

EMPLOYMENT AND UNEMPLOYMENT

The 2010 Census results indicated there were 2,659 residents in Harrington that were 16 years and over (employable). By age group, the largest employed group consists of residents 25 to 54 years, with 1,071 employed or in the armed services and 84 unemployed. This age range is 52 percent of the employable population.

Of the 908 residents not in the labor force, 399 or 44 percent come from age group of 65 years and older. The following table provides information regarding the age, and gender of those employed and unemployed in Harrington.

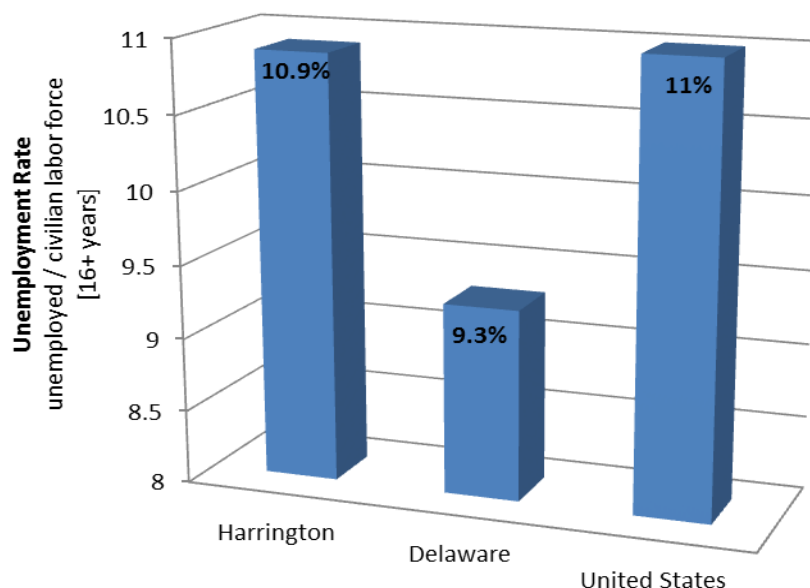
Employment Status by Age and Gender, 2010, City of Harrington

	Total	Male	Female
Population 16 and over	2,659	1,359	1,300
In Labor force	1,751	940	811
Armed forces	46	46	-
Civilian labor force	1,705	894	811
Employed	1,519	773	746
Unemployed	186	121	65
Not in labor force	908	419	489
Population 16 to 19	238	147	91
In Labor force	107	43	64
Armed forces	-	-	-
Civilian labor force	107	43	64
Employed	76	27	49
Unemployed	31	16	15
Not in labor force	131	104	27
Population 20 to 24	318	239	79
In Labor force	250	195	55
Armed forces	18	18	-
Civilian labor force	232	177	55
Employed	196	152	44
Unemployed	36	25	11
Not in labor force	68	44	24
Population 25 to 54	1,384	634	750
In Labor force	1,155	562	593
Armed forces	28	28	-
Civilian labor force	1,127	534	593
Employed	1,043	481	562
Unemployed	84	53	31
Not in labor force	229	72	157
Population 55 to 59	98	46	52
In Labor force	89	37	52
Armed forces	-	-	-
Civilian labor force	89	37	52
Employed	87	35	52
Unemployed	2	2	-
Not in labor force	9	9	-
Population 60 to 64	173	96	77
In Labor force	101	74	27
Employed	77	58	19
Unemployed	24	16	8
	Total	Male	Female
Not in labor force	72	22	50

Population 65 to 69	86	46	40
In Labor force	18	8	10
Employed	18	8	10
Unemployed	-	-	-
Not in labor force	68	38	30
Population 70 years and over	362	151	211
In Labor force	31	21	10
Employed	22	12	10
Unemployed	9	9	-
Not in labor force	331	130	201

Sex by Age by Employment Status for the Population 16 Years and Over,
2006-2010 American Community Survey, US Census 2010, Harrington City

Out of the 1,705 residents in the civilian labor force, there are a total of 186 residents that are unemployed. The City's unemployment rate (population of unemployed divided by the population of the civilian labor force) is 10.9 percent. About 45 percent (84 people) of unemployed fall into the 25 to 54 years age range. Although Harrington's unemployment rate is lower than the national average of 11 percent, it is higher than the State's rate of 9.3 percent.

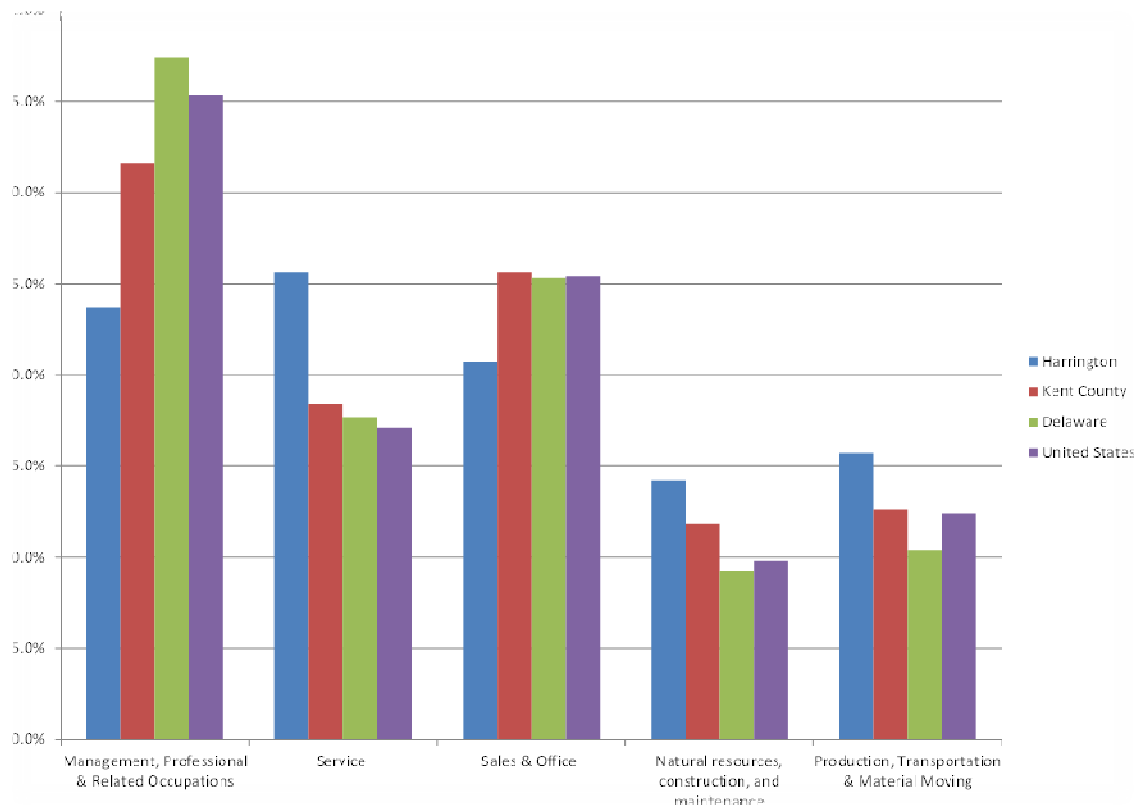


DP03. Selected Economic Characteristics, 2006-2010 American Community Survey, US Census 2010, Harrington City, Kent County, State of Delaware, and United States

The Census shows that Harrington's employment sectors' percentages differ from Kent County, State of Delaware and National percentages. The service sector in the City is significantly higher, while the management and professional sector is significantly less. The sales and office occupation is lower. Employment in natural resources, construction, and maintenance are higher than the County, State, and Nation. Production, transportation, and material moving employment is also higher than the County, State and Nation. These differences may be due to the large agricultural areas that surround Harrington.

About 25.6 percent of residents are employed in a service occupation. Another 23.7 percent of residents are employed in the management and professional sector followed by 20.7 percent in the sales and office sector. The natural resource, construction and maintenance sector and the production, transportation and moving materials sector account for 14.2 and 15.7 percent, respectively.

Employment by Sector, Harrington, Kent County, Delaware, U.S.



Source: DP03. Selected Economic Characteristics, 2006-2010 American Community Survey, US Census 2010, Harrington City, Kent County, State of Delaware, and United States

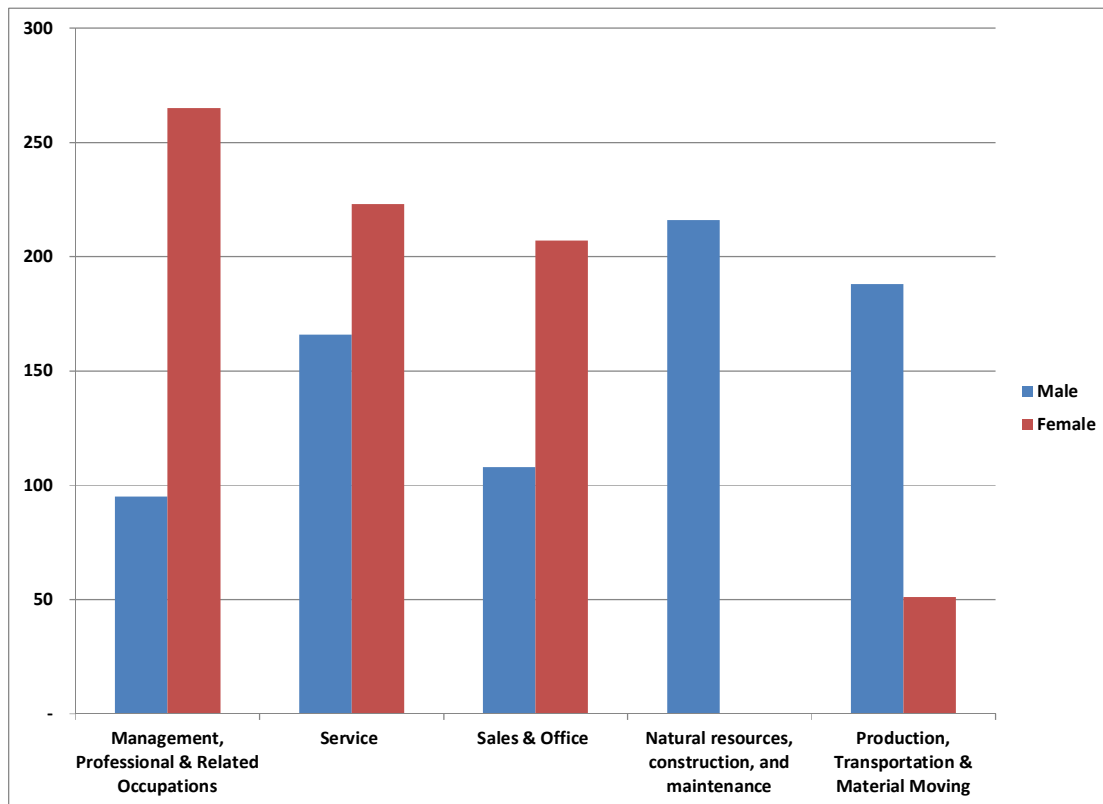
As mentioned there were 1,519 people employed in Harrington in 2010. That makes up approximately 57 percent of the total number of civilian non-institutional residents over the age of 16. This percentage is slightly less than State of Delaware and National statistics of 59 percent.

Labor Force Statistics, 2010

	Harrington Number	Harrington Percent	Delaware Percent	United States Percent
Civilian non-institutional population, 16+ years	2,659	100	100	100
Civilian labor force (participation rate)	1,705	64.1	64.3	64.5
Male (labor force participation rate)	894	65.6	68.1	70.1
Female (labor force participation rate)	811	62.4	60.8	59.3
Employed (percent of civilian population 16+)	1,519	57.1	59.1	59.4
Unemployed (percent of civilian population 16+)	186	7.0	5.2	5.1

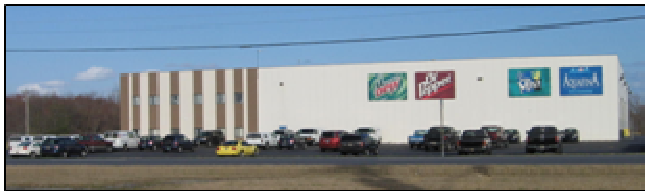
DP03. Selected Economic Characteristics, 2006-2010 American Community Survey, US Census 2010, Harrington City, State of Delaware, and United States

Employment by Sector, City of Harrington

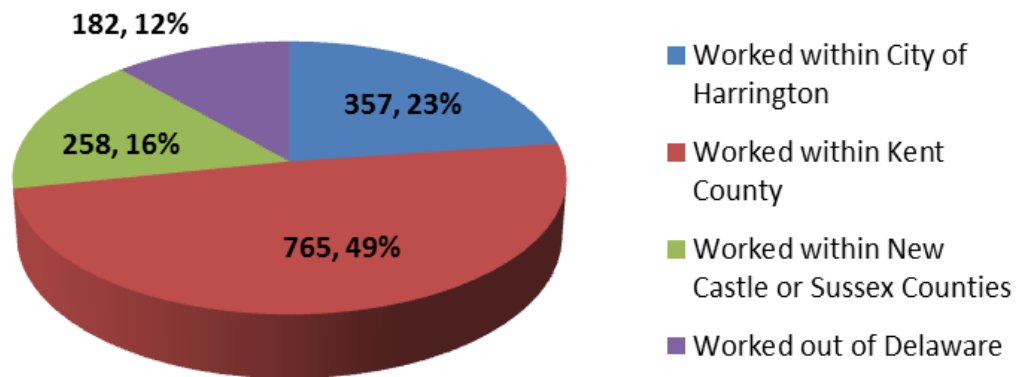


C24010. Sex by Occupation for the Civilian Employed Population 16 Years and Over. 2006-2010 American Community Survey, US Census 2010, Harrington City,

WHERE PEOPLE WORK



Most working residents of Harrington work outside of the city. Approximately 23 percent of Harrington's working population work within the City. Approximately 49 percent of Harrington residents work within Kent County outside City limits. Approximately 16 percent work outside of Kent County in either New Castle or Sussex Counties. The remaining working population (approximately 12 percent) works outside Delaware.

Place of Work for Harrington Workers 16 Years and Over, 2010

B08007. Sex of Workers by Place of Work, Place Level. B08008. Sex of Workers by Place of Work, State and County Level. 2006-2010 American Community Survey, US Census 2010, Harrington City. Note: Total number of workers per B08007 and B08008 is 1,562.

Top Employers Harrington Area

BUSINESS NAME	ADDRESS	# EMPLOYED	IN CITY
HARRINGTON RACEWAY & CASINO	15 W RIDER ROAD	750	
LAKE FOREST SCHOOL DISTRICT	5423 KILLENS POND ROAD	608	
UPS	15994 SOUTH DUPONT HWY	300	
COLOR-BOX INC.	17507 SOUTH DUPONT HWY	150	*
BURRIS FOODS	111 REESE AVENUE	121	*
FOOD LION	2000 MIDWAY DRIVE	68	*
PEPSI BOTTLING VENTURES OF DELMARVA	58 CLUCKEY DRIVE	62	*
KIRBY & HOLLOWAY PROVISION MEAT CO.	966 JACKSON DITCH ROAD	50	
MCDONALDS	16758 S DUPONT HWY.	46	*
BYLERS STORE	1 LIBERTY PLAZA	40	*
CITY OF HARRINGTON	106 DORMAN STREET	33	*
WALGREENS/HAPPY HARRYS	2000 MIDWAY DRIVE-SUITE 1	29	*
HARDEES	7237 MILFORD HARR. HWY.	29	*
TAYLOR & MESSICK	325 WALT MESSICK ROAD	22	*
LEHIGH VALLEY DAIRIES	17267 S DUPONT HWY.	20	*
1ST NATIONAL BANK OF WYOMING	7 COMMERCE STREET	20	*
WONDER YEARS KIDS CLUB	17001 SOUTH DUPONT HWY	20	*
RITE AIDE	17069 S DUPONT HWY.	20	*
HOLIDAY INN EXPRESS	17271 S DUPONT HWY.	18	*
JOSEPH T RICHARDSON INC	105 EAST CENTER STREET	18	*
KIDS COTTAGE	1 EAST STREET	15	*
ACE HARDWARE	2000 MIDWAY DRIVE	14	*
AMERICINN	1259 CORN CRIB ROAD	12	*
ENVIROCORP	51 CLARK	12	*
WILMINGTON TRUST	1 CLARK STREET	8	*

Source: City of Harrington Staff-verified via telephone survey November 2010

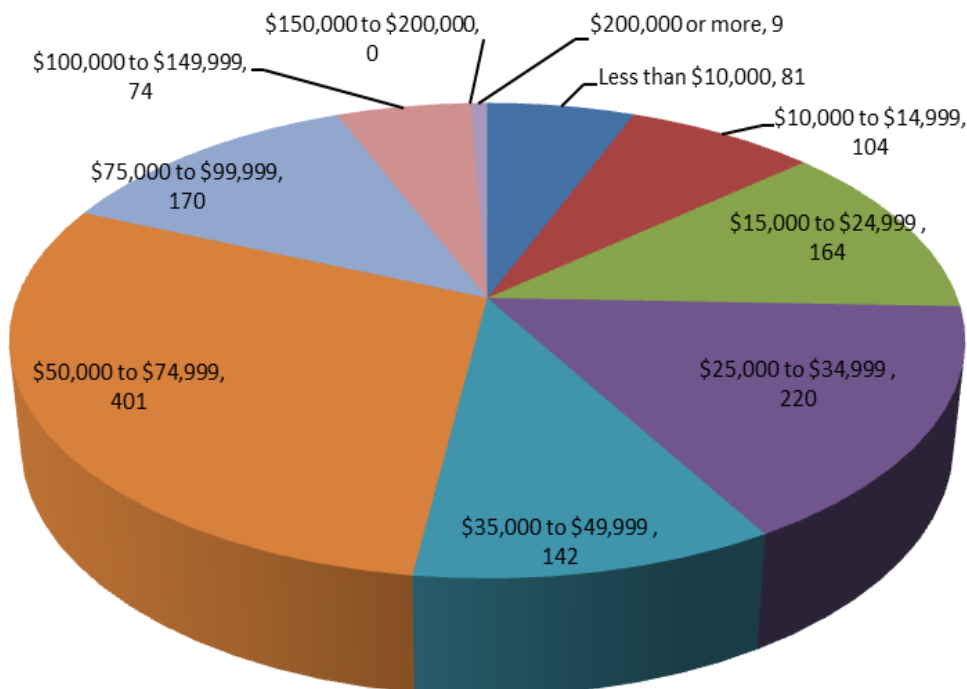
*=within the City limits



INCOME

As of the 2010 Census, there were a total of 1,365 households. Thirteen and one half percent or 185 households have an income range below \$15,000. Six percent or 83 households have an income greater than \$100,000. The income ranges from \$15,000 to less than \$50,000 account for 38.5 percent of occupied households. Households where income is between \$50,000 to less than \$100,000 account for 42 percent. The income range of \$50,000 to \$74,999 accounts for the largest single income range with 401 households.

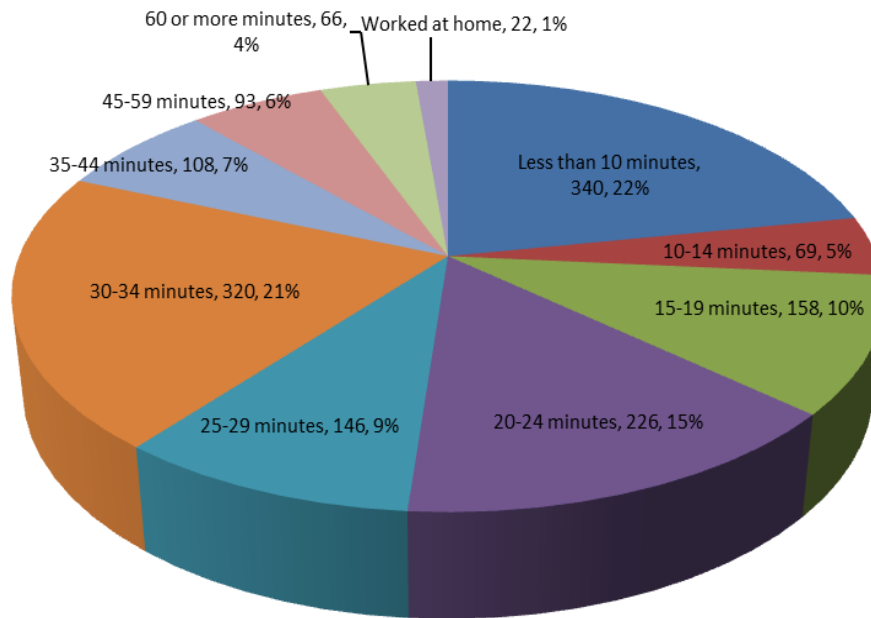
Number of Households by Income, 2010



DP03. Selected Economic Characteristics, 2006-2010 American Community Survey, US Census 2010, Harrington City, Kent County, State of Delaware, and United States

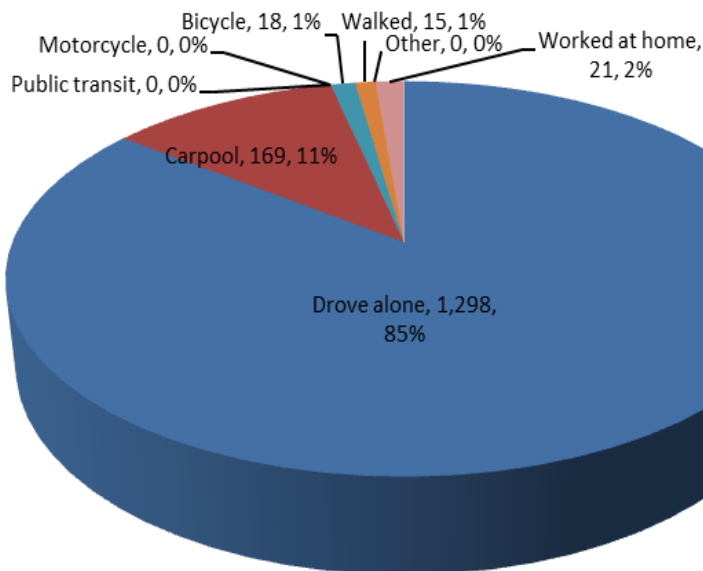
TRAVEL TO WORK

In Harrington the largest percentage of working residents commute more than 35 minutes to work. Twenty-two percent of workers in Harrington travel less than 10 minutes to get to work. Another twenty-one percent of workers travel 30 to 34 minutes to commute to work.

Travel to Work for Workers 16 Years and Older

S0801. Commuting Characteristics by Sex, 2006-2010 American Community Survey, US Census 2010, Harrington City

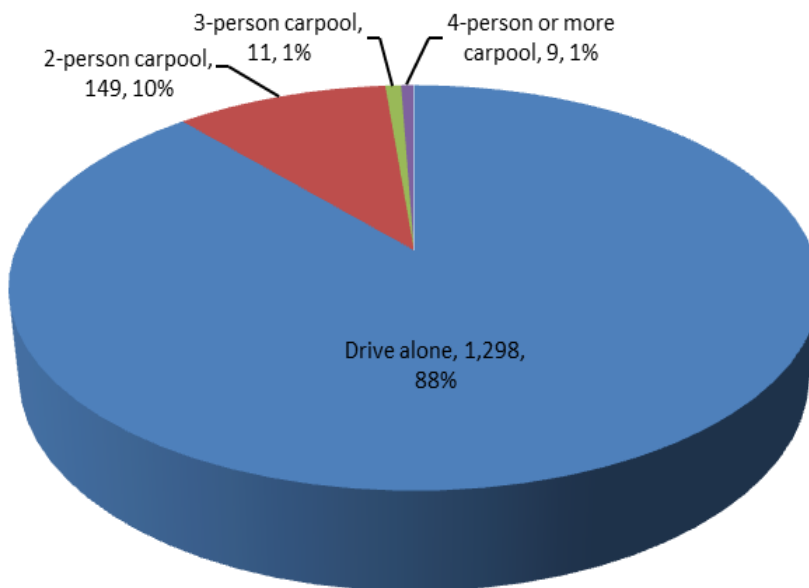
Eighty-five percent of the residents that work drive alone to work. Eleven percent of residents carpool and only two percent walk or bike to work. There are no residents that take public transportation; this startling statistic could be a result of the lack of or limited services within the area.

Means of Transportation for Workers 16 Years and Over

S0801. Commuting Characteristics by Sex, 2006-2010 American Community Survey, US Census 2010, Harrington City

Of the 169 residents that carpool to work, 149 consist of two person carpools; 11 drive in a three person carpools; and 9 are in a carpool with four or more people.

Private Vehicle Occupancy for Journey to Work



S0801. Commuting Characteristics by Sex, 2006-2010 American Community Survey, US Census 2010, Harrington City

POVERTY

According to the 2010 Census, there were 3,013 residents above the poverty level which is 86.1 percent of the population for whom poverty status is determined. There were 487 residents (13.9 percent) that fell below the poverty status.

The highest percentage (39 percent) of families and people whose income is below the poverty level are families with a female head of household with children and no husband present. The second largest percentage group (22.9 percent) is people under 18 years of age.

Percentage of Families Whose Income is Below Poverty Level

	Percent Below Poverty
Families	
All families	10.0
Married couple families	2.2
Families with female householder, no husband present	38.8
All People	13.9
Under 18 years	22.9
18 years and over	10.5
People in families	13.8
Unrelated individuals 15 years and over	14.8

DP03. Selected Economic Characteristics, 2006-2010 American Community Survey, US Census 2010, Harrington City,

REDEVELOPMENT

Harrington is starting to see a redevelopment trend occur in the downtown area, as well as, in the highway corridor. There are also several redevelopment projects within the City that have made improvements such as exterior renovations, signage, etc. Economic redevelopment and improvements are increasing in the City of Harrington. Please see the table below for a list of these projects:

Commercial Redevelopment, 2005-2011

#	Development Name	Location	Type of Redevelopment
1	Liberty Plaza	DuPont Highway	Exterior Renovations, Landscaping, Byler's Store
2	Clark Street Corner	DuPont Highway	Interior/Exterior Renovations, Fence, Signage
3	Downtown Junction	Commerce Street	Vacant Downtown Building to Retail Store
4	Rudy's Diner	DuPont Highway	Interior/Exterior Renovations, Signage
5	Mattlind Square	DuPont Highway	Exterior Renovations, Site work and Tenant Units
6	Power in Praise	Clark Street	Interior/Exterior Renovations, Site Work, Signage
7	Spartan Station	Clark Street	Interior/Exterior Renovations, Signage, Clock Tower

In 2007, the City expedited the review process for projects that were changing the use in an existing structure. The resulting process was less expensive in terms of time and cost. This process has been very successful and encourages redevelopment through onsite guidance and building improvements. Some of the successful redevelopment projects that have been completed recently are:



Liberty Plaza



Rudy's Diner



RJ's Trakside Car Sales



Spartan Station



Power In Praise Ministries



Downtown Junction



Walgreens



Royal Farms

Corner of Clark Street and DuPont Highway Improvements



BEFORE



AFTER

Mattlind Square- Redevelopment Project



BEFORE



DURING



AFTER

Calloway - Commerce Street Vacant Lot



BEFORE



AFTER



LOCAL FARMERS MARKET

Listed below please find vacant and under maintained properties available for redevelopment:



The old Jay's Market location is a prime location for retail or service sectors and would serve an area of the City that lacks retail and service.



This property is located on Clark Street, one of the gateways to the downtown area.



2-two story buildings located downtown on Commerce Street.



This vacant corner lot fronts DuPont Highway and Clark Street.



This structure is vacant and located on the corner of Clark Street and East Street. This is also considered a gateway location into the City. The City recently took possession of this property.



A vacant mixed use structure located on DuPont Highway is currently under major renovations.



The old Pliant manufacturing building is currently vacant and has great potential located on DuPont Highway.



The old meat packing plant remains vacant and is located on Clark Street.



Vacant lot located on Delaware Avenue, great infill potential with street frontage.



Another vacant lot located on Delaware Avenue, great infill potential with street frontage.

If buildings remain vacant and unmaintained for too long, they become an eyesore, as well as, a possible health and safety issue. The City should continue to work with these projects and assist in the regulatory process with all involved parties.

BROWNFIELDS

Brownfields are real property that may be vacant, abandoned or underutilized as a result of a reasonably-held belief that they may be environmentally contaminated (7 Del.C. § 9103(3)). Productive use of these idle properties provides “new” areas for economic development, primarily in former industrial/urban areas with existing utilities, roads and other infrastructure. DNREC encourages the development of Brownfields and can provide grant funding and other assistance when investigating and remediating Brownfield sites.

The Delaware Brownfields Marketplace is an interactive database that contains a list of market-ready Brownfield sites throughout Delaware. The inventory is designed to make it easier for potential buyers and developers to locate available Brownfield properties. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and helps to create jobs for Delaware citizens, while preserving Delaware’s precious green space and natural resources.

To add sites in your municipality to the Marketplace (with owner approval) or to determine if any sites in your municipality are Brownfields, please contact DNREC’s Site Investigation and Restoration Section at (302) 395-2600. For more information online, please visit: <http://apps.dnrec.state.de.us/BFExt/BFExtMain.aspx>

The State recommends the following: If any future development occurs on sites with previous manufacturing, industrial, or agricultural use, SIRS strongly recommends that the land owner(s) perform environmental due diligence of the property by performing a Phase I Environmental Site Assessment (including a title search to identify environmental covenants) in accordance with Section 9105(c) (2) of the Delaware Hazardous Substance Cleanup Act (HSCA). While this is not a requirement under HSCA, it is good business practice and failure to do so will prevent a person from being able to qualify for a potential affirmative defense under Section 9105(c) (2) of HSCA.

The former Berry Plastics (DE-1526) is a Site Investigation and Restoration Section (SIRS) site.

GOALS

Goals listed are not in any specific order and should be considered as funding and/or resources are available.

- Evaluate the existing tax incentive program
- Create additional incentives for redevelopment
- Encourage infill as much as possible while preserving the neighborhood character
- Review the commercial vacant building ordinance encouraging seasonal window displays or promoting of community events
- Coordinate economic marketing efforts with State & County Economic Development offices as well as the Central Chamber of Commerce
- Attract and encourage large employer businesses
- Study alternate travel to work transportation methods
- Continue to provide professional planning/engineering services with redevelopment projects for guidance and recommendations throughout the process
- Clearly define an area to be designated as downtown commercial as stated in Chapter 8 and Exhibit 17