



# Housing & Socio-Demographic Trends

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## EXECUTIVE SUMMARY

This report examines recent population changes and housing trends in Allegheny County for Allegheny Places, the County's first Comprehensive Plan. These trends are used to project a baseline forecast for population to 2025. Trends for the County remain generally consistent across recent decades from 1970. The County continues to experience little population change, with slow decline in the recent decades and a projection of slight growth to 2025. Household size has declined, mirroring national trends, and the total number of households in the County has remained flat over the past twenty years. The number of housing units has grown slightly in recent decades.

What can be summed up about Allegheny County over the past decades is little change for broad population and housing indicators for the County as a whole. The primary reason for such small changes in population and the number of housing units stems from the continued economic restructuring of the Pittsburgh region from its industrial base to a post industrial economy. The region suffered from the collapse of the steel industry beginning in the late 1970s, as the economy was shifting from a manufacturing-based economy to growth in a broader range of service industries. While many sectors have been growing in the recent period, the region's overall economy has lagged the nation in growth. This shift, in part, created Allegheny County's distinct population characteristics.

This picture of stability changes when we view each of these areas -- population, households and housing -- more deeply. Comparing municipalities in the County, we find a decidedly different picture about growth and decline in population and housing. Examining components of population change reveals a more complicated demographic picture. Understanding these changes and trends are key components of the Comprehensive Plan and the vision for the County's future.

The population of Allegheny County declined in each decade from 1960 to 2000. One component of population change, net migration, has been consistently negative over these years. The County regularly experienced more people leaving Allegheny County than moving into the County. Between 1970 and 2000, population increased in just two years in the early 1990s in Allegheny County. The largest net migration figures were registered in the 1970s and 1980s. Though still negative, the magnitude of negative net migration abated in the 1990s.

Many moves in and out of Allegheny County are intra-regional moves. For people moving to Allegheny County between 2003 and 2004, 27 percent came from the remaining six counties in the Pittsburgh Metropolitan Statistical Area (MSA) (Armstrong, Beaver, Butler, Fayette, Washington, and Westmoreland). For movers from Allegheny County over the same period, 34 percent moved to other parts of the Pittsburgh MSA. Thus, net migration with the rest of the region is negative. Furthermore, Allegheny County receives relatively small numbers of international immigrants. In terms of percentage of foreign-born residents, Scott Township led all municipalities, with foreign-born residents comprising 6.1 percent of its population.

The second component of population change is natural change -- the difference between births and deaths. Since the mid 1990s, Allegheny County has registered natural decrease. This means that in Allegheny County in any given year, there are now more deaths than births, an unusual occurrence in an urban county in the U.S.

When comparing population change to the state and the region, we find that over the same years the population of Pennsylvania has slowly increased while the population of the Pittsburgh MSA has decreased. Though the region is declining, the population of Allegheny County is declining faster. With both components of population change now negative, the County is leading the region in population decline.

Within Allegheny County, 97 of 130 municipalities lost population in the 1990s. Population grew in just 33 municipalities during the 1990s, or one-quarter of the County's total municipalities. Only 16 municipalities increased their population by 5 percent or more during the 1990s. Most of the growing communities lie at the County's outer border on the north, west and southwest. Pine was the fastest growing municipality in the County in both absolute and relative terms. Population decline was concentrated in the urban core and extended outward along the County's three rivers. The city of Pittsburgh suffered the largest absolute population decline, with a loss of over 35,300 people in the 1990s. The largest relative population decline occurred in Braddock, which lost nearly 38 percent of its population in the 1990s and nearly 50 percent of its population between 1980 and 2000.

With declines in population come declines in density of the population. In 1960, Allegheny County registered 2,230 people per square mile. This figure dropped to 1,755 persons by 2000. Population density by municipality differs significantly across the County's cities, boroughs, and townships. Not surprisingly, Pittsburgh and the close-in street car suburbs show the highest density ratios, while exurban townships and boroughs have the lowest density ratios. Nonetheless, as the urban center of the region, population density in Allegheny County far exceeds population density in the rest of the counties in the Pittsburgh region.

Examining trends in population by age cohort reveals defining features about Allegheny County's population. One outstanding feature of Allegheny County's demography is the elderly cohort, those 65 and over. This age group increased in both overall size and proportion of the total population over the previous three decades. Allegheny County differed from most other places in the U.S. in regards to the elderly cohort. Because of selective age out migration and the large numbers of people who left the County in the 1970s and 1980s, the elderly as a relative proportion of the County's population increased faster compared to other places in the U.S. In 2000, the median age in Allegheny County was 39.6 years, much older than the U.S. median age of 35.3 or even Pennsylvania's median age of 38.0.

Another odd feature stemming from Pittsburgh economic transition and population losses in wake of the collapse of steel is the current decline in the number of elderly. From the mid 1990s onward, the number of elderly persons in the County has declined. The number is projected to continue to decline until the beginning of the baby boom cohort passes age 65. Even then, the region will experience a proportionally smaller increase in the elderly population compared to the rest of the U.S. While the County's population distribution by age cohort looked somewhat like the distribution in the U.S. as a whole in 1970, by 2000, the skewed distribution toward the elderly cohorts showed significant differences from the U.S.

Across Allegheny County, 75 municipalities have a median age over 40. In nine communities, over one quarter of the population is age 65 and over. Many of these municipalities, along with neighborhoods in other communities, have become what are called NORCs, Naturally Occurring Retirement Communities. Here, the elderly are not newly situated, as in traditional retirement communities, but have "aged in place" rather than moving out. Coupling relatively high proportions of elderly residents with little population change projected for the County over the next 20 years means even greater population loss for many of the County's municipalities.

Allegheny County is a racially segregated county. Even though, the minority population was 15.5 percent in 2000, African Americans and other minorities were concentrated in relatively few municipalities throughout the county. For example, 75 percent of the county's African American population lives in four communities—Pittsburgh, Wilkinsburg, Penn Hills, and McKeesport.

Allegheny County's population with disabilities totaled 387,000 persons in 2000. The elderly (65 and over) comprise 42 percent of the County's disabled population. Within the elderly cohort, 50 percent of all persons 75 and over have one or more disability. At the other end of the age range, 11,600 children in Allegheny County have one or more disability.

Despite continued population decline, the number of households in Allegheny County remained relatively flat between 1980 and 2000. The primary reason was the decrease in the number of persons per household over this period. This reflects national trends. In 2000, the number of one person households in the County increased by 9.8 percent.

The restructuring of the Pittsburgh regional economy has also had a profound effect on household income levels. In 1970 and 1980, Allegheny County had higher median household incomes than both the U.S. and Pennsylvania. In 1990 and 2000, median household income in Allegheny County fell below the median for both the U.S. and Pennsylvania. Furthermore, median household income in Allegheny County, in real dollar terms, fell from 1970 and 1980 to 1990 and 2000. Across the county, lowest household incomes are found in Pittsburgh, the Mon Valley, and nearby river communities. The highest median household incomes are found in Fox Chapel, Sewickley Heights, Ben Avon Heights, and Marshall.

In 2000, Allegheny County contained 583,646 housing units, a figure 0.5 percent greater than in 1990. Between 1990 and 2000, there were an equal number of municipalities in the county that lost housing units as those that gained units. Increases in housing stock were concentrated in the northwest, west and southwest portions of the County. Decreases in stock likewise mirror population changes, with the greatest losses in the County's core and in its older riverfront communities.

Housing vacancies have increased during the past 20 years. More specifically, 23 municipalities in Allegheny County had vacancy rates over ten percent in 2000. Some communities in Allegheny County, including Braddock, Homestead, Clairton and Wilmerding, have not only the highest vacancy rates in the County, but among the highest in Pennsylvania. Overall, Allegheny County's housing unit vacancy rate in 2000 was 8 percent, under the U.S. and Pennsylvania rate of 9 percent.

Homeownership rates in many of Allegheny County's municipalities are relatively high compared to the nation. Many municipalities in Allegheny County have homeownership rates greater than 80 percent. From 1990 to 2000, the rates of home ownership rose in nearly every municipality in the county. This increased rate can be attributed to the housing market's ability to meet the affordability demands of low-income households — incomes at or below 80 percent of the area median income or at or below an annual income of \$35,700. Allegheny County meets the affordability demands of households in general. However, for households whose median income at or below 30 percent of the area median income, a gap between the supply and demand of affordable housing units existed in 2000. This segment of the population is facing a shortage of affordable units, which stems from inadequate housing units in the lowest rental categories. Acerbating this problem, single-family housing units are the most common type of new construction within Allegheny County.

Mortgage foreclosures are on the rise in Allegheny County. Between 2000 and 2003, foreclosures increased by 60.3 percent, according to The Reinvestment Fund. Many of these were concentrated in sub-prime loans.

Finally, Allegheny County's population is projected to continue to decrease to 2010. Thereafter, population will begin to rise slightly, to 1.3 million in 2025. This is slightly above the 2000 population.

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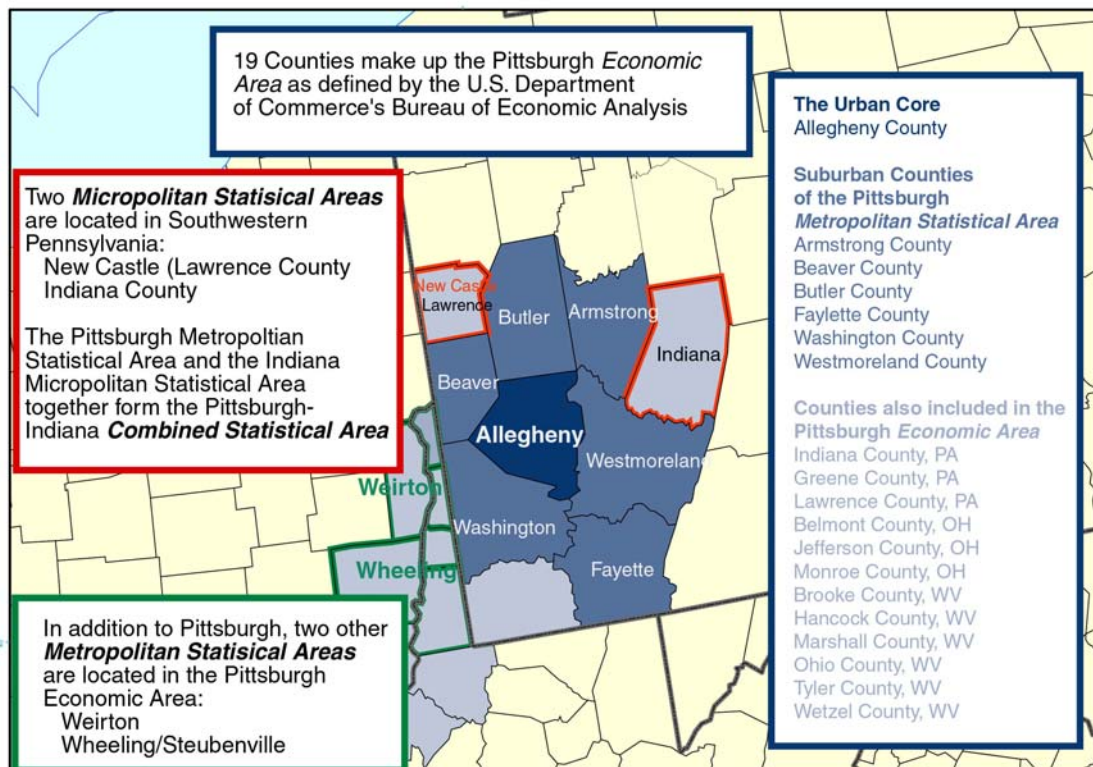
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## INTRODUCTION

Allegheny County is the largest county -- in size and population -- in Southwest Pennsylvania and the 2nd largest in the Commonwealth. It is the core of the Southwest Pennsylvania region, also called the Pittsburgh region. For this report, reference to the region reflects the formal definition of the Pittsburgh Metropolitan Statistical Area (MSA), comprised of seven counties (Allegheny, Armstrong, Beaver, Butler, Fayette, Washington, and Westmoreland). There are other definitions of the region, but for this report, any reference to the region refers to the MSA (see Figure 1).

**Figure 1. Allegheny County and the Pittsburgh Region, 2005**



Like the Pittsburgh region, Allegheny County is continuing to transition from an economy based on heavy manufacturing industries to a post-industrial structure. This transition, spurred by the fall of the steel industry, has greatly impacted the region in terms of economics, demographics, and housing. The period from mid 1970's to the mid 1980's marked the collapse of the steel industry and the loss of tens of thousands of manufacturing jobs within this short period. In terms of population, this loss was accompanied by the out-migration of workers from the region; population loss was steep during this period. The impacts of these changes on the economy and population, however, continued to be felt in the ensuing years and continue to have an impact today. This report examines changes generally from 1970 onward, with emphasis on housing and household changes from 1990 to 2000. The report also forecasts Allegheny County's population to 2030.



Pennsylvania is a state that contains a number of slow growing and declining municipalities and counties. Mirroring that pattern, Allegheny County also contains growing and declining communities, which are characteristic of a transitional area. In order to obtain an accurate evaluation of these transitional areas, municipal data was analyzed in this report.

Beginning in the 19th century and continuing through World War II, the Pittsburgh region was dominated by the large metals industry and related manufacturing industries. The population trends of the region followed the economic growth of those manufacturing industries. In times of economic expansion in the 19th and early 20th centuries, the local need for labor attracted immigrant workers into the region from around the country and the world. As economic growth abated, particularly in the industries concentrated in Pittsburgh, labor demand slumped and reversed the migration flow that had once defined the region.

Manufacturing industries defined not only the size and composition of the local population, but also where that population settled within the region. Many individual plants formed the basis of townships and boroughs far from the region's core. Unlike many large cities of the early 20<sup>th</sup> century, the economic activity of the Pittsburgh region was not concentrated in its core, but rather extended out from the city of Pittsburgh along the region's waterways. Beyond the structure of local government, the pattern of residential development and housing stock in Allegheny County is still reflective of this pattern of economic activity that occurred almost a century ago.

The primary challenge since World War II has been the continuing decline of manufacturing firms and jobs in the region. The relative competitiveness of local manufacturing industries had been weakening for decades prior to the 1980s. In the early 1980s, however, the combination of a national recession and the rise in domestic and international competition accelerated the loss of jobs and created a crisis in absolute job loss. Gradual restructuring was not an option. The region lost 150,000 manufacturing jobs in just over a decade. Large-scale job loss translated into relatively large population declines as workers left the region. Though population loss had slowed dramatically by the end of the 1980s, the impact of this loss on the composition of the workforce and population would continue to be evident well into the future.

Those who left the region were much more likely to be young working age residents and their families. Thus, the Pittsburgh region quickly became one of the oldest regions in the country. Today, the Pittsburgh region and Allegheny County, in particular, have a relatively higher concentration of elderly residents. Because of the current age structure and relatively lower fertility rates, Allegheny County has now reached a period of natural decrease—a rarity among U.S. regions—where the number of deaths exceeds the number of births. With natural decrease coupled with net out migration, both components of the population change equation are negative in Allegheny County.

Due to population declines and the opening up of new areas for development, Allegheny County is somewhat less dense than in the past. Growing areas of the county are concentrated in the north and south ends; however, the western area of the county emerged as a growth node in the 1990s with the opening of the new Pittsburgh International Airport. Population loss, nevertheless, tends to be the norm for most municipalities in the county.

Housing data followed population trends with housing permits and construction concentrated in the outlying suburban parts of the county. Owner occupancy rates increased in much of the county through 2000, following national trends.

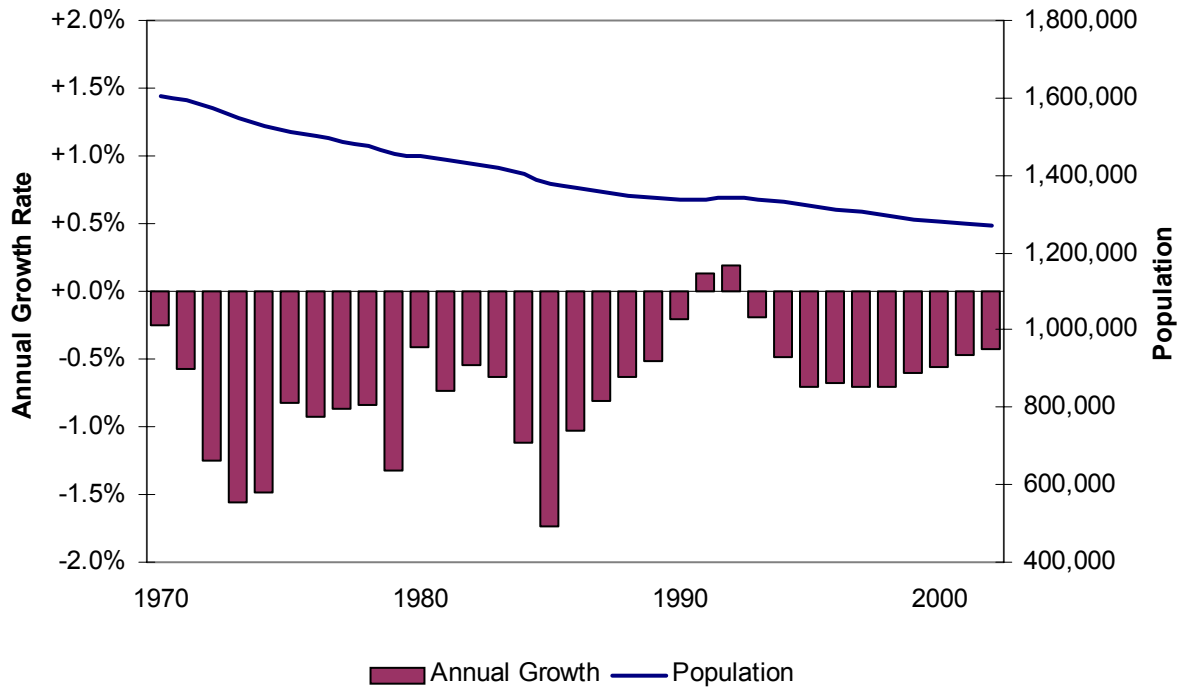
## **Data Sources**

This report uses U.S. Census Bureau data for most of the demographic information. Population projections were conducted by the University Center for Social and Urban Research at the University of Pittsburgh using the REMI (Regional Economic Model, Inc.) model. Other sources for population projections include the Pennsylvania State Data Center and Woods & Poole, Inc.

## **Population Change**

As a whole, Allegheny County has experienced population loss for over three decades, which is an extraordinary trend (see Figure 2). Only a few other urban counties in the country have experienced a similar pattern of decline. As a matter of fact, from 1970 to 2002, the county's population grew only twice, both in the early 1990s. Otherwise, the only other notable trend from Figure 2 is the accelerated population loss that occurred during the steel closure era between the late 1970's to the mid 1980's.

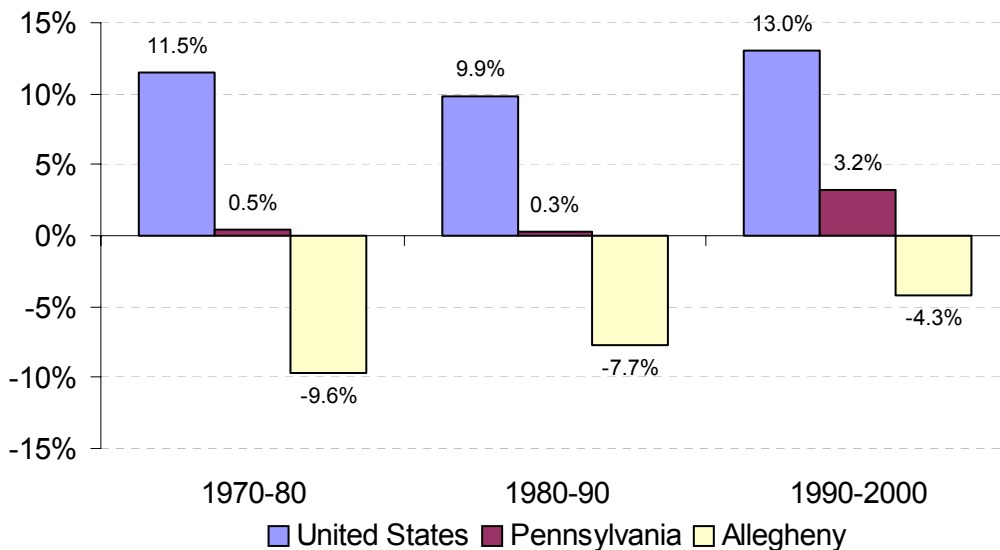
**Figure 2. Population Change, Allegheny County, 1970-2002**



Source: Regional Economic Information System.

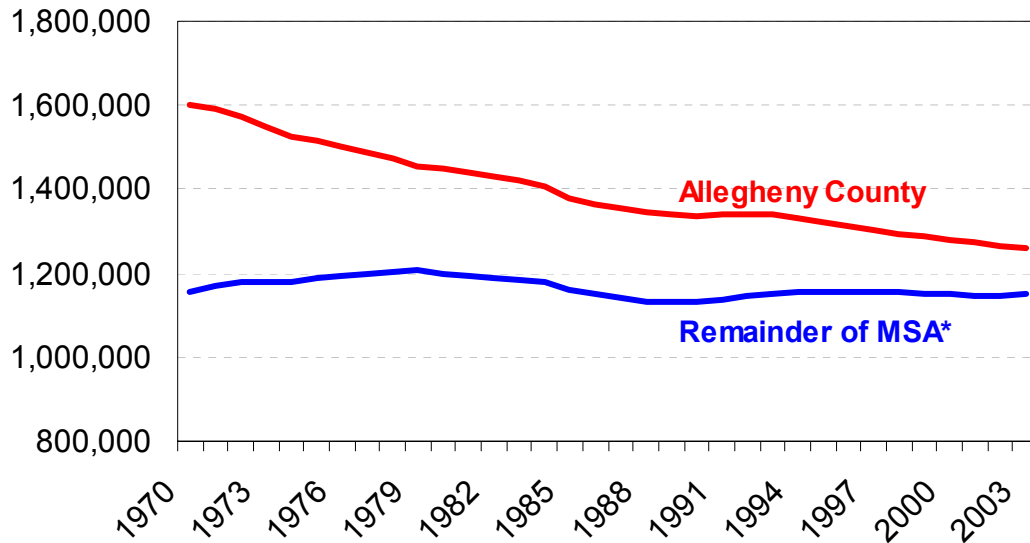
In comparative terms, Allegheny County is a declining county in a declining region in a relatively slow growing state (see Figure 3). Even though Pennsylvania's growth accelerated during the 1990s, Allegheny County, in particular, and the Southwest Pennsylvania region have continued to decline (see Figure 4). At that same time, Butler County was the only county in the region to gain population.

**Figure 3. Comparative Population Growth by Decade  
Allegheny County, Pennsylvania and United States, 1970-2000**



Source: Decennial Census, Census Bureau, various years

**Figure 4. Allegheny County and Pittsburgh Region Population Trends, 1970-2003**



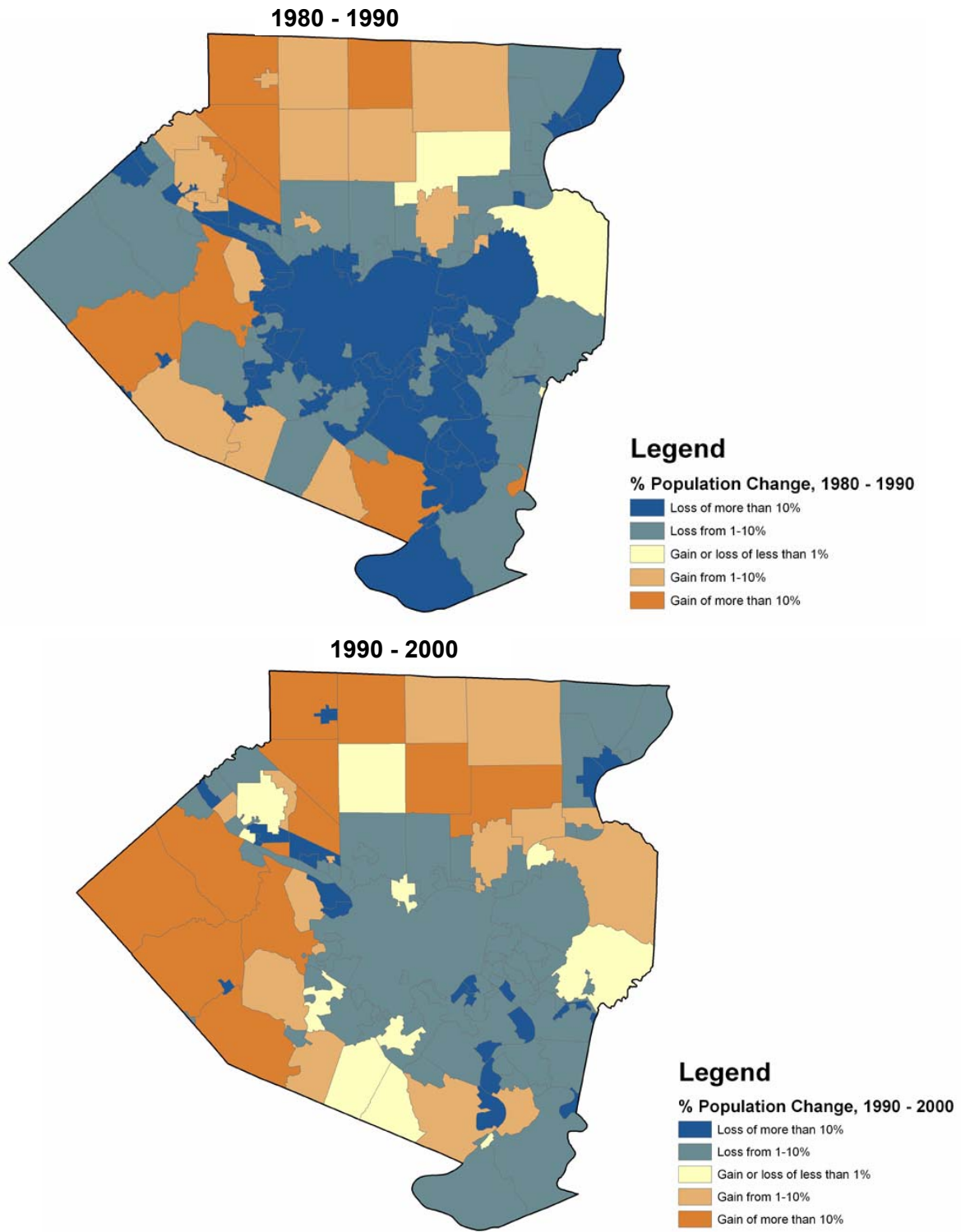
\* Remainder of MSA includes 6 suburban counties: Armstrong, Beaver, Butler, Fayette, Washington and Westmoreland.

Source: *Regional Economic Information System*.

### **POPULATION CHANGES BY MUNICIPALITY**

Population growth within municipalities in Allegheny County is generally located in the outer townships and boroughs in the second ring suburbs, away from the county's core. As evidenced by Figure 5, the most predominant areas of population growth from 1980 to 1990 in the outer suburbs can be seen in the north and west areas of the county. The western suburbs of the county centered around the Pittsburgh International Airport began to emerge as a growth areas between 1990 and 2000. Concentrating on the north and west suburbs, four municipalities—Pine, Marshall, North Fayette and Ohio—grew in population by more than 25 percent during the 1990s, which is significant (see Table 1). To put this growth in relative terms, only 16 municipalities increased by 5 percent or more throughout the 1990s (see Table 27).

**Figure 5. Population Change by Municipality, Allegheny County, 1980-2000**



Source: Compiled from Decennial Census, Census Bureau, various years.

**Table 1. Municipalities with Largest Population Increases, Allegheny County, 1990-2000**

<b>Ranked by Percentage Change</b>				
	<b>1990</b>	<b>2000</b>	<b>Change</b>	
1) Pine	4,048	7,683	3,635	(+89.8%)
2) Marshall	4,010	5,996	1,986	(+49.5%)
3) North Fayette	9,537	12,249	2,712	(+28.4%)
4) Ohio	2,459	3,086	627	(+25.5%)
5) South Fayette	10,329	12,271	1,942	(+18.8%)
6) Findlay	4,500	5,145	645	(+14.3%)
7) Moon	19,631	22,290	2,659	(+13.5%)
8) Robinson	10,830	12,289	1,459	(+13.5%)
9) Glenfield	201	228	27	(+13.4%)
10) Indiana	6,024	6,809	785	(+13.0%)

<b>Ranked by Absolute Change</b>				
	<b>1990</b>	<b>2000</b>	<b>Change</b>	
1) Pine	4,048	7,683	3,635	(+89.8%)
2) North Fayette	9,537	12,249	2,712	(+28.4%)
3) Moon	19,631	22,290	2,659	(+13.5%)
4) Marshall	4,010	5,996	1,986	(+49.5%)
5) Hampton	15,568	17,526	1,958	(+12.6%)
6) South Fayette	10,329	12,271	1,942	(+18.8%)
7) Robinson	10,830	12,289	1,459	(+13.5%)
8) Plum	25,609	26,940	1,331	(+5.2%)
9) Franklin Park	10,109	11,364	1,255	(+12.4%)
10) Indiana	6,024	6,809	785	(+13.0%)

*Source: Decennial Census, Census Bureau, various years*

Conversely, population decline is centered on the county's core—the City of Pittsburgh—and the first ring of connected suburbs (see Table 2). In terms of share of population loss, the largest losses occurred in the Mon Valley communities and older eastern suburbs in general; however, based on absolute change, Pittsburgh lost 35,316 persons to surrounding areas. Penn Hills, McKeesport, and Baldwin Borough were some other areas that experienced significant population decline. In total, 97 communities in the county lost population in the 1990s.

**Table 2. Municipalities with Largest Population Declines, Allegheny County, 1990-2000**

<b>Ranked by Percentage Change</b>				
	<b>1990</b>	<b>2000</b>	<b>Change</b>	
1) Braddock	4,682	2,912	-1,770	(-37.8%)
2) South Versailles	515	338	-177	(-34.4%)
3) Haysville	100	75	-25	(-25.0%)
4) Kilbuck	890	730	-160	(-18.0%)
5) Aleppo	1,246	1,038	-208	(-16.7%)
6) Dravosburg	2,377	2,015	-362	(-15.2%)
7) Homestead	4,179	3,569	-610	(-14.6%)
8) Duquesne	8,525	7,332	-1,193	(-14.0%)
9) McKees Rocks	7,691	6,622	-1,069	(-13.9%)
10) Bradford Woods	1,329	1,149	-180	(-13.5%)

<b>Ranked by Absolute Change</b>				
	<b>1990</b>	<b>2000</b>	<b>Change</b>	
1) Pittsburgh	369,879	334,563	-35,316	(-9.5%)
2) Penn Hills	51,479	46,809	-4,670	(-9.1%)
3) McKeesport	26,016	24,021	-1,995	(-7.7%)
4) Baldwin Borough	21,923	19,999	-1,924	(-8.8%)
5) Wilkinsburg	21,080	19,196	-1,884	(-8.9%)
6) Braddock	4,682	2,912	-1,770	(-37.8%)
7) Duquesne	8,525	7,332	-1,193	(-14.0%)
8) North Versailles	12,302	11,113	-1,189	(-9.7%)
9) West Mifflin	23,644	22,464	-1,180	(-5.0%)
10) Clairton	9,656	8,491	-1,165	(-12.1%)

*Source: Decennial Census, Census Bureau, various years*

## Population Density

As population has slowly declined and communities in the outer portions of the county have built newer housing, population density has slowly decreased over time (see Table 3). Population density in the county has steadily declined from 2,230 persons per square mile in 1960 to 1,755 persons per square mile in 2000, for an overall decline of 21 percent.

**Table 3. Population Density Changes in the Pittsburgh Region, 1960-2000  
(persons per square mile)**

	1960	1970	1980	1990	2000	Change 1960-1980	Change 1980-2000		
Allegheny	2,230	2,198	1,987	1,830	1,755	-243	-10.9%	-232	-11.7%
Armstrong	122	116	119	112	111	-3	-2.2%	-8	-6.9%
Beaver	477	480	471	429	418	-6	-1.2%	-53	-11.3%
Butler	145	162	179	193	221	33	22.8%	42	23.6%
Fayette	214	196	202	184	188	-13	-5.9%	-14	-6.8%
Washington	253	246	253	239	237	0	-0.1%	-17	-6.5%
Westmoreland	344	368	383	361	361	39	11.2%	-22	-5.7%
Subtotal:	251	254	262	249	253	11	4.5%	-9	-3.6%
Greene	68	63	70	69	71	2	2.7%	0	0.5%
Indiana	91	96	111	109	108	20	22.4%	-3	-2.9%
Lawrence	313	298	297	267	263	-16	-5.1%	-35	-11.7%
Subtotal:	129	126	136	128	127	7	5.3%	-8	-6.2%

Source: Decennial Census, Census Bureau, various years

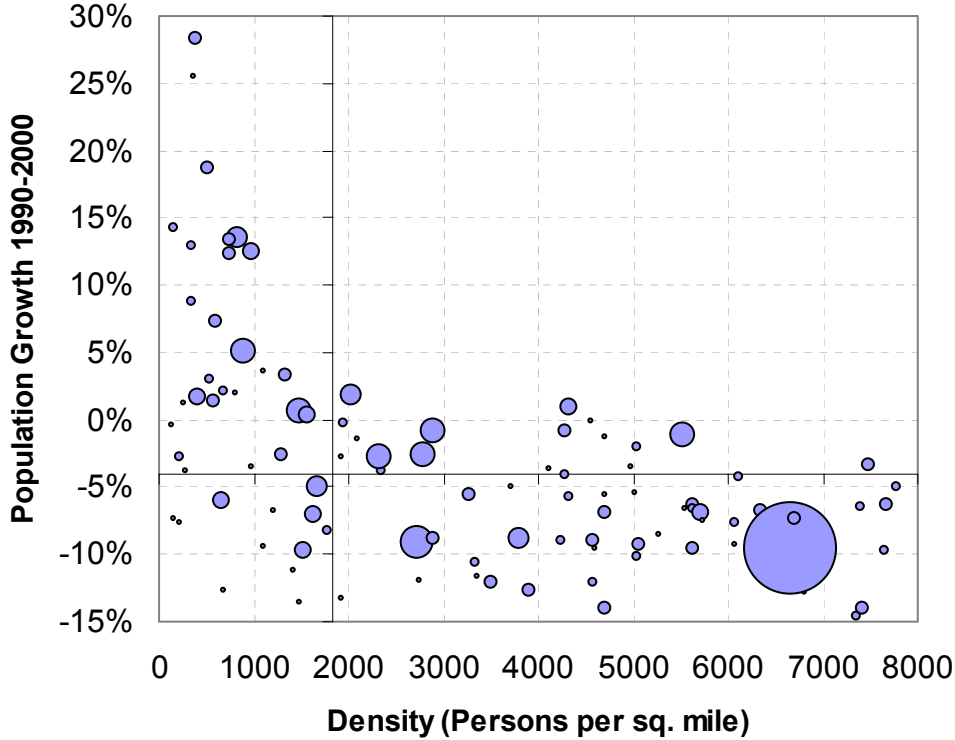
As a whole, the entire Pittsburgh region is de-densifying, but at differing rates across the counties. Of the seven counties in the region, only Butler County has steadily increased its density over the period.

Population density is directly related to location from the urban core, or in the case of Allegheny County, the city of Pittsburgh. In general, as one would expect, population density declines as one moves further from the central city with just a few exceptions. Part of the increase in density levels may be attributed to growing areas or older cities and county seats in the suburban counties. Part may be attributable to the continued population loss in the first ring suburbs of the County.

In comparing previous discussions and data, a relationship can be seen between population density and population growth within Allegheny County (see Figure 6). Like the pattern of growth across the region, growth is concentrated in areas that are least dense while the denser urban core has the most population decline. Nonetheless, given the number of municipalities in the county, many of the smallest municipalities are growing and density is relatively low, or declining, though density is relatively high. Table 4 gives a breakdown of population and density for the County's municipalities in 2000, and shows a range of population density among Allegheny County's municipalities from Dormont, at the densest, to the more rural Frazer and Sewickley Heights, as the least dense in the County.



**Figure 6. Population Density (2000) vs. Population Growth (1990-2000), Allegheny County Municipalities**



Each bubble represents a single municipality. Bubble size is proportional to population in 2000. Vertical and horizontal axes are set to mean Allegheny County population density in 2000 (1,755 persons per square mile) and population change (-4.3%) between 1990 and 2000 respectively.

Source: Decennial Census, Census Bureau, 1990, 2000.

**Table 4. Population Density by Municipality, 2000**

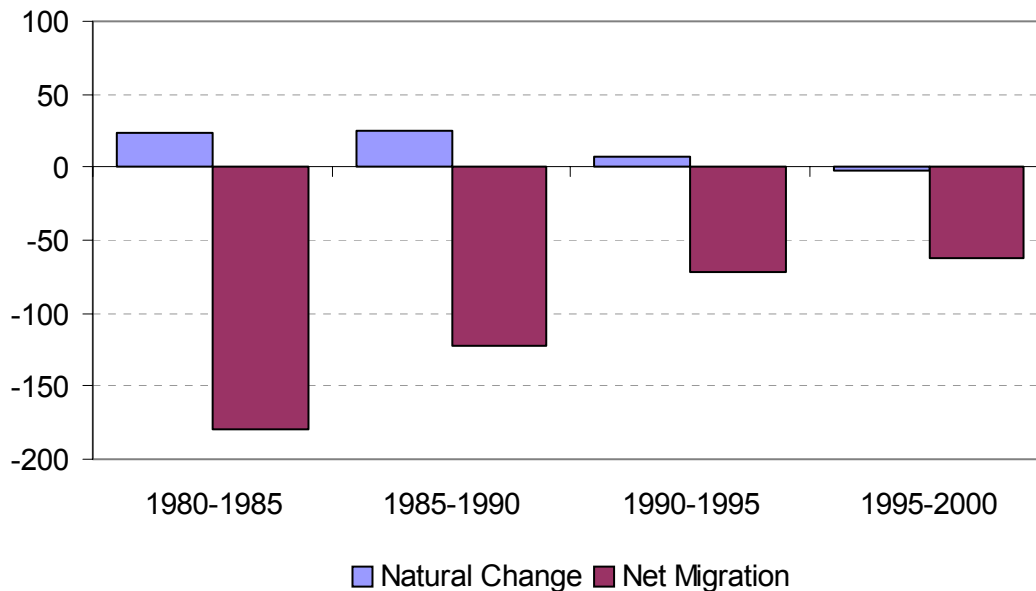
	Sq. Miles	Population	Density		Sq. Miles	Population	Density
Dormont	0.74	9,305	12,574	Penn Hills	19.03	46,809	2,460
Pennsbury Vill.	0.06	741	12,350	West Homestead	0.91	2,197	2,414
Mount Oliver	0.34	3,970	11,676	Ben Avon Heights	0.17	385	2,265
Aspinwall	0.33	2,960	8,970	Ross	14.43	32,581	2,258
Bellevue	1.00	8,770	8,770	Green Tree	2.10	4,719	2,247
Ingram	0.44	3,712	8,436	McDonald	0.20	420	2,100
Avalon	0.63	5,294	8,403	Braddock Hills	0.97	1,998	2,060
Wilkinsburg	2.30	19,196	8,346	Upper St. Clair	9.75	20,053	2,057
Swissvale	1.20	9,653	8,044	Dravosburg	1.02	2,015	1,975
Sharpsburg	0.49	3,594	7,335	Reserve	1.99	3,856	1,938
Brentwood	1.45	10,466	7,218	Liberty	1.44	2,670	1,854
West View	1.01	7,247	7,175	McCandless	16.54	29,022	1,755
Brackenridge	0.51	3,543	6,947	Wall	0.44	740	1,682
Pitcairn	0.54	3,689	6,831	Churchill	2.20	3,566	1,621
McKees Rocks	1.04	6,622	6,367	West Mifflin	14.16	22,464	1,586
Homestead	0.57	3,569	6,261	South Park	9.17	14,340	1,564
Turtle Creek	0.98	6,076	6,200	Harrison	7.27	10,934	1,504
Millvale	0.65	4,028	6,197	Monroeville	19.79	29,349	1,483
Pittsburgh	55.58	334,563	6,019	Kennedy	5.44	7,504	1,379
East McKeesport	0.39	2,337	5,992	North Versailles	8.11	11,113	1,370
Crafton	1.13	6,706	5,935	Bradford Woods	0.90	1,149	1,277
Verona	0.53	3,124	5,894	White Oak	6.67	8,474	1,270
Edgewood	0.59	3,311	5,612	Osborne	0.45	567	1,260
Mount Lebanon	6.05	33,017	5,457	O'Hara	7.03	8,856	1,260
Chalfant	0.16	870	5,438	Leetsdale	0.99	1,232	1,244
Munhall	2.31	12,264	5,309	Edgeworth	1.53	1,730	1,131
Rankin	0.44	2,315	5,261	Crescent	2.07	2,324	1,123
Castle Shannon	1.63	8,556	5,249	Hampton	16.04	17,526	1,093
Etna	0.75	3,924	5,232	Thornburg	0.44	469	1,066
Braddock	0.56	2,912	5,200	Leet	1.59	1,568	986
East Pittsburgh	0.39	2,017	5,172	Plum	28.63	26,940	941
Carnegie	1.65	8,389	5,084	Moon	23.74	22,290	939
Bridgeville	1.08	5,341	4,945	Neville	1.33	1,229	924
Blawnox	0.32	1,539	4,809	Franklin Park	13.58	11,364	837
McKeesport	5.00	24,021	4,804	Robinson	14.75	12,289	833
Ben Avon	0.40	1,917	4,793	Springdale	2.24	1,813	809
Wilmerding	0.45	2,145	4,767	Roslyn Farms	0.60	467	778
Heidelberg	0.26	1,222	4,700	Fox Chapel	7.83	5,436	694
Elizabeth	0.35	1,609	4,597	Richland	14.55	9,231	634
Coraopolis	1.34	6,121	4,568	Elizabeth	22.55	13,839	614
Emsworth	0.57	2,598	4,558	South Fayette	20.34	12,271	603
Whitaker	0.30	1,338	4,460	East Deer	2.31	1,362	590
Whitehall	3.28	14,444	4,404	Jefferson Hills	16.57	9,666	583
Forest Hills	1.56	6,831	4,379	Aleppo	1.81	1,038	573
Scott	3.97	17,288	4,355	Harmar	5.97	3,242	543
Oakmont	1.63	6,911	4,240	North Fayette	25.08	12,249	488
North Braddock	1.54	6,410	4,162	Pine	16.79	7,683	458
Baldwin	0.54	2,244	4,156	Ohio	6.86	3,086	450
Springdale	0.93	3,828	4,116	West Deer	28.98	11,563	399
Sewickley	0.96	3,902	4,065	South Versailles	0.86	338	393
Duquesne	1.82	7,332	4,029	Marshall	15.60	5,996	384
Tarentum	1.24	4,993	4,027	Indiana	17.72	6,809	384
Cheswick	0.48	1,899	3,956	Haysville	0.20	75	375
Port Vue	1.10	4,228	3,844	Collier	14.19	5,265	371
Versailles	0.49	1,730	3,531	Kilbuck	2.54	730	287
Baldwin	5.77	19,999	3,466	Glenfield	0.85	228	268
Stowe	1.98	6,706	3,387	Sewickley Hills	2.49	663	266
Pleasant Hills	2.72	8,397	3,087	Bell Acres	5.21	1,382	265
Clairton	2.76	8,491	3,076	Lincoln	4.80	1,202	250
Oakdale	0.52	1,550	2,981	Forward	18.93	3,771	199
Glassport	1.68	4,993	2,972	Fawn	12.92	2,504	194
West Elizabeth	0.20	581	2,905	Findlay	32.59	5,145	158
Bethel Park	11.69	33,556	2,870	Trafford	0.18	25	139
Shaler	11.01	29,757	2,703	Frazer	9.37	1,286	137
Wilkins	2.62	6,917	2,640	Sewickley Heights	7.33	981	134

Source: Decennial Census, Census Bureau, 2000

## Natural Population Change

As previously mentioned, population growth is comprised of two components: natural change (births minus deaths) and net migration (the difference between those moving into a location and those moving out). At present, the region and Allegheny County have reached a point where both components of population change are negative (see Figure 7).

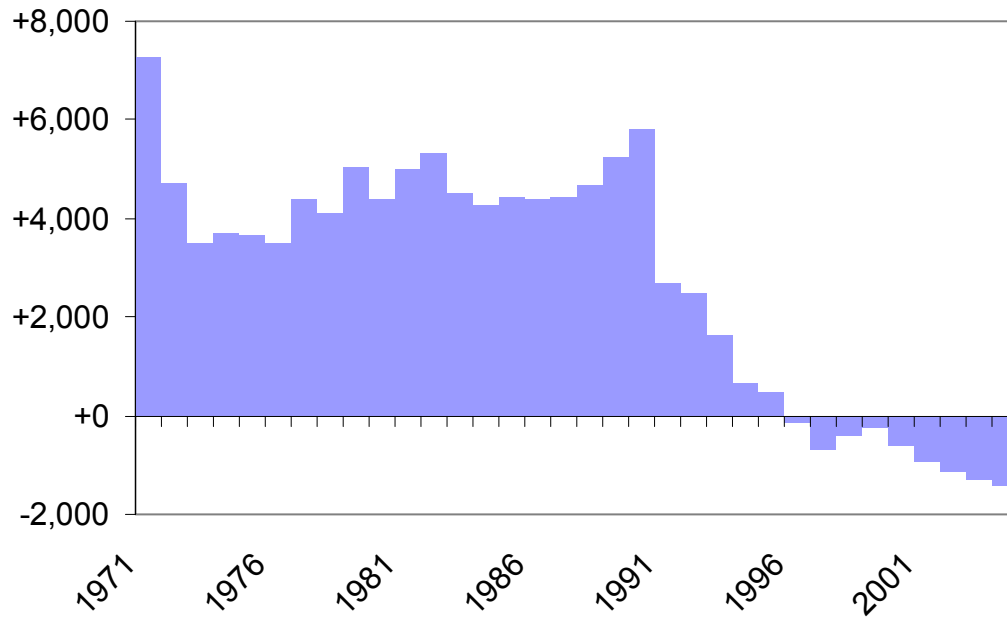
**Figure 7. Components of Population Change, Allegheny County, 1980-2000**



Source: Pittsburgh REMI Model.

For the first time in its measurable history, more deaths than births have occurred in Allegheny County since 1995 (see Figure 8). Most regions of the U.S. have a positive level of natural population change caused by a greater number of births than deaths per year. The county, with an age structure that is relatively older, began to experience a correspondingly larger number of deaths than would be typical of a region its size. The high levels of out migration of workers in the 1980s meant the loss of not only baby boomers, but also their children, the 'echo boom' population. Because that generation was not here to begin families in the region, a lower number of births resulted. Consequently, the Pittsburgh region is the only large metropolitan area experiencing natural population decline at the beginning of the 21<sup>st</sup> century.

**Figure 8. Natural Population Change (Births Minus Deaths) Allegheny County, 1970-2000**



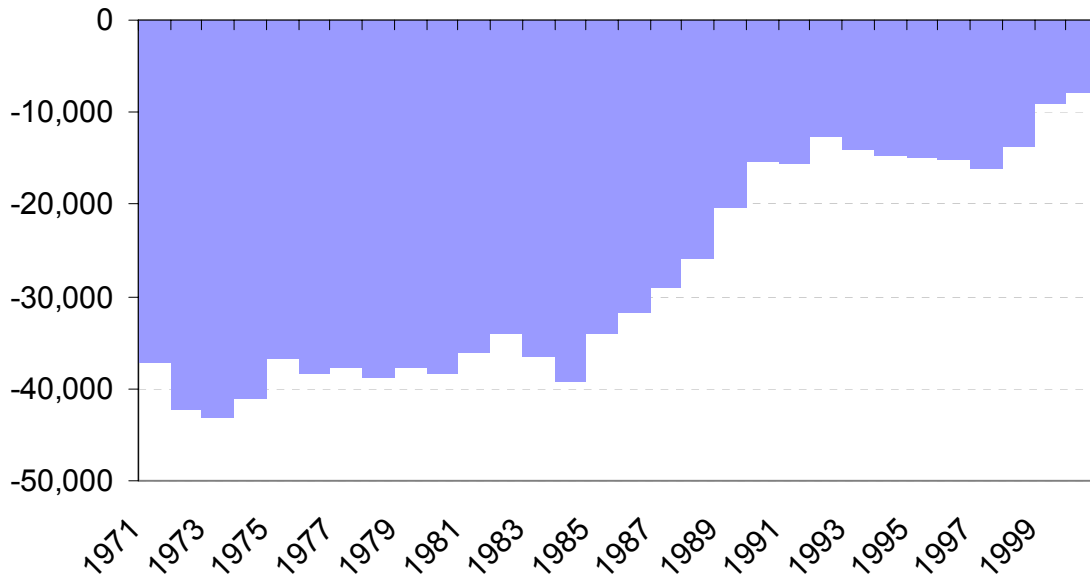
Source: Pittsburgh REMI Model.

## Migration

The Pittsburgh region and Allegheny County have a long history of migration loss, a phenomenon that covered almost the entire 20th century. This phenomenon was well documented by Edgar Hoover and the Pittsburgh Regional Planning Association in their mid-century *Report of the Economic Study of the Pittsburgh Region* (1963). This report shows that while other older industrial regions in the country were growing, the Pittsburgh region, from 1920 onward, registered a net outflow of population. Reflecting on this fact, the authors commented that (p. 2) “(the) Pittsburgh (region)’s sluggish population growth stands out as almost unique among metropolitan areas”.

Without abatement, the migration loss continued in the Pittsburgh region over the latter decades of the 20th century (see Figure 9). Not surprisingly, the severest outflows of migration were during the mid to late 1970s and the early 1980s, when factories and mills were closing. These years, however, were not a change of trend, but rather a heightened loss. Now, over forty years after the Hoover study, Allegheny County remains one of the few major urban counties in the U.S. to continually lose population.

**Figure 9. Estimated Annual Net Migration, Allegheny County, 1971-2000**



Source: Pittsburgh REMI Model

Upon further review of this migration trend, the logistical information, such as the flow of migrants in and out of the county, and final destinations of migrants, can be determined. First, among movers and arrivers, up to one-third of moves out of or in to Allegheny County are from other parts of the Pittsburgh region (see Table 5):

- 27% of people moving to Allegheny County between 2003 and 2004 were from other parts of the Pittsburgh region; and
- 34% of people moving out of Allegheny County between 2003 and 2004 moved to other parts of the Pittsburgh region.

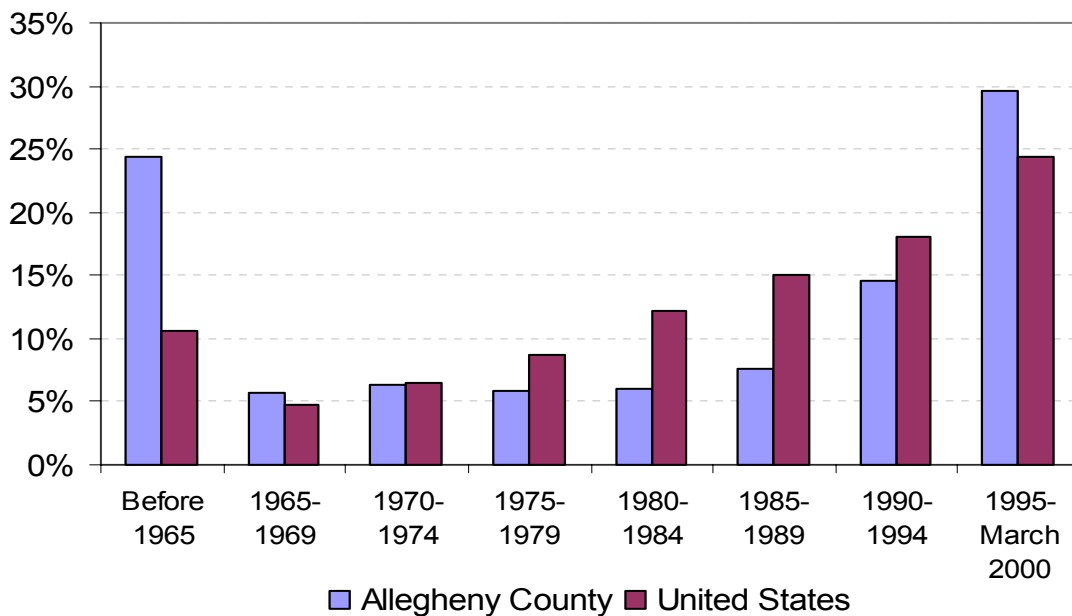
**Table 5. Top 15 Places of Migration Into and Out of Allegheny County, 2003-2004**

<b>Arriving From: (in-migrants)</b>		<b>Moving To: (out-migrants)</b>	
Westmoreland County	2,583	Westmoreland County	3,858
Washington County	1,735	Washington County	2,907
Butler County	1,412	Butler County	2,470
Foreign Immigration	1,506	Beaver County	1,569
Beaver County	1,246	Foreign - Overseas	504
Armstrong County	354	Armstrong County	488
Fayette County	353	Maricopa County, AZ	480
Erie County	352	Fayette County	381
Cuyahoga County	316	Franklin County, OH	327
Cook County	282	Los Angeles County, CA	288
Subtotal Top 10	10,139	Subtotal Top 10	13,272
All Other	18,101	All Other	21,204
<b>Total</b>	<b>28,240</b>	<b>Total</b>	<b>34,476</b>

Source: From IRS County to County Migration Patterns.

Second, this detailed analysis also revealed that Allegheny County has 48,266 international migrants, which represents 3.8 percent of the 2000 population. Comparatively speaking, the county and Pennsylvania trail the rest of the nation in the level of international immigration. In 2000, 4.1 percent of Pennsylvania residents were foreign-born, compared with 11.1 percent of the United States. Among those arriving since 1990, the nation counted 13 million foreign-born residents, or 4.7 percent of the total population, compared to 209,000 for Pennsylvania, 1.7 percent of the total population, and 21,313 in Allegheny County, also 1.7 percent of the total population. As shown in Figure 10, these immigrants were most likely to have arrived in Allegheny County before 1965 or after 1990.

**Figure 10. Foreign Born Population by Year of Entry, Allegheny County vs. United States, 2000**



Source: Census Bureau, Decennial Census 2000

International immigrants are a major factor in the growth of many regions around the country, especially in their core cities. For the Pittsburgh region, the low rate of international immigration can be explained as both a cause and effect of low labor demand growth. Case and point, many cities would be experiencing decline if not for international immigrants. Hence, the low rate of job growth in the Pittsburgh region means relatively few people moved into the area. This is especially evident during the time of the fall of the steel industry through the 1980s and 1990s when the flow of international immigrants into the region was one of the lowest in the nation.

Nonetheless, to its credit, Allegheny County does have a few concentrations of newer international immigrant communities. One such area is the city of Pittsburgh, which received the most international immigrants in the 1990s. In 2000, 41 percent (10,508 persons) of regional international immigrants, who had arrived since 1990, resided in the city of Pittsburgh. The Pittsburgh region is also following the national trend of settlement of foreign born population, which places more recent arrivals in suburban communities. Table 6 is indicative of this trend in

Allegheny County. Looking at immigrants as a percent of municipal population, Scott Township, which is a suburb of Pittsburgh, leads Allegheny County municipalities at 6.1 percent.

**Table 6. Municipalities Attracting Recent Immigrants, 1990-2000**

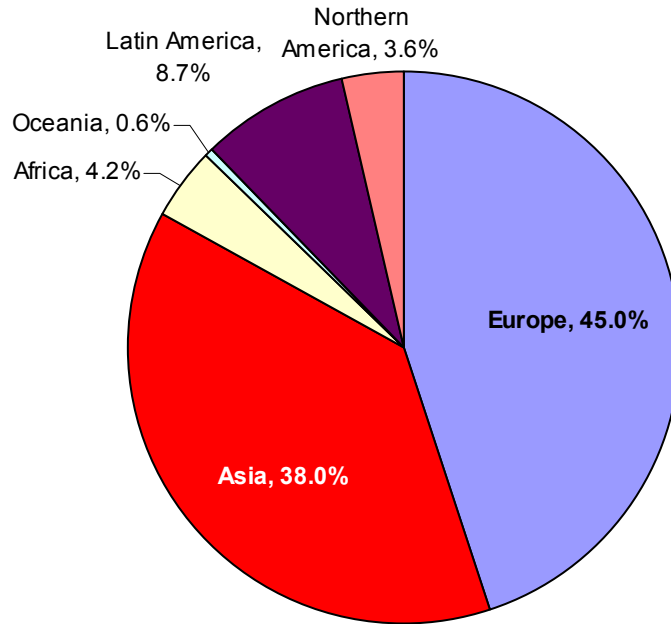
**Top Five Municipalities Ranked by Percentage of Population Foreign Born, arriving after 1990**

	Total Population	Foreign Born (arriving 1990-2000)	
1) Scott	17,288	1,052	(6.1%)
2) Aspinwall	2,960	153	(5.2%)
3) Blawnox	1,550	74	(4.8%)
4) Homestead	3,569	142	(4.0%)
5) Pittsburgh	334,563	10,508	(3.1%)

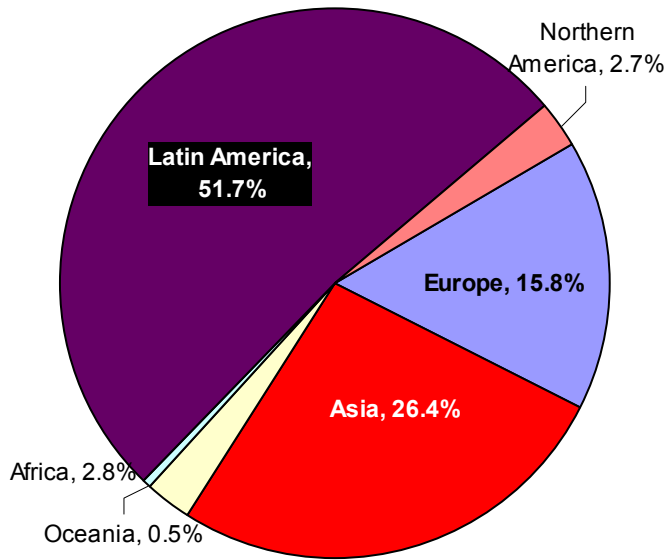
*Source: Census Bureau, Decennial Census 2000*

In order to identify the various patterns of migration into the Pittsburgh Region, the composition of the foreign-born population was assessed (see Figure 11). The regional foreign-born population is comprised mainly of immigrants from Europe (47.1%), followed by Asia (34.8%). Nationally over half of the foreign born population is from Latin America, whereas the counterpart for the Pittsburgh region is 8.7 percent.

**Figure 11. Foreign Born Population by Place of Birth, Allegheny County, 2000**



**United States**



Source: Census Bureau, Decennial Census 2000



Finally, where do new all new residents, both from domestic and international origins, move to in Allegheny County? When this is ranked by percent of new residents arriving from outside the Pittsburgh region, Pine Township and Edgeworth received the greatest share (see Table 7). For total migration, domestic and international within the county, the faster growing suburban municipalities, along with a few older communities, saw the greatest number of new residents (see Figure 12).

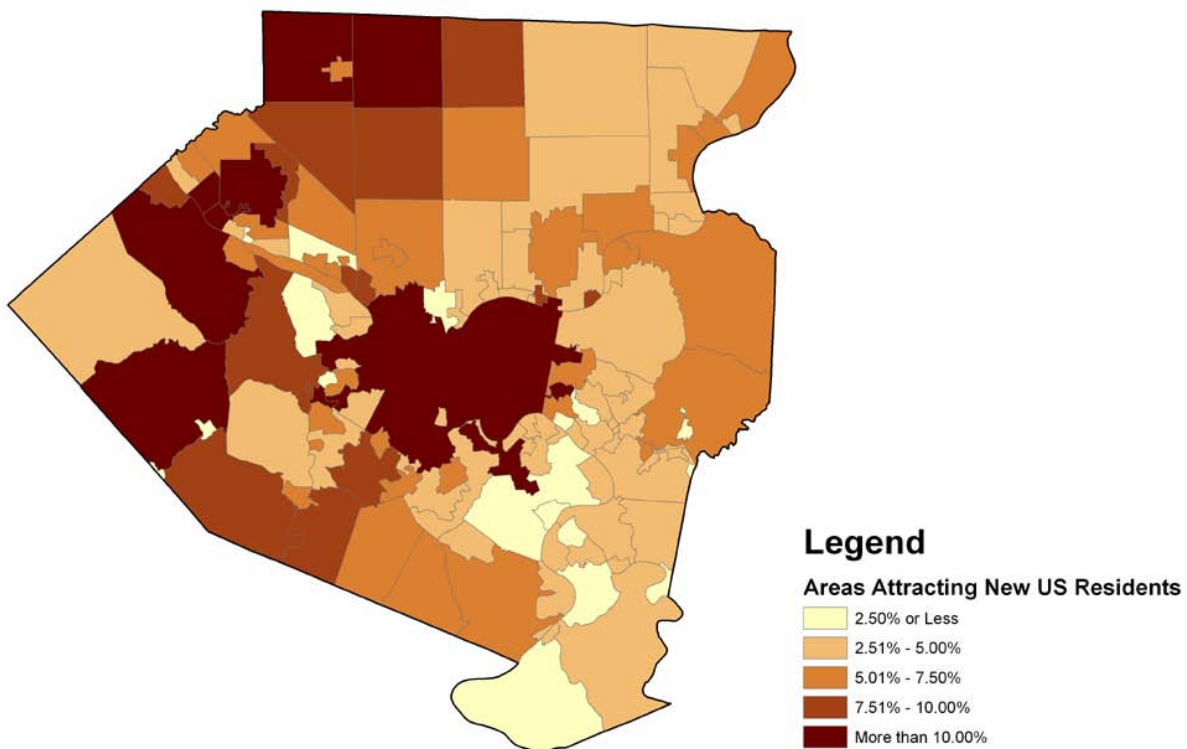
**Table 7. Municipalities Attracting Migrants From Outside the Region**

**Top Municipalities Ranked by Population (Census 2000) Who Lived Outside of the Pittsburgh MSA in 1995**

Municipality	Population Age 5 and over	Total Who lived outside the MSA in 1995	
1) Pine	6,958	1,368	19.7%
2) Edgeworth	1,607	241	15.0%
3) Marshall	5,480	786	14.3%
4) Sewickley Heights	949	130	13.7%
5) North Fayette	11,396	1,410	12.4%
6) Rosslyn Farms	446	52	11.7%
7) Sewickley	3,716	427	11.5%
8) Moon	21,050	2,343	11.1%
9) Pittsburgh	316,760	35,113	11.1%
10) Edgewood	3,159	317	10.0%

Source: Census Bureau, Decennial Census 2000

**Figure 12. Municipalities Attracting Residents from Outside the Pittsburgh Region**  
**Percentage of Population Who Lived Outside the Pittsburgh MSA in 1995**

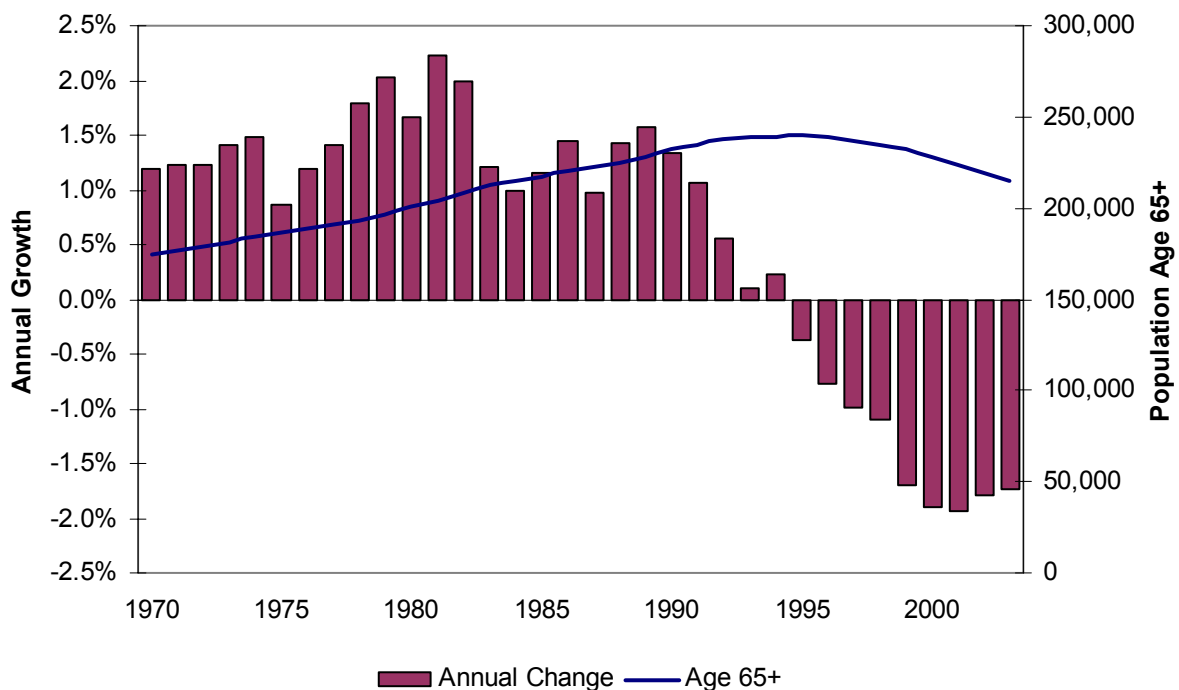


Source: Census Bureau, Decennial Census 2000

## AGE TRENDS

The pattern of population change within the county for the last three decades has directly influenced the age distribution. The large out-migration of prime age workers, in particular, has created an unusual (for the United States) age distribution within the county. Because a significant portion of working age residents did not stay and raise families in the area, the population as a whole did not grow or replenish itself, while at the same time, more and more residents were getting older. As a result, a gap in age distribution exists between age groups. The elderly population, those aged 65 and over, peaked in Allegheny County in the mid 1990s (see Figure 13). The elderly population has been declining since then and is projected to continue to decline through 2015, mainly due to deaths. After 2015, it will begin to grow again, as the first of the baby boomers retire.

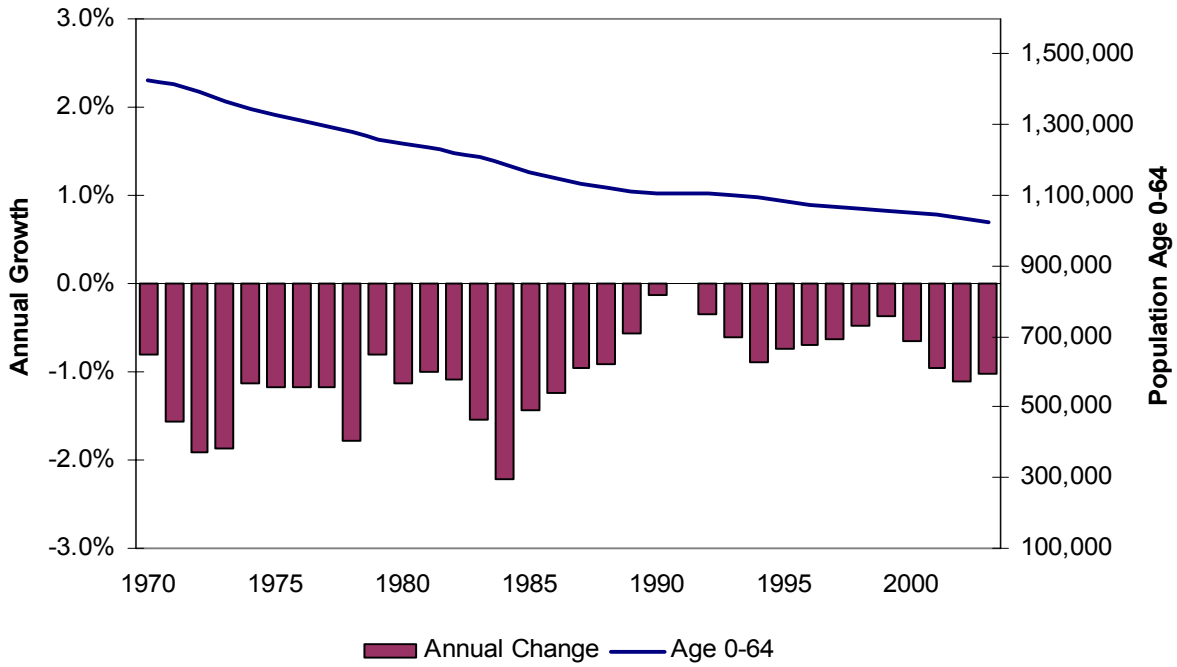
**Figure 13. Population Age 65 and Over, Allegheny County, 1970-2000**



Source: Pittsburgh REMI Model

The population under the age of 65 has declined over the past three decades (see Figure 14). This population group includes working age residents and their children. Most of the region's population decline is reflected in population loss in these age cohorts.

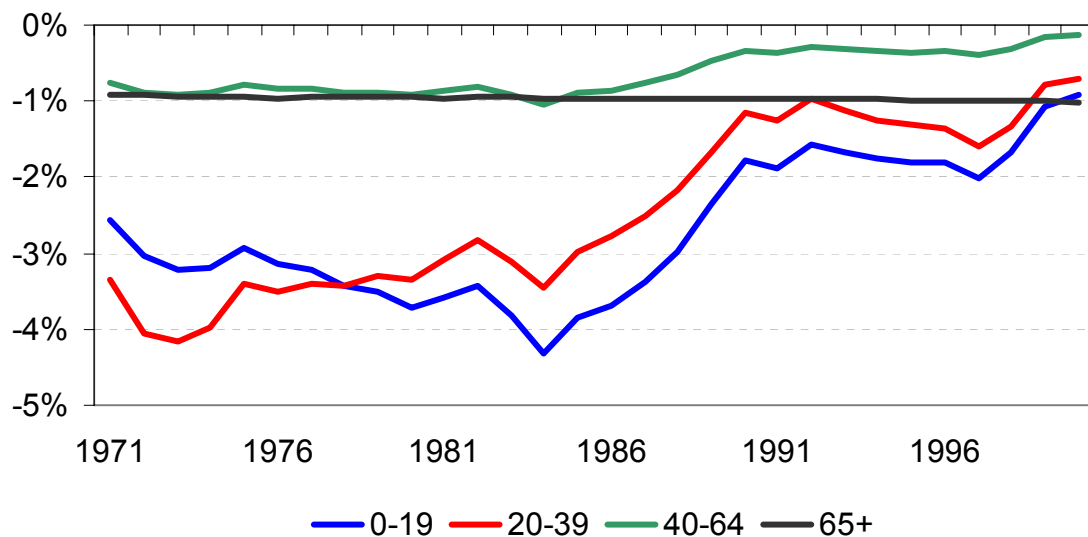
**Figure 14. Population Age 0-64, Allegheny County, 1970-2000**



Source: Pittsburgh REMI Model

Comparing cohorts within the under 65 group above shows that net migration by age group shows the greatest losses of young (0-19) and prime age workers (20-39) during the years of the steel collapse. Nonetheless, these two cohorts register negative net migration rates over most of the years shown in Figure 15. In the past two decades, net migration rates for the middle age cohort, 40-64, approached 0 percent change, though remained slightly negative.

**Figure 15. Estimated Annual Net Migration Rates by Age Group, Allegheny County, 1971-2000**

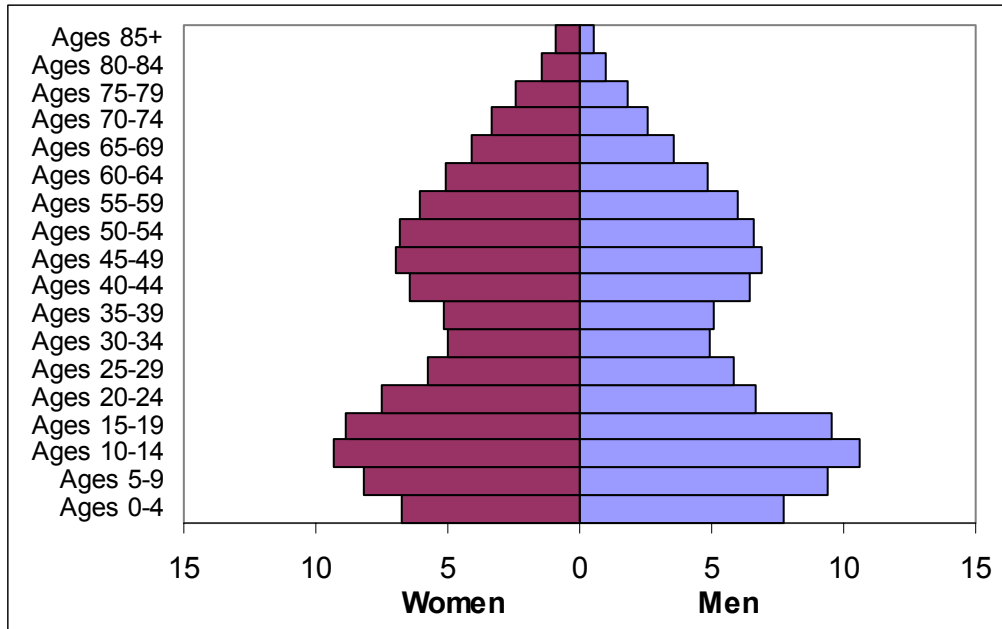


Source: Pittsburgh REMI Model

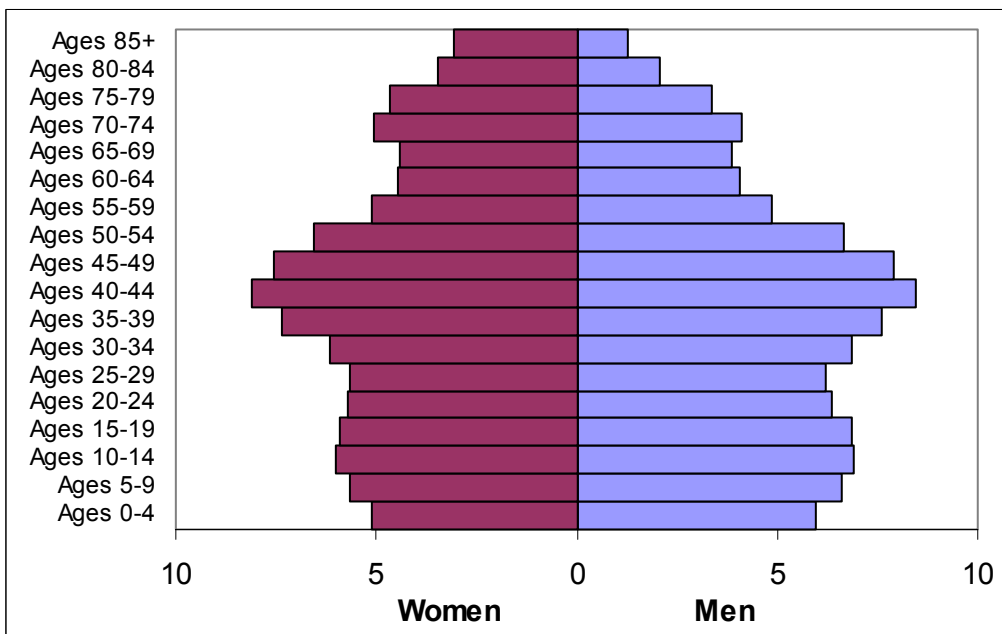
Figure 16 shows Allegheny County's population by age for 1970 and 2000. In 1970, the county looked more like the U.S., but by 2000, the unusual distribution stands in stark contrast to the U.S. average, with a large portion of residents in the elderly age groups. That said, over the next 30 years, as the baby boom population ages, much of the U.S. will look more and more like Allegheny County.

**Figure 16. Population Distribution by Age and Sex, Allegheny County and U.S., 1970 and 2000**

**1970**



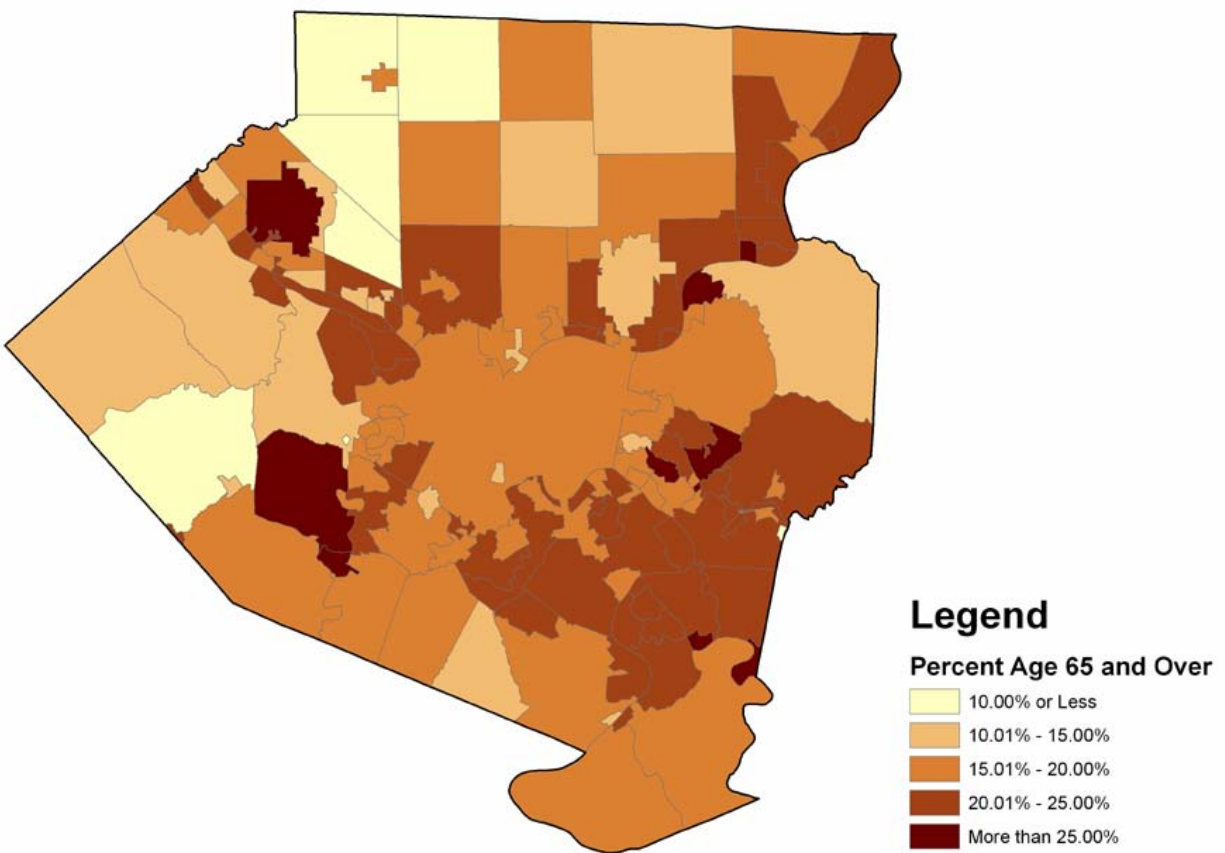
**2000**



Finally, the concentration of elderly residents by municipality was examined (see Figure 17). Sewickley Heights has the oldest median age in the County at age 50. In nine municipalities, a quarter or more of the population is age 65 and over (see Table 8). These communities are

spread out across the county, possibly because most of them are post-war residential suburbs, where much of the housing stock was built in the decades soon after World War II. These communities tend to be losing population, and therefore, are not among the fastest growing parts of the county. To that end, some of these municipalities, despite growth projections for the county, may contend with accelerated population loss already experienced in the older steel and industrial communities in the eastern part of the county. These communities, coupled with neighborhoods in larger places, such as Pittsburgh, have become Naturally Occurring Retirement Communities, or NORCs. NORCs are concentrations of elderly who do not live in senior housing, but have aged in place. NORCs are different from new retirement communities in, for instance, the south and southwest. In NORCs, people moved into a neighborhood and didn't move out. The neighborhood, through "residential persistence ... evolved into a senior community" (Morrison, 2003, 3).

**Figure 17. Percent of Population Age 65 and Over by Municipality, 2000**



*Source: Census Bureau, Decennial Census 2000*

**Table 8. Percent of Residents Age 65 and Over, Top 10, Allegheny County, 2000**

1)	Sewickley Heights	28.2%
2)	Braddock Hills	28.2%
3)	South Versailles	26.9%
4)	Versailles	26.6%
5)	Cheswick	26.6%
6)	Wilkins	25.7%
7)	Bridgeville	25.6%
8)	Collier	25.3%
9)	Oakmont	25.1%
10)	Whitehall	24.3%

*Source: Census Bureau, Decennial Census 2000*

Many municipalities in Allegheny County have residents that are relatively older, while some such as Rankin, Pittsburgh, North Fayette and Duquesne rank as the youngest municipalities (see Table 9). A younger population in a community such as Rankin (median age 32.4) can be attributed to the presence of family public housing. Regarding Allegheny County as a whole, the median age in 2000 was 39.6 years, which in comparison, is higher than both Pennsylvania (38.0) and the United States (35.3). The U.S. is expected to reach a median age of 39.1 in 2035 (Census Bureau, 2001).

**Table 9. Median Age by Municipality, 2000**

<b>Municipality</b>	<b>Median Age</b>	<b>Municipality</b>	<b>Median Age</b>	<b>Municipality</b>	<b>Median Age</b>
Aleppo	45.5	Franklin Park	40.0	Pitcairn	37.4
Aspinwall	39.7	Frazer	44.0	Pittsburgh city	35.5
Avalon	41.0	Glassport	41.9	Pleasant Hills	43.2
Baldwin Borough	42.6	Glenfield	38.5	Plum	38.4
Baldwin Township	41.2	Green Tree	44.6	Port Vue	42.6
Bell Acres	43.4	Hampton	39.8	Rankin	32.4
Bellevue	36.6	Harmar	44.6	Reserve	40.7
Ben Avon	37.2	Harrison	42.6	Richland	39.9
Ben Avon Heights	39.2	Haysville	42.5	Robinson	39.9
Bethel Park	42.1	Heidelberg	40.6	Ross	42.7
Blawnox	43.4	Homestead	39.8	Rosslyn Farms	43.7
Brackenridge	41.2	Indiana	40.8	Scott	41.5
Braddock	36.2	Ingram	38.5	Sewickley	42.1
Braddock Hills	46.0	Jefferson Hills	40.9	Sewickley Heights	50.3
Bradford Woods	47.4	Kennedy	44.5	Sewickley Hills	40.2
Brentwood	38.8	Kilbuck	46.1	Shaler	41.7
Bridgeville	43.8	Leet	41.7	Sharpsburg	41.6
Carnegie	40.0	Leetsdale	42.8	South Fayette	39.3
Castle Shannon	39.3	Liberty	42.8	South Park	37.6
Chalfant	41.3	Lincoln	43.1	South Versailles	45.6
Cheswick	47.0	Marshall	37.9	Springdale Borough	41.0
Churchill	47.9	McCandless	40.3	Springdale Township	44.2
Clairton	42.1	McDonald	40.7	Stowe	42.1
Collier	45.9	McKeesport city	39.7	Swissvale	38.9
Coraopolis	40.6	McKees Rocks	38.3	Tarentum	37.9
Crafton	37.8	Millvale	35.7	Thornburg	43.9
Crescent	38.5	Monroeville	42.6	Trafford	36.5
Dormont	36.3	Moon	37.8	Turtle Creek	40.4
Dravosburg	42.4	Mount Lebanon	41.8	Upper St. Clair	42.0
Duquesne	35.6	Mount Oliver	36.1	Verona	39.4
East Deer	40.6	Munhall	42.2	Versailles	45.0
East McKeesport	41.7	Neville	42.1	Wall	40.2
East Pittsburgh	36.8	North Braddock	38.6	West Deer	38.8
Edgewood	40.1	North Fayette	35.5	West Elizabeth	37.0
Edgeworth	42.1	North Versailles	42.3	West Homestead	44.2
Elizabeth Borough	39.7	Oakdale	40.9	West Mifflin	42.2
Elizabeth Township	43.3	Oakmont	44.7	West View	37.9
Emsworth	36.1	O'Hara	43.6	Whitaker	39.3
Etna	38.6	Ohio	39.4	Whitehall	43.8
Fawn	42.0	Osborne	43.8	White Oak	45.0
Findlay	37.4	Penn Hills	41.9	Wilkins	46.2
Forest Hills	43.8	Pennsbury Village	37.2	Wilkinsburg	37.8
Forward	41.9	Pine	37.3	Wilmerding	39.9
Fox Chapel	44.3				

Source: Census Bureau, Decennial Census 2000



## RACE

Allegheny County's nonwhite population totaled 199,211 persons in 2000, or 15.5 percent of the total. African Americans make up most of the nonwhite population, at 12.3 percent of the county total. This figure rose slightly from 149,550 persons, or 11.2 percent of the population, in 1990.

African Americans are concentrated in only a few municipalities in Allegheny County (see Table 10). After the City of Pittsburgh, the eastern suburbs contain the largest concentration of African Americans in the county. In fact, the majority or 75 percent of the county's African American population lives in only four communities—Pittsburgh, Wilksburg, Penn Hills, and McKeesport.

**Table 10. African American and Other Race(s) Population by Municipality, 2000  
Ranked by Percent**

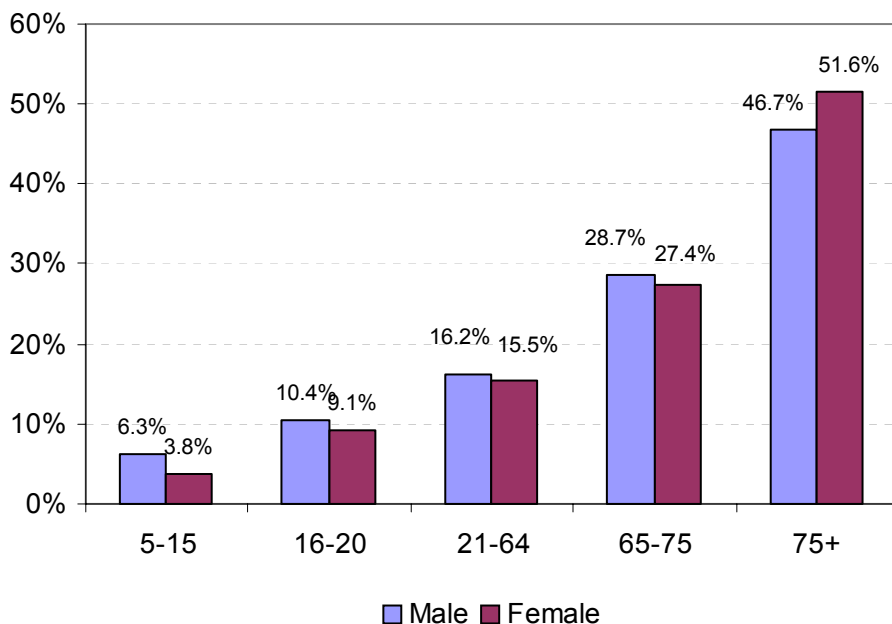
	<b>Total</b>	<b>African American</b>	<b>Other</b>	<b>% African American</b>	<b>% Other</b>	<b>% Total Nonwhite</b>
<b>Allegheny County</b>	<b>1,281,666</b>	<b>158,002</b>	<b>41,209</b>	<b>12.3</b>	<b>3.2</b>	<b>15.5</b>
Rankin	2,315	1,608	60	69.5	2.6	72.1
Wilksburg	19,196	12,664	947	66.0	4.9	70.9
Braddock	2,912	1,958	68	67.2	2.3	69.6
Homestead	3,569	1,708	244	47.9	6.8	54.7
Duquesne	7,332	3,433	248	46.8	3.4	50.2
North Braddock	6,410	2,337	93	36.5	1.5	37.9
Pittsburgh	334,563	89,517	17,734	26.8	5.3	32.1
Clairton	8,491	2,368	204	27.9	2.4	30.3
McKeesport	24,021	5,881	792	24.5	3.3	27.8
Penn Hills	46,809	11,190	1,001	23.9	2.1	26.0

*Source: Pittsburgh REMI Model*

## POPULATION WITH DISABILITIES

In 2000 in Allegheny County, 387,000 persons of varying ages had disabilities. The total and percent of disabled persons rises depending on the age of the population. This fact is most evident in the population over the age of 75, of which nearly half had registered one or more disability (see Figure 18). However, not all the disabled are elderly.

**Figure 18. Disability Incidence by Gender and Age Group**  
**Non-Institutionalized Civilian Population—Allegheny County, 2000**



Source: Census Bureau, Decennial Census 2000

Moreover, the type of disability varied by age cohort (see Table 11). In Allegheny County, 11,604 children between the ages of 5 and 15 have one or more disability. Children are more likely to have a mental disability, whereas young people and adults age 16 to 64 are likely to have an employment or physical disability. Regarding the elderly, physical and go-outside-the-home disabilities are the most common type.

**Table 11. Total Disabilities by Age Group and Type, 2000**

Total disabilities tallied:	387,020		
	<b><u>Age 5-15</u></b>	<b><u>Age 16-64</u></b>	<b><u>Age 65+</u></b>
Total disabilities tallied	11,604	212,786	162,630
Sensory disability	1,322	15,327	26,721
Physical disability	1,463	44,568	54,883
Mental disability	7,385	27,991	18,848
Self-care disability	1,434	12,843	18,550
Go-outside-home disability		35,187	43,628
Employment disability		76,870	

The 2000 Census differentiates 6 types of disabilities: **sensory disability** (blindness, deafness, or a severe vision or hearing impairment); **physical disability** (limits one or more basic physical activities, such as walking, climbing stairs, reaching, lifting, or carrying); **mental disability** (learning, remembering, or concentrating); **self-care disability** (dressing, bathing, or getting around inside the home); **going outside the home disability** (going outside the home alone to shop or visit a doctor's office); and **employment disability** (working at a job or business).

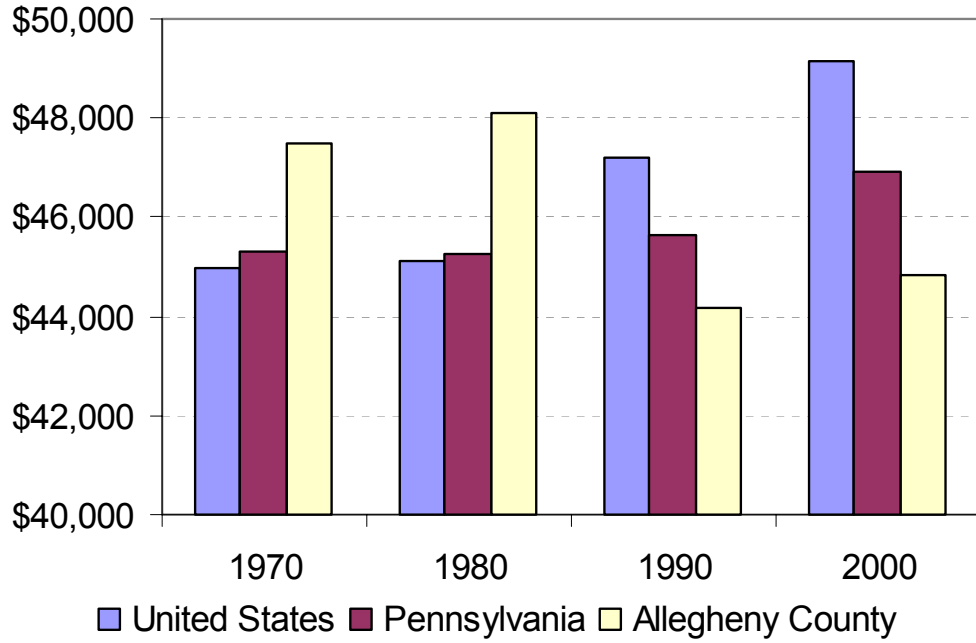
*Source: Census Bureau, Decennial Census 2000.*

## HOUSEHOLDS

### Household Income

One of the major findings about income and poverty is Allegheny County's relative decrease in income levels. Compared to the United States and Pennsylvania, Allegheny County went from having significantly higher median household income in 1970 and 1980 to falling below both national and state levels by 1990 (see Figure 19). This change in household income can be attributed to the loss of high-wage manufacturing jobs and the region's inability to generate new growth industries paying higher than average wages.

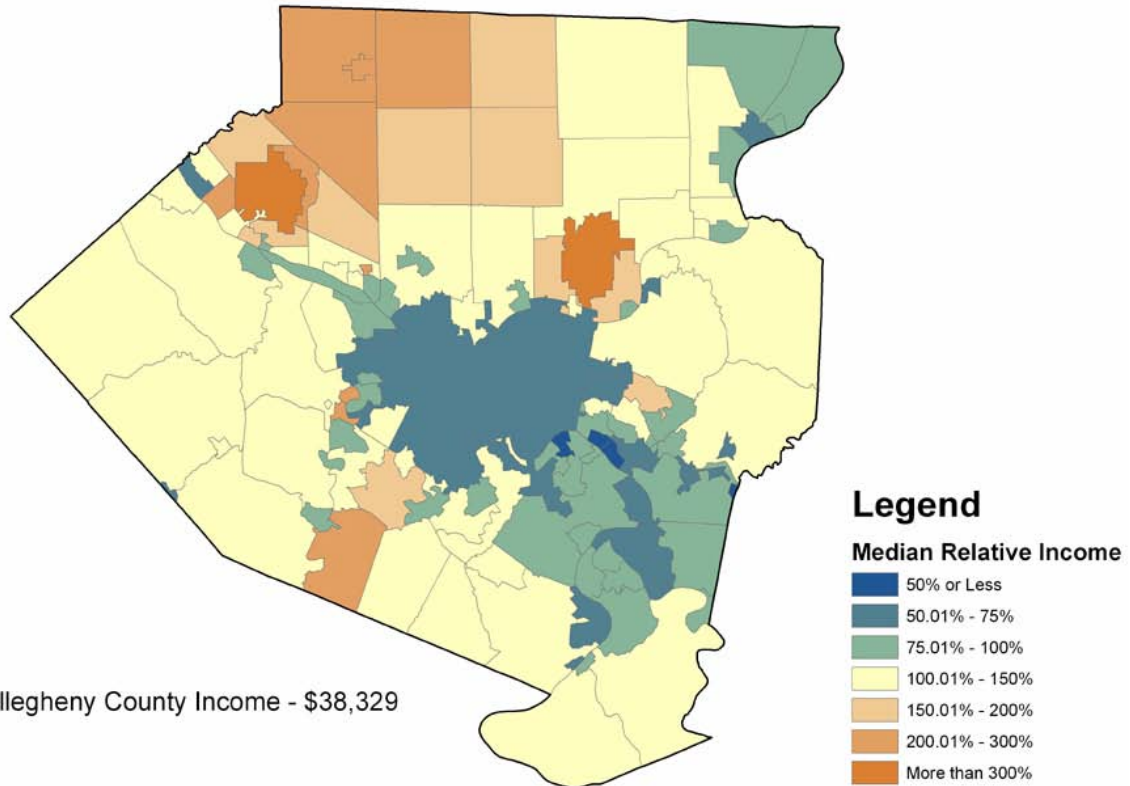
**Figure 19. Median Household Income, U.S., Pennsylvania, Allegheny County, 1970-2000  
(2005 Dollars)**



Source: Census Bureau, Decennial Census various years

Even though households overall in the county have gotten relatively poorer, some municipal households were more severely affected and are experiencing levels below the county average (see Figure 20). The City of Pittsburgh—the county’s core—for example, has an average household income that is 50 percent or less than the county average. At the same time, some communities had a household income that was 75 percent or less than the county average, which was occurring in many of the same communities noted in the population loss section of this report.

**Figure 20. Median Household Income by Municipality Relative to Allegheny County, 2000  
(2000 Dollars)**



Source: Census Bureau, Decennial Census 2000

In contrast to poorer areas, a set of relatively affluent communities, including newer growing communities, as well as, a number of postwar and older suburbs, also exist within the county. Table 12 compares the top five municipalities with the bottom five municipalities, ranked by median household income in 2000. Remarkably, households in the lowest rung became even poorer in the 1990s, both in relative and absolute terms. Additionally, nearly half or more of the residents of these communities, with the exception of East Pittsburgh, are African American. Thus, poverty conditions among many African Americans living in a set of older industrial municipalities worsened in the 1990s.

**Table 12. Median Household Income. Allegheny County Municipalities, 1990 and 2000  
Ranked by Five Highest and Five Lowest**

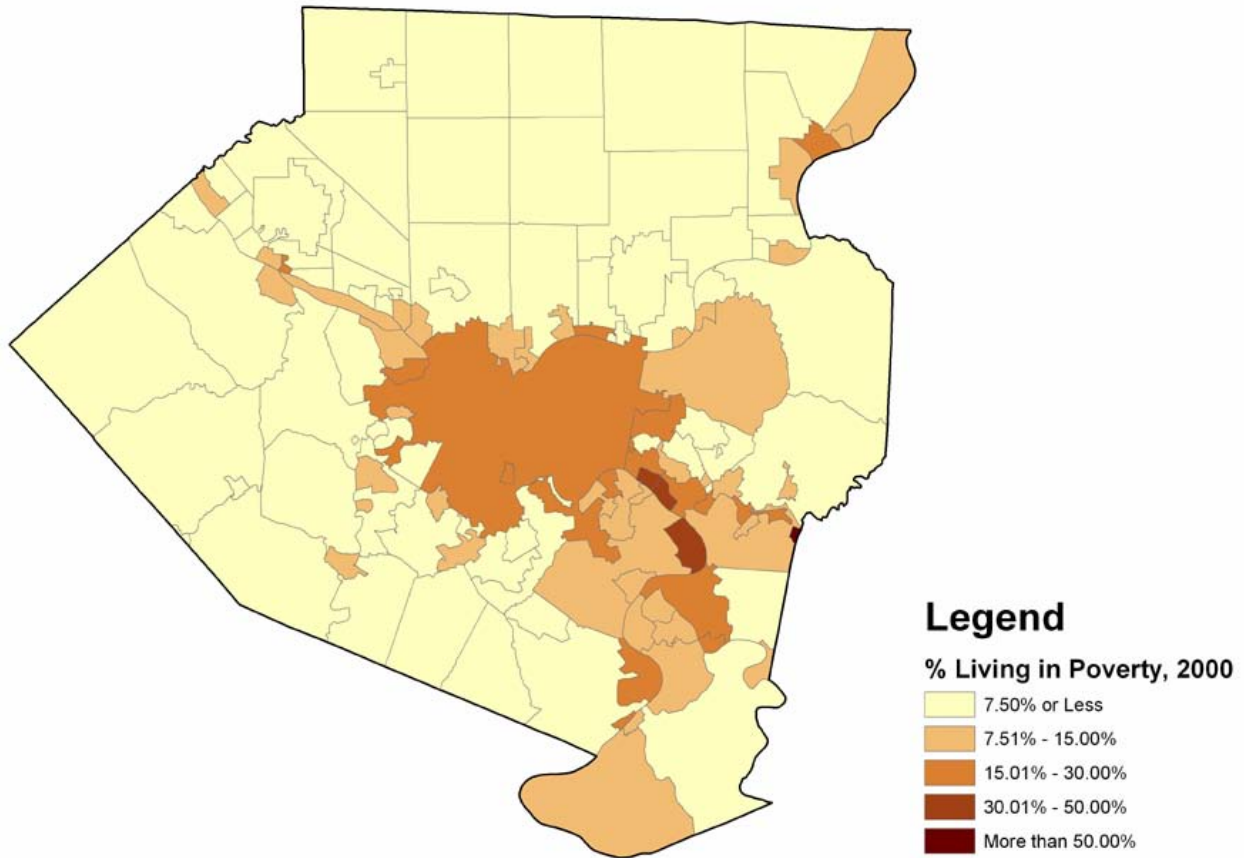
	Highest Income Municipalities			Lowest Income Municipalities			
	1990	2000	% Change	1990	2000	% Change	
Fox Chapel	\$162,542	\$147,298	-9.4	Rankin	\$14,351	\$13,832	-3.6
Sewickley Heights	\$112,489	\$115,672	+2.8	Homestead	\$15,035	\$16,603	+10.4
Ben Avon Heights	\$95,263	\$105,006	+10.2	Braddock	\$22,889	\$18,473	-19.3
Marshall	\$71,808	\$102,351	+42.5	Duquesne	\$20,857	\$19,766	-5.2
Edgeworth	\$91,494	\$99,144	+8.4	East Pittsburgh	\$21,318	\$21,286	-0.2

Source: Census Bureau, Decennial Census, 2000

## Poverty

In many Allegheny County communities, 30 percent or more of residents, live in poverty (see Figure 21). Poverty within the county is concentrated in the City of Pittsburgh, nearby older suburbs, and a string of older industrial communities along the county's three rivers.

**Figure 21. Percentage of Population Living in Poverty by Municipality, 2000**



Source: Census Bureau, Decennial Census 2000

## Change in Households

The number of households in Allegheny County declined in the 1990s (see Table 13) while the number of households increased in Pennsylvania, 6.3 percent, and the U.S., 14.7 percent, respectively.

**Table 13. Households and Persons per Household, 1970-2000**

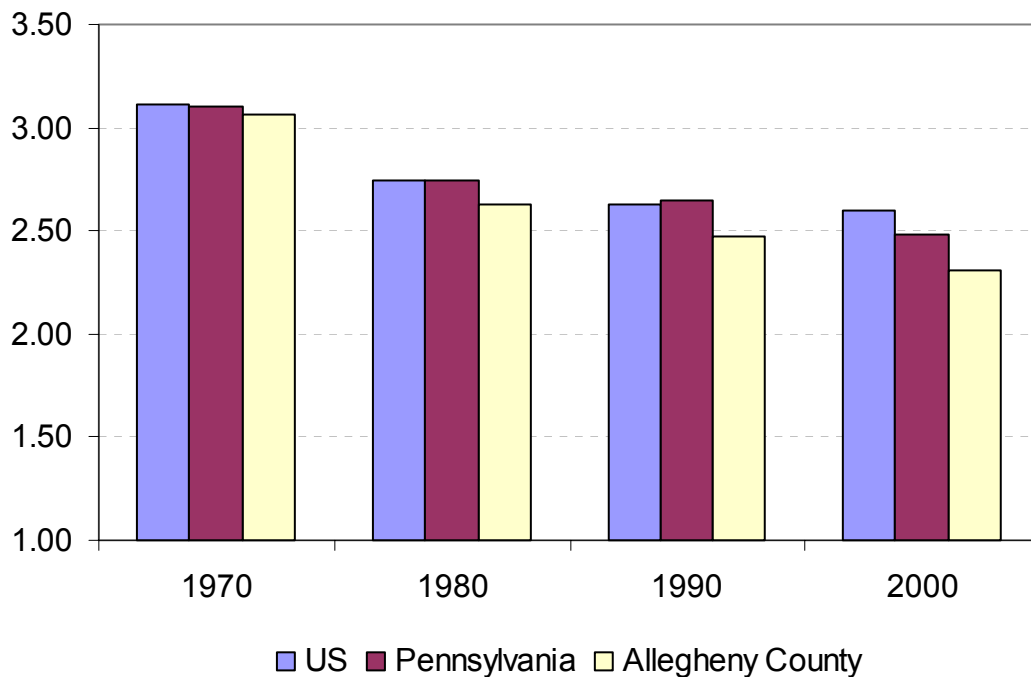
<b>Population in Households</b>				
	<b>1970</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>
United States	197,399,913	220,796,157	242,012,129	273,643,273
Pennsylvania	11,491,699	11,566,626	11,881,643	11,847,607
Allegheny County	1,571,398	1,420,815	1,336,449	1,240,996
<b>Households</b>				
	<b>1970</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>
United States	63,449,747	80,389,673	91,947,410	105,480,101
Pennsylvania	3,705,410	4,219,606	4,495,966	4,777,003
Allegheny County	512,493	541,204	540,774	537,405
<b>Persons Per Household</b>				
	<b>1970</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>
United States	3.1	2.8	2.6	2.6
Pennsylvania	3.1	2.7	2.6	2.5
Allegheny County	3.1	2.6	2.5	2.3
<b>Population in Households - Percentage Changes</b>				
	<b>1970-1980</b>	<b>1980-1990</b>	<b>1990-2000</b>	
United States	11.9%	9.6%	13.1%	
Pennsylvania	0.7%	2.7%	-0.3%	
Allegheny County	-9.6%	-5.9%	-7.1%	
<b>Households</b>				
	<b>1980</b>	<b>1990</b>	<b>2000</b>	
United States	26.7%	14.4%	14.7%	
Pennsylvania	13.9%	6.5%	6.3%	
Allegheny County	5.6%	-0.1%	-0.6%	
<b>Persons Per Household</b>				
	<b>1980</b>	<b>1990</b>	<b>2000</b>	
United States	-11.6%	-4.4%	-1.5%	
Pennsylvania	-11.6%	-3.6%	-6.1%	
Allegheny County	-14.3%	-6.1%	-6.5%	

Source: Census Bureau, Decennial Census, various years.

## Persons Per Household

In the county and across the nation, households contained fewer people in 2000 than in 1990, which has made this decrease a long-term trend (see Figure 22). Due to the county's relatively unusual age distribution, however, the household size has fallen faster in Allegheny County than in Pennsylvania, or the country. As history proves, this trend hasn't always been the case. In 1970, Allegheny County, the state, and the nation had roughly an equal number of persons per household at 3.1. In 2000, Allegheny County households contained 2.3 persons, on average, compared to 2.5 and 2.6 persons in Pennsylvania and the U.S., respectively.

**Figure 22. Persons Per Household, 1970-2000**



## Household Type

The trend toward smaller household size and growth in non-family households continued in Allegheny County through the 1990s. Then, in 2000, the trend reversed and Allegheny County households were much more likely to be family rather than non-family households. Accordingly, in 2000, 78 percent of households were family households, while nearly 19 percent were non-family households (see Table 14). Compared to the national average of household types, 68.1 percent were family households and 31.9 percent were non-family households in 2000.



**Table 14 Population by Age Group and Household Type, Allegheny County, 2000**

	Total Population		Pop Under Age 65		Pop Age 65+	
Total Population	1,281,666		1,053,381		228,285	
In Households	1,240,996	96.8%	1,027,967	97.6%	213,029	93.3%
In Family Households	1,002,935	78.3%	865,207	82.1%	137,728	60.3%
In Non Family Households	238,061	18.6%	162,760	15.5%	75,301	33.0%
In Group Quarters	40,670	3.2%	25,414	2.4%	15,256	6.7%
Institutionalized	18,628	1.5%	7,337	0.7%	11,291	4.9%
Not Institutionalized	22,042	1.7%	18,077	1.7%	3,965	1.7%

Source: Census Bureau, Decennial Census 2000

Comparing one-person and two-person households, the number of each within the county was nearly equal by 2000. One-person households were also the only household type with a significant gain, increasing by 10 percent over the decade, while three, four or more person households all declined in number between 1990 and 2000 (see Table 15).

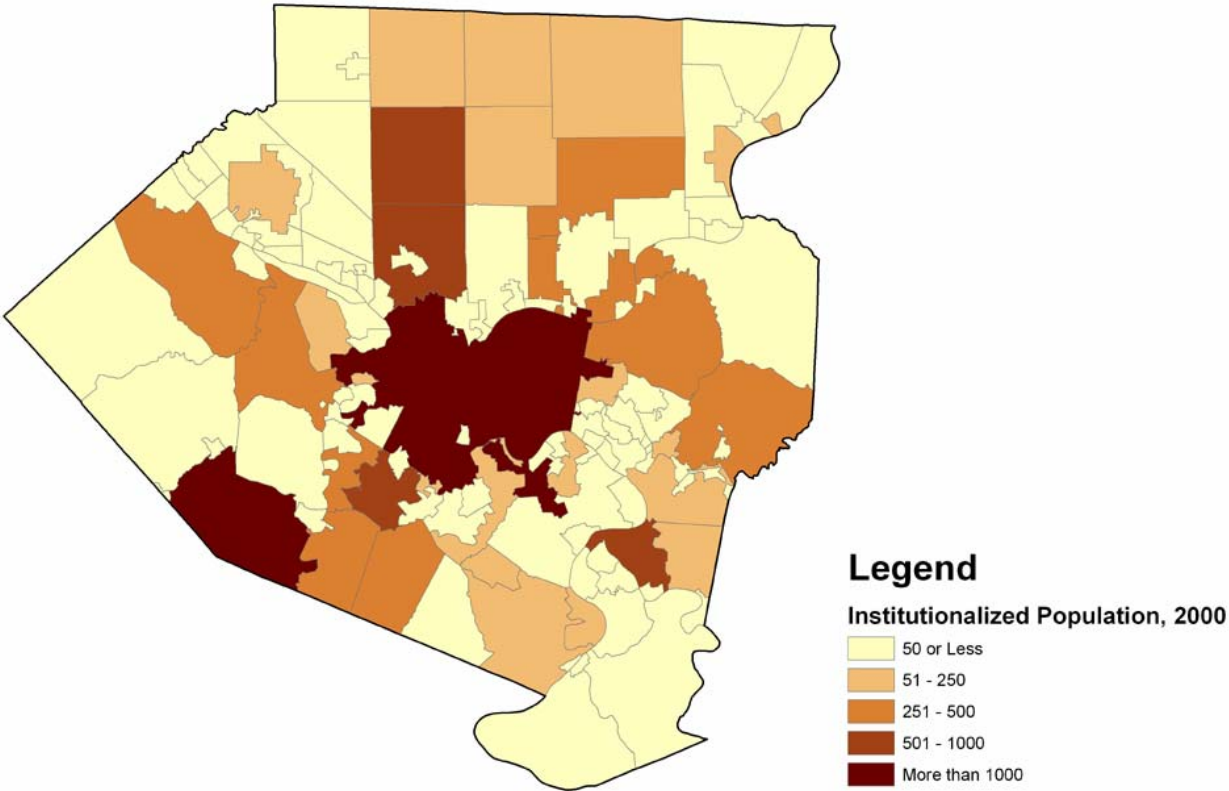
**Table 15. Change in Household Size, Allegheny County, 1990 and 2000**

	1990	2000	Change
Total Households	540,774	537,405	-0.6%
1-person Household	159,975	175,672	9.8%
2-person Household	174,720	175,749	0.6%
3-person Household	90,746	81,972	-9.7%
4-person Household	72,312	65,278	-9.7%
5-person Household	31,211	27,416	-12.2%
6-person Household	8,607	8,461	-1.7%
7+ person Household	3,203	2,857	-10.8%

Source: Census Bureau, Decennial Census 2000

Finally, in 2000, 18,628 people lived in institutions in Allegheny County. The largest numbers, as expected, were in the City of Pittsburgh, which contains the Allegheny County jail (see Figure 23). Analysis by share, on the other hand, indicated that other municipalities scattered throughout the county exhibited a larger portion of the county's institutionalized population.

**Figure 23. Institutionalized Population by Municipality, 2000**



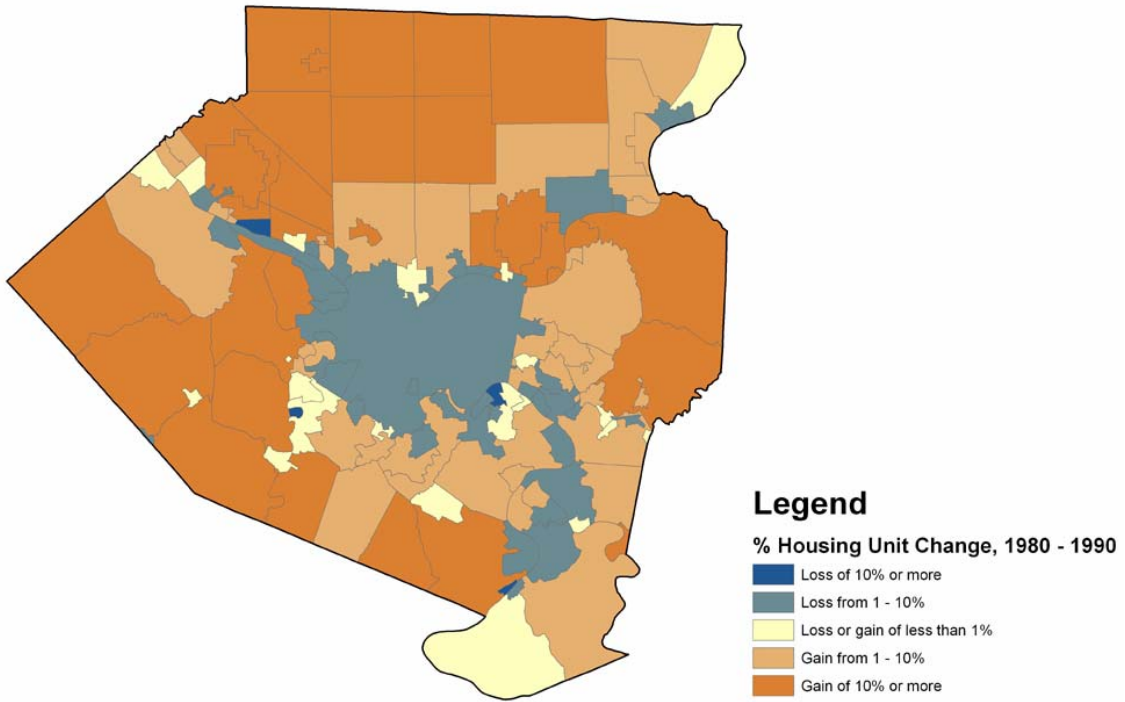
### **HOUSING UNITS AND CHANGE**

In the 1990s, the number of housing units in the county remained almost unchanged, with only a meager 0.5% increase. In 2000, a total of 583,646 housing units existed in Allegheny County (see Table 16).

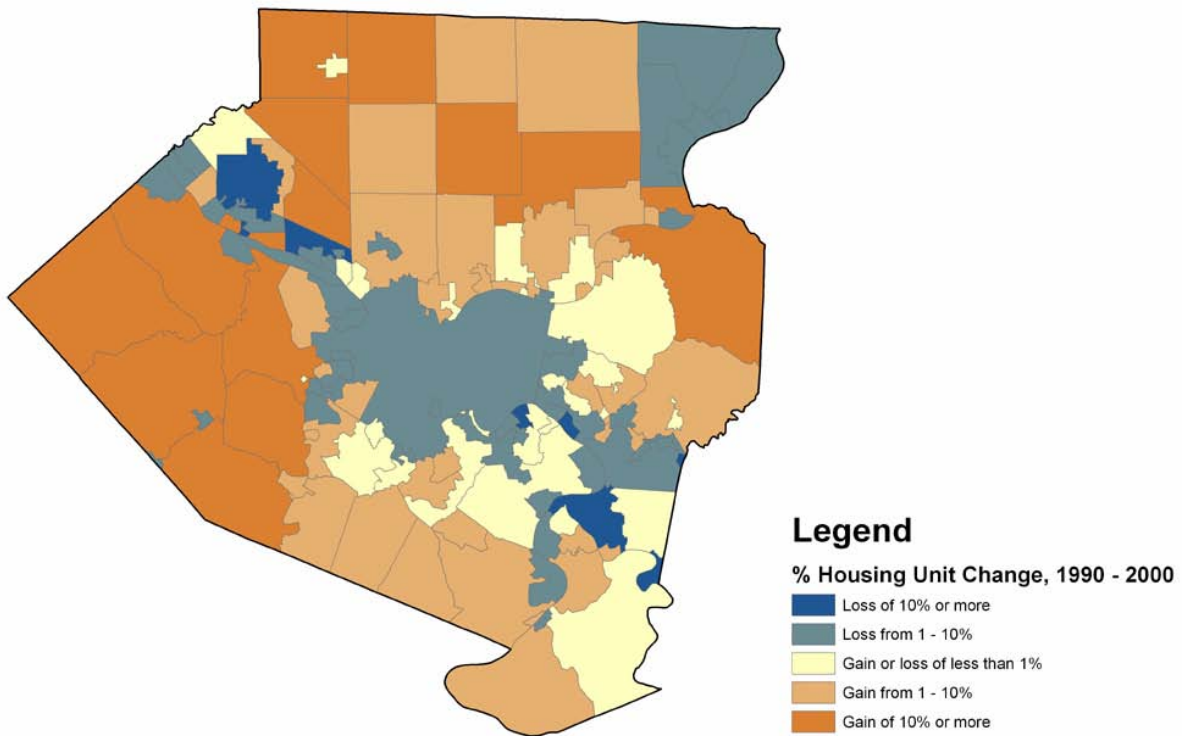
Taking a closer look at Table 16 and Figure 24, the data shows that many municipalities lost housing units between 1980 and 2000. As mentioned previously, the pattern of loss begins with a concentration in the county’s core, the city of Pittsburgh, and extends along the riverfronts. The greatest increases in housing units, like population, were concentrated in the northern and western suburbs. In general, the number of housing units increased in the 1990s in the second tier suburbs and decreased in the County’s core areas.

**Figure 24. Housing Unit Changes by Municipality, 1980-2000**

**1980-1990**



**1990-2000**



**Table 16. Housing Units by Municipality, 1980-2000**

	Housing Units			Change 1980-2000		Change 1990-2000	
	1980	1990	2000	Number	Percent	Number	Percent
<b>Allegheny County</b>	570,970	580,738	583,646	12,676	2.2	2,908	0.5
Aleppo	467	515	503	36	7.7	-12	-2.3
Aspinwall	1,530	1,532	1,584	54	3.5	52	3.4
Avalon	2,838	2,869	2,845	7	0.2	-24	-0.8
Baldwin Borough	8,609	8,917	8,883	274	3.2	-34	-0.4
Baldwin Township	916	923	880	-36	-3.9	-43	-4.7
Bell Acres	459	543	540	81	17.6	-3	-0.6
Bellevue	4,965	4,779	4,770	-195	-3.9	-9	-0.2
Ben Avon	863	850	825	-38	-4.4	-25	-2.9
Ben Avon Heights	143	150	141	-2	-1.4	-9	-6.0
Bethel Park	11,994	12,997	13,871	1,877	15.6	874	6.7
Blawnox	737	913	925	188	25.5	12	1.3
Brackenridge	1,820	1,756	1,700	-120	-6.6	-56	-3.2
Braddock	2,816	2,641	1,624	-1,192	-42.3	-1,017	-38.5
Braddock Hills	1,138	1,071	1,077	-61	-5.4	6	0.6
Bradford Woods	419	476	478	59	14.1	2	0.4
Brentwood	4,858	4,775	4,895	37	0.8	120	2.5
Bridgeville	2,605	2,617	2,656	51	2.0	39	1.5
Carnegie	4,448	4,478	4,249	-199	-4.5	-229	-5.1
Castle Shannon	3,972	4,066	4,037	65	1.6	-29	-0.7
Chalfant	466	450	449	-17	-3.6	-1	-0.2
Cheswick	893	867	887	-6	-0.7	20	2.3
Churchill	1,472	1,567	1,567	95	6.5	0	0.0
Clairton	5,074	4,676	4,350	-724	-14.3	-326	-7.0
Collier	1,533	1,785	2,358	825	53.8	573	32.1
Coraopolis	3,322	3,263	3,155	-167	-5.0	-108	-3.3
Crafton	3,202	3,384	3,344	142	4.4	-40	-1.2
Crescent	968	972	884	-84	-8.7	-88	-9.1
Dormont	4,578	4,321	4,287	-291	-6.4	-34	-0.8
Dravosburg	1,080	1,114	1,021	-59	-5.5	-93	-8.3
Duquesne	4,326	4,106	3,768	-558	-12.9	-338	-8.2
East Deer	721	734	682	-39	-5.4	-52	-7.1
East McKeesport	1,244	1,256	1,146	-98	-7.9	-110	-8.8
East Pittsburgh	1,135	1,090	1,107	-28	-2.5	17	1.6
Edgewood	1,735	1,725	1,730	-5	-0.3	5	0.3
Edgeworth	645	645	671	26	4.0	26	4.0
Elizabeth Borough	811	773	758	-53	-6.5	-15	-1.9
Elizabeth Township	5,553	5,673	5,678	125	2.3	5	0.1
Emsworth	1,279	1,279	1,228	-51	-4.0	-51	-4.0
Etna	1,926	1,867	1,934	8	0.4	67	3.6
Fawn	993	1,080	1,031	38	3.8	-49	-4.5
Findlay	1,600	1,872	2,128	528	33.0	256	13.7
Forest Hills	3,090	3,159	3,203	113	3.7	44	1.4
Forward	1,553	1,561	1,616	63	4.1	55	3.5
Fox Chapel	1,630	1,887	1,942	312	19.1	55	2.9
Franklin Park	1,972	3,420	3,973	2,001	101.5	553	16.2
Frazer	536	576	569	33	6.2	-7	-1.2

	Housing Units			Change 1980-2000		Change 1990-2000	
	1980	1990	2000	Number	Percent	Number	Percent
Glassport	2,448	2,508	2,405	-43	-1.8	-103	-4.1
Glenfield	101	82	94	-7	-6.9	12	14.6
Green Tree	2,055	1,969	2,026	-29	-1.4	57	2.9
Hampton	4,874	5,526	6,627	1,753	36.0	1,101	19.9
Harmar	1,565	1,530	1,637	72	4.6	107	7.0
Harrison	5,306	5,300	5,246	-60	-1.1	-54	-1.0
Haysville	41	45	37	-4	-9.8	-8	-17.8
Heidelberg	692	600	609	-83	-12.0	9	1.5
Homestead	2,692	2,370	2,071	-621	-23.1	-299	-12.6
Indiana	2,034	2,208	2,457	423	20.8	249	11.3
Ingram	1,794	1,679	1,650	-144	-8.0	-29	-1.7
Jefferson	3,082	3,752	3,954	872	28.3	202	5.4
Kennedy	2,456	2,726	2,980	524	21.3	254	9.3
Kilbuck	321	370	321	0	0.0	-49	-13.2
Leet	595	617	599	4	0.7	-18	-2.9
Leetsdale	626	682	653	27	4.3	-29	-4.3
Liberty	1,168	1,144	1,162	-6	-0.5	18	1.6
Lincoln	486	459	494	8	1.6	35	7.6
McCandless	9,093	10,933	11,697	2,604	28.6	764	7.0
McDonald	202	188	181	-21	-10.4	-7	-3.7
McKeesport	13,195	12,535	11,119	-2,076	-15.7	-1,416	-11.3
McKees Rocks	3,858	3,676	3,402	-456	-11.8	-274	-7.5
Marshall	900	1,382	2,018	1,118	124.2	636	46.0
Millvale	2,149	2,078	2,085	-64	-3.0	7	0.3
Monroeville	11,359	12,644	13,159	1,800	15.8	515	4.1
Moon	7,406	7,857	9,200	1,794	24.2	1,343	17.1
Mount Lebanon	13,356	14,159	14,089	733	5.5	-70	-0.5
Mount Oliver	1,935	1,893	1,864	-71	-3.7	-29	-1.5
Munhall	5,796	5,835	5,780	-16	-0.3	-55	-0.9
Neville	699	689	674	-25	-3.6	-15	-2.2
North Braddock	3,705	3,347	3,250	-455	-12.3	-97	-2.9
North Fayette	2,624	4,037	5,292	2,668	101.7	1,255	31.1
North Versailles	5,249	5,328	5,222	-27	-0.5	-106	-2.0
Oakdale	663	665	638	-25	-3.8	-27	-4.1
Oakmont	2,836	3,177	3,269	433	15.3	92	2.9
O'Hara	3,004	3,377	3,381	377	12.5	4	0.1
Ohio	723	850	1,177	454	62.8	327	38.5
Osborne	194	200	228	34	17.5	28	14.0
Penn Hills	20,081	20,467	20,355	274	1.4	-112	-0.5
Pennsbury Village	499	501	502	3	0.6	1	0.2
Pine	1,248	1,514	2,500	1,252	100.3	986	65.1
Pitcairn	1,833	1,917	1,901	68	3.7	-16	-0.8
Pittsburgh	179,191	170,159	163,366	-15,825	-8.8	-6,793	-4.0
Pleasant Hills	3,492	3,515	3,572	80	2.3	57	1.6
Plum	8,323	9,289	10,624	2,301	27.6	1,335	14.4
Port Vue	1,922	1,957	1,940	18	0.9	-17	-0.9
Rankin	1,200	1,186	1,126	-74	-6.2	-60	-5.1
Reserve	1,503	1,489	1,605	102	6.8	116	7.8

	Housing Units			Change 1980-2000		Change 1990-2000	
	1980	1990	2000	Number	Percent	Number	Percent
Richland	2,887	3,201	3,508	621	21.5	307	9.6
Robinson	3,179	4,498	5,158	1,979	62.3	660	14.7
Ross	13,386	14,124	14,449	1,063	7.9	325	2.3
Rossllyn Farms	189	194	190	1	0.5	-4	-2.1
Scott	7,832	7,797	8,163	331	4.2	366	4.7
Sewickley	2,198	2,116	2,037	-161	-7.3	-79	-3.7
Sewickley Heights	330	406	355	25	7.6	-51	-12.6
Sewickley Hills	143	222	234	91	63.6	12	5.4
Shaler	11,530	11,830	12,334	804	7.0	504	4.3
Sharpsburg	2,039	1,864	1,911	-128	-6.3	47	2.5
South Fayette	3,210	3,775	4,924	1,714	53.4	1,149	30.4
South Park	4,752	5,368	5,616	864	18.2	248	4.6
South Versailles	155	206	162	7	4.5	-44	-21.4
Springdale Borough	1,779	1,846	1,802	23	1.3	-44	-2.4
Springdale Township	730	740	844	114	15.6	104	14.1
Stowe	3,761	3,674	3,556	-205	-5.5	-118	-3.2
Swissvale	4,839	5,284	5,097	258	5.3	-187	-3.5
Tarentum	2,787	2,649	2,556	-231	-8.3	-93	-3.5
Thornburg	164	177	184	20	12.2	7	4.0
Trafford	0	30	8	8	--	-22	-73.3
Turtle Creek	2,974	3,067	2,969	-5	-0.2	-98	-3.2
Upper St. Clair	5,879	6,806	7,091	1,212	20.6	285	4.2
Verona	1,296	1,404	1,480	184	14.2	76	5.4
Versailles	925	928	945	20	2.2	17	1.8
Wall	405	368	363	-42	-10.4	-5	-1.4
West Deer	3,825	4,304	4,584	759	19.8	280	6.5
West Elizabeth	312	271	291	-21	-6.7	20	7.4
West Homestead	1,273	1,218	1,106	-167	-13.1	-112	-9.2
West Mifflin	9,623	9,948	9,966	343	3.6	18	0.2
West View	3,031	3,352	3,277	246	8.1	-75	-2.2
Whitaker	622	617	620	-2	-0.3	3	0.5
Whitehall	6,163	6,346	6,519	356	5.8	173	2.7
White Oak	3,628	3,838	3,833	205	5.7	-5	-0.1
Wilkins	3,318	3,370	3,432	114	3.4	62	1.8
Wilkinsburg	11,144	11,354	10,696	-448	-4.0	-658	-5.8
Wilmerding	1,154	1,165	1,199	45	3.9	34	2.9

## Housing Type

Among types of housing structures, only the number of detached, single family units increased, growing by 3.1 percent over the decade. All other types were declining (see Table 17).

**Table 17. Housing Units, by Units in Structure, Allegheny County, 1990 and 2000**

Units in structure	No. of Units		% of units		% change
	1990	2000	1990	2000	
1-unit detached	350,870	361,753	60.4	62.0	3.1
1-unit attached	52,928	52,127	9.1	8.9	-1.5
2-4 units	67,473	64,647	11.6	11.1	-4.2
5+ units	100,711	100,634	17.3	17.2	-0.1
Mobile home, boat, RV, van, etc.	8,756	4,485	1.5	0.8	-48.8
Total	580,738	583,646	100.0	100.0	0.5

Comparing the top and bottom 10 municipalities, several municipalities have 50 percent or more of their housing units in multi-unit structures (see Table 18), while others only have 1 percent or less of their housing units in this form. The latter municipalities, with only 1 percent or less of multi-use structures, tend to be the wealthier communities of the county. Hence, single family, detached houses are more commonplace in these communities.

**Table 18. Percent of Housing Units in Multi-Unit Structures by Municipality, Allegheny County, 2000**

Top Ten Municipalities	Percent	Bottom Ten Municipalities	Percent
Bellevue	61.2%	Marshall	1.1%
Avalon	58.1%	Thornburg	1.1%
Wilmerding	52.3%	Bradfordwoods	1.1%
East Pittsburgh	51.7%	Osborne	0.9%
Crafton	51.5%	Pine	0.6%
Wilkinsburg	50.4%	Baldwin	0.6%
Homestead	47.7%	Fox Chapel	0.4%
Sharpsburg	47.3%	Ben Avon Heights	0.0%
Sewickley	46.8%	Haysville	0.0%
Aspinwall	44.7%	Kilbuck	0.0%

Even though the number of mobile home, RV, boat and van housing units decreased by nearly 50 percent between 1990 and 2000, a number of municipalities' housing stock still contained a significant proportion of these units (see Table 19). (Please note that most of these housing units are mobile homes in Allegheny County). In four communities, West Elizabeth, Forward, Collier, and North Fayette, 10 percent or more of the housing stock were such units.

**Table 19. Municipalities with Highest Incidence of Mobile Homes, Boats, and RVs, 2000**

		Housing Units		
		MH/Boat/RV	Total	Percent
1)	West Elizabeth	54	291	18.6%
2)	Forward	299	1,616	18.5%
3)	Collier	384	2,358	16.3%
4)	North Fayette	861	5,292	16.3%
5)	Harmar	125	1,637	7.6%
6)	Springdale	63	844	7.5%
7)	South Versailles	12	162	7.4%
8)	Frazer	36	569	6.3%
9)	Indiana	150	2,457	6.1%
10)	Fawn	60	1,031	5.8%

### **Occupancy/Vacancy Rates**

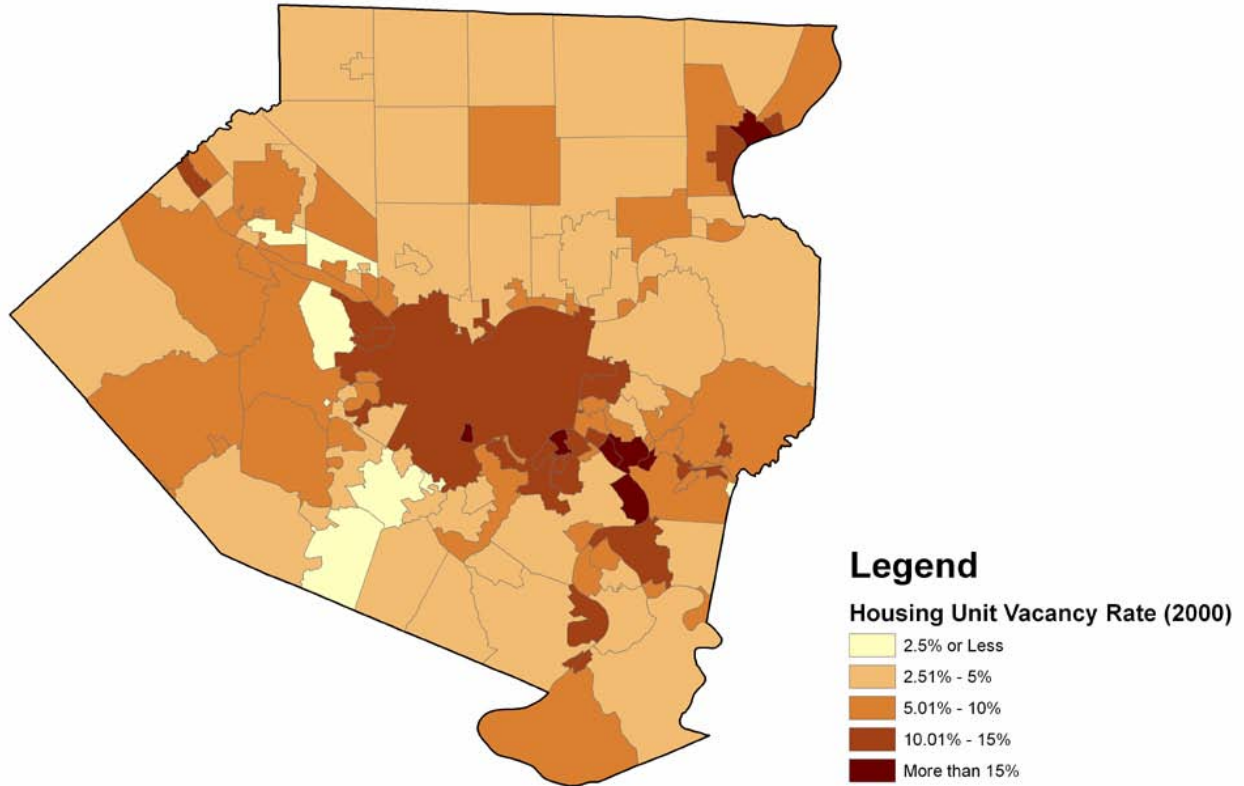
The vacancy rate is an indicator of local economic conditions, meaning a strong housing market typically signifies a low housing unit vacancy rate. In Allegheny County, the overall rate of housing unit vacancy for 2000 is 8 percent. The United States and Pennsylvania vacancy rates were both at 9 percent in 2000.

Municipalities within the Mon Valley—Braddock, Homestead, Clairton, and Wilmerding—continue to maintain some of the highest vacancy rates not only in the county, but also in the region and the state (see Figure 25). After accounting for seasonal housing units, Braddock, in particular, has one of the highest housing unit vacancy rates in the state. Located in Columbia County, Centralia Borough is the only other municipality that has a higher adjusted vacancy rate, 37.5 percent. Unlike Braddock, this borough's vacancy rate was adjusted due to an evacuation that occurred over two decades ago because of uncontrolled mine fires.

Like other aforementioned trends, municipalities with the highest vacancy rates correlate closely with the municipalities with the largest drops in population and lowest household incomes, which were discussed previously. Municipalities that have the lowest vacancy rates include Baldwin (1.3%), Upper St. Clair (1.8%), and Kennedy Township (2.1%).



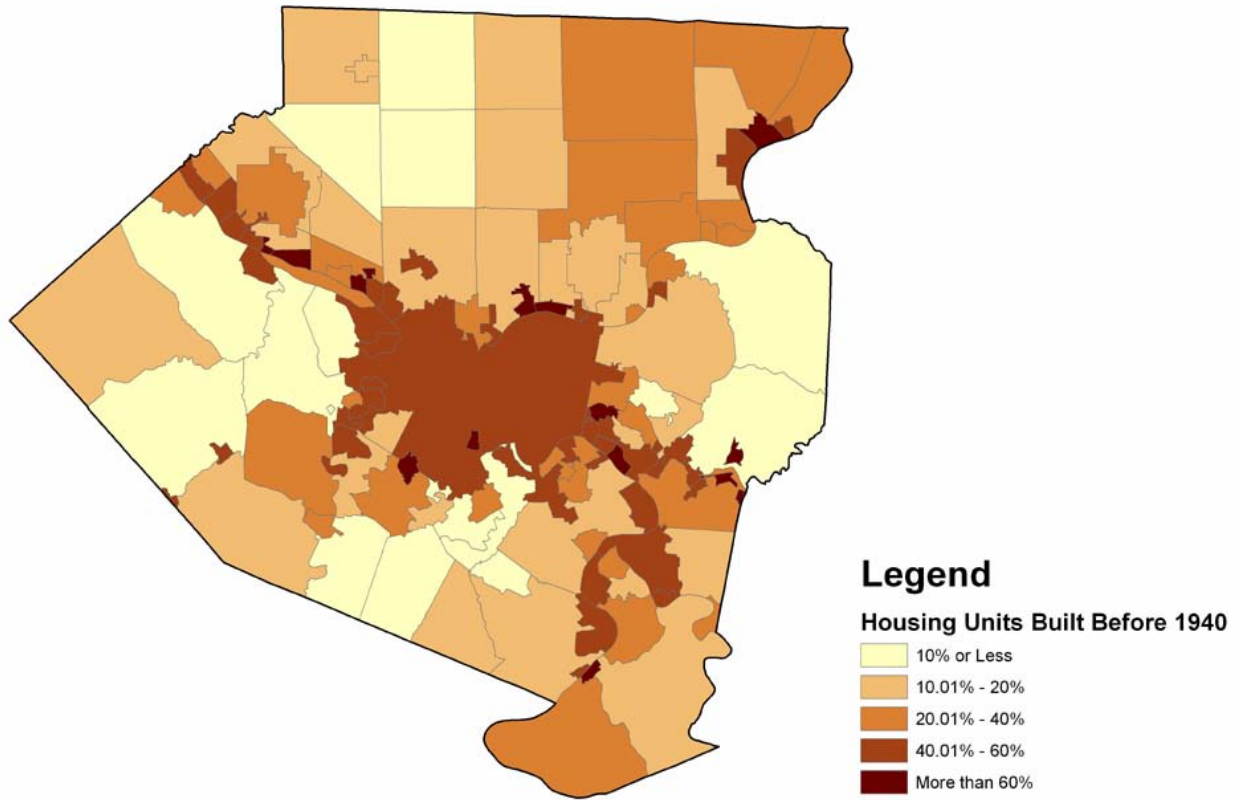
**Figure 25. Housing Unit Vacancy Rate by Municipality, 2000**



### **Year Structure Built**

Another way to evaluate housing in the county is to categorize the units by year built. Figure 26 shows the municipalities where a majority, or significant part, of the housing stock was constructed before 1940. Those houses built before 1940 are considered to be some of the oldest settlements in the county, and are typically located in the oldest municipalities. Not coincidentally, they are largely concentrated along the riverfronts, following previously discussed trends of growth and development.

**Figure 26. Percentage of Housing Units Built Before 1940, by Municipality**



The post war suburbs are shown in Figure 27, which examines the housing stock built between 1950 and 1980. Primarily the first ring suburbs, many of these municipalities are largely built out today.

Finally, Figure 28 identifies recent construction by evaluating the housing stock constructed between 1990 and 2000. The growth communities in the county, again, are largely located on the northern and western sides of the county.

Figure 27. Housing Units Built Between, 1950-1979, by Municipality

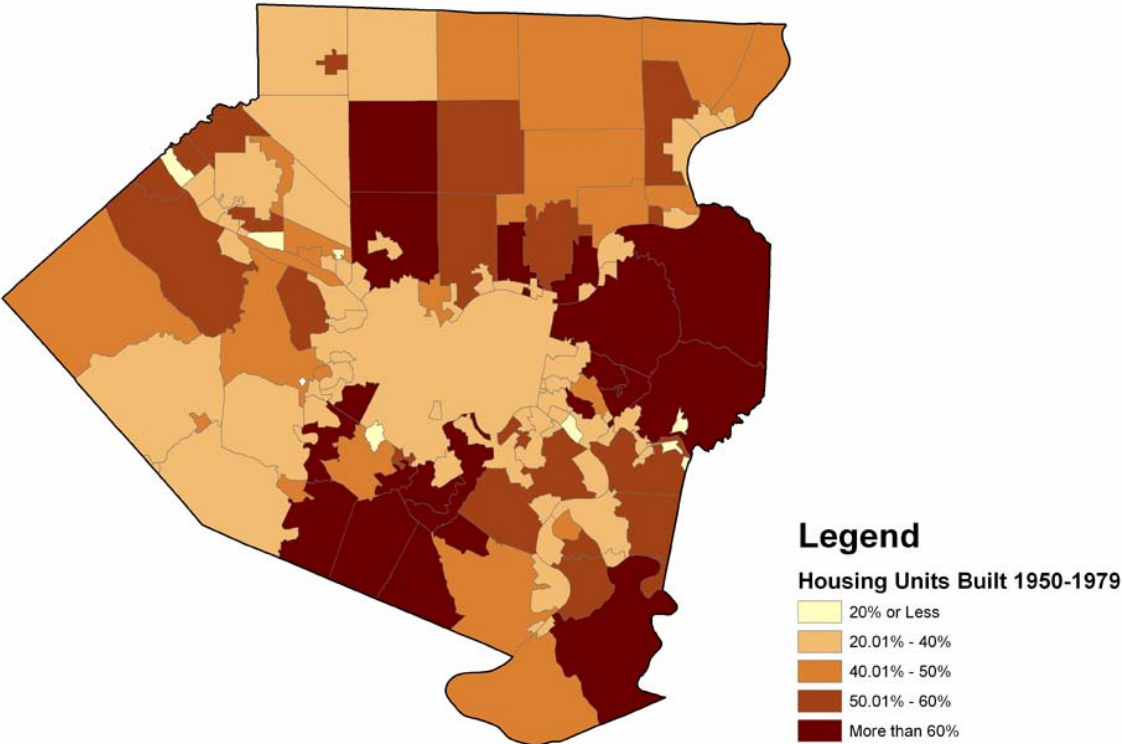
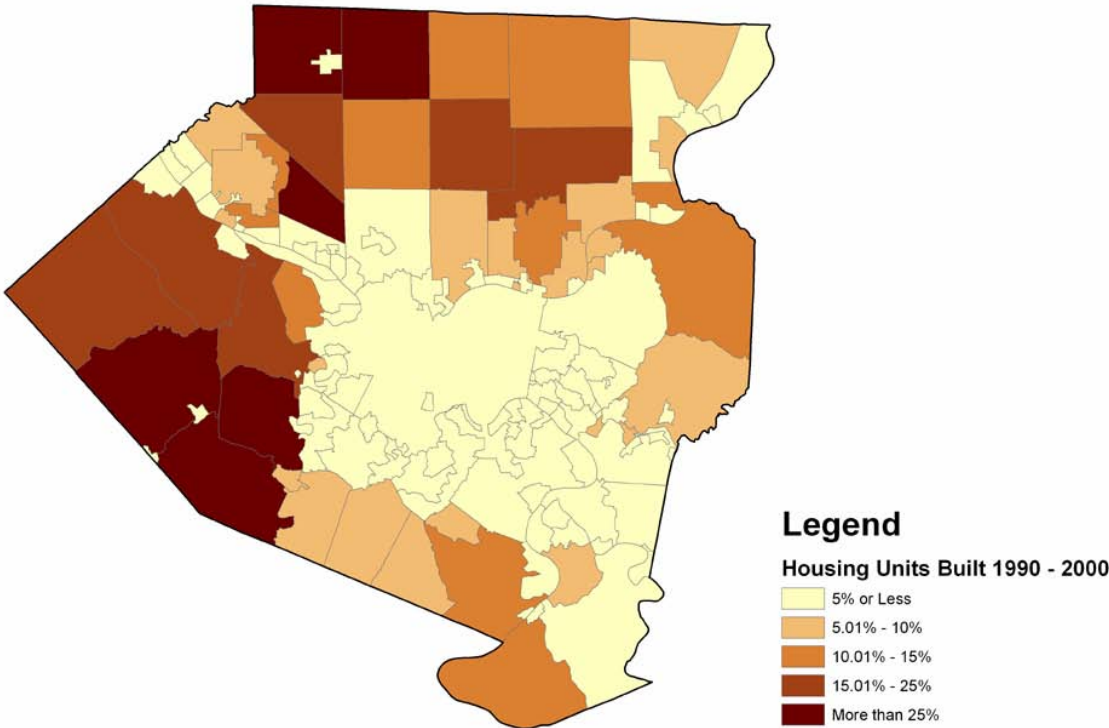


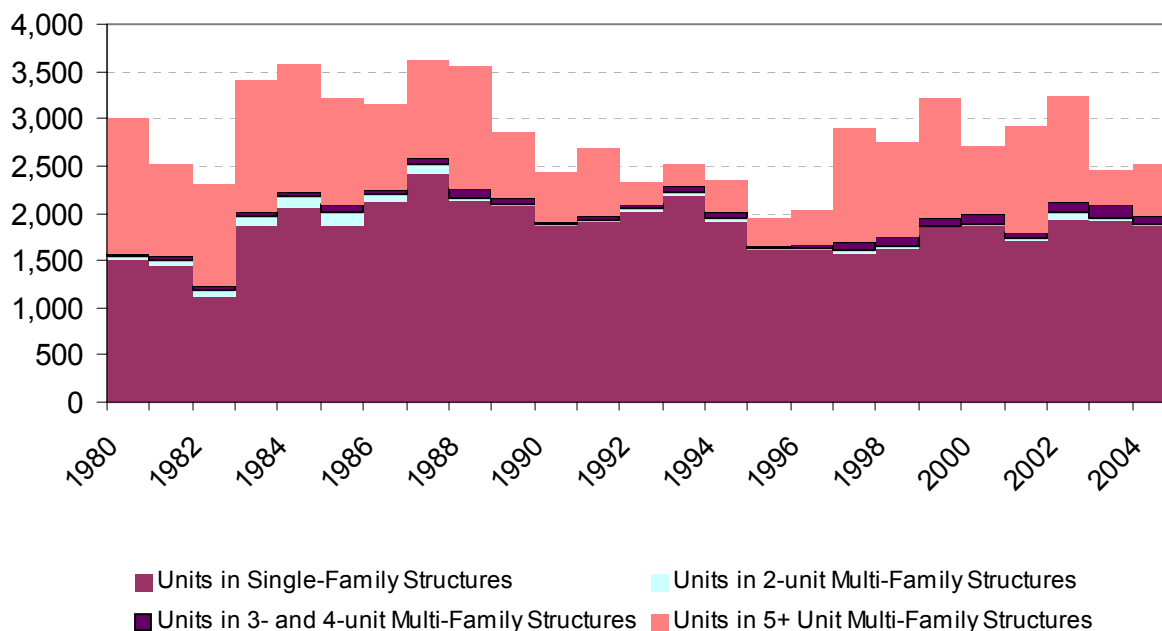
Figure 28. Percentage of Housing Built Between 1990 and 2000, by Municipality



## Building Permits

Over the past two decades, 1980-2000, Allegheny County exhibited a relatively stable number of building permits issued annually (see Figure 29). Outside the city of Pittsburgh, however, the outlying suburbs have showed the greatest permit activity in the most recent years (see Table 20). Single-family units remain the most common form of new residential construction.

**Figure 29. Allegheny County Building Permits, 1980-2000**



Source: Census Bureau

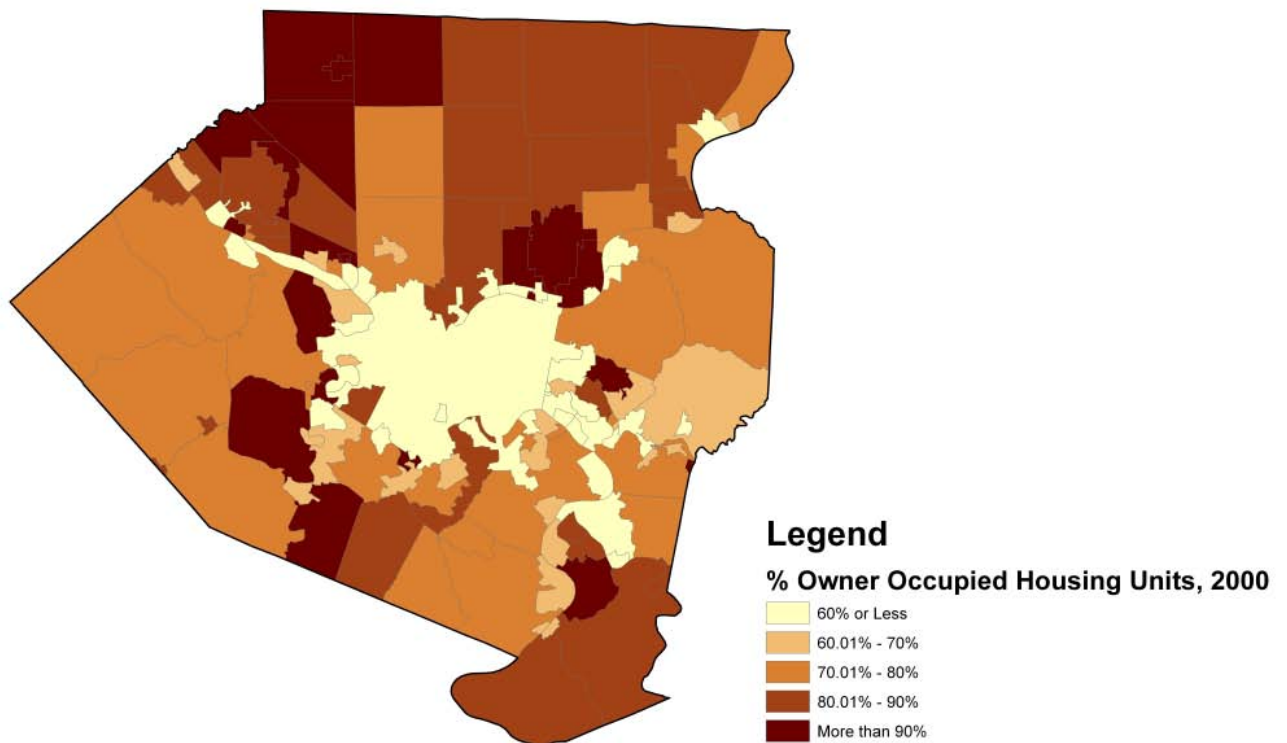
**Table 20. Residential Building Permits by Municipality, Allegheny County, 1980-2000**

Residential Building Permits by Municipality in Allegheny County, 1980-2004					
	Five Year Average				
Top 15 Municipalities	1980-1984	1985-1989	1990-1994	1995-1999	2000-2004
<b>Allegheny County</b>	2,957	3,282	2,467	2,568	2,764
Pittsburgh city	468	331	143	254	279
Robinson Township	165	122	51	78	167
Pine Township	7	55	114	134	147
Kennedy Township	28	26	39	27	136
South Fayette Township	66	72	139	127	134
Moon Township	74	143	99	177	125
North Fayette Township	200	87	111	175	119
O'Hara Township	14	26	21	15	98
Richland Township	35	41	51	47	94
Penn Hills Township	56	103	55	158	90
West Deer Township	46	37	50	32	89
Collier Township	6	35	48	130	93
Plum Borough	170	69	162	129	84
Ohio Township	17	10	29	132	80
Franklin Park Borough	126	179	97	40	75

## Home Ownership and Affordable Housing

Allegheny County maintains a stock of affordable housing. As mentioned earlier, homeownership rates within Allegheny County stand at 67 percent of owner-occupied housing units compared to 66 percent for the nation. Many communities in Allegheny County maintain homeownership rates greater than 80 percent and even 90 percent (see Figure 30). According to the 2000 census, the county's median house value of \$84,200<sup>[1]</sup> was 29 percent lower than the nation's median value of \$119,600. Furthermore, the median gross rent for the county, \$516, is 14 percent lower than the median gross rent for the nation.

**Figure 30. Percent of Owner Occupied Housing Units by Municipality, 2000**



[1] Ownership rates exclude the City of Pittsburgh. The median house value for the county includes the City of Pittsburgh. Comparing the median house value to the value for the city separately (\$59,700) suggests that the median house value for Allegheny County, excluding Pittsburgh, is higher than \$84,200.

The general affordability of housing in the county is further demonstrated by the proportion of rent-burdened households versus severely rent burdened households. To define the terms, rent-burdened households spend more than 30 percent of their income on rent, whereas severely rent-burdened households spend more than 50 percent of their income on rent. Rates for these two types of households in the county mirror those of the nation, with Allegheny County experiencing slightly lower rates of severely rent-burdened households (17% compared to 19% for the nation). Overall, 63 percent of the county’s residents reside in rental housing for which the costs are less than 30 percent of their household income, compared to 60 percent in the nation. Despite a decent amount of reasonably priced housing and high home ownership, affordable housing in the county remains a major policy issue.

A 2003 University of Pittsburgh study on housing affordability titled, *A Study of Affordable Housing: Supply and Demand in Allegheny County*, revealed that:

- The housing market can generally meet the affordability demand for households. This finding holds true for low-income households—those with incomes at or below 80 percent of the area median income or at or below an annual income of \$35,700;
- One of the most vulnerable segments of the county’s population is the extremely low-income households—those with incomes at or below 30 percent of the area median income or at or below an annual income of \$13,400—because a shortage of affordable housing units exists; and
- The shortage of affordable housing results from several factors, such as moderately and severely inadequate housing units, particularly in the lowest rental categories.

As seen in the Table 21, a significant gap in the supply of and demand for affordable housing exists for households whose income is less than 30 percent of the area median. In 2000, this was the only income category where households faced a shortage of housing units. For all households below 80% of the area median income, a surplus of over 38,500 housing units existed in 2000.

**Table 21. Affordable Housing Supply by Household Income as a Percent of Area Median Household Income, Allegheny County, 2000**

Household Income as Percent of Median Family Income	Supply	Demand	Supply-Demand
Less than 30%	25,820	40,900	-15,080
30% - 50%	55,007	28,583	26,424
Less than or equal to 50%	80,827	69,483	11,344
50%-80%	58,664	31,484	27,180
Less than or equal to 80%	139,490	100,967	38,523

Source: Graduate School of Public and International Affairs, University of Pittsburgh, *A Study of Affordable Housing: Supply and Demand in Allegheny County*, 2003.

Even though Allegheny County is generally more affordable than other regions, poorer households are still unable to find reasonably priced housing. This problem is compounded by variation in rental prices by unit size and the limited distribution of units with 3 or more bedrooms. Furthermore, the availability of affordable housing is further constrained by households “renting down”—occupying units well below the affordability level based on their income, in order to save money.

Affordable housing is available across all regions of the county; however, subsidized housing units are concentrated based on housing type (see Table 22). For example, public housing is more heavily concentrated in the southeast region of the county, while privately subsidized housing (Project Based Section 8) is more heavily concentrated in the east and southeast.

**Table 22. Distribution of Publicly Subsidized Rental Housing within Subregions\* of the Allegheny County, Outside the City of Pittsburgh, 2000**

<i>Subregion</i>	<i>Publicly Subsidized Rental Housing</i>					
	<i>Public</i>		<i>Section 8 Vouchers</i>		<i>Total</i>	
North	322	8%	227	5%	549	7%
East	1067	27%	2204	51%	3271	40%
Southeast	1181	30%	1182	27%	2363	29%
South	347	9%	380	9%	727	9%
West	985	25%	317	7%	1302	16%
<i>Total</i>	3901	100%	4310	100%	8211	100%

\* Subregions are the 1990 U.S. Census Bureau PUMA regions

### Foreclosures and Predatory Lending

Foreclosures are on the rise in Allegheny County. Though foreclosures are increasing in the state, Allegheny County registered one of the highest increases in the number of foreclosures between 2000 and 2003, according to a recent report, *Mortgage Foreclosure Filings in Pennsylvania*, by The Reinvestment Fund (TRF 2003). Between 2000 and 2003, foreclosure filings in Allegheny County increased by 60.3 percent, from 2,567 foreclosure filings in 2000 to 4,115 foreclosures filed in 2003. In 2003, there were 11.4 foreclosures in Allegheny County for every 1,000 owner-occupied housing units. This was an increase from 7.12 in 2000, according to the TRF report.

Pennsylvania has some of the highest rates of foreclosure in the nation. According to TRF report, Pennsylvania ranked 9th highest in foreclosures of prime loans and ranked 4th highest in the nation for sub-prime loans.

Foreclosures on sub-prime loans are a problem in Allegheny County, as well. Sometimes, these loans are also part of a process called predatory lending. Predatory lending is difficult to estimate. Predatory lending usually occurs with aggressive marketing to vulnerable populations, with loans that have excessively high fees, higher rates, wrong appraisal values, and often lead to borrowers losing whatever equity they may have built up. We can, however, examine sub-prime lending. Sub-prime mortgages are usually to borrowers who do not qualify for conventional mortgages. Since they represent higher risk groups, they typically pay higher rates than conventional loans. Foreclosure on sub-prime loans is problematic in Allegheny County, as well. According to the Pittsburgh Community Reinvestment Group (PCRG), between 1996 and 2002, 32.5 percent of all mortgage applications in the county were for sub-prime loans. Because of their higher risk factor, more of these loans are denied -- 49.9 percent of mortgage denials were for sub-prime loans. Furthermore, though only 12 percent of conventional loans in Allegheny County in 2002 were from sub-prime lenders, sub-prime loans represented by far -- 71 percent -- of loans in foreclosure in Allegheny County in 2003 that TRF sampled for its study.

The adverse effects of sub-prime lending will not be felt until the region goes through a prolonged or deeper recession than it has. The growth of the sub-prime market has paralleled the growth of the secondary mortgage market which has been mostly in periods of economic expansion nationally and locally. The danger exists that if a business cycle does return to the degree that unemployment surges, or if higher inflation returns, variable rate sub-prime loans would rise quickly.

Racial differences are also evident in foreclosures and predatory lending practice. According to PCRG, mortgage applications from African Americans in Allegheny County declined between 1999 and 2002, years during which applications rose for other racial groups. Applications for mortgage are relatively low compared to population for African Americans -- only 5 percent of all mortgage applications were from African Americans between 1996 and 2002, who comprise 12 percent of the County's population.

The TRF studies concluded (p. 37): "(A)reas with more highly clustered foreclosures tend to be areas with lower than average housing values, lower than average family incomes, higher than average percentage Black or African American and higher than average percentage Hispanic."

## **MONONGAHELA VALLEY MUNICIPALITIES IN PERSPECTIVE**

The Monongahela (or Mon) Valley comprises the municipalities that once formed the core of heavy industry in the Pittsburgh region. The entire Mon Valley encompasses municipalities across three counties in Southwestern Pennsylvania including Allegheny, Westmoreland and Fayette. For this report, the Allegheny section of the Mon Valley will be defined as 28 municipalities on or close to the banks of the Monongahela in the southeastern part of the county, including the cities of Clairton, Duquesne and McKeesport; the boroughs of Braddock, Dravosburg, East McKeesport, Elizabeth, Glassport, Homestead, Lincoln, Munhall, North Braddock, Pitcairn, Rankin, Swissvale, Trafford, Turtle Creek, Wall, West Elizabeth, West Homestead, West Mifflin, Whitaker, White Oak, and Wilmerding; and the townships of Elizabeth, Forward, North Versailles and South Versailles.

The Mon Valley is of particular interest because of the magnitude of change these communities have experienced in recent decades. The Mon Valley has been of particular interest to local policymakers because of the magnitude of change these communities have experienced in recent decades. Employment in the primary metals industry in the Valley fluctuated widely with each business cycle. When the steel industry collapsed, unprecedented economic downturns for the Mon Valley municipalities ensued. Thus, the acceleration of structural decline in the region's steel industry coupled with a trough in the national business cycle compounded recessionary impacts in the region and resulted in unprecedented economic downturns for the Mon Valley municipalities.

In a fairly short period of time beginning in the late 1970s, US Steel, Westinghouse Electric, WABCO, Union Switch and Signal, and Wheeling-Pittsburgh Steel closed major manufacturing plants in the Mon Valley. Even though the impacts of job loss were concentrated geographically, the effects were felt regionally because many of the skilled, blue-collar workers were part of the Pittsburgh regional work force. Consequently, major industrial sites, which once brought income into the region, quickly degraded into brownfields, often occupying hundreds of acres of land with major environmental damage and extant factory structures that would require major capital investment to remove.

The decline of the Mon Valley was only partially caused by the restructuring of the steel industry. A more fundamental reason can be traced back to the 1950s, when suburban housing



construction and economic prosperity motivated highly skilled manufacturing workers of the Mon Valley to move to other areas of the region for work. By 1980, municipalities, such as Braddock, had already lost most of their high-wage workers as residents. Consequently, the median household income in Braddock was affected, and by 1980, it was only at 47.9 percent of the Allegheny County median. Twenty years later in 2000, Braddock still has a nearly identical median household income at 48.2 percent of the county median.

Taken together, the economic and demographic forces impacting the communities of the Mon Valley have resulted in monumental changes over the last four decades. The 28 municipalities of the Mon Valley have collectively lost 38 percent of their population since 1960, a rate twice that of the remainder of Allegheny County. Half of all municipalities would experience population losses of 40 percent or more between 1960 and 2000, with some municipalities, such as Braddock, being hit even harder. Braddock experienced a 76 percent population loss within the same timeframe. The decline in the number of housing units in these communities has also been significant, but nonetheless trailing the rate of population decline, thereby resulting in abnormally high housing unit vacancy rates in the Mon Valley. Resident employment and labor force participation rates remain below what is comparable for the county, and two-thirds of all municipalities have a median household income 20 percent or more below the median household income for Allegheny County.

**Table 23. Population Change in Mon Valley Municipalities, 1980-2000**

	Population					Change 1960-1980		Change 1980-2000	
	1960	1970	1980	1990	2000				
Allegheny County	1,628,587	1,605,016	1,450,085	1,336,449	1,281,666	-346,921	(-21.3%)	168,419	(-11.6%)
Braddock	12,337	8,682	5,634	4,682	2,912	-9,425	(-76.4%)	-2,722	(-48.3%)
Clairton	18,389	15,051	12,188	9,656	8,491	-9,898	(-53.8%)	-3,697	(-30.3%)
Dravosburg	3,458	2,916	2,511	2,377	2,015	-1,443	(-41.7%)	-496	(-19.8%)
Duquesne	15,019	11,410	10,094	8,525	7,332	-7,687	(-51.2%)	-2,762	(-27.4%)
East McKeesport	3,470	3,233	2,940	2,678	2,337	-1,133	(-32.7%)	-603	(-20.5%)
Elizabeth Borough	2,597	2,206	1,892	1,610	1,609	-988	(-38.0%)	-283	(-15.0%)
Elizabeth Township	14,159	15,592	16,269	14,712	13,839	-320	(-2.3%)	-2,430	(-14.9%)
Forward	4,692	4,486	4,335	3,877	3,771	-921	(-19.6%)	-564	(-13.0%)
Glassport	8,418	7,450	6,242	5,582	4,993	-3,425	(-40.7%)	-1,249	(-20.0%)
Homestead	7,502	6,309	5,092	4,179	3,569	-3,933	(-52.4%)	-1,523	(-29.9%)
Lincoln	1,686	1,885	1,428	1,187	1,202	-484	(-28.7%)	-226	(-15.8%)
Mc Keesport	45,489	37,977	31,012	26,016	24,021	-21,468	(-47.2%)	-6,991	(-22.5%)
Munhall	17,312	16,674	14,532	13,158	12,264	-5,048	(-29.2%)	-2,268	(-15.6%)
North Braddock	13,204	10,838	8,711	7,036	6,410	-6,794	(-51.5%)	-2,301	(-26.4%)
North Versailles	13,583	13,416	13,294	12,302	11,113	-2,470	(-18.2%)	-2,181	(-16.4%)
Pitcairn	5,383	4,741	4,175	4,087	3,689	-1,694	(-31.5%)	-486	(-11.6%)
Rankin	5,164	3,817	2,892	2,503	2,315	-2,849	(-55.2%)	-577	(-20.0%)
South Versailles	517	558	425	515	338	-179	(-34.6%)	-87	(-20.5%)
Swissvale	15,089	13,821	11,345	10,637	9,653	-5,436	(-36.0%)	-1,692	(-14.9%)
Trafford	140	95	0	90	25	-115	(-82.1%)	+25	
Turtle Creek	10,607	8,308	6,959	6,556	6,076	-4,531	(-42.7%)	-883	(-12.7%)
Wall	1,493	1,265	989	853	740	-753	(-50.4%)	-249	(-25.2%)
West Elizabeth	921	848	808	634	581	-340	(-36.9%)	-227	(-28.1%)
West Homestead	4,155	3,789	3,128	2,495	2,197	-1,958	(-47.1%)	-931	(-29.8%)
West Mifflin	27,289	28,070	26,279	23,644	22,464	-4,825	(-17.7%)	-3,815	(-14.5%)
Whitaker	2,130	1,697	1,615	1,416	1,338	-792	(-37.2%)	-277	(-17.2%)
White Oak	9,047	9,304	9,480	8,761	8,474	-573	(-6.3%)	-1,006	(-10.6%)
Wilmerding	4,349	3,218	2,421	2,222	2,145	-2,204	(-50.7%)	-276	(-11.4%)
Mon Valley Total	267,599	237,656	206,690	181,990	165,913	-101,686	(-38.0%)	-40,777	(-19.7%)
Remainder of Allegheny County	1,360,988	1,367,360	1,243,395	1,154,459	1,115,753	-245,235	(-18.0%)	127,642	(-10.3%)

**Table 24. Housing Unit Change in Mon Valley Municipalities, 1980-2000**

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	Housing Units				Change 1980-2000
	1980	1990	2000		
Allegheny County	570,970	580,738	583,646	+12,676	(+2.2%)
Braddock	2,816	2,641	1,624	-1,192	(-42.3%)
Clairton	5,074	4,676	4,350	-724	(-14.3%)
Dravosburg	1,080	1,114	1,021	-59	(-5.5%)
Duquesne	4,326	4,106	3,768	-558	(-12.9%)
East McKeesport	1,244	1,256	1,146	-98	(-7.9%)
Elizabeth Borough	811	773	758	-53	(-6.5%)
Elizabeth Township	5,553	5,673	5,678	+125	(+2.3%)
Forward	1,553	1,561	1,616	+63	(+4.1%)
Glassport	2,448	2,508	2,405	-43	(-1.8%)
Homestead	2,692	2,370	2,071	-621	(-23.1%)
Lincoln	486	459	494	+8	(+1.6%)
Mc Keesport	13,195	12,535	11,119	-2,076	(-15.7%)
Munhall	5,796	5,835	5,780	-16	(-0.3%)
North Braddock	3,705	3,347	3,250	-455	(-12.3%)
North Versailles	5,249	5,328	5,222	-27	(-0.5%)
Pitcairn	1,833	1,917	1,901	+68	(+3.7%)
Rankin	1,200	1,186	1,126	-74	(-6.2%)
South Versailles	155	206	162	+7	(+4.5%)
Swissvale	4,839	5,284	5,097	+258	(+5.3%)
Trafford	0	30	8	+8	
Turtle Creek	2,974	3,067	2,969	-5	(-0.2%)
Wall	405	368	363	-42	(-10.4%)
West Elizabeth	312	271	291	-21	(-6.7%)
West Homestead	1,273	1,218	1,106	-167	(-13.1%)
West Mifflin	9,623	9,948	9,966	+343	(+3.6%)
Whitaker	622	617	620	-2	(-0.3%)
White Oak	3,628	3,838	3,833	+205	(+5.7%)
Wilmerding	1,154	1,165	1,199	+45	(+3.9%)
Mon Valley Average	84,046	83,297	78,943	-5,103	(-6.1%)
Remainder of Allegheny County	486,924	497,441	504,703	+17,779	(+3.7%)

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**Table 25. Median Household Income in Mon Valley Municipalities, 1980-2000**

	1980		2000	
	Median Household Income	As % of County Median	Median Household Income	As % of County Median
Allegheny County	17,944		38,329	
Braddock	8,594	47.9%	18,473	48.2%
Clairton	13,864	77.3%	25,596	66.8%
Dravosburg	15,914	88.7%	30,461	79.5%
Duquesne	12,682	70.7%	19,766	51.6%
East McKeesport	15,826	88.2%	28,431	74.2%
Elizabeth Borough	15,817	88.1%	42,463	110.8%
Elizabeth Township	21,735	121.1%	30,556	79.7%
Forward	18,898	105.3%	40,918	106.8%
Glassport	16,136	89.9%	30,616	79.9%
Homestead	8,262	46.0%	16,603	43.3%
Lincoln	21,114	117.7%	37,917	98.9%
Mc Keesport	17,054	95.0%	27,321	71.3%
Munhall	19,113	106.5%	32,832	85.7%
North Braddock	13,218	73.7%	24,335	63.5%
North Versailles	19,306	107.6%	30,617	79.9%
Pitcairn	14,282	79.6%	25,688	67.0%
Rankin	10,465	58.3%	13,832	36.1%
South Versailles	14,063	78.4%	33,125	86.4%
Swissvale	16,084	89.6%	31,523	82.2%
Trafford			16,250	42.4%
Turtle Creek	14,449	80.5%	30,057	78.4%
Wall	15,878	88.5%	26,595	69.4%
West Elizabeth	18,640	103.9%	26,339	68.7%
West Homestead	19,397	108.1%	33,309	86.9%
West Mifflin	20,145	112.3%	36,130	94.3%
Whitaker	16,293	90.8%	34,239	89.3%
White Oak	21,700	120.9%	45,111	117.7%
Wilmerding	12,025	67.0%	24,811	64.7%

\$ values in nominal (then year) dollars

**Table 26. Persons Per Household in Mon Valley Municipalities, 2000**

	Total Population	Population in Households	Total Households	Persons Per Household
Allegheny County	1281666	1281666	537405	2.4
Braddock	2,912	2,912	1,160	2.5
Clairton	8,491	8,491	3,721	2.3
Dravosburg	2,015	2,015	954	2.1
Duquesne	7,332	7,332	3,182	2.3
East McKeesport	2,337	2,337	1,103	2.1
Elizabeth Borough	1,609	1,609	682	2.4
Elizabeth Township	13,839	13,839	5,484	2.5
Forward	3,771	3,771	1,487	2.5
Glassport	4,993	4,993	2,159	2.3
Homestead	3,569	3,569	1,616	2.2
Lincoln	1,202	1,202	472	2.5
Mc Keesport	24,021	24,021	9,634	2.5
Munhall	12,264	12,264	5,375	2.3
North Braddock	6,410	6,410	2,634	2.4
North Versailles	11,113	11,113	4,847	2.3
Pitcairn	3,689	3,689	1,671	2.2
Rankin	2,315	2,315	1,007	2.3
South Versailles	338	338	144	2.3
Swissvale	9,653	9,653	4,686	2.1
Trafford	25	25	5	5.0
Turtle Creek	6,076	6,076	2,720	2.2
Wall	740	740	333	2.2
West Elizabeth	581	581	253	2.3
West Homestead	2,197	2,197	952	2.3
West Mifflin	22,464	22,464	9,495	2.4
Whitaker	1,338	1,338	554	2.4
White Oak	8,474	8,474	3,737	2.3
Wilmerding	2,145	2,145	1,034	2.1
Mon Valley Average	165,913	165,913	71,101	2.3
Remainder of Allegheny County	1,115,753	1,115,753	466,304	2.4

## **POPULATION PROJECTIONS**

Three population projections of Allegheny County were compared: REMI, Pennsylvania State Data Center, and Woods & Poole, Inc.

### **The Pittsburgh REMI Model**

The baseline forecast presented in this document is the current projection generated by the Regional Economic Models Inc. (REMI) of Amherst. The Pittsburgh REMI model is maintained by the University of Pittsburgh's University Center for Social and Urban Research (UCSUR). UCSUR has been utilizing and maintaining the Pittsburgh REMI model since its early development in the 1980's.

Allegheny County is one sub-region covered by the Pittsburgh REMI model, which covers ten counties of Southwestern Pennsylvania. The model takes into account changing industry and population trends between the regions core, Allegheny County, as compared to the suburban and exurban counties in the region. For the most part though, the underlying regional forecast for Southwestern Pennsylvania is a key determinant of the projections for Allegheny County.

The Pittsburgh REMI Model is a large econometric structural model of the Pittsburgh region. Its basic structure is derived from the type of model referred to as an "Input-Output" model. An "Input-Output" model uses empirically established relationships between economic sectors and regions to determine the response of a regional economy to changes in local industrial sectors or the national economy. The model also includes a detailed demographic component that breaks down and analyzes the local population by age, gender and racial group. This type of demographic analysis is essential for projections of the Pittsburgh region because of its unique demographics compared to most other regions of the nation.

This baseline forecast assumes no exogenous shocks to the regional economy occurred during the forecast period. Instead, the Pittsburgh region will continue to grow along its projected baseline. While UCSUR researchers are aware that unexpected shocks to the Pittsburgh region and movements in the business cycle will have an impact on the Pittsburgh region's economy, there is no objective way to predict such unexpected events. Therefore, no attempt is made to second-guess the national economy, long-term movements in the national business cycle, or unexpected economic shocks to the Pittsburgh region.

Note that this forecast should be considered as a baseline prediction of the changes that can be anticipated in the economy. In either the near term or long run, the REMI model is unlikely to forecast all of the changes that will take place locally or in the national economy. In particular, the REMI model does not attempt to forecast growth in newly emerging industries that could be created over the course of the forecast period. Some new industries will likely concentrate in the Pittsburgh region and account for more economic and population growth than is predicted. At the same time, the REMI model does not attempt to forecast any unanticipated declines in regional industries that may occur in ways inconsistent with long-term trends. Issues, such as technological change, may make a local industry obsolete, or other factors could make a particular regional industry decline faster than was anticipated. Both situations, unanticipated growth in emerging industries or unanticipated decline, should be factored in to ongoing analysis of the regional economy and long-term forecasts thereof. The baseline forecast provided in this report should be considered a conservative estimate of where the regional economy is heading, given that structural trends locally and nationally continue as anticipated.

Between 2005 and 2020, population in Allegheny County is projected to remain relatively flat. Current slow population declines are expected to abate between 2010 and 2020 and to be followed by moderate population growth. Cumulative population growth through 2020 is

projected at 0.84 percent for Allegheny County. In the following decade, population growth will increase, but remain moderate. Projected population growth is estimated to be 6.9 percent between 2010 and 2020. Though this represents more growth than the county experienced in recent decades, it still represents a relatively slow growth rate compared to what the nation has been experiencing or is expected to experience in the future.

By age group, many changes will be taking place within the regional population over the next several decades. The decade-long decline in the county's elderly population will also abate soon after 2010, to be followed by flat and eventually moderate growth rates. Overall, the population age 65 and over is projected to increase by 16 percent between 2005 and 2020 and 19.6 percent between 2010 and 2020.

Near term population trends are heavily influenced by the natural population declines that both Allegheny County and the Pittsburgh region are experiencing. Between 2010 and 2015, the level of natural population decline will subside, thereby having a compound effect on the county's population projections. Natural population decline itself depresses population levels, but it also acts to inhibit job growth and migration into the region. As much of the local economy exists to provide goods and services to the local population, lower population in total depresses labor demand in the region. Lower labor demand decreases the flow of migrants into the region thus depressing population levels further. As natural population decline abates, this effect on labor demand and migration will also abate somewhat and allow for small, but positive, net migration rates after 2015. (The results are summarized in Table 27.)

**Table 27. Summary of Allegheny County REMI Population Projection, by Race and Sex, 2000-2030**

	2000	2005	2010	2015	2020	2025	2030
<u>Total Population</u>							
Total	1,278,383	1,253,791	1,239,868	1,240,351	1,264,803	1,306,558	1,351,659
Male	606,234	597,630	594,085	597,496	612,341	635,201	659,198
Female	672,149	656,162	645,784	642,855	652,465	671,359	692,460
<u>White Non Hispanic</u>							
Total	1,074,487	1,038,161	1,008,568	990,225	991,482	1,006,381	1,022,912
Male	510,466	495,666	483,921	477,536	480,406	489,471	498,817
Female	564,021	542,496	524,648	512,689	511,076	516,912	524,096
<u>Black Non Hispanic</u>							
Total	159,473	162,567	168,209	176,064	186,376	198,379	211,047
Male	72,660	74,494	77,734	82,095	87,687	94,122	100,883
Female	86,813	88,072	90,480	93,968	98,687	104,258	110,162
<u>Other Races</u>							
Total	33,186	37,838	42,623	48,125	54,965	63,305	72,390
Male	17,443	19,834	22,192	24,899	28,272	32,388	36,862
Female	15,743	18,006	20,430	23,222	26,693	30,920	35,527
<u>Hispanic</u>							
Total	11,237	15,224	20,468	25,939	31,985	38,491	45,307
Male	5,665	7,637	10,240	12,962	15,976	19,226	22,633
Female	5,572	7,589	10,226	12,978	16,009	19,266	22,672

Source: Pittsburgh REMI Model. University Center for Social and Urban Research, University of Pittsburgh

## **Pennsylvania State Data Center**

To obtain a comprehensive analysis, the REMI forecast was compared to the Pennsylvania State Data Center's (PaSDC) population forecast, which is the most recent projection to date for Allegheny County. The PaSDC forecast is decidedly less optimistic about the projected population trends for Allegheny County. Compared to the REMI model's projection of near even growth (+0.8%) between 2005 and 2020, the PaSDC forecast projects a decline of 7.8 percent. The PaSDC forecast was compiled in 1998 and would conceivably show different trends if updated with more recent demographic data. Essentially, the PaSDC forecast does not incorporate any structural economic changes going on in the Pittsburgh region or in Allegheny County. The pessimistic projection of population derives mostly from an extrapolation of migration trends calibrated between 1985 and 1990. That period was still impacted by the declining steel industry in the region. If that projection is true, continuous structural job loss in the county and region can be expected to continue indefinitely. To the degree that the REMI model does not project such structural changes to continue to be so negative, the REMI produced population forecast for the region that reflects more optimistic population growth trends.

## **Woods & Poole Forecast**

Woods & Poole Economics, Inc. is an independent firm that specializes in long-term county economic and demographic projections. Once again, to gain a comprehensive analysis, the Woods & Poole projection of population for Allegheny County was compared to the two aforementioned projections—the Pittsburgh REMI Model and the Pennsylvania State Data Center.

Through 2015, the Woods and Poole projection and REMI model are nearly identical. Population change is declining through this time, but at a rate that is abating and at a slower rate than most periods over the last several decades. Both have population projections significantly higher than the Pennsylvania State Data center projection, which shows continuous decline through this period.

Beyond 2015, two projections begin to diverge. The Woods and Poole projection shows relatively flat population growth whereas the REMI model shows a transition from flat to slow population growth.

The main difference between the Pittsburgh REMI model and Woods and Poole from 2015 onward is likely a cause of different modeling technique used to account for changing economic trends in Allegheny County and the Pittsburgh region. While the Pennsylvania State Data Center projection is primarily a demographic model, both REMI and Woods and Poole incorporate models of structural economic change. At the regional level, the REMI and Woods and Poole projections differ by a smaller percentage than do the Allegheny County projections. This implies that the REMI model is projecting less migration out of Allegheny County into the outlying suburban counties in future years than does Woods and Poole.



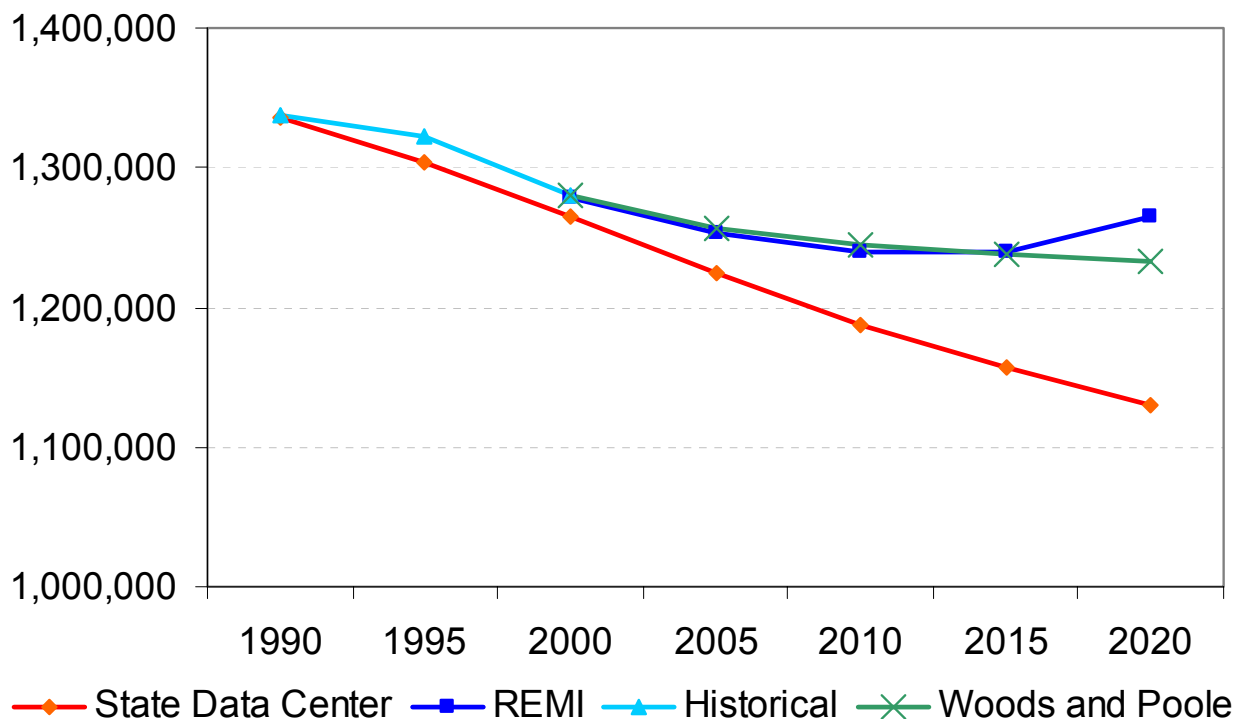
## Comparison of Three Forecasts

The three forecasts are compared in Table 28 and Figure 31. As described above the PaSDC, though the latest forecast for Allegheny County from that agency, is now eight years old and does not use Census 2000 data. Woods & Poole and REMI differ slightly, most notably from after 2015, where REMI projects a modest increase in population and Woods & Poole maintains a slight decrease in their projection.

**Table 28. Comparison of Allegheny County Population Projections**

	State Data Center	Pittsburgh REMI Model	Woods and Poole	Census Historical
1990	1,336,310			1,336,740
1995	1,304,040			1,322,460
2000	1,265,184	1,278,383	1,279,982	1,279,816
2004 (census estimate)				1,250,867
2005	1,224,318	1,253,791	1,256,111	
2010	1,187,725	1,239,868	1,245,057	
2015	1,157,001	1,240,351	1,237,753	
2020	1,130,284	1,264,803	1,232,625	

**Figure 31. Comparison of Population Projections for Allegheny County: Pennsylvania State Data Center, REMI, and Woods & Poole**



**REMI -- Detailed Forecast Tables**

**Table 28. Projected Population by 5 Year Age Groups, Allegheny County, 2000-2030**

	<u>2000</u>	<u>2005</u>	<u>2010</u>	<u>2015</u>	<u>2020</u>	<u>2025</u>	<u>2030</u>
Ages 0-4	70,393	63,997	62,888	67,282	74,715	80,752	82,986
Ages 5-9	78,179	69,428	63,405	63,061	68,836	77,290	83,564
Ages 10-14	82,075	78,679	69,573	64,162	64,933	71,530	80,164
Ages 15-19	81,321	97,537	97,341	88,774	84,307	85,748	92,468
Ages 20-24	76,968	84,251	106,021	107,014	100,499	97,446	99,134
Ages 25-29	75,830	60,983	64,581	87,658	91,198	86,617	84,018
Ages 30-34	82,880	67,801	56,779	61,447	86,398	91,427	87,253
Ages 35-39	95,598	81,094	66,294	56,144	62,228	88,136	93,422
Ages 40-44	105,826	95,046	79,848	65,862	56,988	63,931	89,892
Ages 45-49	98,860	103,441	93,115	78,667	65,821	57,772	64,854
Ages 50-54	84,282	95,036	100,146	90,479	77,027	64,974	57,203
Ages 55-59	63,785	79,636	91,617	97,004	88,223	75,587	64,026
Ages 60-64	54,442	61,188	75,823	87,692	93,474	85,546	73,604
Ages 65-69	52,829	49,231	56,194	69,978	81,236	86,909	79,792
Ages 70-74	58,825	45,573	42,700	49,093	61,554	71,738	77,030
Ages 75-79	51,765	47,642	37,403	35,497	41,171	52,006	60,907
Ages 80-84	36,046	37,821	35,562	28,276	27,322	32,059	40,919
Ages 85+	28,479	35,407	40,578	42,261	38,873	37,090	40,423
Subtotal:	1,278,383	1,253,791	1,239,868	1,240,351	1,264,803	1,306,558	1,351,659

Source: Pittsburgh REMI Model. University Center for Social and Urban Research, University of Pittsburgh

**Table 29. Projected Total Male Population by 5 Year Age Groups, Allegheny County, 2000-2030**

	<u>2000</u>	<u>2005</u>	<u>2010</u>	<u>2015</u>	<u>2020</u>	<u>2025</u>	<u>2030</u>
Ages 0-4	36,009	32,950	32,442	34,665	38,432	41,496	42,633
Ages 5-9	40,151	35,498	32,648	32,549	35,503	39,806	42,992
Ages 10-14	41,816	40,328	35,591	33,056	33,535	36,919	41,319
Ages 15-19	41,597	49,547	49,506	45,035	42,964	43,773	47,214
Ages 20-24	38,540	42,883	53,636	54,133	50,599	49,166	50,082
Ages 25-29	37,690	30,407	32,928	44,313	46,079	43,513	42,304
Ages 30-34	41,436	33,697	28,320	31,401	43,761	46,319	43,982
Ages 35-39	46,249	40,465	32,572	27,648	31,440	44,268	46,961
Ages 40-44	51,311	45,732	39,724	32,263	27,989	32,199	45,027
Ages 45-49	48,001	50,045	44,730	39,118	32,271	28,435	32,704
Ages 50-54	40,333	46,087	48,366	43,418	38,319	31,909	28,229
Ages 55-59	29,453	37,775	44,177	46,581	42,104	37,413	31,299
Ages 60-64	24,573	27,919	35,567	41,838	44,416	40,422	36,097
Ages 65-69	23,303	21,738	25,167	32,234	38,088	40,598	37,107
Ages 70-74	24,913	19,508	18,278	21,354	27,569	32,761	35,083
Ages 75-79	20,412	19,116	15,224	14,480	17,110	22,306	26,713
Ages 80-84	12,607	13,706	13,157	10,655	10,349	12,432	16,447
Ages 85+	7,840	10,229	12,052	12,755	11,813	11,466	13,005
Subtotal:	606,234	597,630	594,085	597,496	612,341	635,201	659,198

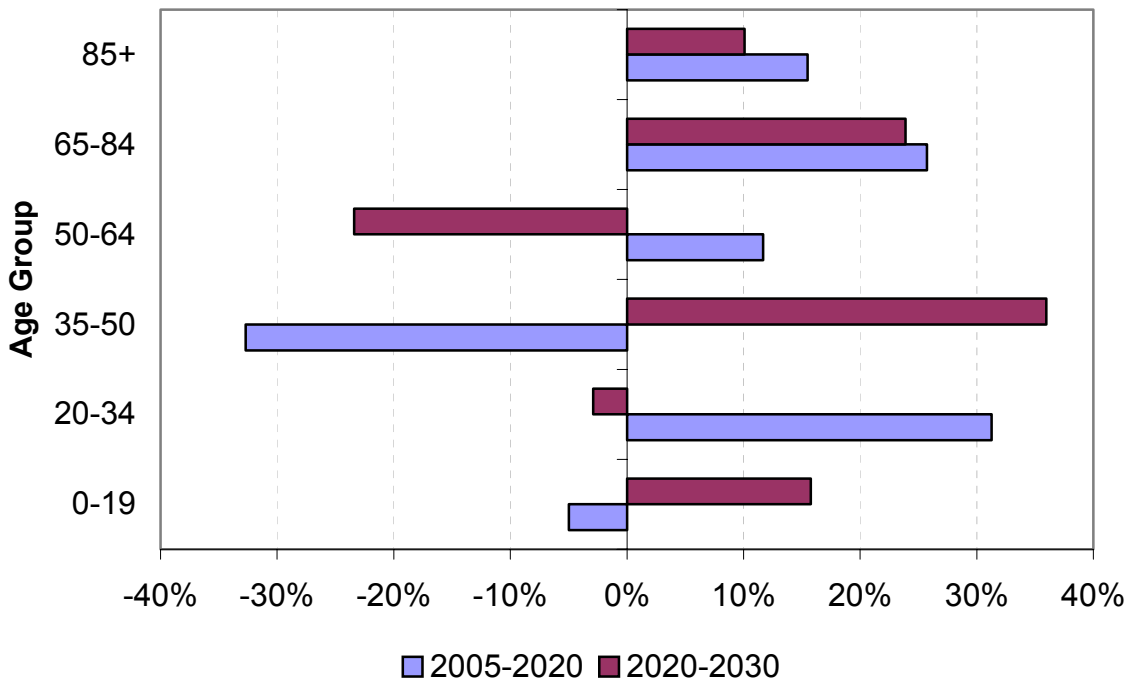
Source: Pittsburgh REMI Model. University Center for Social and Urban Research, University of Pittsburgh

**Table 29. Projected Total Female Population by 5 Year Age Groups, Allegheny County, 2000-2030**

	<b>2000</b>	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>
Ages 0-4	34,384	31,047	30,446	32,617	36,283	39,256	40,353
Ages 5-9	38,028	33,930	30,757	30,512	33,333	37,484	40,572
Ages 10-14	40,259	38,351	33,982	31,107	31,398	34,611	38,845
Ages 15-19	39,724	47,990	47,835	43,739	41,343	41,976	45,253
Ages 20-24	38,428	41,368	52,385	52,881	49,900	48,280	49,052
Ages 25-29	38,140	30,577	31,653	43,346	45,119	43,104	41,715
Ages 30-34	41,444	34,103	28,459	30,046	42,637	45,108	43,271
Ages 35-39	49,349	40,629	33,721	28,496	30,788	43,868	46,461
Ages 40-44	54,515	49,314	40,124	33,599	28,999	31,732	44,864
Ages 45-49	50,859	53,396	48,386	39,549	33,550	29,337	32,150
Ages 50-54	43,949	48,949	51,781	47,061	38,709	33,065	28,974
Ages 55-59	34,332	41,861	47,441	50,423	46,120	38,174	32,727
Ages 60-64	29,869	33,269	40,256	45,854	49,059	45,125	37,507
Ages 65-69	29,526	27,493	31,027	37,743	43,149	46,310	42,685
Ages 70-74	33,912	26,065	24,421	27,738	33,985	38,978	41,947
Ages 75-79	31,353	28,526	22,179	21,017	24,061	29,700	34,194
Ages 80-84	23,439	24,116	22,405	17,621	16,973	19,628	24,472
Ages 85+	20,639	25,178	28,526	29,506	27,059	25,623	27,418
<b>Subtotal:</b>	<b>672,149</b>	<b>656,162</b>	<b>645,784</b>	<b>642,855</b>	<b>652,465</b>	<b>671,359</b>	<b>692,460</b>

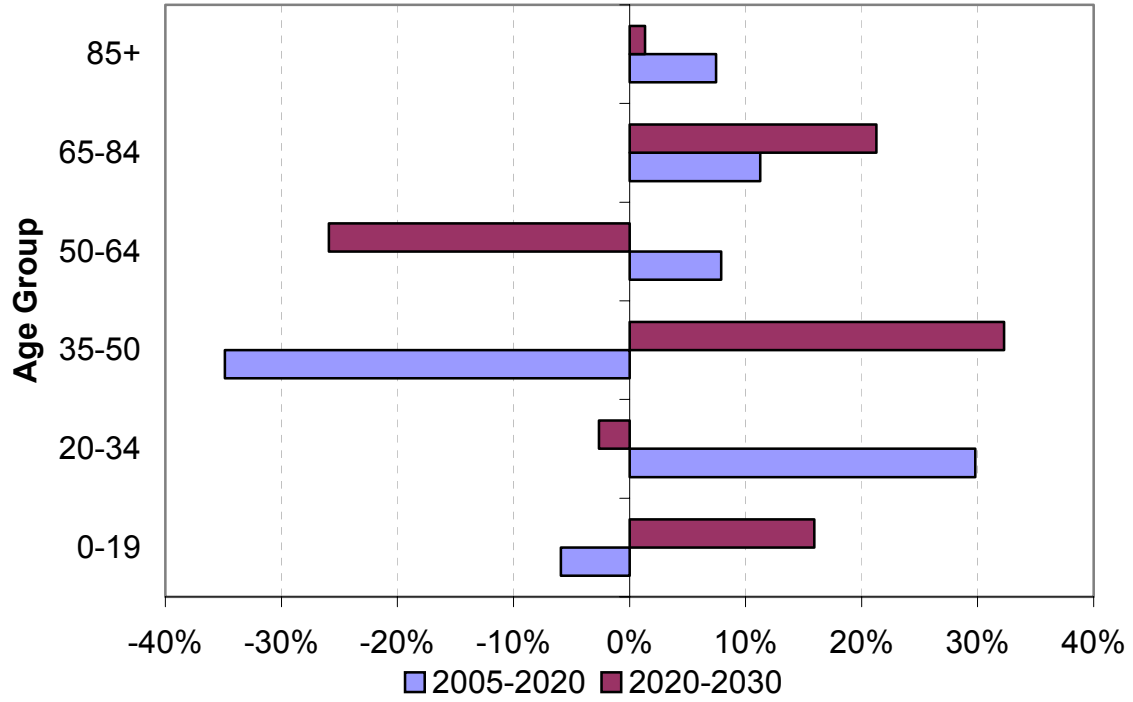
Source: Pittsburgh REMI Model. University Center for Social and Urban Research, University of Pittsburgh

**Figure 32. Projected Changes in Total Male Population by Age Group, Allegheny County, 2005-2030**



Source: Pittsburgh REMI Model. University Center for Social and Urban Research, University of Pittsburgh

**Figure 33. Projected Changes in Total Female Population by Age Group, Allegheny County, 2005-2030**



Source: Pittsburgh REMI Model. University Center for Social and Urban Research, University of Pittsburgh

**Table 30. Population Change by Municipality, Allegheny County, 1960-2000**

	Population					Change 1960-1980		Change 1980-2000		Change 1990-2000	
	1960	1970	1980	1990	2000	Number	%	Number	%	Number	%
<b>Allegheny County</b>	1,628,587	1,605,016	1,450,085	1,336,449	1,281,666	-178,502	-11.0	168,419	-11.6	-54,783	-4.1
Aleppo	755	794	1,134	1,246	1,038	379	50.2	-96	-8.5	-208	-16.7
Aspinwall	3,727	3,541	3,284	2,880	2,960	-443	-11.9	-324	-9.9	80	2.8
Avalon	6,859	7,065	6,240	5,784	5,294	-619	-9.0	-946	-15.2	-490	-8.5
Baldwin Borough	24,489	26,729	24,598	21,923	19,999	109	0.4	-4,599	-18.7	-1,924	-8.8
Baldwin Township	3,004	2,598	2,680	2,479	2,244	-324	-10.8	-436	-16.3	-235	-9.5
Bell Acres		1,264	1,307	1,436	1,382	NA	NA	75	5.7	-54	-3.8
Bellevue	11,412	11,586	10,128	9,126	8,770	-1,284	-11.3	-1,358	-13.4	-356	-3.9
Ben Avon	2,553	2,713	2,314	2,096	1,917	-239	-9.4	-397	-17.2	-179	-8.5
Ben Avon Heights	431	443	398	373	385	-33	-7.7	-13	-3.3	12	3.2
Bethel Park	23,650	34,791	34,755	33,823	33,556	11,105	47.0	-1,199	-3.4	-267	-0.8
Blawnox	2,085	1,907	1,653	1,626	1,539	-432	-20.7	-114	-6.9	-87	-5.4
Brackenridge	5,697	4,796	4,297	3,784	3,543	-1,400	-24.6	-754	-17.5	-241	-6.4
Braddock	12,337	8,682	5,634	4,682	2,912	-6,703	-54.3	-2,722	-48.3	-1,770	-37.8
Braddock Hills	2,414	2,494	2,556	2,026	1,998	142	5.9	-558	-21.8	-28	-1.4
Bradford Woods	866	970	1,264	1,329	1,149	398	46.0	-115	-9.1	-180	-13.5
Brentwood	13,706	13,732	11,907	10,823	10,466	-1,799	-13.1	-1,441	-12.1	-357	-3.3
Bridgeville	7,112	6,717	6,154	5,445	5,341	-958	-13.5	-813	-13.2	-104	-1.9
Carnegie	11,887	10,864	10,099	9,278	8,389	-1,788	-15.0	-1,710	-16.9	-889	-9.6
Castle Shannon	11,836	11,899	10,164	9,135	8,556	-1,672	-14.1	-1,608	-15.8	-579	-6.3
Chalfant	1,414	1,370	1,119	959	870	-295	-20.9	-249	-22.3	-89	-9.3
Cheswick	2,734	2,580	2,336	1,971	1,899	-398	-14.6	-437	-18.7	-72	-3.7
Churchill	3,428	4,690	4,285	3,883	3,566	857	25.0	-719	-16.8	-317	-8.2
Clairton	18,389	15,051	12,188	9,656	8,491	-6,201	-33.7	-3,697	-30.3	-1,165	-12.1
Collier	8,031	6,874	5,063	4,841	5,265	-2,968	-37.0	202	4	424	8.8
Coraopolis	9,643	8,435	7,308	6,747	6,121	-2,335	-24.2	-1,187	-16.2	-626	-9.3
Crafton	8,418	8,233	7,623	7,188	6,706	-795	-9.4	-917	-12	-482	-6.7
Crescent	2,603	2,801	2,862	2,490	2,324	259	10.0	-538	-18.8	-166	-6.7
Dormont	13,098	12,856	11,275	9,772	9,305	-1,823	-13.9	-1,970	-17.5	-467	-4.8
Dravosburg	3,458	2,916	2,511	2,377	2,015	-947	-27.4	-496	-19.8	-362	-15.2
Duquesne	15,019	11,410	10,094	8,525	7,332	-4,925	-32.8	-2,762	-27.4	-1,193	-14
East Deer	2,865	2,081	1,658	1,558	1,362	-1,207	-42.1	-296	-17.9	-196	-12.6
East McKeesport	3,470	3,233	2,940	2,678	2,337	-530	-15.3	-603	-20.5	-341	-12.7
East Pittsburgh	4,122	3,006	2,493	2,160	2,017	-1,629	-39.5	-476	-19.1	-143	-6.6
Edgewood	5,124	5,101	4,382	3,581	3,311	-742	-14.5	-1,071	-24.4	-270	-7.5
Edgeworth	2,030	2,200	1,738	1,670	1,730	-292	-14.4	-8	-0.5	60	3.6
Elizabeth Borough	2,597	2,206	1,892	1,610	1,609	-705	-27.1	-283	-15	-1	-0.1
Elizabeth Township	14,059	15,592	16,269	14,712	13,839	2,210	15.7	-2,430	-14.9	-873	-5.9
Emsworth	3,341	3,332	3,074	2,892	2,598	-267	-8.0	-476	-15.5	-294	-10.2
Etna	5,519	5,819	4,534	4,200	3,924	-985	-17.8	-610	-13.5	-276	-6.6
Fawn	3,008	3,167	2,899	2,712	2,504	-109	-3.6	-395	-13.6	-208	-7.7
Findlay	4,537	4,602	4,573	4,500	5,145	36	0.8	572	12.5	645	14.3
Forest Hills	8,796	9,561	8,198	7,335	6,831	-598	-6.8	-1,367	-16.7	-504	-6.9

	Population					Change 1960-1980		Change 1980-1990		Change 1990-2000	
	1960	1970	1980	1990	2000	Number	%	Number	%	Number	%
Forward	4,692	4,496	4,335	3,877	3,771	-357	-7.6	-564	-13	-106	-2.7
Fox Chapel	3,302	4,684	5,049	5,319	5,436	1,747	52.9	387	7.7	117	2.2
Franklin Park		5,310	6,135	10,109	11,364	NA	NA	5,229	85.2	1,255	12.4
Frazer	1,707	1,887	1,509	1,388	1,286	-198	-11.6	-223	-14.8	-102	-7.3
Glassport	8,418	7,450	6,242	5,582	4,993	-2,176	-25.8	-1,249	-20	-589	-10.6
Glenfield	741	406	246	201	228	-495	-66.8	-18	-7.3	27	13.4
Green Tree	5,226	6,441	5,722	4,905	4,719	496	9.5	-1,003	-17.5	-186	-3.8
Hampton	10,641	12,515	14,260	15,568	17,526	3,619	34.0	3,266	22.9	1,958	12.6
Harmar	3,657	3,899	3,461	3,144	3,242	-196	-5.4	-219	-6.3	98	3.1
Harrison	15,710	14,448	13,252	11,763	10,934	-2,458	-15.6	-2,318	-17.5	-829	-7
Haysville	143	154	117	100	75	-26	-18.2	-42	-35.9	-25	-25
Heidelberg	2,118	2,034	1,606	1,238	1,222	-512	-24.2	-384	-23.9	-16	-1.3
Homestead	7,502	6,309	5,092	4,179	3,569	-2,410	-32.1	-1,523	-29.9	-610	-14.6
Indiana	5,751	5,621	6,080	6,024	6,809	329	5.7	729	12	785	13
Ingram	4,730	4,902	4,346	3,901	3,712	-384	-8.1	-634	-14.6	-189	-4.8
Jefferson	8,280	8,512	8,643	9,533	9,666	363	4.4	1,023	11.8	133	1.4
Kennedy	5,806	6,859	7,159	7,265	7,504	1,353	23.3	345	4.8	239	3.3
Kilbuck	1,930	1,720	1,219	890	730	-711	-36.8	-489	-40.1	-160	-18
Leet	1,239	1,862	1,854	1,731	1,568	615	49.6	-286	-15.4	-163	-9.4
Leetsdale	2,153	1,646	1,604	1,387	1,232	-549	-25.5	-372	-23.2	-155	-11.2
Liberty	3,624	3,594	3,112	2,744	2,670	-512	-14.1	-442	-14.2	-74	-2.7
Lincoln	1,686	1,885	1,428	1,187	1,202	-258	-15.3	-226	-15.8	15	1.3
McCandless	14,582	22,404	26,250	28,781	29,022	11,668	80.0	2,772	10.6	241	0.8
McDonald	714	659	539	443	420	-175	-24.5	-119	-22.1	-23	-5.2
McKeesport	45,489	37,977	31,012	26,016	24,021	-14,477	-31.8	-6,991	-22.5	-1,995	-7.7
McKees Rocks	13,185	11,901	8,742	7,691	6,622	-4,443	-33.7	-2,120	-24.3	-1,069	-13.9
Marshall township	2,528	2,907	2,594	4,010	5,996	66	2.6	3,402	131.1	1,986	49.5
Millvale	6,624	5,815	4,772	4,341	4,028	-1,852	-28.0	-744	-15.6	-313	-7.2
Monroeville	22,446	29,011	30,977	29,169	29,349	8,531	38.0	-1,628	-5.3	180	0.6
Moon	10,642	18,317	20,935	19,631	22,290	10,293	96.7	1,355	6.5	2,659	13.5
Mount Lebanon	35,361	39,596	34,414	33,362	33,017	-947	-2.7	-1,397	-4.1	-345	-1
Mount Oliver	5,980	5,487	4,576	4,160	3,970	-1,404	-23.5	-606	-13.2	-190	-4.6
Munhall	17,312	16,674	14,532	13,158	12,264	-2,780	-16.1	-2,268	-15.6	-894	-6.8
Neville	2,400	2,017	1,416	1,273	1,229	-984	-41.0	-187	-13.2	-44	-3.5
North Braddock	13,204	10,838	8,711	7,036	6,410	-4,493	-34.0	-2,301	-26.4	-626	-8.9
North Fayette	4,583	6,148	7,351	9,537	12,249	2,768	60.4	4,898	66.6	2,712	28.4
North Versailles	13,583	13,416	13,294	12,302	11,113	-289	-2.1	-2,181	-16.4	-1,189	-9.7
Oakdale	1,695	1,614	1,955	1,752	1,550	260	15.3	-405	-20.7	-202	-11.5
Oakmont	7,504	7,550	7,039	6,961	6,911	-465	-6.2	-128	-1.8	-50	-0.7
O'Hara	8,681	9,209	9,233	9,096	8,856	552	6.4	-377	-4.1	-240	-2.6
Ohio	1,784	2,028	2,072	2,459	3,086	288	16.1	1,014	48.9	627	25.5
Osborne	609	579	529	565	567	-80	-13.1	38	7.2	2	0.4
Penn Hills	51,512	62,886	57,632	51,479	46,809	6,120	11.9	-10,823	-18.8	-4,670	-9.1
Pennsbury Village			798	774	741	798	#DIV/0!	-57	-7.1	-33	-4.3
Pine	3,613	4,259	3,908	4,048	7,683	295	8.2	3,775	96.6	3,635	89.8
Pitcairn	5,383	4,741	4,175	4,087	3,689	-1,208	-22.4	-486	-11.6	-398	-9.7
Pittsburgh	604,332	520,117	423,938	369,879	334,563	-180,394	-29.9	-89,375	-21.1	-35,316	-9.5

	Population					Change 1960-1980		Change 1980-1990		Change 1990-2000	
	1960	1970	1980	1990	2000	Number	%	Number	%	Number	%
Pleasant Hills	8,573	10,409	9,676	8,884	8,397	1,103	12.9	-1,279	-13.2	-487	-5.5
Plum	10,241	21,932	25,390	25,609	26,940	15,149	147.9	1,550	6.1	1,331	5.2
Port Vue	6,635	5,862	5,316	4,641	4,228	-1,319	-19.9	-1,088	-20.5	-413	-8.9
Rankin	5,164	3,817	2,892	2,503	2,315	-2,272	-44.0	-577	-20	-188	-7.5
Reserve	4,230	4,151	4,306	3,866	3,856	76	1.8	-450	-10.5	-10	-0.3
Richland	6,453	7,819	7,749	8,600	9,231	1,296	20.1	1,482	19.1	631	7.3
Robinson	7,935	10,158	9,416	10,830	12,289	1,481	18.7	2,873	30.5	1,459	13.5
Ross	25,952	32,892	35,102	33,482	32,581	9,150	35.3	-2,521	-7.2	-901	-2.7
Rossllyn Farms	555	608	521	483	467	-34	-6.1	-54	-10.4	-16	-3.3
Scott	19,094	21,856	20,413	17,118	17,288	1,319	6.9	-3,125	-15.3	170	1
Sewickley	6,157	5,660	4,778	4,134	3,902	-1,379	-22.4	-876	-18.3	-232	-5.6
Sewickley Heights	931	797	899	984	981	-32	-3.4	82	9.1	-3	-0.3
Sewickley Hills	326	270	419	622	663	93	28.5	244	58.2	41	6.6
Shaler	24,939	33,369	33,694	30,533	29,757	8,755	35.1	-3,937	-11.7	-776	-2.5
Sharpsburg	6,096	5,499	4,351	3,781	3,594	-1,745	-28.6	-757	-17.4	-187	-4.9
South Fayette	10,728	9,369	9,707	10,329	12,271	-1,021	-9.5	2,564	26.4	1,942	18.8
South Park	7,384	8,187	13,535	14,292	14,340	6,151	83.3	805	5.9	48	0.3
South Versailles	517	558	425	515	338	-92	-17.8	-87	-20.5	-177	-34.4
Springdale Borough	5,602	5,202	4,418	3,992	3,828	-1,184	-21.1	-590	-13.4	-164	-4.1
Springdale Township	1,957	2,218	1,918	1,777	1,813	-39	-2.0	-105	-5.5	36	2
Stowe	11,730	10,119	9,202	7,681	6,706	-2,528	-21.6	-2,496	-27.1	-975	-12.7
Swissvale	15,089	13,821	11,345	10,637	9,653	-3,744	-24.8	-1,692	-14.9	-984	-9.3
Tarentum	8,232	7,379	6,419	5,674	4,993	-1,813	-22.0	-1,426	-22.2	-681	-12
Thornburg	391	617	526	461	469	135	34.5	-57	-10.8	8	1.7
Trafford	140	95	0	90	25	-140	-100.0	25	#DIV/0!	-65	-72.2
Turtle Creek	10,607	8,308	6,959	6,556	6,076	-3,648	-34.4	-883	-12.7	-480	-7.3
Upper St. Clair	8,287	15,411	19,023	19,692	20,053	10,736	129.6	1,030	5.4	361	1.8
Verona	4,032	3,737	3,179	3,260	3,124	-853	-21.2	-55	-1.7	-136	-4.2
	2,297	2,754	2,150	1,821	1,730	-147	-6.4	-420	-19.5	-91	-5
Wall	1,493	1,265	989	853	740	-504	-33.8	-249	-25.2	-113	-13.2
West Deer	9,038	10,074	10,897	11,371	11,563	1,859	20.6	666	6.1	192	1.7
West Elizabeth	921	848	808	634	581	-113	-12.3	-227	-28.1	-53	-8.4
West Homestead	4,155	3,789	3,128	2,495	2,197	-1,027	-24.7	-931	-29.8	-298	-11.9
West Mifflin	27,289	28,070	26,279	23,644	22,464	-1,010	-3.7	-3,815	-14.5	-1,180	-5
West View	8,079	8,312	7,648	7,734	7,247	-431	-5.3	-401	-5.2	-487	-6.3
Whitaker	2,130	1,697	1,615	1,416	1,338	-515	-24.2	-277	-17.2	-78	-5.5
Whitehall	16,075	16,551	15,206	14,451	14,444	-869	-5.4	-762	-5	-7	0
White Oak	9,047	9,304	9,480	8,761	8,474	433	4.8	-1,006	-10.6	-287	-3.3
Wilkins township	8,272	8,749	8,472	7,585	6,917	200	2.4	-1,555	-18.4	-668	-8.8
Wilksburg	30,066	26,780	23,669	21,080	19,196	-6,397	-21.3	-4,473	-18.9	-1,884	-8.9
Wilmerding	4,349	3,218	2,421	2,222	2,145	-1,928	-44.3	-276	-11.4	-77	-3.5