$1,309,458	\$1,410,430	\$1,565,545	\$1,867,335	\$2,169,145

SOURCE: Northampton County Financial Reports

LOCAL TAXES AND FEES

The preceding federal and state revenues represent income sources controlled in Washington and Richmond. The county has no direct control over these programs. On the other hand, local taxes and fees are controlled by Northampton County and represent the county's most direct means of raising additional revenues in time of need. Figure 8-J on the following page identifies the wide variety of local revenue sources.

From 1969 to 1972 there had been little significant increase in locally generated revenues. In 1973, however, local revenues showed a dramatic increase, rising 44 percent over 1972 levels. Approximately 90 percent of this rise can be attributed to a \$332,401 rise in receipts from property taxes, the result of a county-wide property reassessment the year before. Property taxes are discussed in more detail in the following section.

PROPERTY TAXES

Northampton County's expenditures are relatively fixed. Little can be cut from the county budget without seriously reducing existing programs. To finance new programs or increase services, the county, like most other jurisdictions, has only two means of raising significant additional revenues --- by increasing the property tax or by borrowing through public bond issues.

Property taxes include taxes on real property, personal property, machinery and tools and merchants capital.

The real property tax applies to two kinds of property: public service corporations and all other real estate. Assessment of public service corporations, including railroads and electric and telephone utilities, is done by the State Corporation Commission. Assessed valuation of public service properties in Northampton County was \$3,817,906 in 1970 and \$3,754,672 in September 1974, a decline of 1.7 percent during the four year period. This is believed to be due chiefly to recent changes in assessment ratios and procedures by the State Corporation Commission.

FIGURE 8-J
Local Revenues To The County

	F i s c a l Y e a r s				
	<u>1969</u>	<u>1970</u>	<u>1971</u>	<u>1972</u>	<u>1973</u>
<u>Local Sources</u>					
Property Taxes	\$ 495,995	\$ 491,805	\$ 481,828	\$ 489,150	\$ 812,228
Delinquent Taxes	19,319	18,147	16,592	18,881	15,328
Land Redemptions	792	1,432	2,175	1,868	1,863
Transfer Fees	3,636	5,486	5,242	6,987	8,835
Interest Advertising Cost					
Delinquent Taxes	1,783	1,551	1,526	1,704	1,514
County School Funds	95,940	101,625	109,984	105,365	21,476
Sheriff Fees	300	306	354	316	298
Dance Hall Licenses etc.	956	-	-	-	-
Trailer Camp Licenses permits	-	1,113	1,261	2,139	4,122
Interest on Investments	28,949	43,493	35,792	9,997	21,874
Rents From County					
Property	2,840	3,040	3,460	6,322	10,860
Sale Auto Decals	30,155	28,348	28,785	29,730	30,817
Local Sales Tax	168,067	150,041	171,749	186,194	197,675
Accomack County's					
Share Special School Costs	8,319	108,978	8,693	8,736	8,149
Services to Cape Charles	13,192	17,971	14,253	12,370	10,487
Drayage or Surplus Commodities	1,467	1,508	1,269	1,734	-
Commonwealth Attorney's Fees	22	48	14	9	19
County Fines	-	81	199	26	70
Dog Tag Sales	2,287	3,214	3,282	2,876	2,733
Glebe Trust Fund	946	1,200	1,525	628	1,321
Donations, Refunds, etc.	6,848	8,874	12,763	21,138	25,296
TOTAL	\$ 881,813	\$ 890,181	\$ 900,747	\$ 906,171	\$1,174,965

SOURCE: Northampton County Financial Reports

Other real property, however, comes solely under local appraising and taxation authority. This other real property accounted for over two-thirds of Northampton County's property tax receipts in 1973.

The dramatic rise in property tax receipts in 1973 is due to a county-wide real property reassessment in 1971-1972. The following table shows the assessed value of all real estate in Northampton County except public service corporations by magisterial districts and towns after the reappraisal.

FIGURE 8-K
1973 Real Property Assessments by Districts and Towns

	<u>Value</u>	<u>% of Total Assessed Value</u>
Franktown District	\$ 2,760,559	18.8%
Eastville District	4,757,494	32.3
Capeville District	2,842,997	19.3
Exmore Town	1,331,345	9.0
Nassawadox Town	449,159	3.1
Eastville Town	248,225	1.7
Cheriton Town	380,948	2.6
Cape Charles Town	<u>1,947,824</u>	<u>13.2</u>
TOTAL	\$14,718,551	100.0%

SOURCE: Northampton County Commissioner of Revenue

The five incorporated towns (Exmore, Nassawadox, Eastville, Cheriton, and Cape Charles) accounted for 29.6 percent of the county's assessable base. The remaining 70.4 percent of the county's assessed value is contained in its rural sections.

Under state law, every Virginia county must reassess all real property at least once every six years. Only six Virginia Counties

currently choose to conduct reassessments more frequently. Under a six year assessment policy, increased property value due to new construction, rezoning, or subdivision is assessed at the time it occurs; however, general increases in property value due to market pressures and inflation are not reflected in a higher assessment until the next six year blanket reassessment occurs.

This six year reassessment cycle can have undesirable effects on county finances. For all practical purposes, it freezes real property revenues for six years unless the tax rate is increased. For example, Northhampton County's assessable base between 1970 and 1971 increased only \$50,761, 0.5 percent. This small rise in assessable base was due primarily to new construction and failed to reflect inflating increases in market value.

If properties had been reassessed annually during the period, county revenues would have been higher by \$25,000 to \$100,000 per year, assuming no change in the tax rate.

The six year reassessment policy may work hardships on property owners. Speculators who characteristically rely upon holding a property for a short time only to resell it at a higher price would escape paying higher property taxes on their rapidly appreciating properties. On the other hand, long term property owners in areas of declining property values would be paying unfairly high taxes based on the older assessments.

The present Northhampton County real property tax is \$4.50 per \$100 of assessed valuation. Normally, assessed value is 30 percent of appraised value, but records indicate a true county assessment ratio of 14.5 percent of market value. A low ratio is not uncommon for rural Virginia counties.

Assessment ratio as a percentage of fair market value in Accomack County was 18.8 percent. The true tax rate in Northhampton County was \$.65 cents per \$100 of market value while Accomack County's was \$.55 per \$100 of assessed value.

In addition to the county, all the towns except Cheriton and Nassawadox also impose real estate taxes. The rate per \$100 of assessed value in each town is as follows:

FIGURE 8-L
Tax Rates, Incorporated Towns

<u>Tax Rate Per \$100 of Assessed Value</u>	
Cape Charles	1.30
Exmore	1.00
Eastville	.50

FARMLAND ASSESSMENT

To preserve farmland and other open spaces and prevent their conversion to other uses because of high real estate taxes, the Virginia General Assembly in 1973 adopted a Land Use Assessment Law (Code of Virginia, Chapter 15 of Title 58, Article 1.1) which permitted counties, at their option, to assess agricultural, horticultural, forest, and other open spaces according to use rather than market value.

Northampton County has not adopted the necessary legislation to join this program, but has been using assessment ratios similar to those possible under the Land Use Assessment Law and thus achieves the same effect. The appraised and assessed value of farm and open space in Northampton County is as follows.

FIGURE 8-M
Appraised and Assessed Value of Farm Land and Open Space

	<u>Appraised Value</u>	<u>Assessed Value</u>
	<u>Per Acre</u>	<u>Per Acre</u>
Tillable	\$ 250	\$ 75
Pasture	100	30
Timber	200	60
Cut Over	50	15
Marsh	10	3
Pits	100	30

SOURCE: Northampton County Commissioner of the Revenue

PERSONAL PROPERTY AND OTHER LOCAL TAXES

In addition to real property, Northampton County taxes tangible personal property, machinery and tools, and merchants' capital. All taxes are levied at the same \$4.50 per \$100 of assessed valuation as occurred with real property.

The tax revenue from tangible personal property, primarily vehicles, is the largest of the other local taxes in Northampton County. Revenues in 1974 amounted to \$89,702. Total assessed value of tangible personal property was \$1,993,355. The assessment ratio on automobiles is 30 percent of the retail value listed in the Red Book, National Market Reports, Inc. An assessment ratio of 15 percent is applied to the Red Book Value of Trucks.

Taxes on merchants' capital is a levy on business inventories. Merchants' capital was assessed for \$75,190 in 1974 and generated revenues of \$3,383. The assessment ratio is ten percent of value of the year end inventory.

Machinery and tools, with an assessed value of \$265,700, generated \$11,959 in revenues in 1974. Value of machinery and tools is computed by applying a 25 percent assessment ratio to the remaining value of items to be depreciated on the owner's federal income tax return in the future. If the items are fully depreciated the assessment ratio is applied to the percent of the original cost of the fully depreciated items.

The assessment ratio on farm machinery is slightly lower; ten percent of depreciated value according to the owner's federal income tax return or 10 percent of original cost if fully depreciated.

Boats are assessed at 20 percent of Blue Book value, if factory built, or the appraised value if independently built.

Mobile homes are assessed at 20 percent of depreciated value based upon the Insurance Underwriters Depreciation Schedule.

FUTURE INDEBTEDNESS

The only other significant alternative to property taxes for raising additional revenue is further indebtedness, chiefly through the issue of bonds.

The following table summarizes Northampton's bonded indebtedness for the fiscal years 1970 to 1973.

FIGURE 8-N
Bonded Indebtedness: FY 1970-1973

	FISCAL YEARS			
	<u>1970</u>	<u>1971</u>	<u>1972</u>	<u>1973</u>
Indebtedness	\$ 425,000	\$ 370,000	\$ 310,000	\$ 345,000
Assessable Base	\$9,306,580	\$9,357,341	\$14,366,244	\$14,718,551
Ratio of Bonded Indebtedness to Assessable Base (Percent)	4.6%	4.0%	2.2%	2.7%

SOURCE: Northampton County Financial Reports

During the four year period, the ratio of bonded indebtedness to assessable base declined, dropping from 4.6 percent to 2.7 percent. This decline is the result of annual bond redemptions and the dramatic 1971 real property reassessment.

A county's ability to sell bonds is limited by its assessable tax base. With a few exceptions, such as revenue bonds, the Constitution of Virginia prohibits a county's indebtedness from exceeding 18 percent of the assessed value of its real estate. Using this ratio for Northampton County, the level of bonded indebtedness could be raised to approximately \$2,600,000 if needed for public improvements.

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