

New Hope Borough Comprehensive Plan Update

Community Findings



Process Breakdown

Plan Development

- Data Collection
- Planning Commission Meetings
- Plan Development
- Draft Review
- Adoption

Public Outreach

- Resident Survey
- Project Website
- Workshops
 - Identifying Community Issues
 - Organizing Teams and Visioning
 - Solutions and Choices
- Public Meeting

Plan Process & Timeline



Phase 1 - Information Gathering

1. Resident Survey 12/24 – 3/1
2. Borough Administration and Officials Workshop 6/10/24



Phase 2 - Workshop Series

1. Workshop 1-Identifying Community Issues 2/20/25
 2. Workshop 2-Organizing Teams and Visioning 5/2025
 3. Workshop 3-Solutions and Choices
 4. Workshop 4-Capacity Building
- } Summer 2025



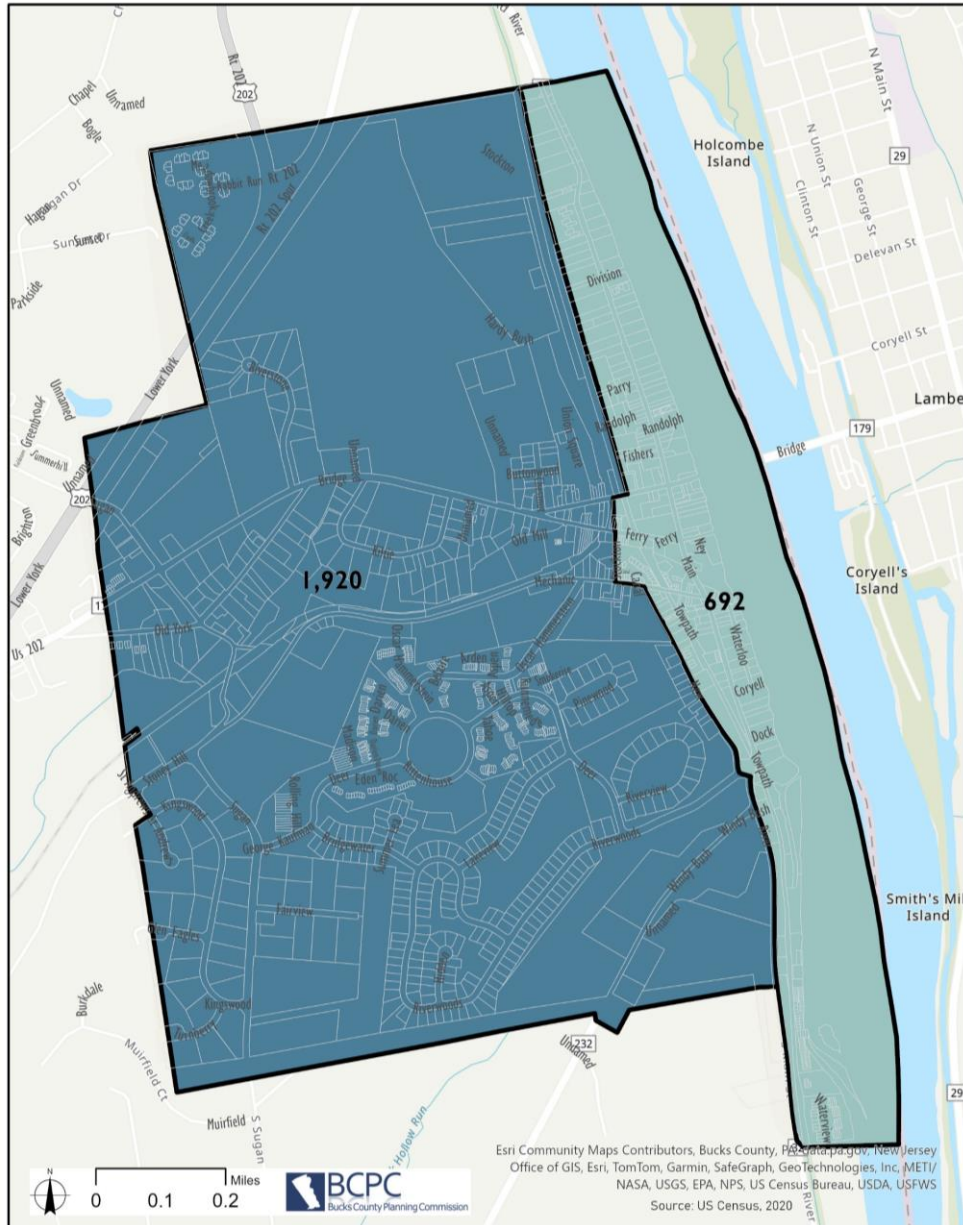
Phase 3 - Plan Development

1. BCPC Plan Development
 2. Draft Plan Review
 3. Open House
 4. Council Review/Adoption
- } Late 2025 / Early 2026

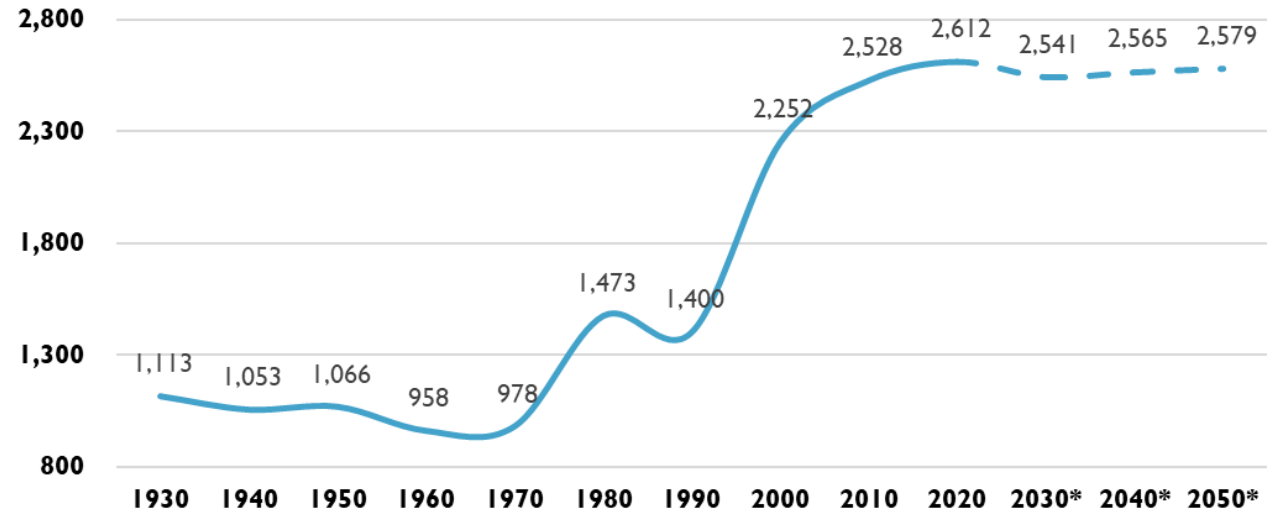
Community Data



Total Population



Total Population, 1930-2050*

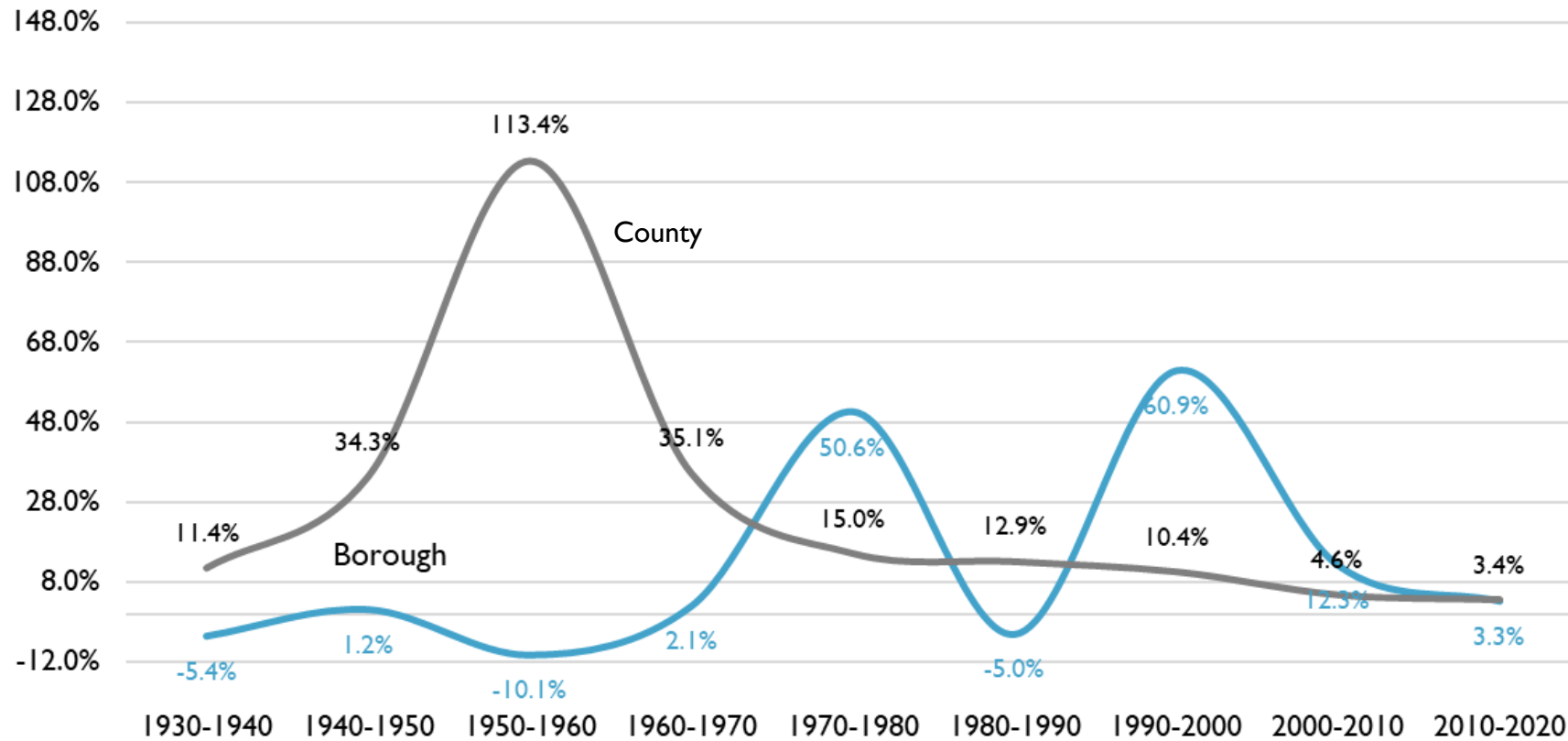


Source: U.S. Census, 1930-2020.

*DVRPC Population Forecasts, 2030, 2040 and 2050.

Rapidly Growth Population
Since 1990

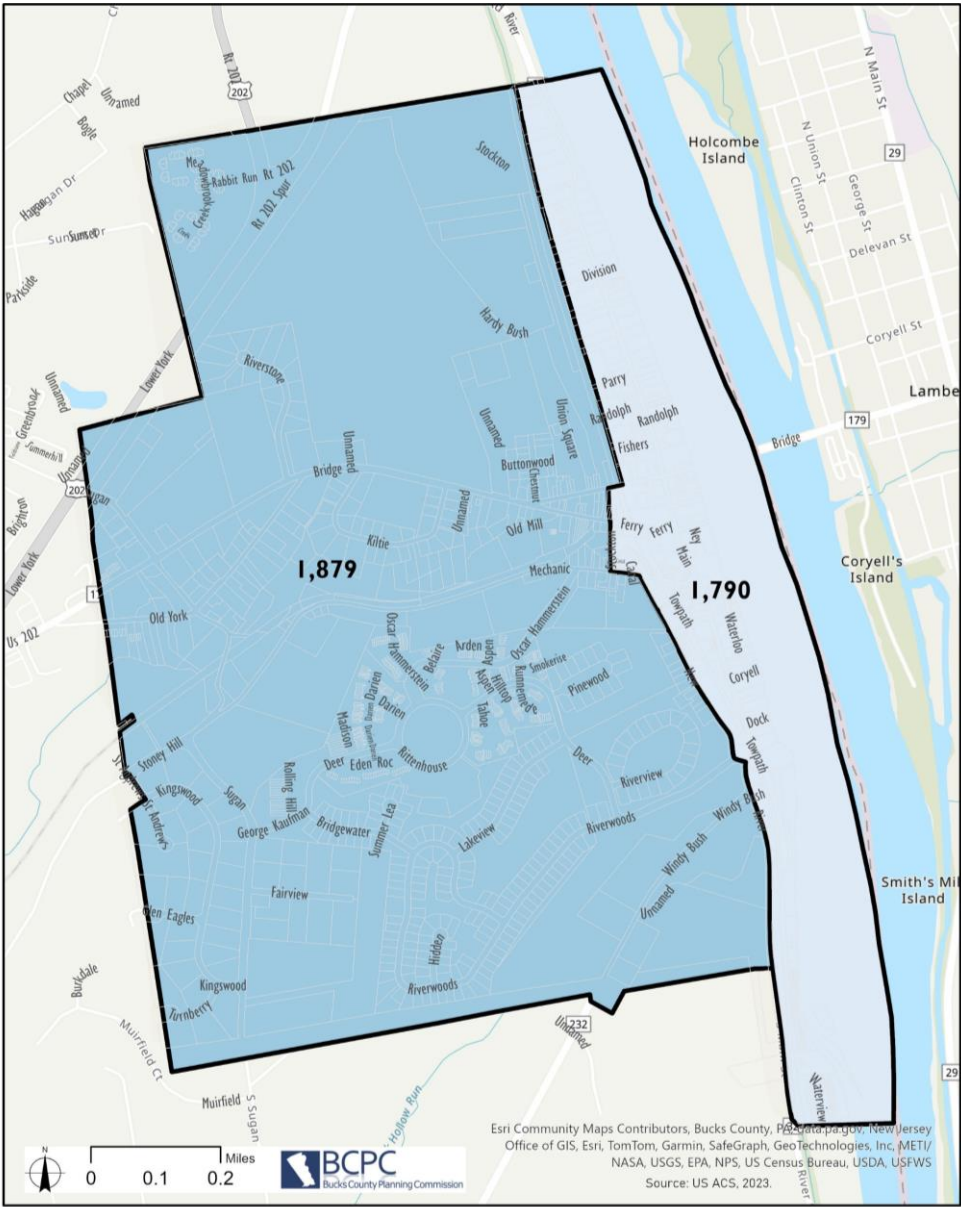
Population Change



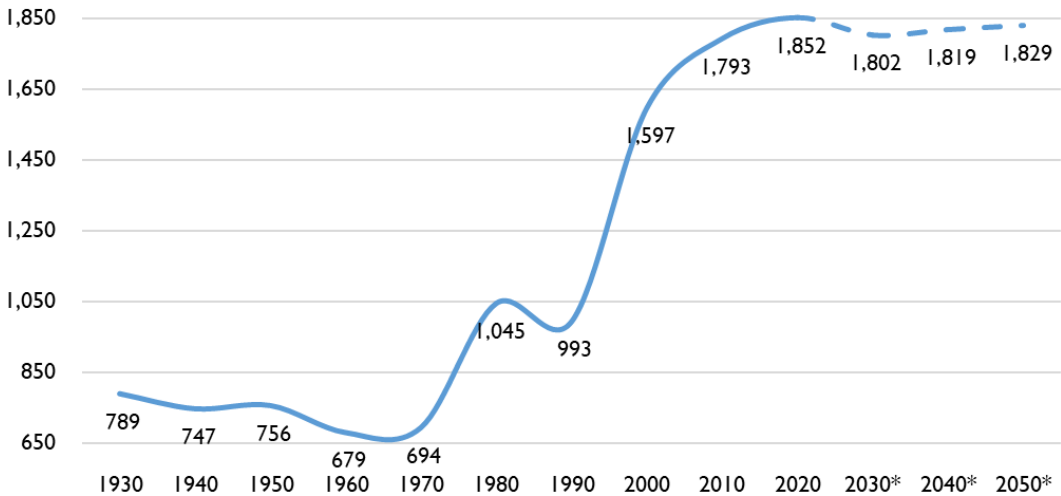
Source: U.S. Census, 1930-2020.

A Changing Community

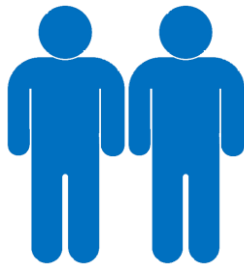
Population Density



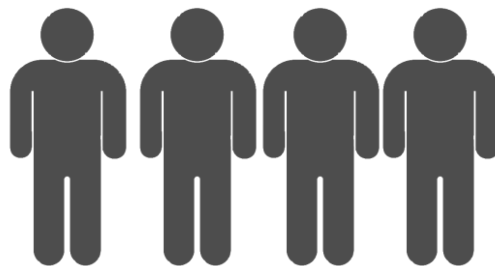
Population Density, 1930-2050*
(Persons/SQMI)



Source: U.S. Census, 1930-2020.
*DVRPC Population Forecasts, 2030, 2040 and 2050.



New Hope Borough



Doylestown Borough

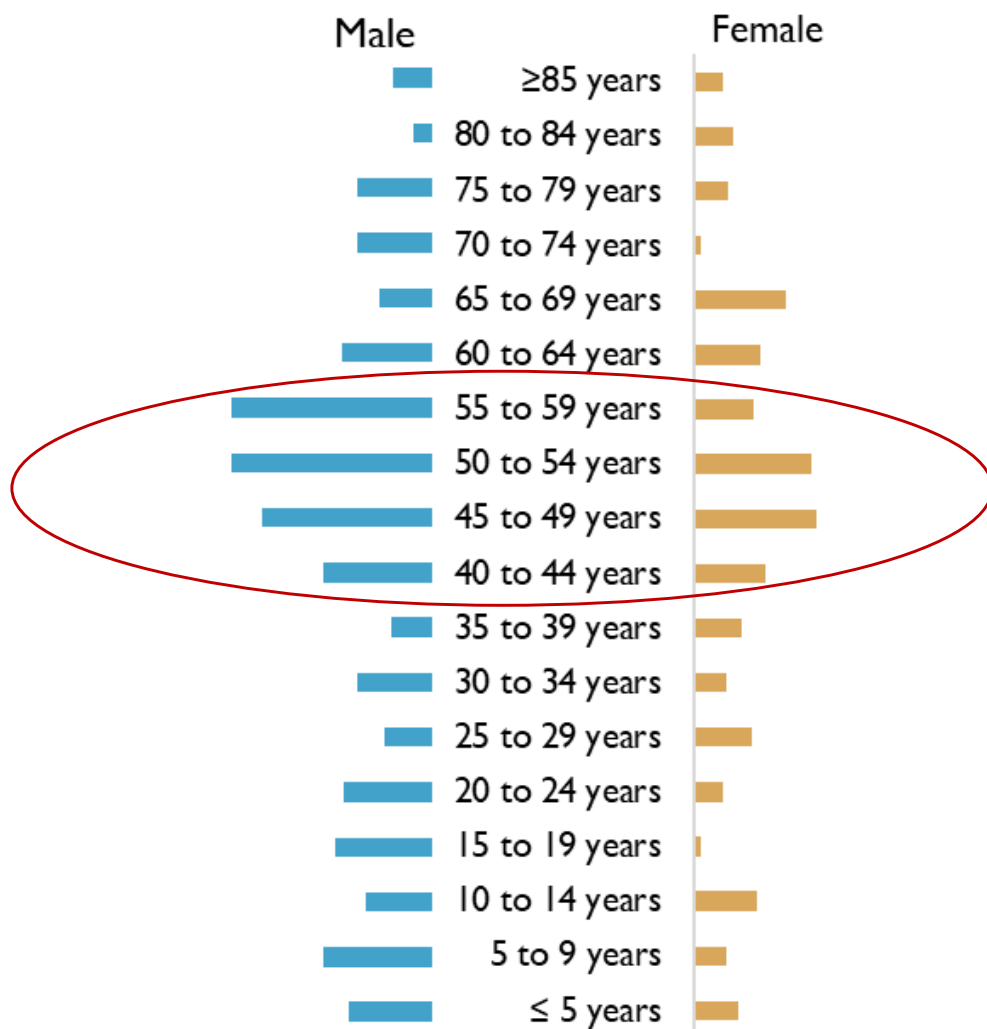


County

A moderate-dense Community

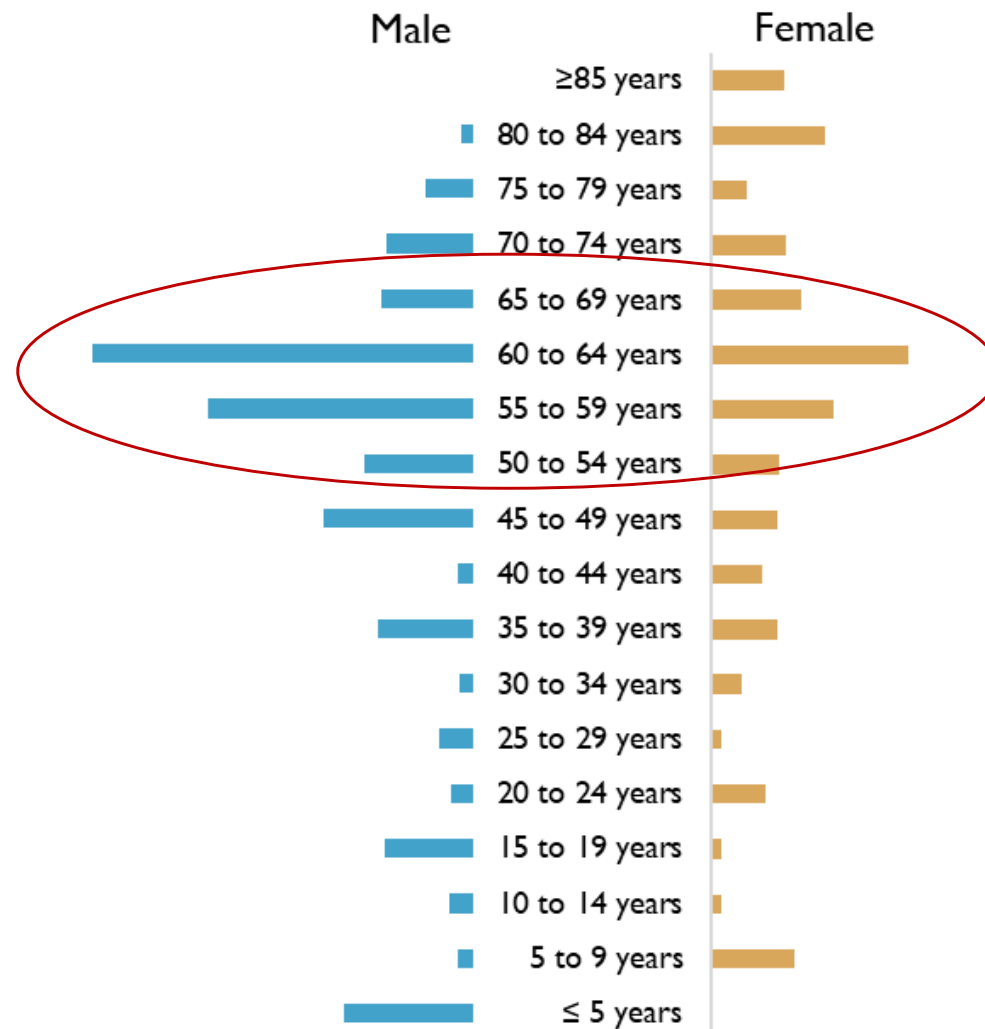
Population Pyramid

Age by Sex 2013



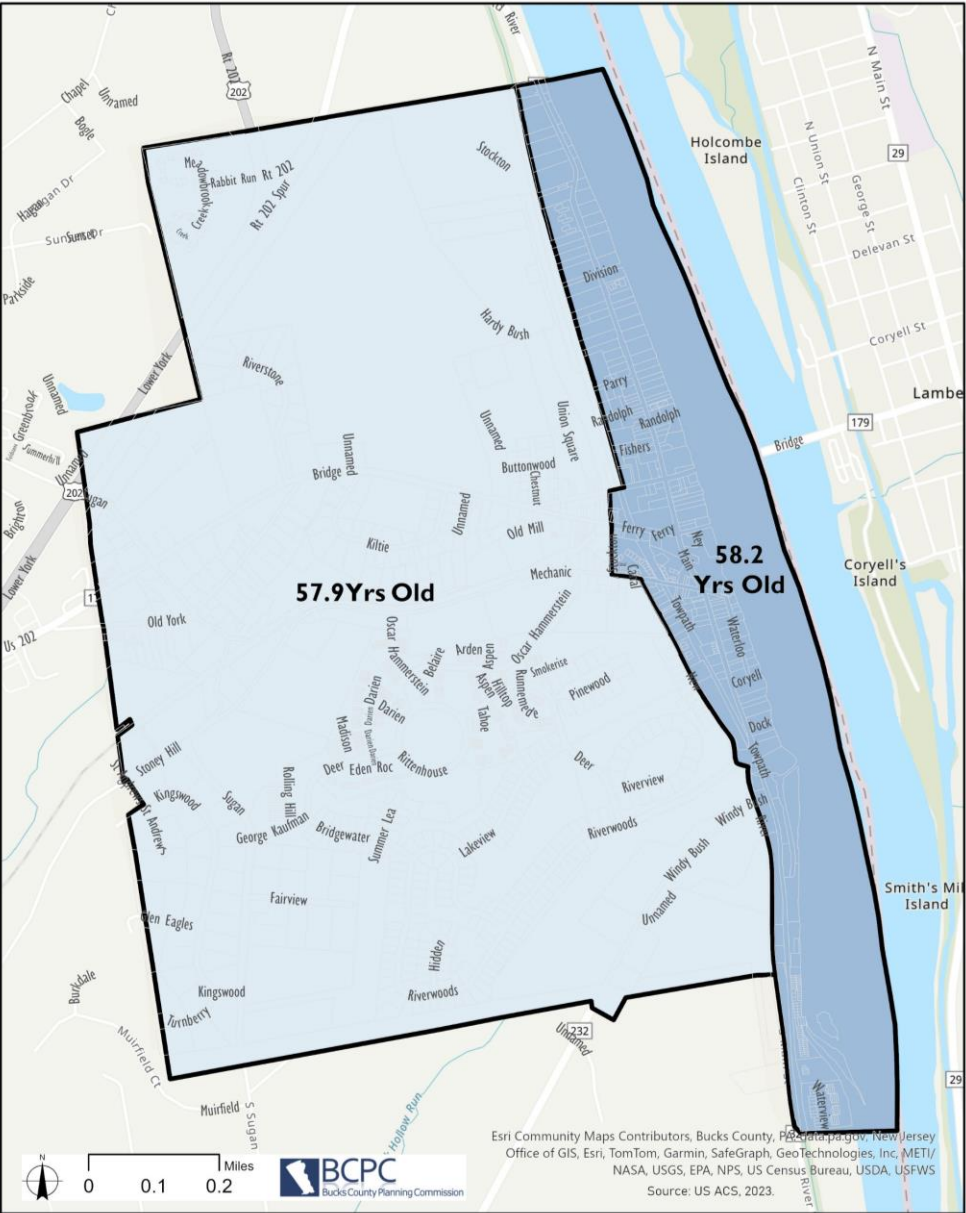
Source: U.S. ACS Estimates, 2013.

Age by Sex 2023

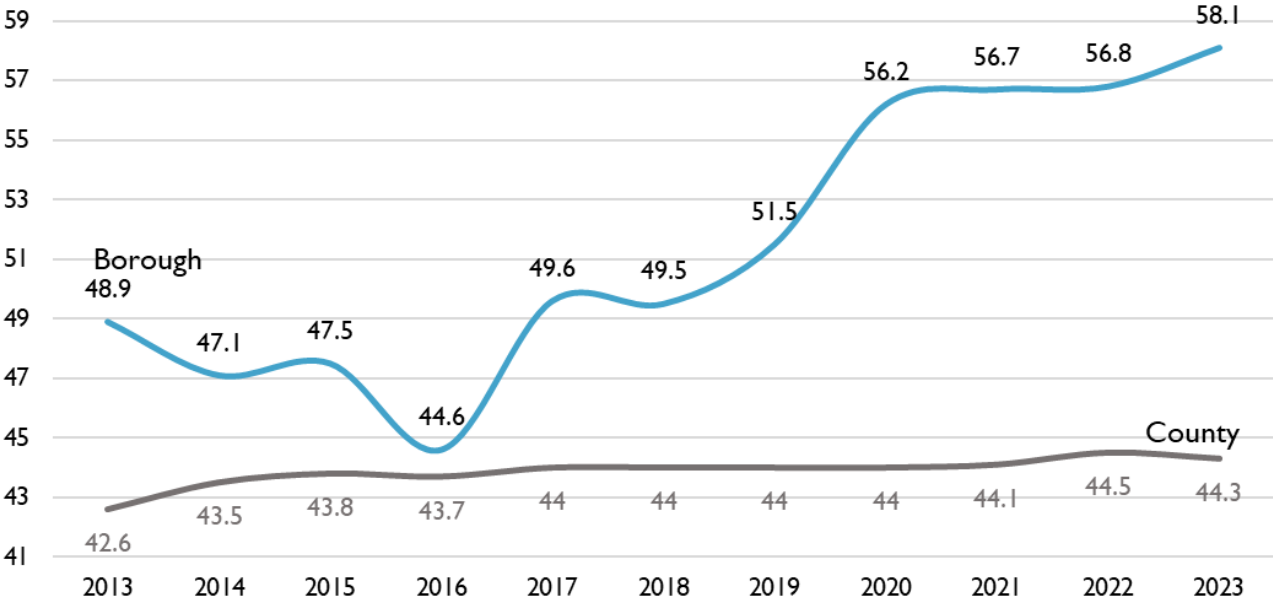


Source: U.S. ACS Estimates, 2023.

Median Age



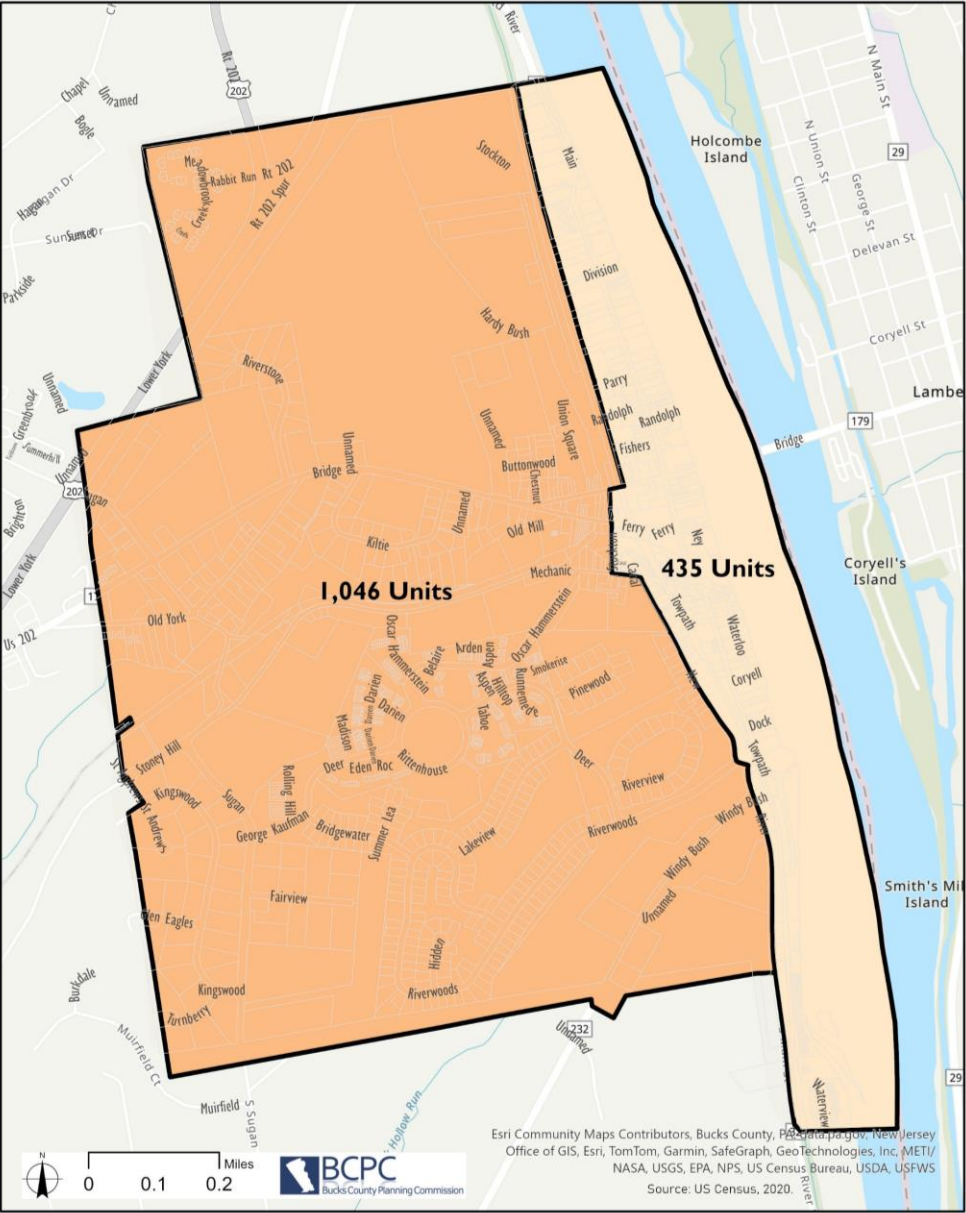
Median Age, 2013-2023



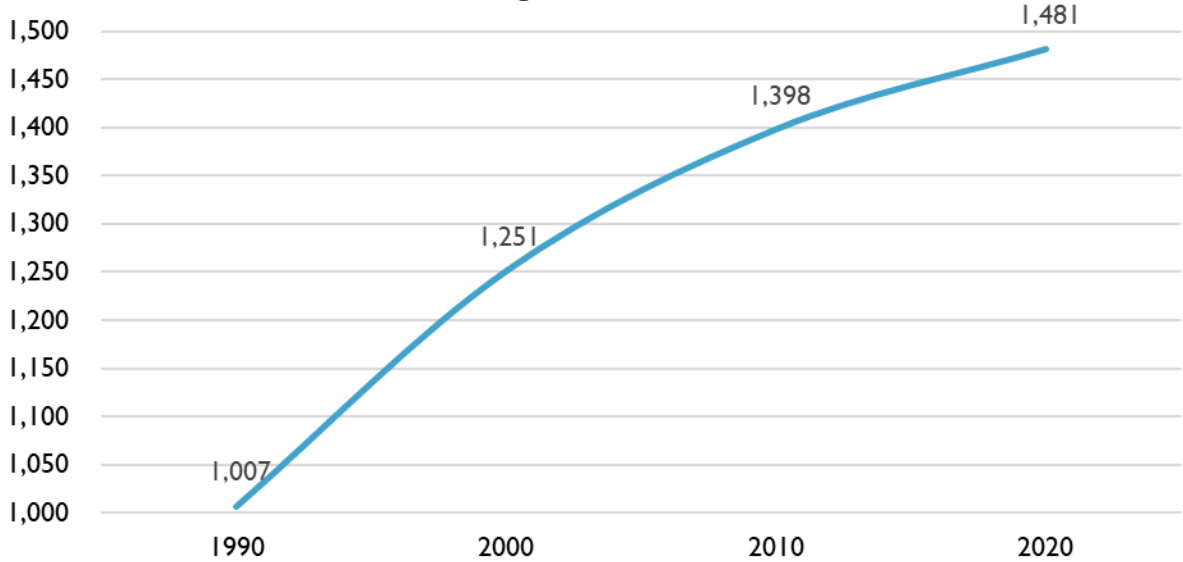
Source: U.S. ACS Estimates, 2013-2023.

Population Trended Older

Housing Units

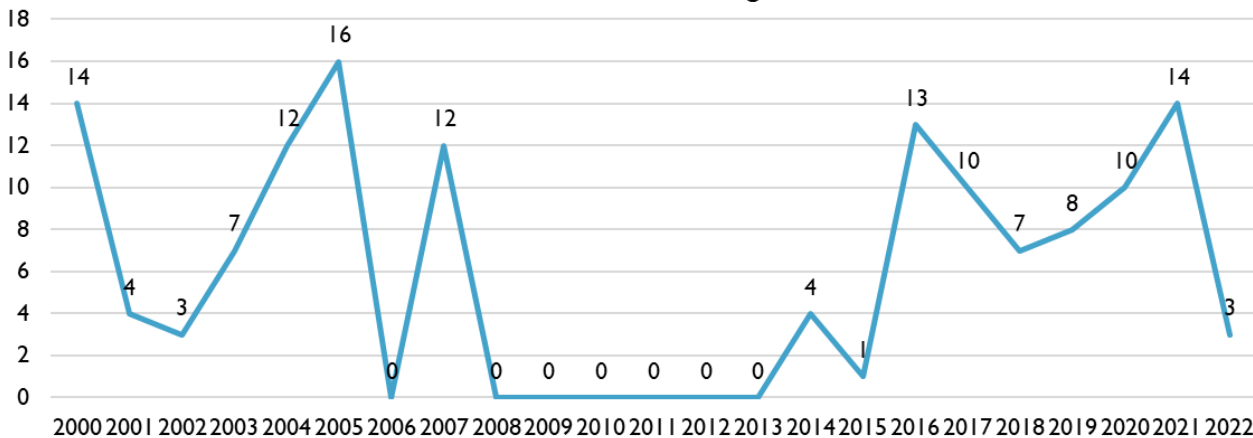


Total Housing Units 1990-2020



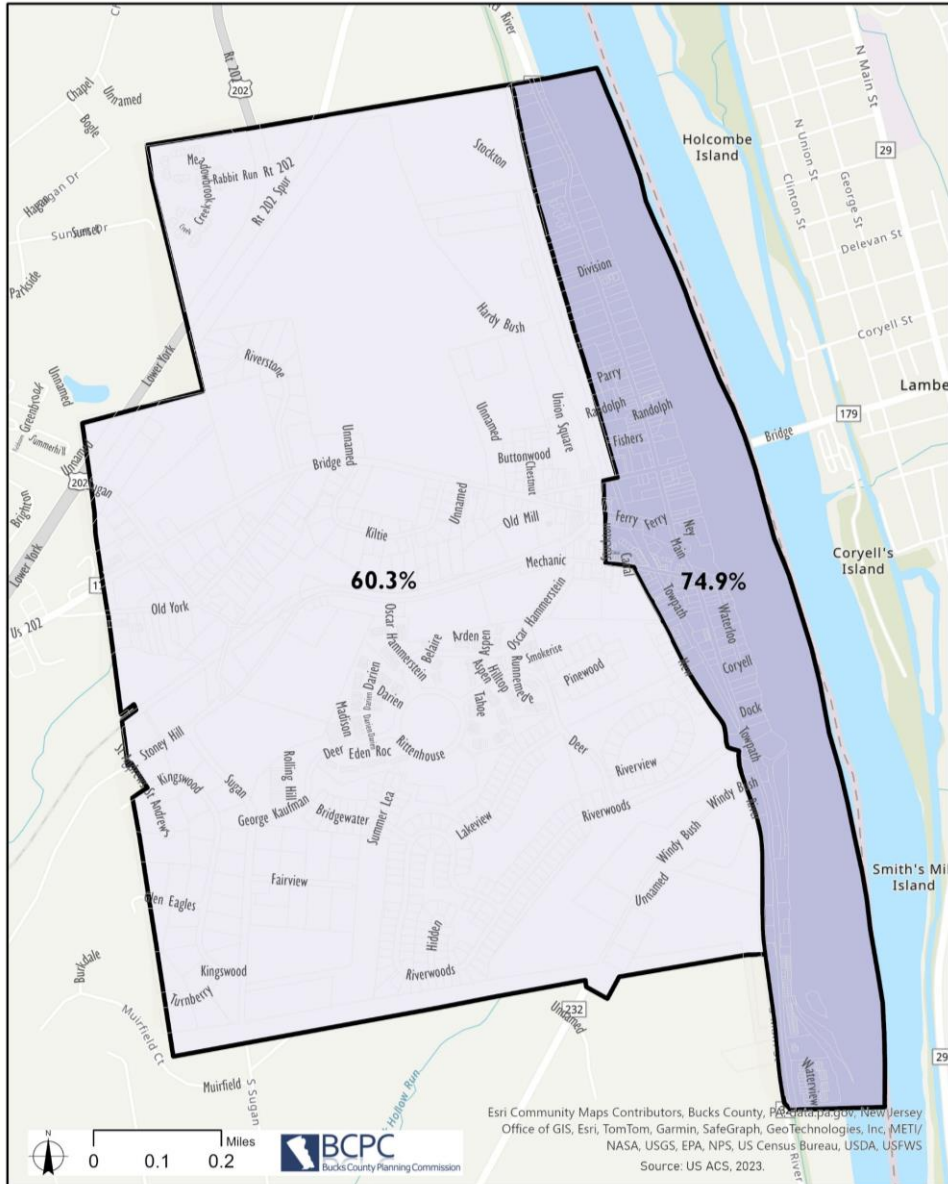
Source: U.S. Census, 1990-2020.

New Constructed Housing Units



Source: DVRPC Residential Permits, 2000-2020.

Home and Households



1,366
Households

1.92
Avg Household Size

9.4%
Disabled

13%
Household without
Car

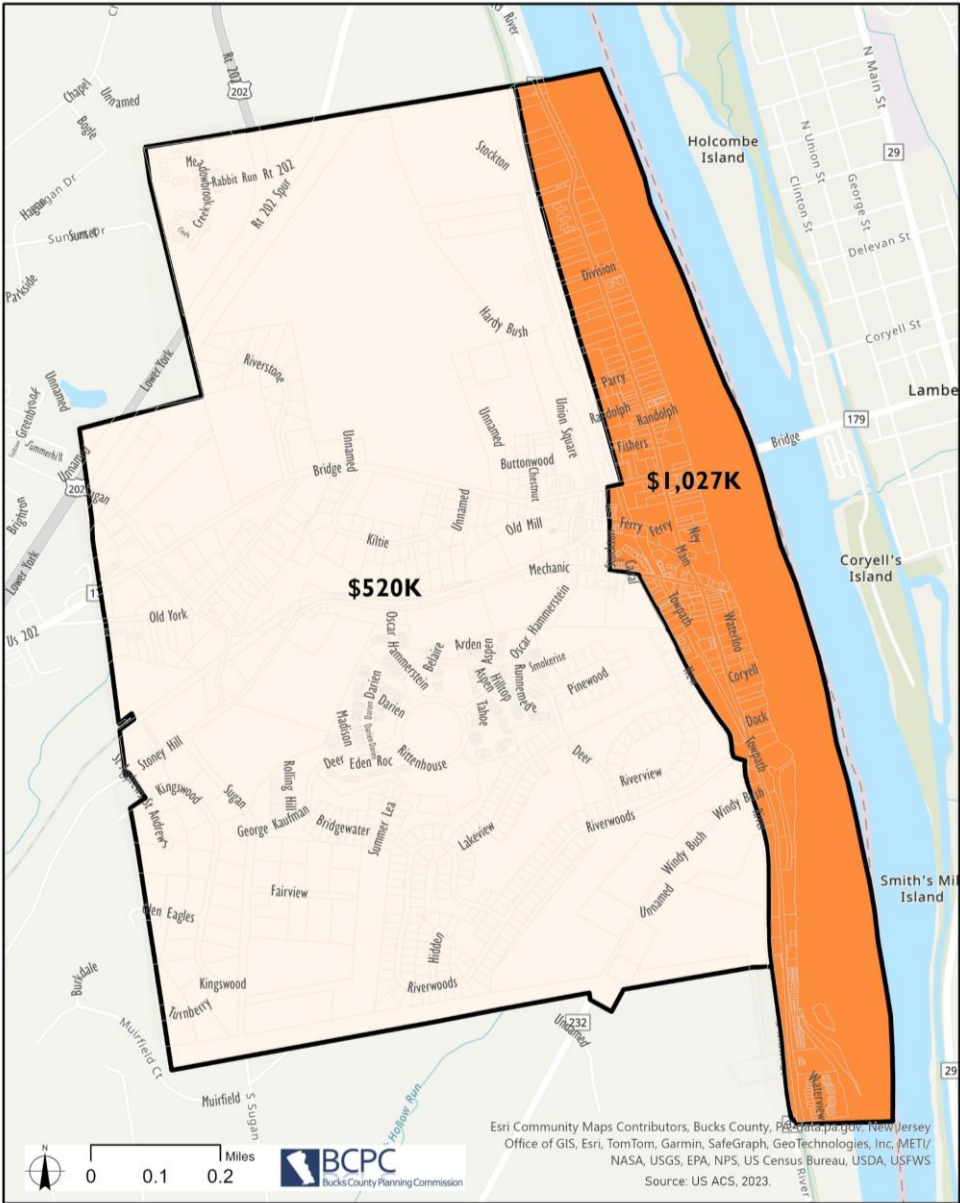
36%
Residents 65+

93%
Internet at Home

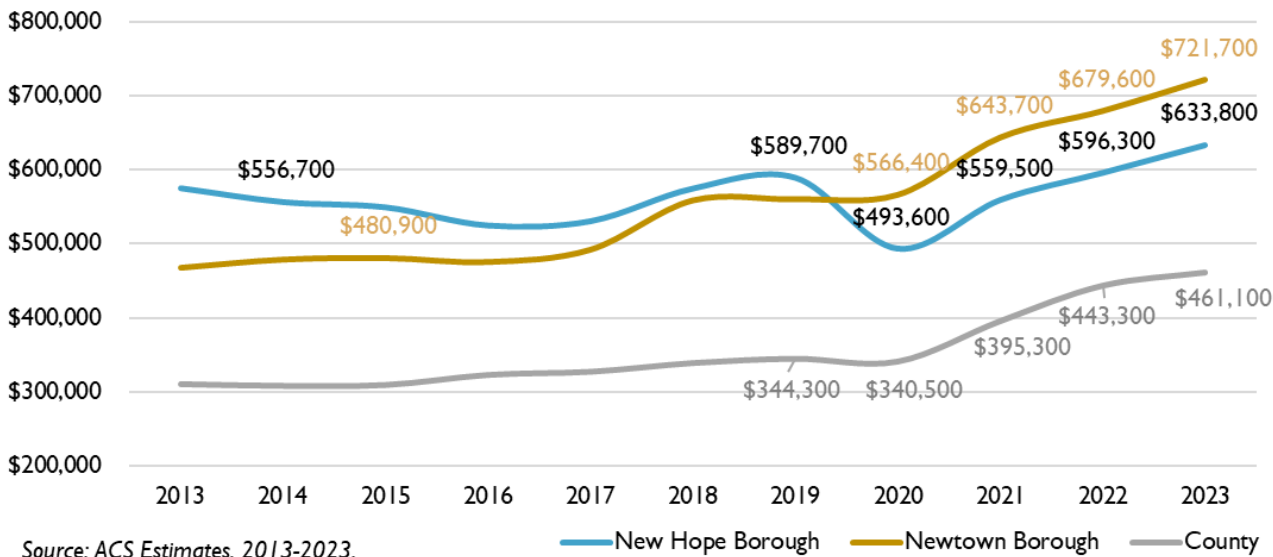
Sources: U.S. ACS Estimates 2023.

**Main St Portion is 75%
Owner-occupied**

Housing Values



Median Housing Values, 2013-2023
(Owner-occupied Housing Units)



Main Street Portion were double price than the rest

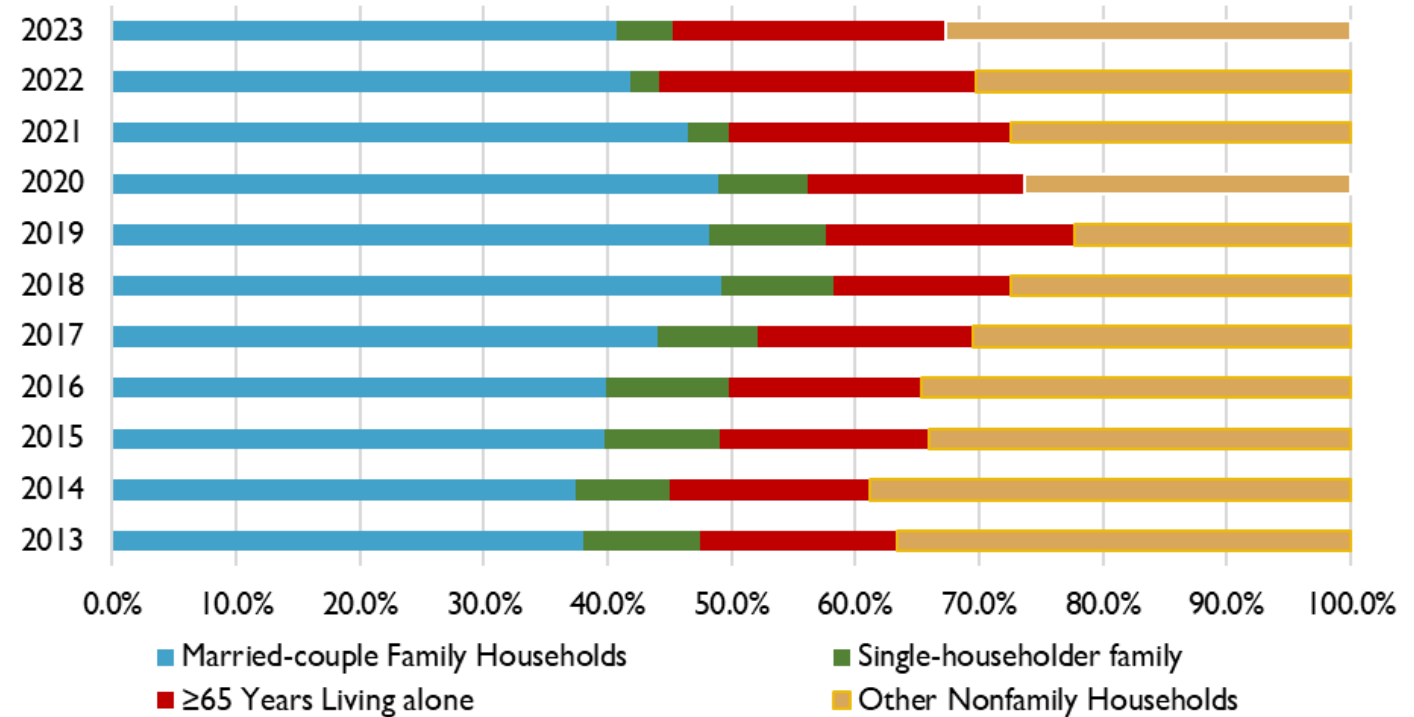
Householders

Owner VS. Renter
3:2

Family Households VS. Nonfamily
Households
9:10

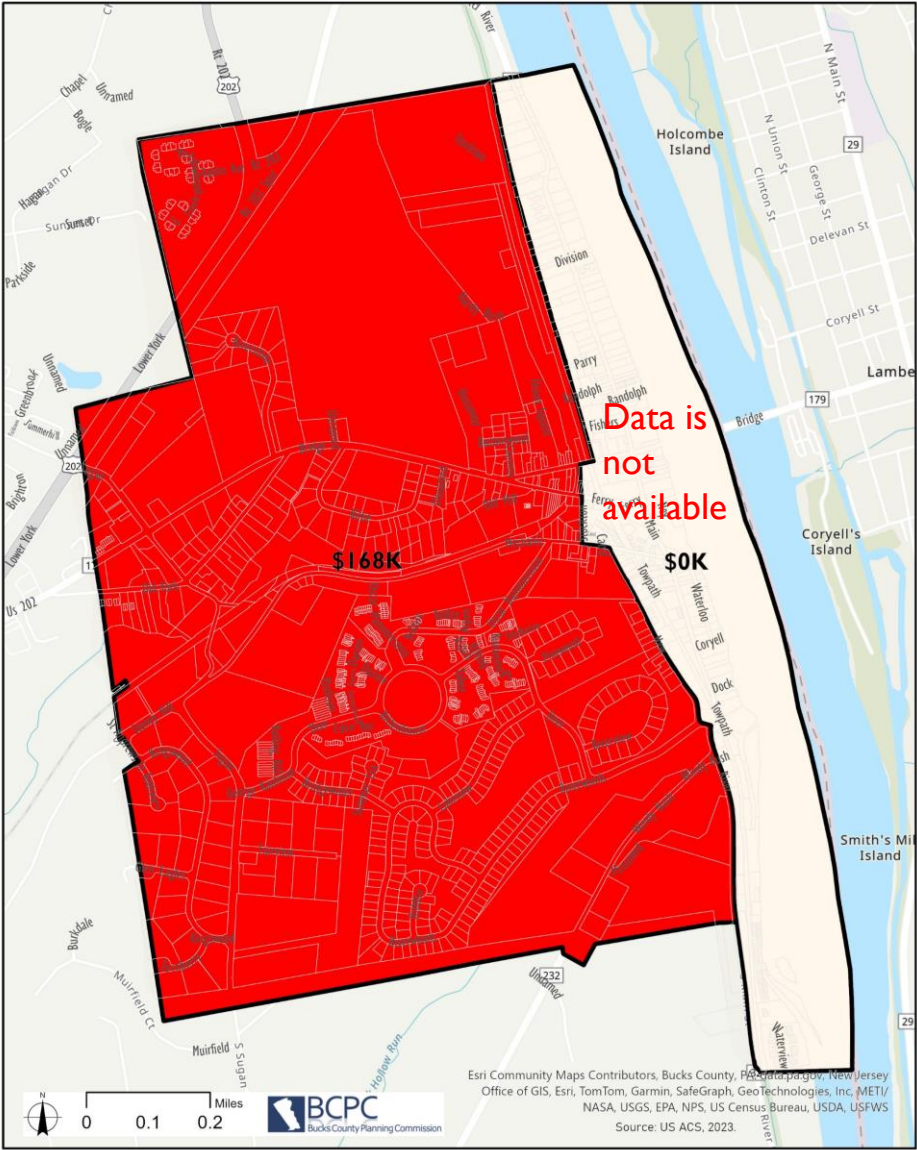
Senior Living alone Households
25%

Housing Character, 2000-2023

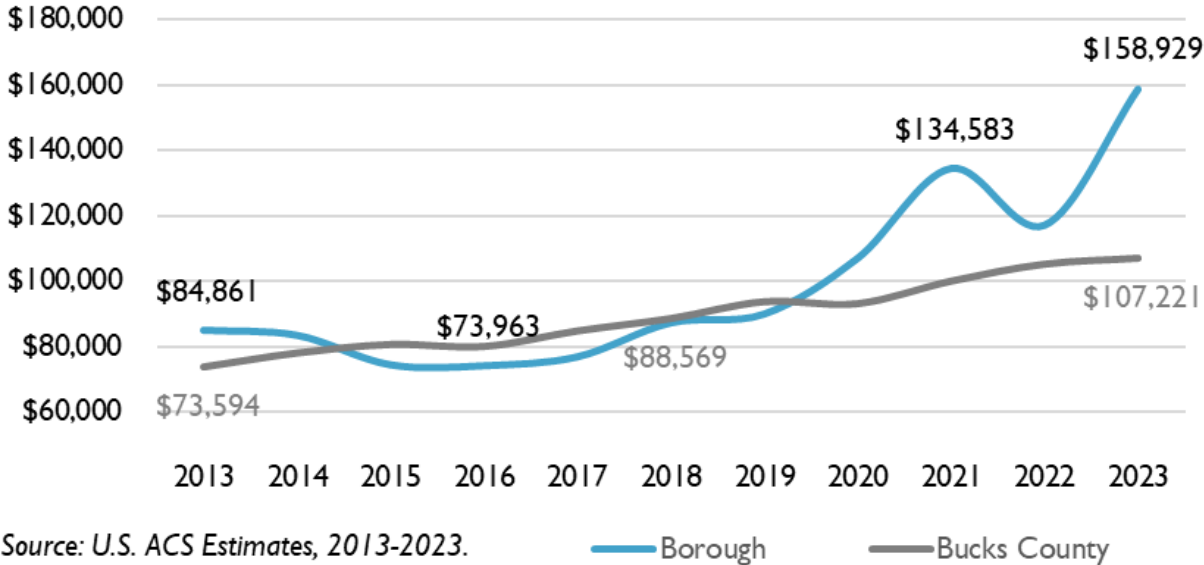


Source: U.S. ACS Estimates, 2000, 2010, 2020 and 2023.

Household Income



Median Household Income, 2013-2023



\$ 2,781

Owner Monthly Cost
with Mortgage (median)

21%

Percent of Income
for Mortgage

\$1,057

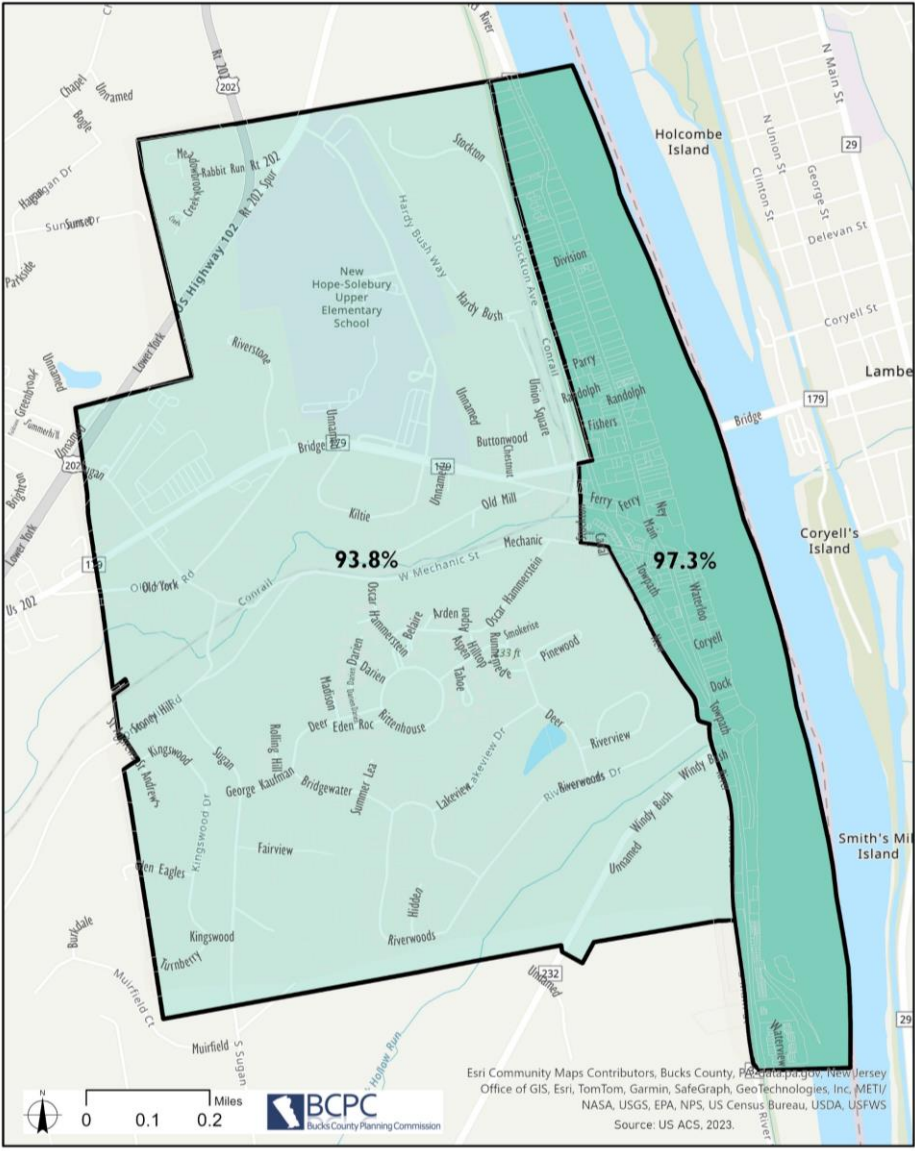
Owner Monthly Cost without
Mortgage (median)

34

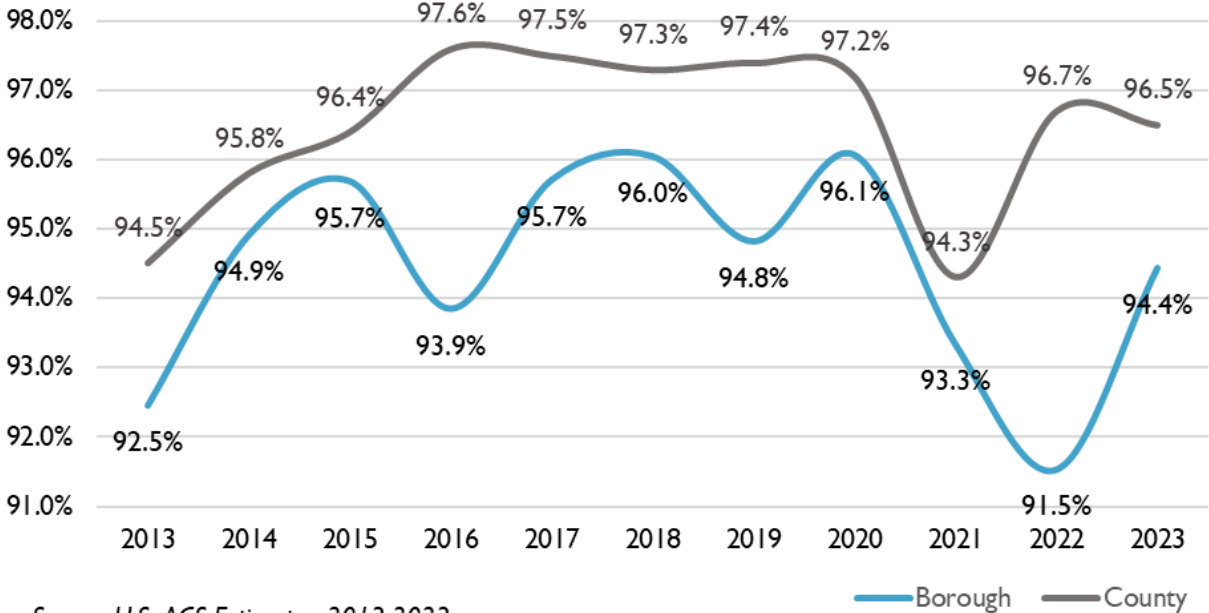
Households Receiving
Food Stamps

Source: ACS Estimates 2023.

Employment



Employment Rate, 2013-2023



76%

White Collar



20%

Services

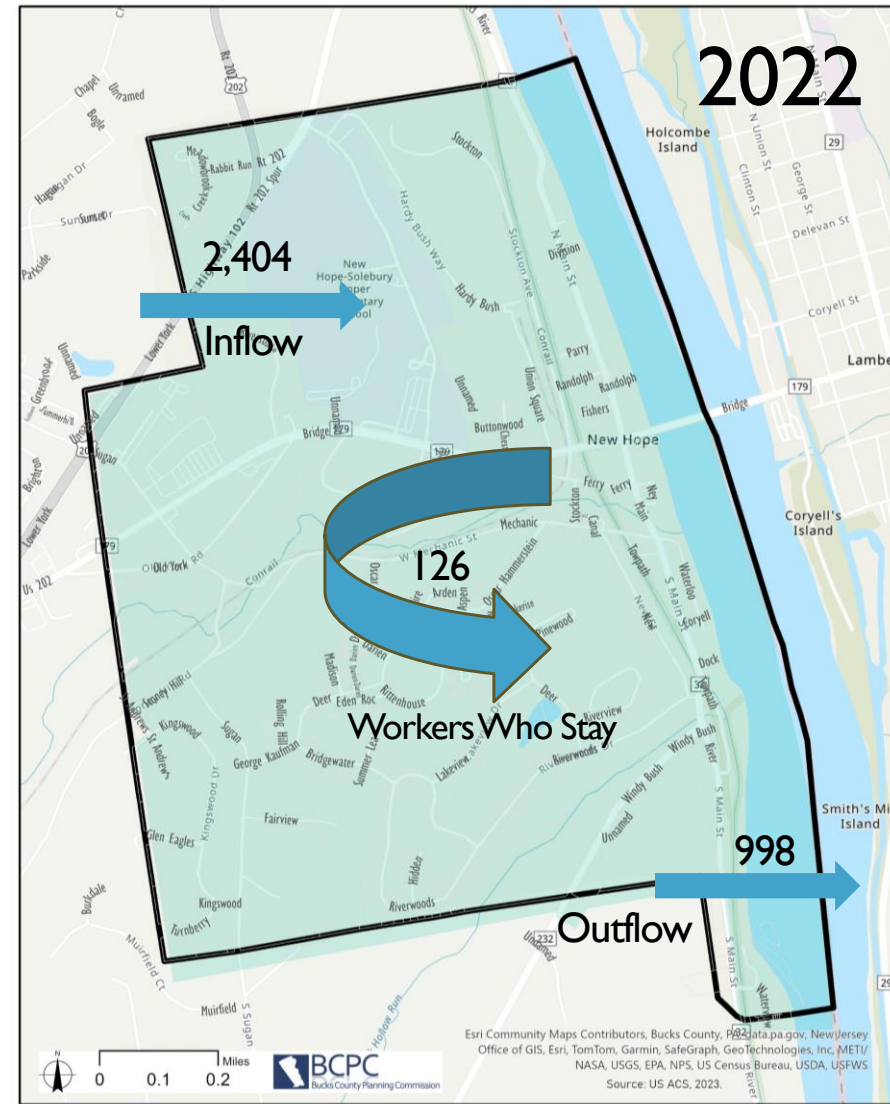


4%

Blue Collar

A Working Professional and Tourism Oriented Community

Employment



Source: U.S. Census Bureau, on the map, 2012 and 2022.

Commute

3,793

Daytime
Population

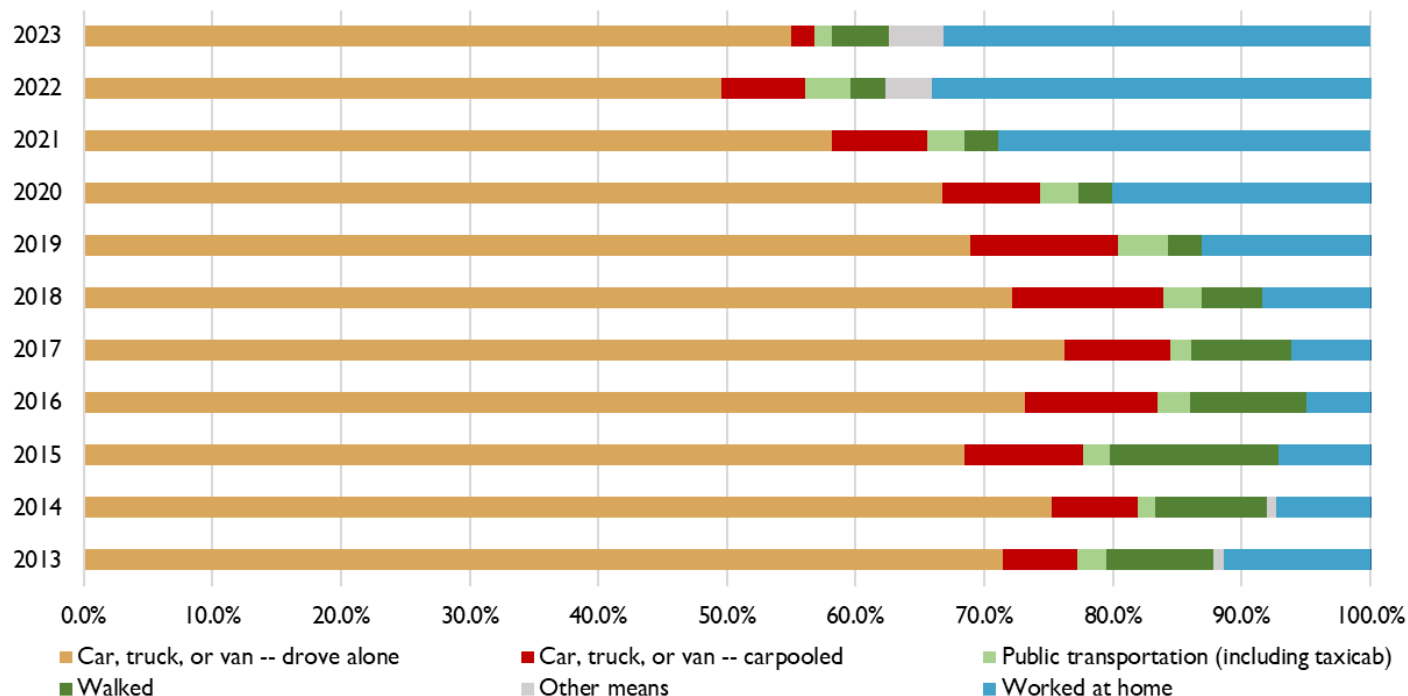
16%

Spend 1+ Hours
Commuting per Day



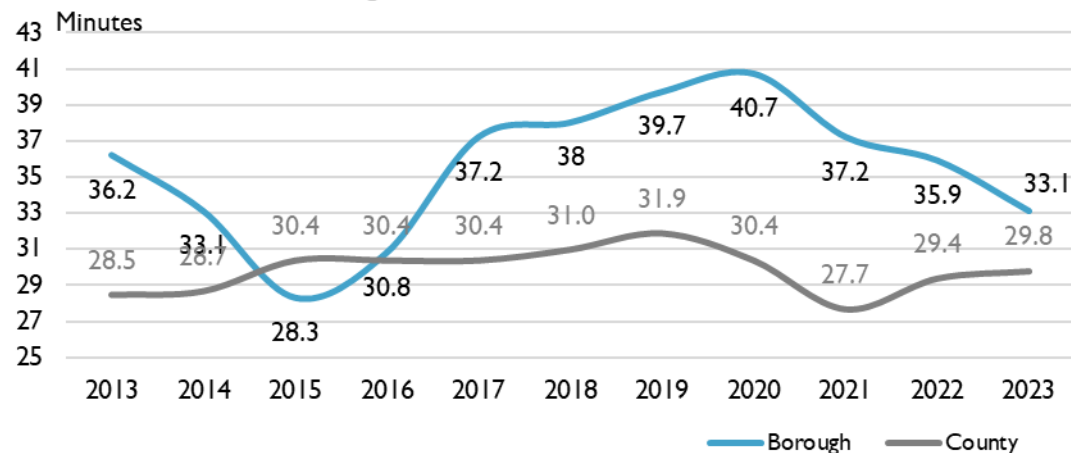
55%

New Hope Borough Ways to Commute, 2013-2023



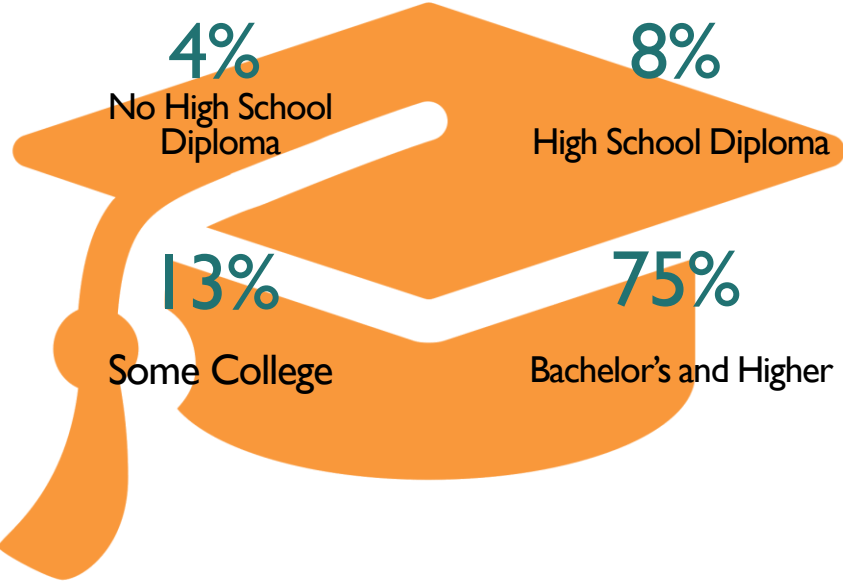
Source: U.S. ACS Estimates, 2013-2023.

Average Commute time, 2013-2023

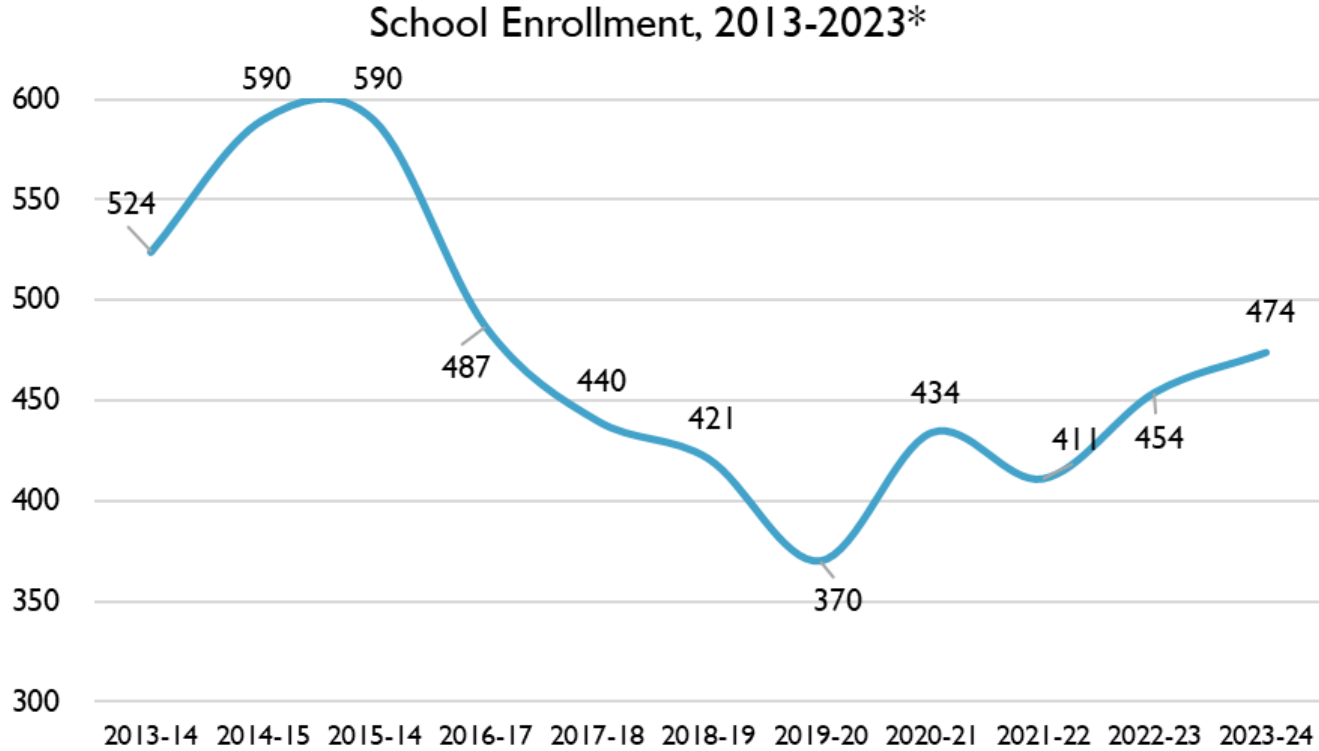


Source: U.S. ACS Estimates, 2013-2023.

Education



Source: U.S. ACS Estimates 2023.
*Population 25-64 years old.



Source: U.S. ACS Estimates, 2013-2023.
*Note: for school students with age 3 and over.

A Well-educated Community

Our Neighbors

Comparisons

		New Hope Boro	Doylestown Boro	Newtown Boro	Quakertown Boro	Perkasie Boro	Solebury
2020	Total Population	2,612	8,300	2,268	9,359	9,120	8,709
	Area (Mi ²)	1.41	2.16	0.55	2.00	2.56	26.6
	Population Density (Pers./SQMI)	1,852	3,843	4,124	4,680	3,563	328
	Population Change 2010-2020 (%)	3.3%	-1.0%	0.9%	4.2%	7.2%	0.2%
2023	Median Age	58.1	51	50.8	37.1	36.4	54.5
	Poverty	3.80%	6.00%	0.50%	10.60%	7.80%	1.50%
	Home Ownership Rate	63.0%	49.9%	74.5%	53.7%	70.6%	94.20%
	Employment Rate	94.4%	97.0%	97.2%	96.5%	92.1%	96.6%
	Median Household Income	\$ 158,929	\$ 93,672	\$ 146,765	\$ 70,978	\$ 99,474	\$ 185,341
	Median Gross Rent	\$ 1,957	\$ 1,754	\$ 1,851	\$ 1,253	\$ 1,164	\$ 2,415

Source: U.S. Census 2020 and ACS Estimates 2023.

Similar to NHB | Highest Value | Lowest Value

Resident Survey



Survey Data Overview

12/2/2024-3/1/2025, 90 days

334 participants

29 questions

Response Rate

12.7%

Total Population (2,631 pers)

28%

Total Households (1,192 HHs)

69%

Complete Rate

16 Mins

Average Complete Time

Participants' Profile

52%

Age 60-74 represented the most

85%

College+

95%

Participants live in 2.3.4
neighborhoods

88%

Participants have one or
more children under the age
of 18 at home

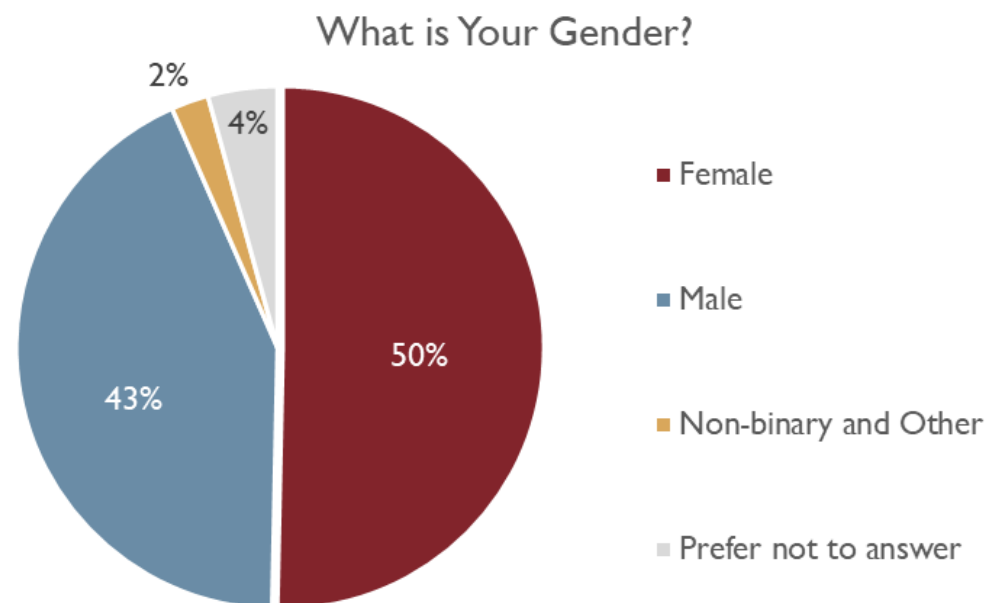
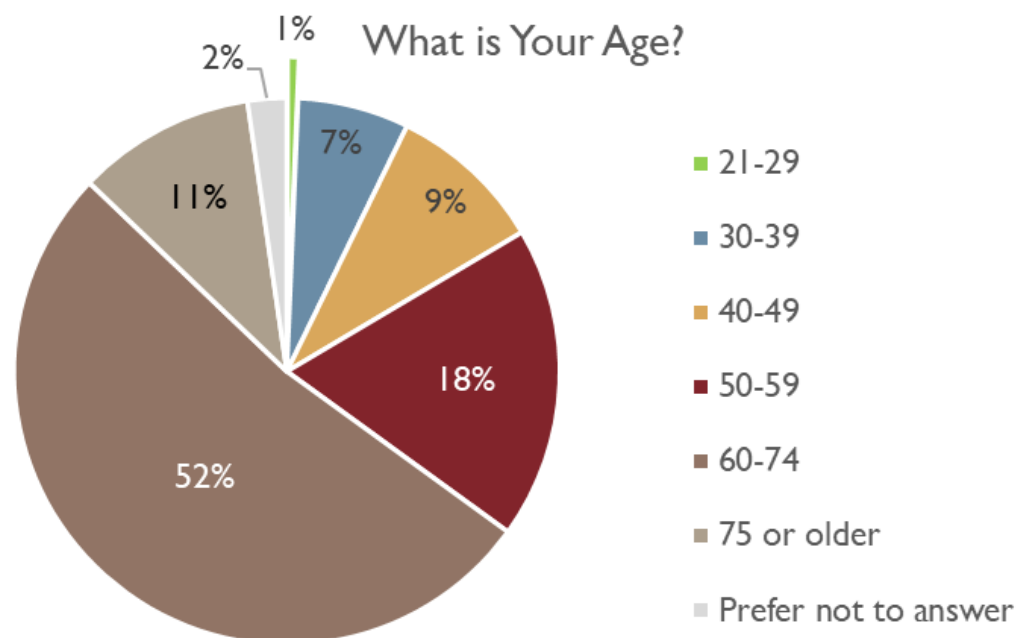
97%

Participants stated this was
their primary residency

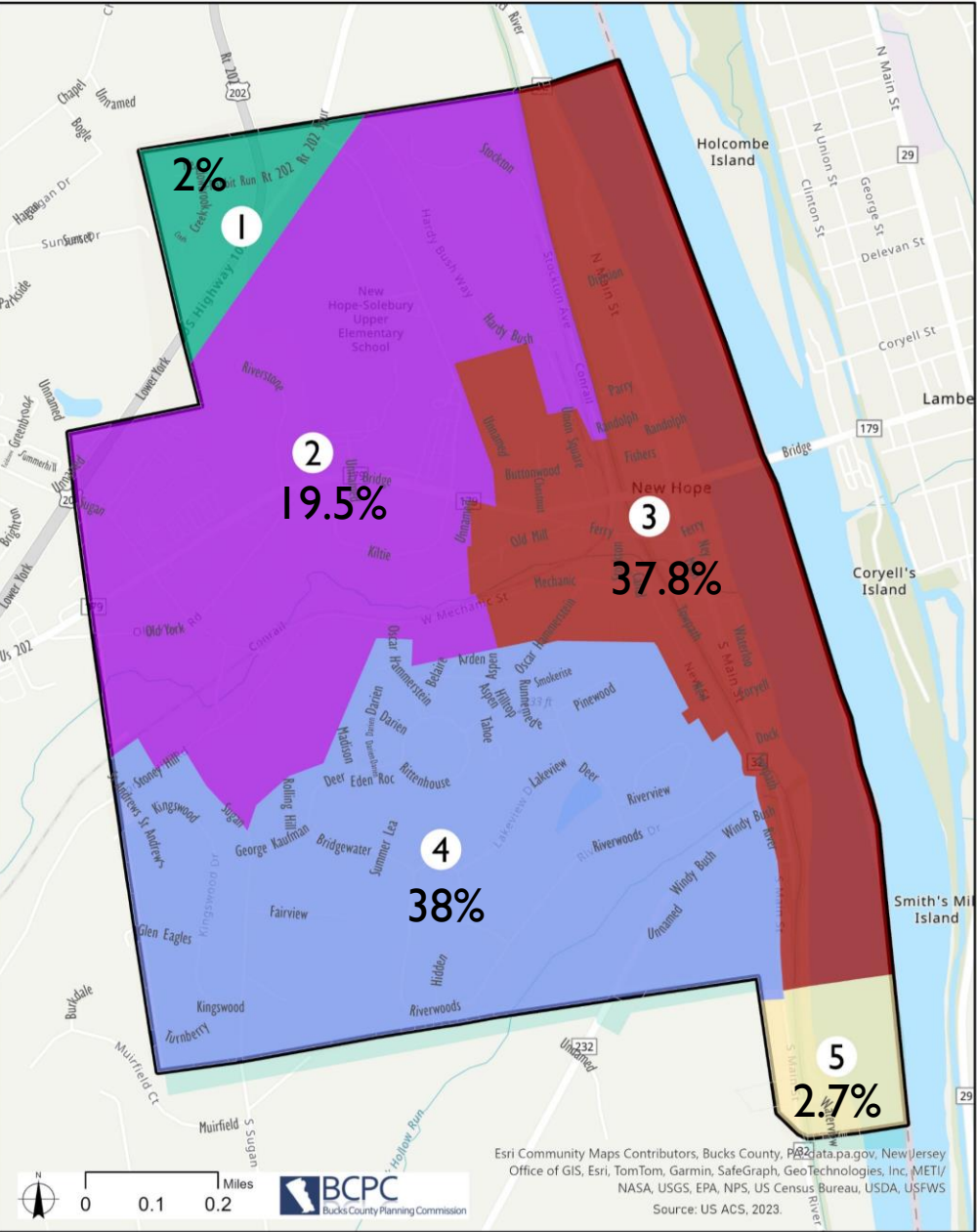
90%

Participants owned the
house

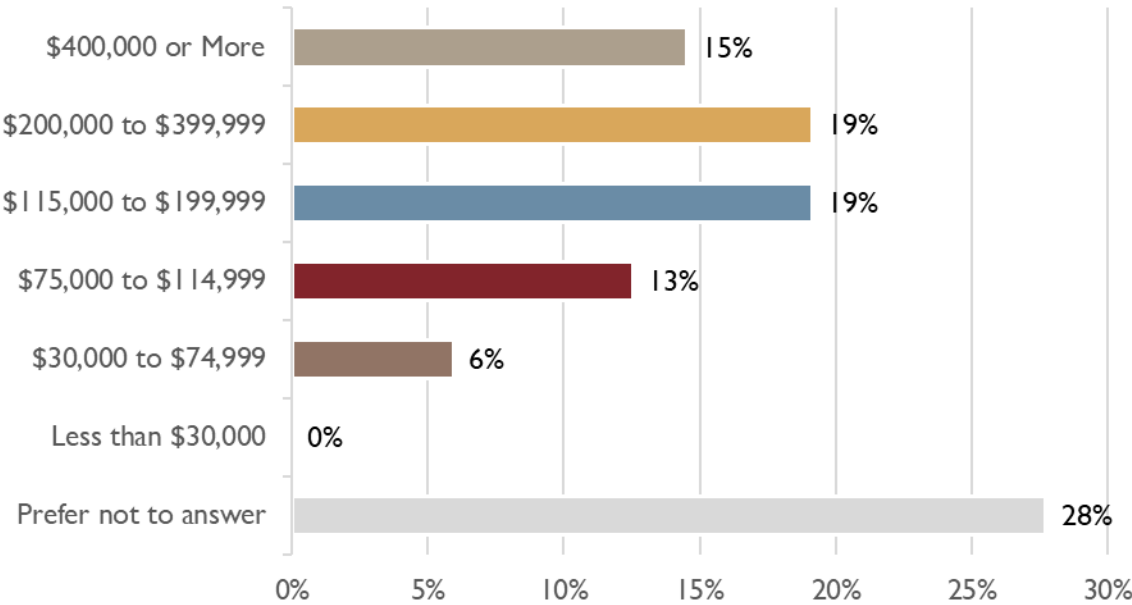
Participants' Profile



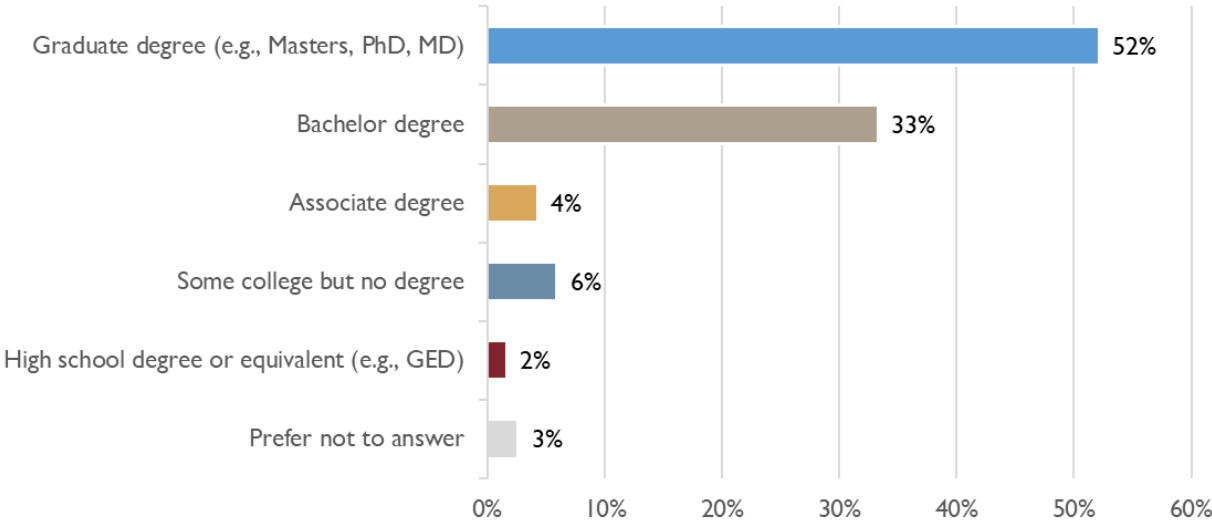
Where do participants Live



Participants' Household Income



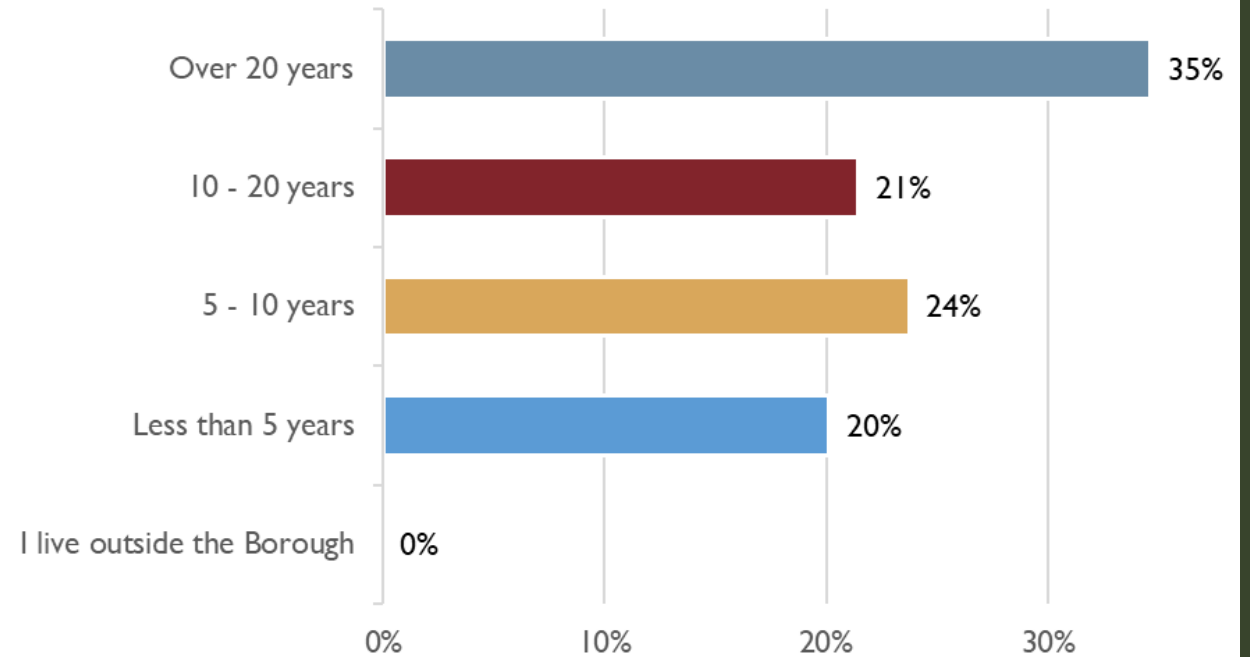
Participants' Education



Survey



Survey



Q1: Why did you choose to live in the Borough?

▼ Access to a Vibrant and Walkable Downtown	73.57%	245
▼ Scenic Beauty	72.67%	242
▼ Historic Character	55.26%	184
▼ Cultural/Entertainment Amenities	53.75%	179
▼ Geographic Location	53.45%	178
▼ Acceptance of Diverse Lifestyles	41.14%	137
▼ Low Taxes	39.94%	133
▼ Low Crime	39.04%	130
▼ Family/Friends Nearby	28.83%	96
▼ Quality of Schools	28.53%	95
▼ Housing Choices	23.12%	77
▼ Work-related Reasons/Opportunities	13.51%	45
▼ Other (please specify)	Responses 7.21%	24
Total Respondents: 333		

Q2: How would you rate the Borough with respect to the following?

	VERY POOR	POOR	AVERAGE	GOOD	VERY GOOD	NO OPINION	TOTAL	WEIGHTED AVERAGE
Quality of Life	0.00% 0	0.91% 3	6.04% 20	22.05% 73	70.69% 234	0.30% 1	331	4.63
School District	0.31% 1	0.31% 1	3.36% 11	11.01% 36	58.72% 192	26.30% 86	327	4.73
Quality of Borough Services	1.20% 4	4.80% 16	31.23% 104	35.44% 118	19.82% 66	7.51% 25	333	3.73
Affordability	7.53% 25	27.71% 92	37.05% 123	20.48% 68	6.02% 20	1.20% 4	332	2.90

Q3: What is one aspect of living in the Borough you love most?

A word cloud of survey responses. The words are arranged in a roughly circular shape, with 'Walkability' being the largest and most central word. Other prominent words include 'Walkable', 'river', 'downtown', 'shops', 'restaurants', 'access', 'vibrant', 'town', 'community', 'walking', 'distance', 'ability', 'walk', 'neighborhood', 'small town', 'safe', 'Historic', 'vibrant downtown', 'Bucks County Playhouse', 'sense community', 'canal path', 'Convenience', 'Historical', 'Walk ability', 'bars', 'beauty', 'small walk town', 'area', 'Safety', 'great', 'Diversity', 'Easy access', 'Scenic beauty', 'proximity', 'Close', 'fun', 'culture', 'charm', 'Walking around', 'Accessability', 'nature', 'history', 'able walk', 'paths', 'people', 'shops', 'restaurants', 'beautiful canal', 'living', 'Walking', 'arts', 'community', 'love', 'stores', 'town', 'vibrant', 'fun', 'culture', 'charm', 'Walking around', 'Accessability', 'nature', 'history', 'able walk', 'paths', 'people', 'shops', 'restaurants', 'beautiful canal', 'living', 'Walking', 'arts', 'community'.

Convenience canal path sense community Bucks County Playhouse
Historical Walk ability bars small town safe Historic vibrant downtown
beauty small walk town neighborhood ability walk
Safety area downtown s restaurants access love stores
great shops town vibrant
Easy access Diversity Walkability town vibrant
Scenic beauty proximity river Close Walkable fun culture
beautiful canal living Walking arts community Walking around
paths people walkable downtown nature history Accessability
shops restaurants able walk walking distance

Q4: What is one aspect of living in the Borough you would most like to see change?

A word cloud of responses to the survey question. The word 'parking' is the largest and most central. Other prominent words include 'affordability', 'development', 'housing', 'shops', 'sidewalks', 'quality', 'better', 'cleaner', 'easier', 'lower', 'big', 'stores', 'restaurants', 'Main Street', 'helping', 'historic', 'retail', 'commercial', 'keeping', 'tourists', 'quality', 'shops', 'focus', 'residents', 'noise', 'sidewalks', 'make', 'prices', 'limit', 'availability', 'cleaner', 'especially', 'keeping', 'tourists', 'quality', 'shops', 'focus', 'residents'. Smaller words include 'Less corporate', 'residential', 'charm', 'modern', 'expanded', 'lights', 'speed limits', 'parking options', 'management', 'canal', 'Free parking', 'borough Council', 'motorcycles', 'living', 'times speeding', 'downtown', 'Affordable housing', 'areas', 'taxes', 'hotels', 'housing', 'Better', 'traffic', 'need businesses', 'diversity', 'Less weekends', 'shops', 'small character', 'Stop affordable cars', 'reasonable lack', 'services', 'big', 'stores', 'restaurants', 'see Main Street', 'helping historic', 'Overdevelopment', 'noise sidewalks make', 'retail', 'commercial', 'quality options', 'prices', 'Limit availability', 'Keeping tourists', 'Quality shops', 'Better sidewalks', 'Cleaner', 'especially', 'Keeping tourists', 'Quality shops', 'focus residents'.

Less corporate residential charm modern expanded
lights speed limits parking options affordability management
canal Free parking borough Council motorcycles living
times speeding development downtown Affordable housing areas
taxes hotels housing Better traffic need businesses diversity
large lower buildings parking shops small character
easier many street locals residents town Stop affordable cars
reasonable lack services big stores restaurants see Main Street helping historic
Overdevelopment noise sidewalks make retail commercial
quality options prices Limit availability Keeping tourists Quality shops
Better sidewalks Cleaner especially Keeping tourists Quality shops
focus residents

Q5: What is one physical feature of the Borough you love most?

A word cloud of responses to the question 'What is one physical feature of the Borough you love most?'. The words are arranged in a roughly circular pattern, with 'river' being the largest and most central word. Other prominent words include 'historical architecture', 'natural beauty', 'walking paths', 'river front', 'view', 'Riverfront', 'downtown', 'playhouse', 'river views', 'historic buildings', 'green', 'parking', 'towpath', 'canal', 'homes', 'tow path', 'bridge', 'Access', 'path', 'beauty', 'area', 'Delaware', 'nature', 'restaurants', 'New Hope', 'Lambertville', 'Scenic view', 'Bucks County', 'Playhouse', 'look', 'architecture', 'new', 'shops', 'historical', 'Walking', 'trees', 'old', 'buildings', 'Street Proximity', 'Main Street', 'love', 'charm', 'water', 'town', 'sDelaware River', 'used', 'Location', and 'Walking paths'.

Walking paths River front Historical architecture
Location downtown view Riverfront Natural beauty
used playhouse river views historic buildings
town sDelaware River green
water charm towpath parking
Main Street love historic river canal homes tow path
Street Proximity old buildings bridge Access path
shops historical Walking trees beauty area Delaware
Bucks County Playhouse look architecture new nature
Bridge Bucks County Scenic view New Hope restaurants
New Hope Lambertville

Q7: Key Issues

	GETTING WORSE	STAYING ABOUT THE SAME	GETTING BETTER	NO OPINION/NOT APPLICABLE	TOTAL	WEIGHTED AVERAGE
▼ Land Use Characteristics and Development Trends	48.71% 151	28.39% 88	11.29% 35	11.61% 36	310	1.58
▼ Housing and Residential Neighborhoods	29.87% 92	40.91% 126	18.83% 58	10.39% 32	308	1.88
▼ Economic Development	24.68% 76	34.74% 107	26.30% 81	14.29% 44	308	2.02
▼ Traffic, Transportation, and Parking	55.63% 173	34.73% 108	4.18% 13	5.47% 17	311	1.46
▼ Energy and Sustainability	11.97% 37	53.72% 166	5.83% 18	28.48% 88	309	1.91
▼ Natural Resource Protection	22.58% 70	48.39% 150	9.35% 29	19.68% 61	310	1.84
▼ Historic and Cultural Resources	15.48% 48	48.71% 151	25.16% 78	10.65% 33	310	2.11
▼ Parks, Recreation, and Open Space Resources	9.71% 30	56.96% 176	24.27% 75	9.06% 28	309	2.16
▼ Community Services and Facilities	8.39% 26	59.35% 184	12.58% 39	19.68% 61	310	2.05
▼ Solid Waste Management	10.03% 31	51.78% 160	3.56% 11	34.63% 107	309	1.90
▼ Water-related Infrastructure and Management	18.33% 57	47.59% 148	8.04% 25	26.05% 81	311	1.86

Q8: What is most important for Council to consider when planning for the future of the Borough?

▼ Preservation of Community Character	70.93%	222
▼ Historic Preservation	63.26%	198
▼ Parking	52.40%	164
▼ Growth Management	51.44%	161
▼ Pedestrian and Bicycle Access and Safety	50.80%	159
▼ Traffic	50.48%	158
▼ Access to Nature and the Outdoor Environment	44.41%	139
▼ Tourism & Business Development	33.23%	104
▼ Climate Resilience	26.84%	84
▼ Housing Choices	25.24%	79
▼ Solar Power and Alternative Energy	23.32%	73
▼ Other (please specify)	Responses 18.85%	59
Total Respondents: 313		

Q9: The Borough should...

	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
▼ focus on managing growth and preventing over development.	3.24% 10	5.18% 16	9.71% 30	28.16% 87	53.72% 166	309	4.24
▼ protect the historic character of the town (e.g. historic district expansion or further limiting building demolitions).	3.23% 10	4.84% 15	8.71% 27	31.94% 99	51.29% 159	310	4.23
▼ promote adaptive reuse of underutilized and vacant buildings and sites.	2.60% 8	1.62% 5	9.74% 30	51.30% 158	34.74% 107	308	4.14
▼ engage in efforts to respond to climate change.	13.59% 42	6.80% 21	22.01% 68	32.04% 99	25.57% 79	309	3.49
▼ encourage the use of solar energy.	8.52% 26	7.21% 22	29.51% 90	33.77% 103	20.98% 64	305	3.51
▼ permit smaller, independent dwellings (e.g. accessory dwelling units on the same lot as a single-family dwelling).	18.59% 58	17.95% 56	33.65% 105	21.15% 66	8.65% 27	312	2.83
▼ spend more resources on stimulating the tourism economy.	7.79% 24	23.38% 72	38.64% 119	22.73% 70	7.47% 23	308	2.99
▼ do more to become a bedroom community for retirees and residents who work elsewhere.	17.15% 53	27.83% 86	36.57% 113	11.65% 36	6.80% 21	309	2.63

Q11: Do you agree with the statement that tourism is good for our community?

82%

Agree and strongly agree

Q12: Do you agree with the statement that the promotion of tourism using Borough tax dollars is a good idea?

32%

Agree and strongly agree

32%

Neutral

Q14: How many times over the last three years have you participated in the following community activities within the Borough?

	NEVER	ONCE OR TWICE	EVERY FEW MONTHS	MONTHLY	WEEKLY	TOTAL	WEIGHTED AVERAGE
▼ School-sponsored events	52.29% 160	29.74% 91	11.76% 36	3.59% 11	2.61% 8	306	1.75
▼ Municipal events (e.g. Council meetings, Planning Commission meetings, or other government-run events)	38.56% 118	30.07% 92	22.88% 70	5.88% 18	2.61% 8	306	2.04
▼ Other non-profit hosted events	14.85% 45	36.96% 112	34.32% 104	11.88% 36	1.98% 6	303	2.49
▼ Festivals (e.g. Auto Show, Pride, First Fridays Fireworks)	4.58% 14	25.16% 77	45.75% 140	22.55% 69	1.96% 6	306	2.92
▼ Arts/Cultural events (e.g. Bucks County Playhouse, art gallery, musical performance)	4.29% 13	20.13% 61	42.24% 128	27.72% 84	5.61% 17	303	3.10
▼ Patronized a Borough dining establishment	0.66% 2	4.92% 15	17.38% 53	27.54% 84	49.51% 151	305	4.20

Q15: Which of these do you feel are most effective strategies to involve the community?

ANSWER CHOICES	RESPONSES	
▼ Public surveys and questionnaires	63.19%	194
▼ Online platforms (e.g. social media)	60.26%	185
▼ Borough website	55.37%	170
▼ In-person public forums	49.19%	151
▼ Borough meetings	45.28%	139
▼ Other (please specify)	Responses 13.03%	40
Total Respondents: 307		

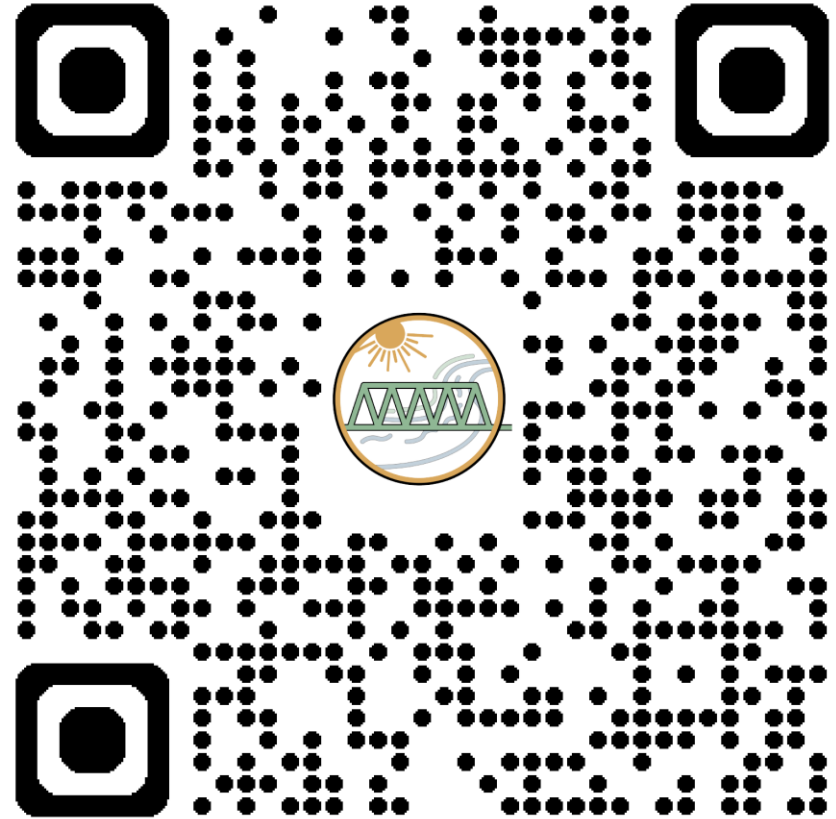
Q16: Overall, how would you rate the Borough's level of effectiveness in promoting community participation?

94/100

Staying Updated

Project Website
(BCPC Connects/New Hope Borough):
<https://connects.buckscounty.gov/NewHopeCompPlan>

Borough Website:
<https://www.newhopeborough.org/>



Staying Updated