



Westmoreland County Community Profile 2012

Westmoreland County Department of Planning and Development



Table of Contents

Introduction	4
Population Trends, Changes & Conditions	12
Housing Trends, Changes & Conditions	31
Economic Trends, Changes & Conditions	41
Summary	49

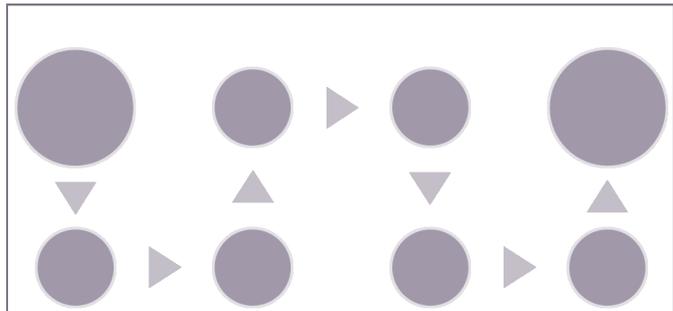
Introduction

The direction of our County depends on the actions of hundreds of thousands, if not millions of people in this County, region, state and country. One does not get to where they want without knowing where they are, though. Luckily, we have the tools by which we can determine our place and our path. That is the purpose of this community profile and the analysis contained herein.

The goal of this document is to provide a cursory overview of relevant data that has been recently released, namely the 2010 Census. Furthermore, this document will look at three issues— trends, changes and conditions. Trends speak to long-term changes

occurring over three or more periods of time. Changes compare data over two points in time. And conditions depict the current state of a particular issue. By examining the trends, changes and conditions of Westmoreland County's population, housing and economy we can begin to illustrate the current state of the County and its direction. More importantly, this profile aims to support informed decision making.

Many programs and projects attempt to maximize benefits for the greatest number of residents or subsets thereof. For example, the location and extent of public infrastructure is determined by the needs of a given area. Relevant statistics may be the number of residents or the change in the number of residents over a



It is a capital mistake to theorize before one has data.

— Sir Arthur Conan Doyle

Introduction

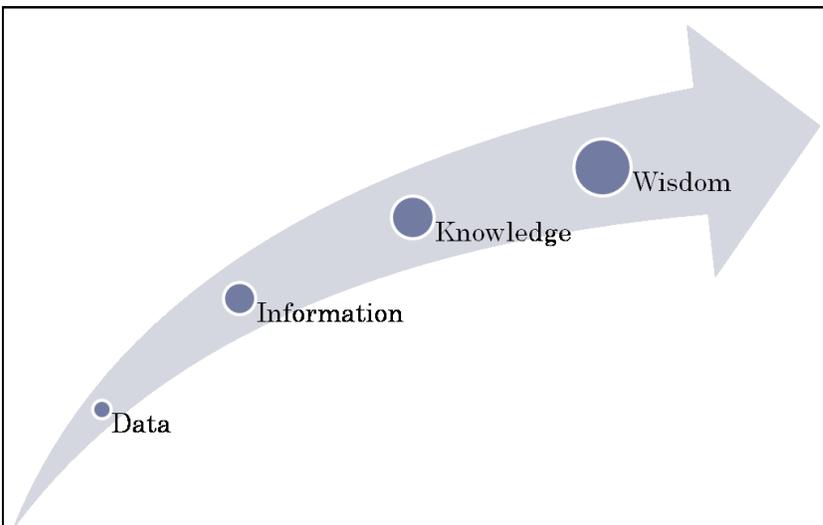
number of years. In addition, program performance can be measured by the number of people it has impacted and to what extent. An example of this may be an anti-poverty program. In this example, relevant statistics would be the number of people in poverty or the age and sex of those in poverty. Both of these examples require an understanding of the population they serve and can be supported by the information derived from this Community Profile.

Sir Arthur Conan Doyle, wrote in the *Adventures of Sherlock Holmes*, “It is a capital mistake to theorize before one has data. Insensibly one begins to twist facts to suit theories instead of theories to suit facts.” Mr. Doyle was right; one cannot form theories based on hunches or gut-feelings. The best decisions are based on reasoned use of the information at hand. Hopefully, this Community Profile will provide you a basis for understanding the community, how it has changed over time and what the County might be like in the future. Moreover, it should arouse your curiosity to ask more about Westmoreland County.

Introduction

Data is not information and knowledge is not wisdom. As the image below suggests, data can lead to information, knowledge and wisdom; however, it is the human element that takes raw numbers and imbues it with a new understanding. For example, knowing that the County has approximately 365,000 residents is one thing; knowing that it represents a loss of about 4,000 residents over 10 years is a different understanding of the data. Furthermore, it's important to know that this data is not absolutely 100% correct every time, all the time. Further examination may be necessary to create a clearer picture. The goal of the Community Profile is to take the first step from data to information, the next steps are yours to take.

The most significant source of data for this document is the Decennial Census that has taken place every ten years since 1790. Recently, the Census Bureau released the data for Pennsylvania, its counties and all of its municipalities. That is where this Community Profile begins; at a convenient point in time to assess our current state. In addition to the Decennial Census, the Bureau also produces the American Community Survey, Annual Population Estimates and other data programs. The Bureau of Labor Statistics and Bureau of Economic Analysis are useful sources of data related to our economy.



The goal of the Community Profile is to take the first step from data to information. The next steps are yours to take.

Introduction

The data presented in this document came from multiple sources and was produced using different methods, statistical procedures and, at times, estimates. While these methods are complicated, some time should be spent discussing how this data was produced, its advantages and its limitations. The trade-off with much of this data is between timeliness and accuracy. That is to say, the more timely the data, the less likely it is to be highly accurate. Conversely, the less timely the data, the more likely it is to be highly accurate.

The Census of Population and Housing

A census, generally, is a precise count of all the subjects in a universe. A count of all of the cars (subject) in a parking garage (universe) is an example of a census. The Decennial Census is a bit more complex. It aims to count every person in the Country and it is this comprehensive look that makes the Census such a great tool for understanding the County.

In accordance with the United States Constitution, a count of every man, woman and child in the Country is to be taken at regular intervals to ensure equal representation in the House of Representatives and by extension, to determine the number of electoral votes in the Electoral College. At present, each of the 435 U.S. Representatives represents roughly 700,000 citizens in Congress.

In America, we are free to live where we choose. Since our legislative districts are based on where people live, the balance of representation can tilt over time. Our Constitution dictates that we all have a right to equal representation in Congress. Therefore, a census of the population is conducted every ten years to determine where people live so that changes in population distribution will be reflected in Congress.

The Decennial Census is the most significant and authoritative source of information about the American Population. It has gone through some changes

Introduction

since it was first implemented in 1790. Over the years, the Census has undergone changes to the data structure, the types of data collected and the way data is collected. Most recently, the long form questionnaire has been reduced to only ten questions. Additionally, the long form is now sent to a much smaller portion of the housing units in the Country and serves as the basis for the American Community Survey.

American Community Survey

As its name suggests, the American Community Survey (ACS) is a survey of the population used to collect data at intervals other than every ten years. As opposed to a census, a survey aims to collect data from a sample of a population. As long as the proper procedures are used to reduce error, the results can be very accurate at approximating the true values of data for the entire population. However, there's no guarantee that the data is absolutely precise.

The ACS began in 2000 as a solution to declining return rates for the long form Census. It surveys about 3 million residents yearly on more diverse issues than the Census currently does and mirrors the long form Census. Its data is compiled at one, three and five year intervals and results are reported as estimates. Therefore, it is important to know that a margin of error exists for every piece of data collected.

Population Estimates Program

The Population Estimates Program (PEP) is another program promulgated by the Census Bureau. The PEP publishes annual population estimates of birth, death and international migration. The sources of information for this data are birth and death certificates, the ACS and the previous Census. Again, these data are subject to a margin of error.

Introduction

Bureau of Economic Analysis

Along with the Census Bureau, the Bureau of Economic Analysis (BEA) is housed in the Department of Commerce. The BEA develops macroeconomic data like gross domestic product (GDP), manufacturing output, personal income and other measures of the nation's economy. Much of the data the BEA publishes is designed for use at a county level. The data comes from public sources like the Bureau of Labor Statistics and the Office of Management and Budget as well as private sources like trade associations, businesses and other organizations. It could be said that the BEA aggregates data. Regular estimates are published anywhere from every three months to every year. They are constantly revised, however. Thus, the older the data, the more reliable it tends to be. Unfortunately, by this time, the data has aged to the point it is no longer useful for short-term analysis.

Bureau of Labor Statistics

Housed under the Department of Labor, the Bureau of Labor Statistics (BLS) can be thought of as a companion to the BEA. The BLS provides data related to consumer prices, employment, compensation and productivity. The BLS also produces the Occupational Outlook Handbook. Most of the data published by the BLS is developed using the same methods as the BEA.

Introduction

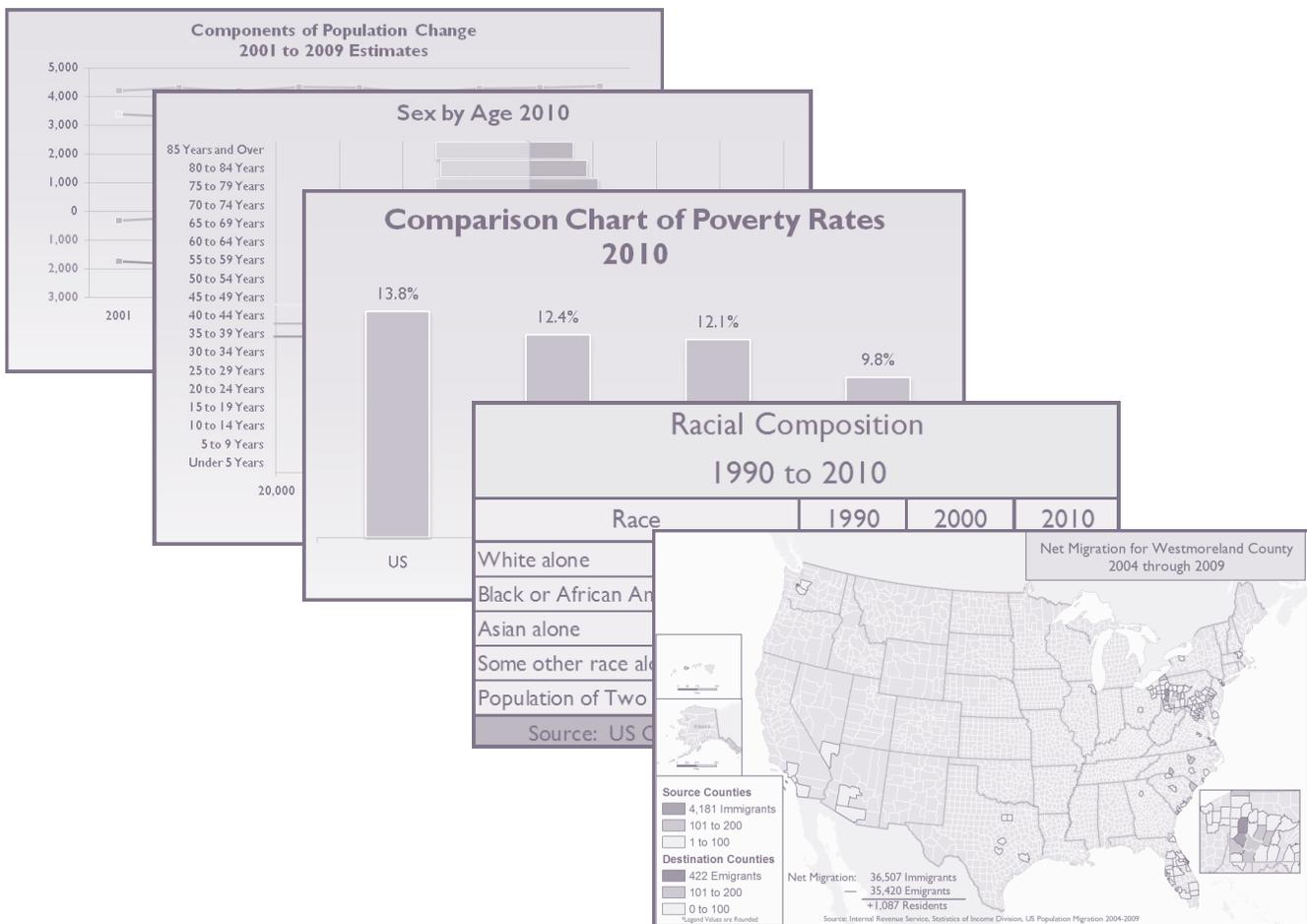
Internal Revenue Service

The Internal Revenue Service (IRS) provides data in the form of the Survey of Income Tax Statistics. This source provides migration pattern data based on the geographic location at which residents file taxes in one year compared to the following year. County to county immigration and outmigration patterns can be calculated from this data. There are a number of caveats to responsible use of this data and is noted by the IRS.

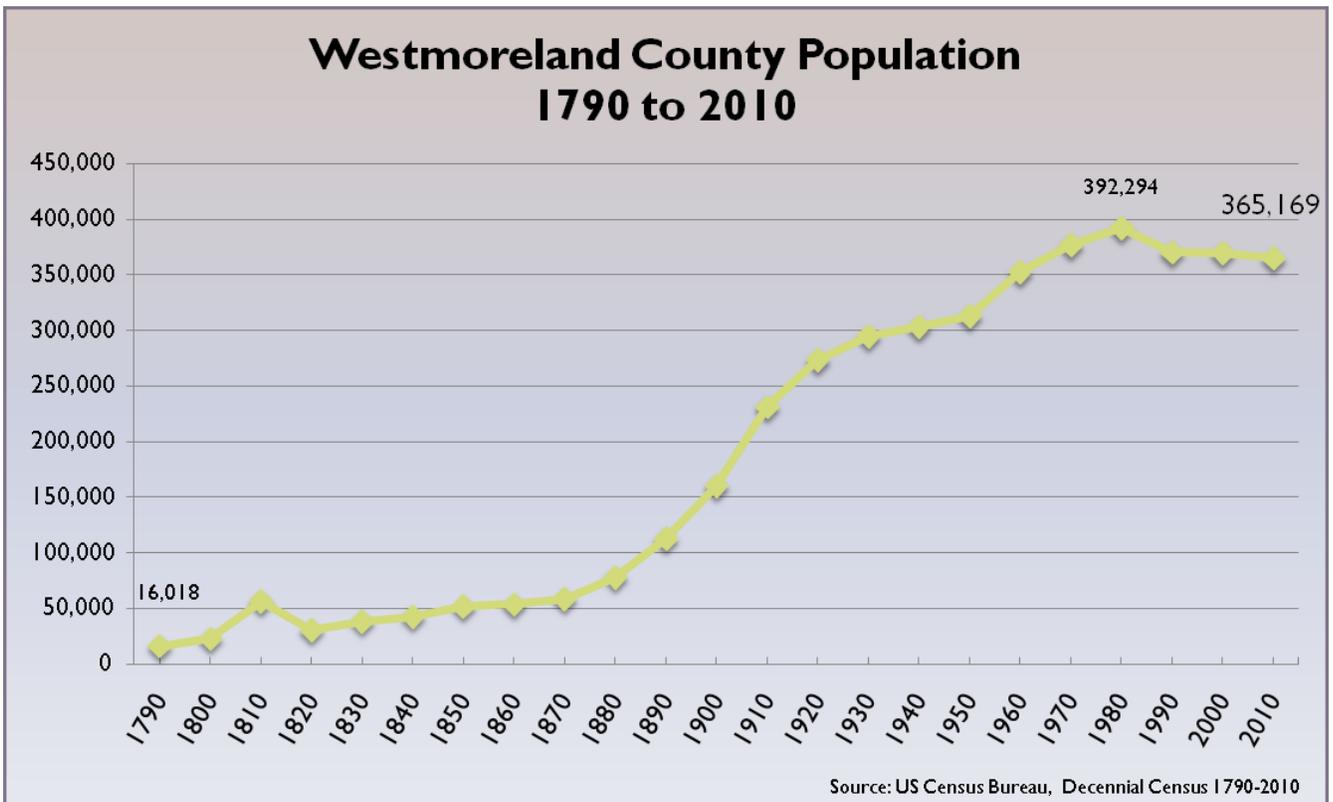
All of the measures used in this document attempt to depict reality in some way or another. Attempting to calculate them is a complex mix of science and art and will never fully reach the goal of absolute perfection. However, this data can be used reasonably to reach our goal of understanding the patterns in our population, housing stock and economy that are invisible to the naked eye. As a disclaimer, one should be aware that certain assumptions have been used and that every data set contains flaws, but without them it would be impossible to create a finer picture of what Westmoreland County looks like. Moreover, the visualization, tabulation and mapping of the data is subject to the limitations inherent in the data. Finally, numerous steps have been taken to ensure responsible use of the data and those that evidence aberration are identified where necessary. If you are interested in learning more about the sources of these data, how they were used in this document or have other questions, please contact the Westmoreland County Department of Planning and Development at 724-830-3600.

Population Trends, Changes & Conditions

Population and demographic data can be used as indicators of growth and vitality of the County. For instance, as the County becomes more of a destination for families and businesses, an attendant pressure on local resources may occur. Conversely, a declining population may lead to a decay of infrastructure and institutions. While neither of these scenarios predict a doomsday scenario, understanding the impacts of long-term population trends on local resources and our economy is valuable. The basis of public policy depends on many dimensions of a population. These dimensions do not remain stagnant over time either. Regular intervals of examination and analysis are necessary to keep up-to-date with these changes.

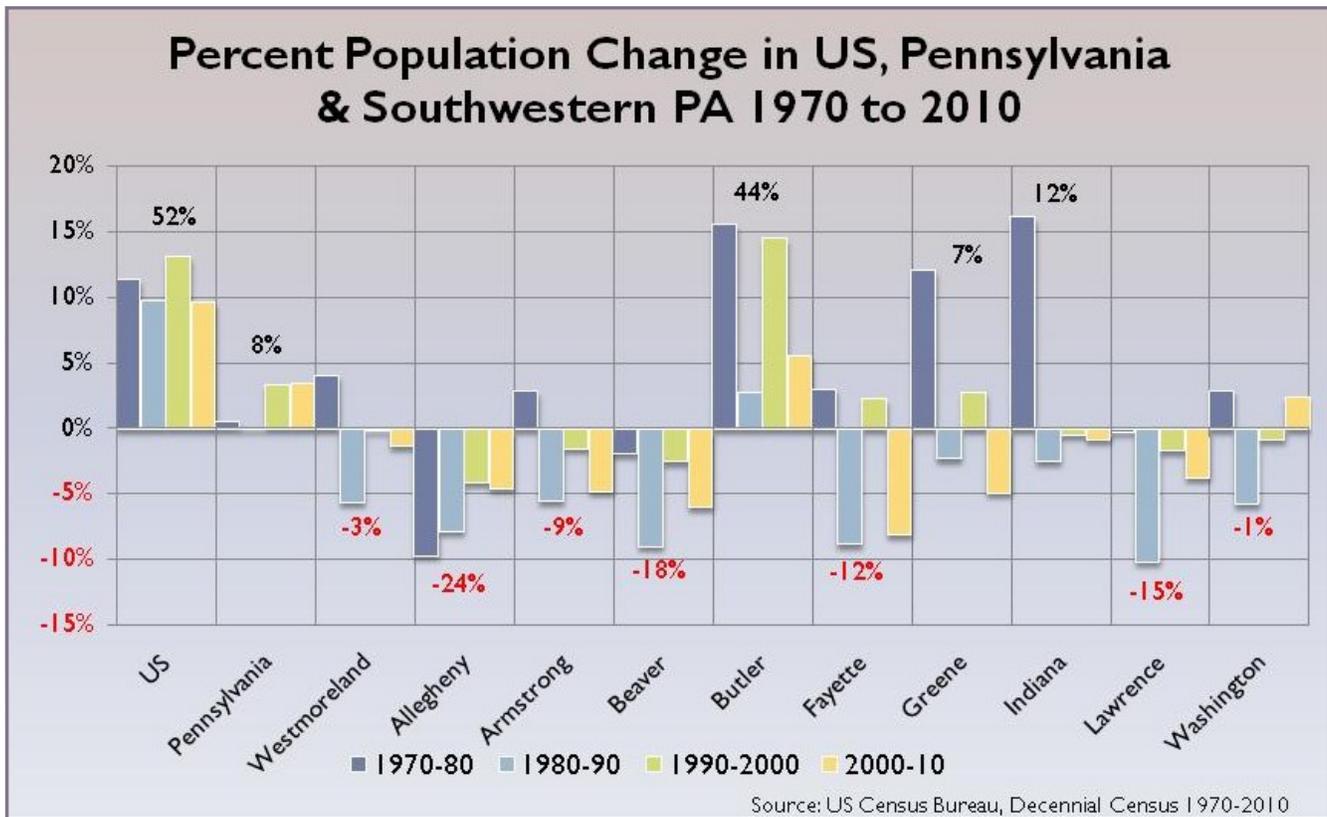


Population Trends, Changes & Conditions



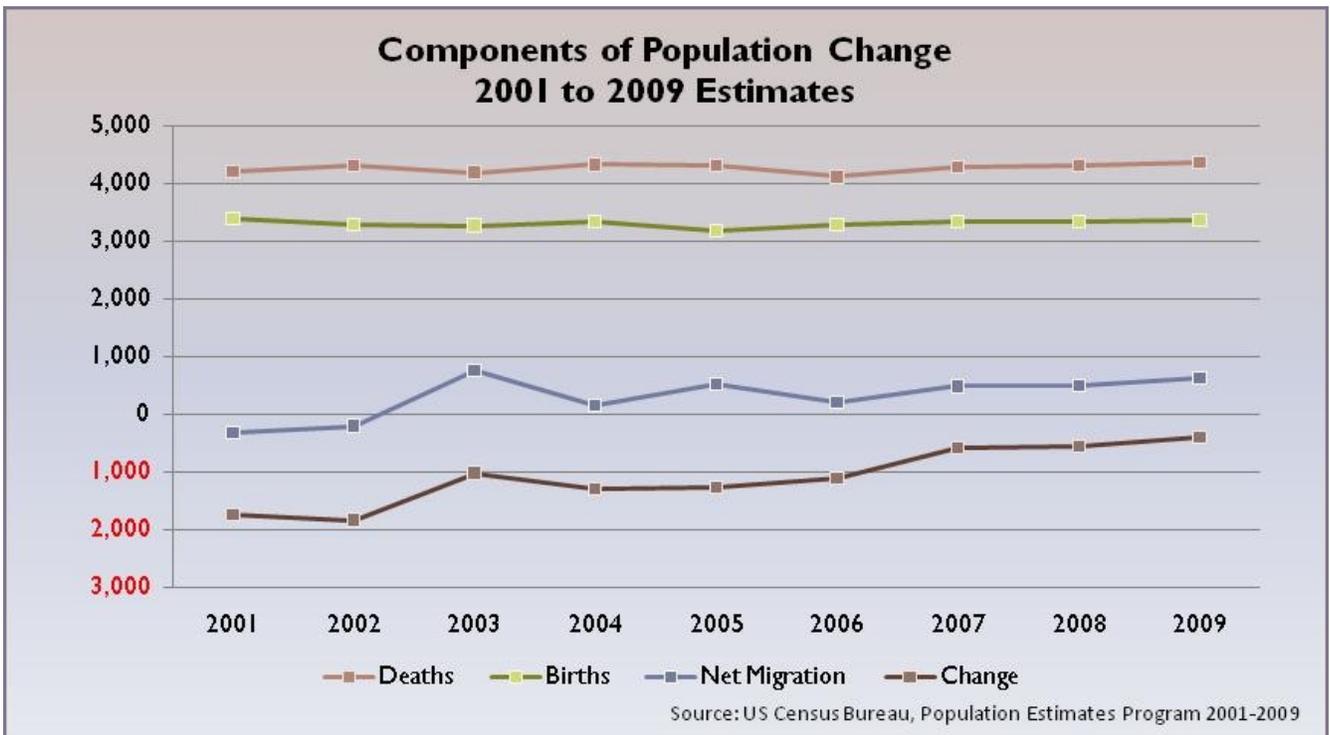
Westmoreland County was created on February 26, 1773 as the last county under William Penn's proprietary government. At that time, the County nearly constituted the whole of what can be called Southwestern Pennsylvania. By the first Census in 1790, Westmoreland County had a population of 16,018. Growth occurred slowly at first. It wasn't until about 1880 that the population began to grow consistently at rates greater than 30% per decade, up to 1930. Over this period, 1880 to 1930, the County added over 200,000 residents. This was followed by a slower growth period for two decades. Then, a second major growth period occurred from 1950 to the high of 392,294 in 1980. As of the 2010 Census, the County's population was 365,169.

Population Trends, Changes & Conditions

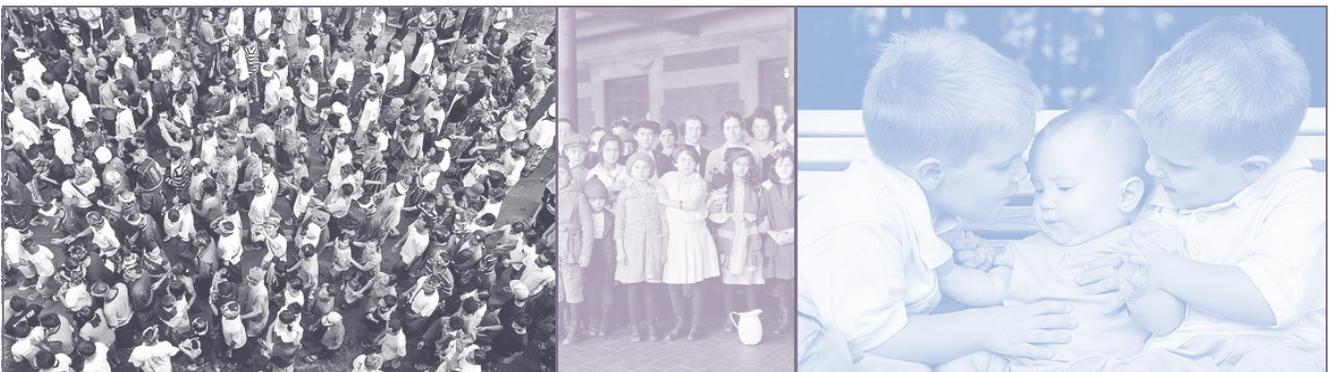


Depicted above are the population changes for four periods among the nation, state and ten-county region of Southwestern Pennsylvania, including Westmoreland County. Each color represents a ten-year period. The percent of growth or decline from 1970 to 2010 is shown as well. The patterns of change among these geographies is muddled. The nation has maintained significant growth; never experiencing growth below 9% per decade. The state experienced growth in three of the four periods. Losses typified the pattern of change in the Southwestern Pennsylvania region. While many counties experienced gains in the period of 1970 to 1980, after that period, a shift occurred. Among the population gainers, over the entire period, Butler County has fared best at 44%. Indiana County saw 18% growth ahead of Greene with 7% growth over the entire period. Overall, Westmoreland County's population change has fluctuated but has been tempered over the past 20 years. Overall, the County has lost 3% of its population from 1970 to 2010. For the period 1990 to 2000 the County lost only 0.3%. The decline increased in the following period, but only marginally to negative 1.3%.

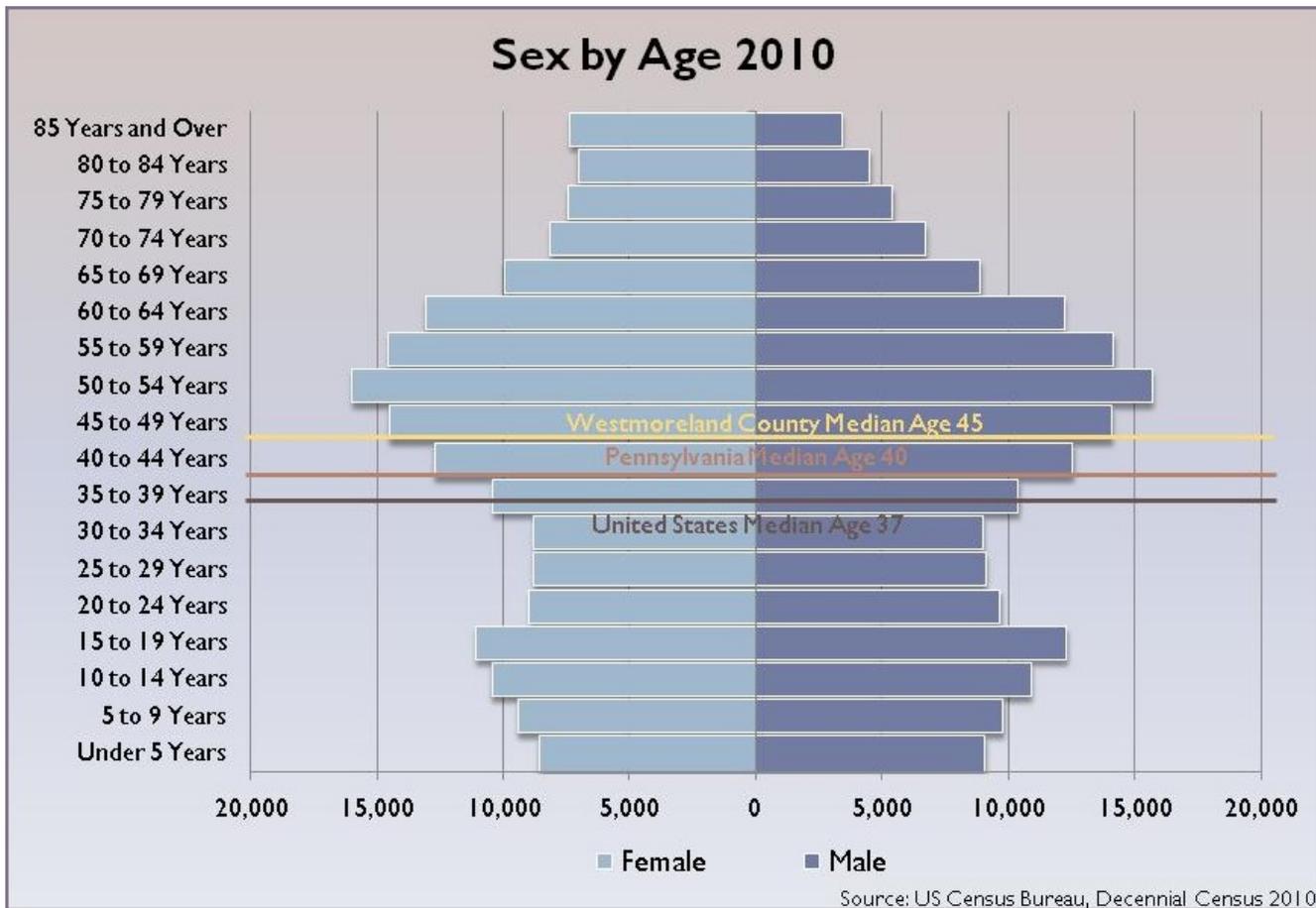
Population Trends, Changes & Conditions



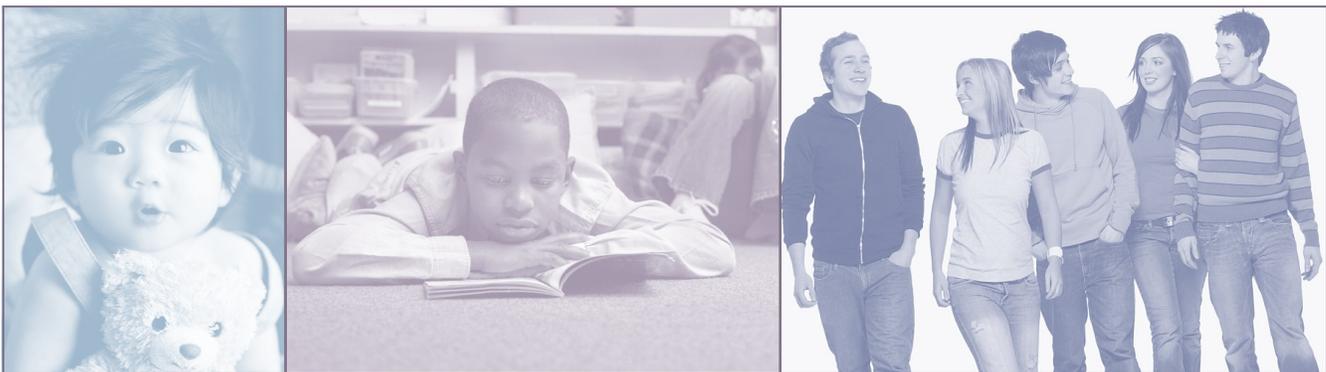
The Components of Population Change line graph shows the relationship between the natural rate of growth (number of births less the number of deaths), net migration (immigration less emigration) and the overall change that results from these components of population change. One will note that net migration for the period has had a positive value from 2003 forward. However, since deaths have outnumbered births, net population change remains negative.



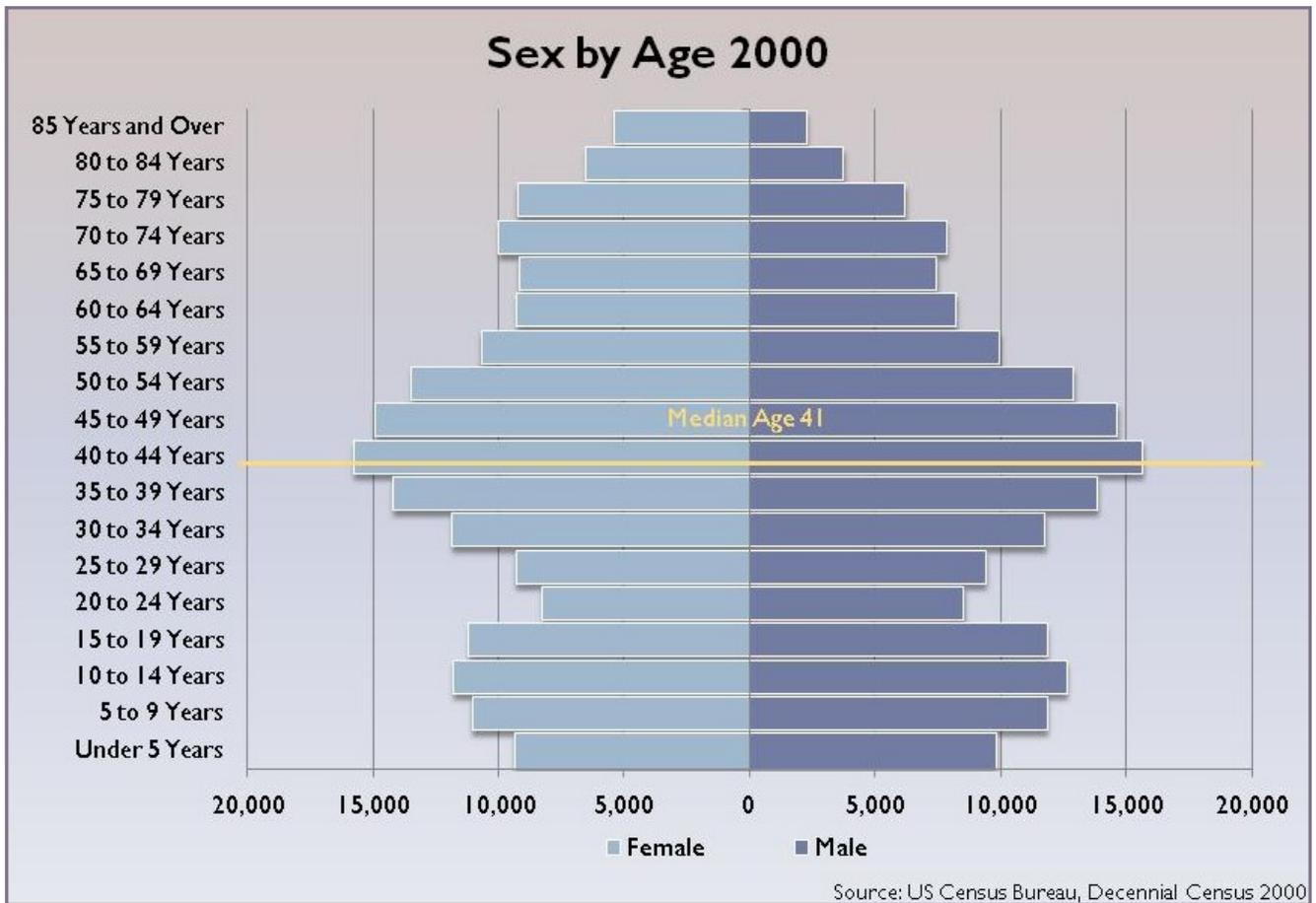
Population Trends, Changes & Conditions



Upon inspection of the population pyramid in 2010, one will see the greatest area of bloat is between the ages of 40 and 64. 38% of the county’s population falls into these five age groups, while the remaining 62% is spread among the remaining 13 age groups. Typically, population pyramids that feature wide bases are indicative of fast growing populations. On the other hand, population pyramids that slim from the top to the bottom suggest declining population.



Population Trends, Changes & Conditions



The population pyramid for 2000 is shown here for comparing to the 2010 population pyramid. One will see that the patterns in the 2010 population pyramid are similar in the 2000 population pyramid. Although, the patterns in the 2000 pyramid became more defined in 2010. Moreover, the median age increased by four years to 45 years old from 2000 to 2010.



Population Trends, Changes & Conditions

Population Change by Municipality by Type 1990 to 2010						
Type	Name	1990	2000	2010	Change	% Change
B O R O U G H	Delmont Borough	2,041	2,497	2,686	645	31.6%
	Manor Borough	2,627	2,796	3,239	612	23.3%
	New Stanton Borough	2,081	1,906	2,173	92	4.4%
	Smithton Borough	388	444	399	11	2.8%
	New Alexandria Borough	571	595	560	-11	-1.9%
	Ligonier Borough	1,638	1,695	1,573	-65	-4.0%
	Trafford Borough	3,255	3,205	3,113	-142	-4.4%
	West Leechburg Borough	1,359	1,290	1,294	-65	-4.8%
	Seward Borough	522	484	495	-27	-5.2%
	Export Borough	981	895	917	-64	-6.5%
	North Belle Vernon Borough	2,112	2,107	1,971	-141	-6.7%
	Arona Borough	397	407	370	-27	-6.8%
	Mount Pleasant Borough	4,787	4,728	4,454	-333	-7.0%
	Penn Borough	511	460	475	-36	-7.0%
	Avonmore Borough	1,089	820	1,011	-78	-7.2%
	South Greensburg Borough	2,293	2,280	2,117	-176	-7.7%
	Hyde Park Borough	542	513	500	-42	-7.7%
	Derry Borough	2,950	2,991	2,688	-262	-8.9%
	Youngwood Borough	3,372	4,138	3,050	-322	-9.5%
	Hunker Borough	328	329	291	-37	-11.3%
	North Irwin Borough	956	879	846	-110	-11.5%
	Vandergrift Borough	5,904	5,455	5,205	-699	-11.8%
	Youngstown Borough	370	400	326	-44	-11.9%
	Southwest Greensburg Borough	2,456	2,398	2,155	-301	-12.3%
	Irwin Borough	4,604	4,366	3,973	-631	-13.7%
	East Vandergrift Borough	787	742	674	-113	-14.4%
	Laurel Mountain Borough	195	185	167	-28	-14.4%
	Bolivar Borough	544	501	465	-79	-14.5%
	Scottdale Borough	5,184	4,772	4,384	-800	-15.4%
	West Newton Borough	3,152	3,083	2,633	-519	-16.5%
Oklahoma Borough	977	915	809	-168	-17.2%	
New Florence Borough	854	784	689	-165	-19.3%	
Sutersville Borough	755	636	605	-150	-19.9%	
Madison Borough	539	510	397	-142	-26.3%	
Adamsburg Borough	257	221	172	-85	-33.1%	
Donegal Borough	212	165	120	-92	-43.4%	

Source: US Census Bureau, Decennial Census 1990-2010

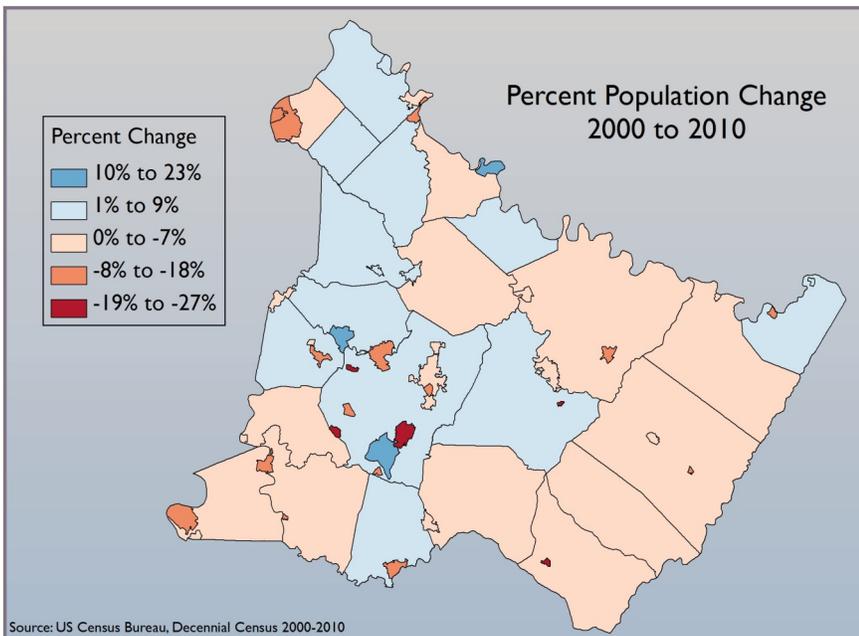
Population Trends, Changes & Conditions

Population Change by Municipality by Type 1990 to 2010						
TYPE	NAME	1990	2000	2010	CHANGE	% CHANGE
C I T Y	Lower Burrell City	12,251	12,608	11,761	-490	-4.0%
	Greensburg City	16,318	15,889	14,892	-1,426	-8.7%
	Latrobe City	9,265	8,994	8,338	-927	-10.0%
	Jeannette City	11,221	10,654	9,654	-1,567	-14.0%
	Arnold City	6,113	5,667	5,157	-956	-15.6%
	New Kensington City	15,894	14,701	13,116	-2,778	-17.5%
	Monessen City	9,901	8,669	7,720	-2,181	-22.0%
T O W N S H I P	Penn Township	15,945	19,591	20,005	4,060	25.5%
	Murrysville Municipality	17,240	18,872	20,079	2,839	16.5%
	Unity Township	20,109	21,137	22,607	2,498	12.4%
	Cook Township	2,033	2,403	2,250	217	10.7%
	Loyalhanna Township	2,171	2,301	2,382	211	9.7%
	North Huntingdon Township	28,158	29,123	30,609	2,451	8.7%
	Fairfield Township	2,276	2,536	2,424	148	6.5%
	Allegheny Township	7,895	8,002	8,164	269	3.4%
	East Huntingdon Township	7,708	7,781	7,963	255	3.3%
	Upper Burrell Township	2,258	2,240	2,326	68	3.0%
	Hempfield Township	42,609	40,721	43,241	632	1.5%
	Rostraver Township	11,224	11,634	11,363	139	1.2%
	Bell Township	2,353	2,458	2,348	-5	-0.2%
	Donegal Township	2,419	2,442	2,403	-16	-0.7%
	Mount Pleasant Township	11,341	11,153	10,911	-430	-3.8%
	Washington Township	7,725	7,384	7,422	-303	-3.9%
	St. Clair Township	1,603	1,398	1,518	-85	-5.3%
	Ligonier Township	6,979	6,973	6,603	-376	-5.4%
Derry Township	15,446	14,726	14,502	-944	-6.1%	
South Huntingdon Township	6,352	6,175	5,796	-556	-8.8%	
Salem Township	7,282	6,939	6,623	-659	-9.0%	
Sewickley Township	6,642	6,230	5,996	-646	-9.7%	

Source: US Census Bureau, Decennial Census 1990-2010

The previous two tables describe the change in population for all of the County's municipalities, organized by municipality type from 1990 to 2010. Sixteen of 65 municipalities experienced growth. Ranging between -4.0% and -22.0% change in population, it's clear the cities have fared the worst in terms of population decline. Boroughs have not done much better. On average, the boroughs have lost 9.4% of their residents. Townships on the other hand averaged 2.2% growth, with changes ranging from 25.5% to -9.7%.

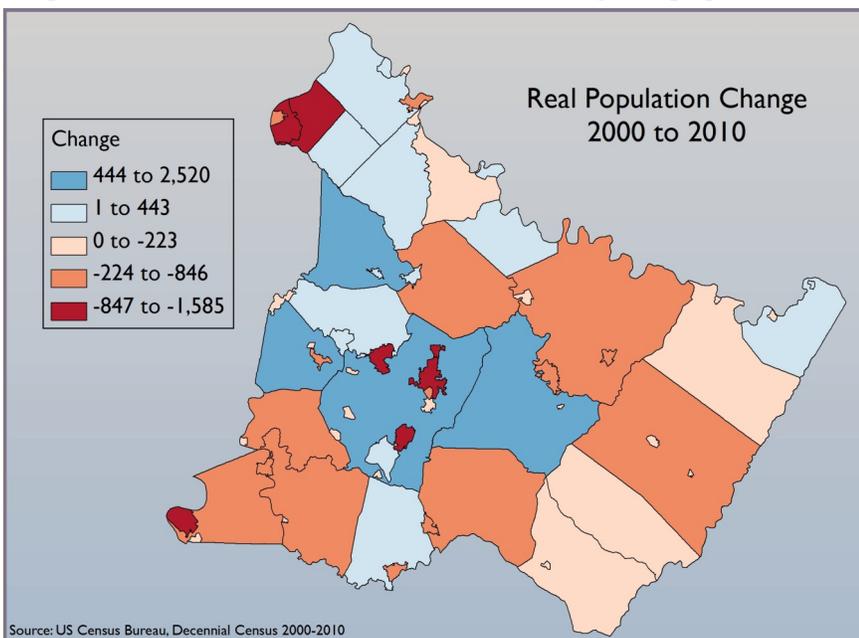
Population Trends, Changes & Conditions



As the map at left shows, most of the population growth over the past ten years occurred in the County's western municipalities and in particular, the suburban townships located there. Many of the County's municipalities saw their population decline. These areas tended to be in the eastern, southern and northern parts of the County. It appears there is a geographic divide between growth and decline. However, the cities and larger boroughs

in the west have experienced decline. Please note that this map does not depict the same data as the table on the previous two pages.

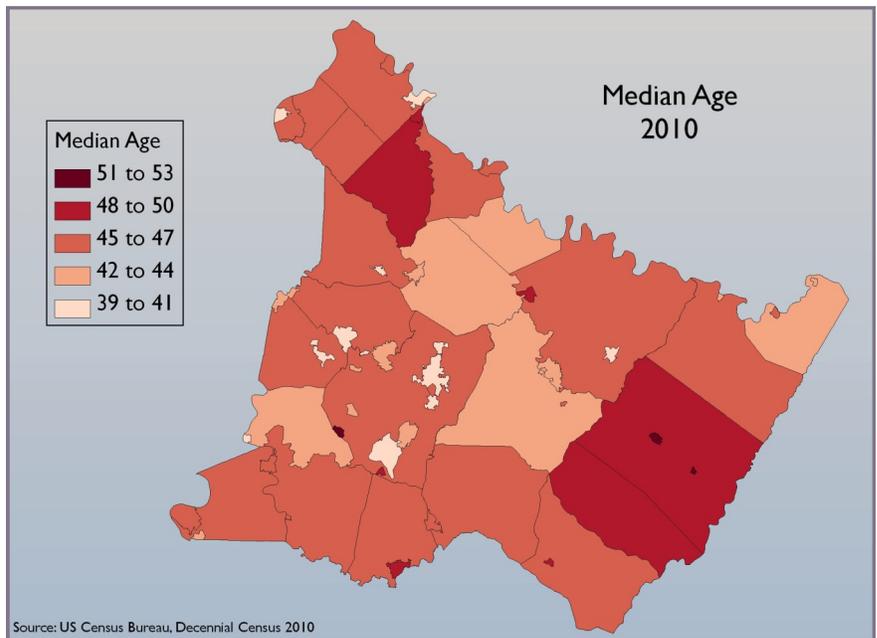
Depicted below is the amount of real change in population from 2000 to 2010. One will notice



that the most real growth in populations are in the western townships closest to Pittsburgh. Within those areas, there are boroughs and cities that are experiencing both decline and growth in population. Population loss is also occurring among our cities; Arnold, Greensburg, Jeannette, Latrobe, Lower Burrell, Monessen, and New Kensington all experienced significant losses in population.

Population Trends, Changes & Conditions

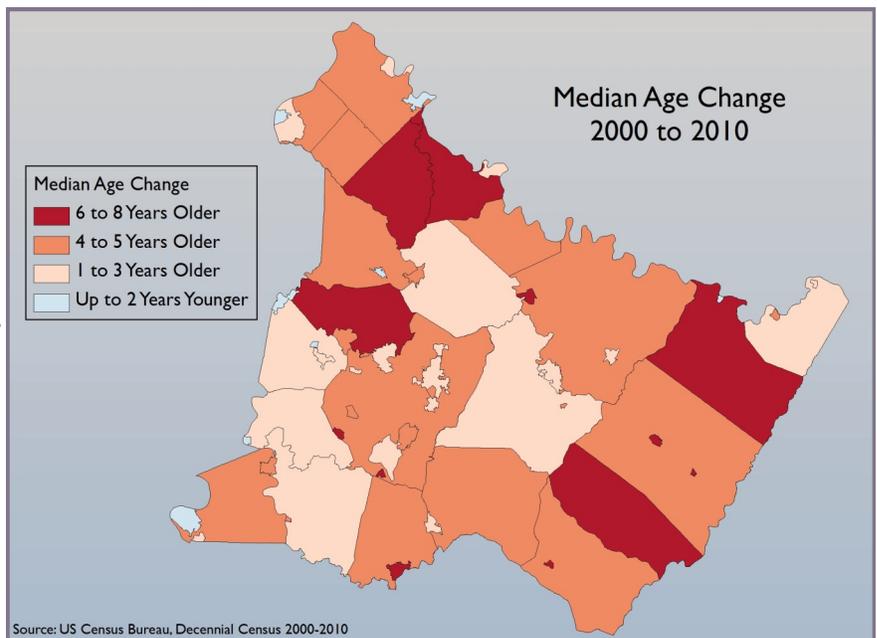
The map at right displays the median age of the County's municipalities. The attempt here is to show the spatial distribution of the aged population among all municipalities. Densely populated areas have both high and low median ages, while sparsely populated areas also have high and low median ages. Interestingly, of the municipalities with the lowest median ages, 22 of the top 25 are either boroughs or cities.



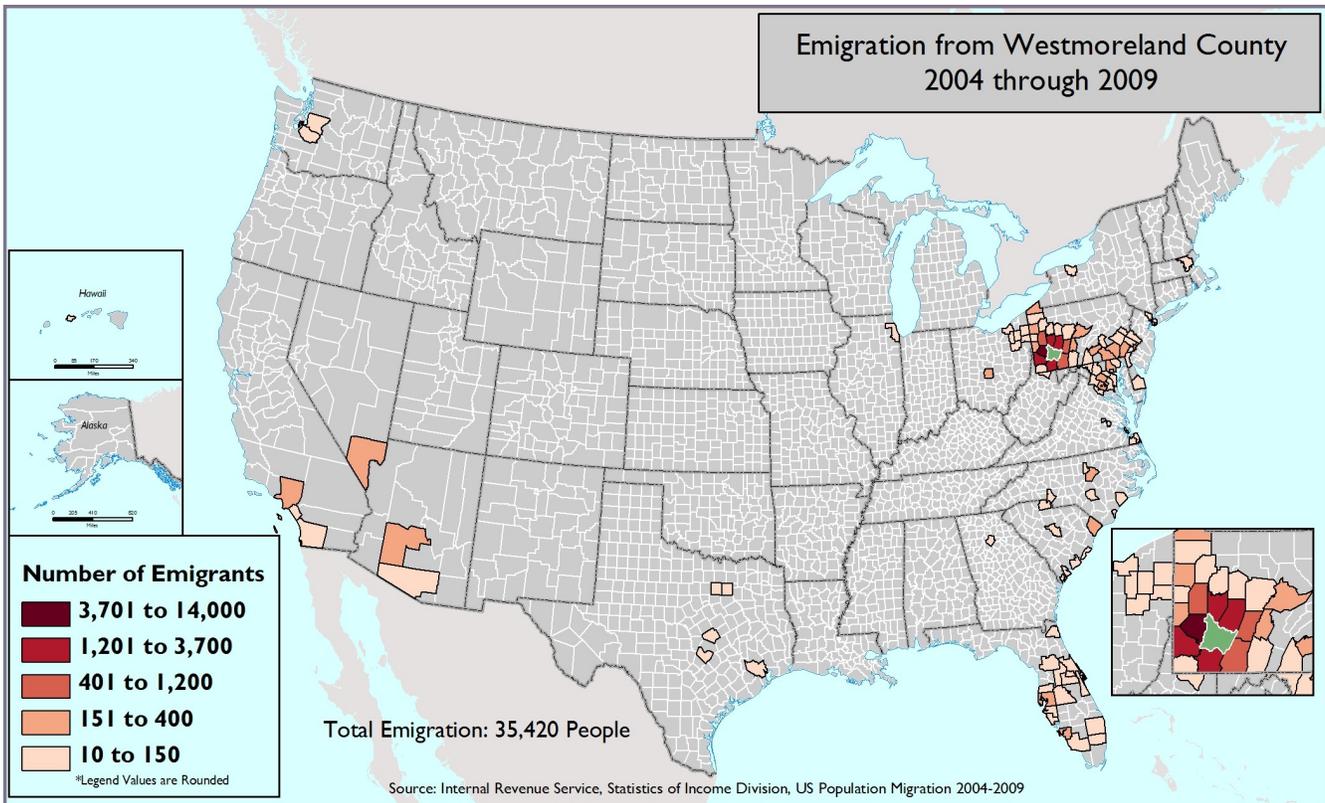
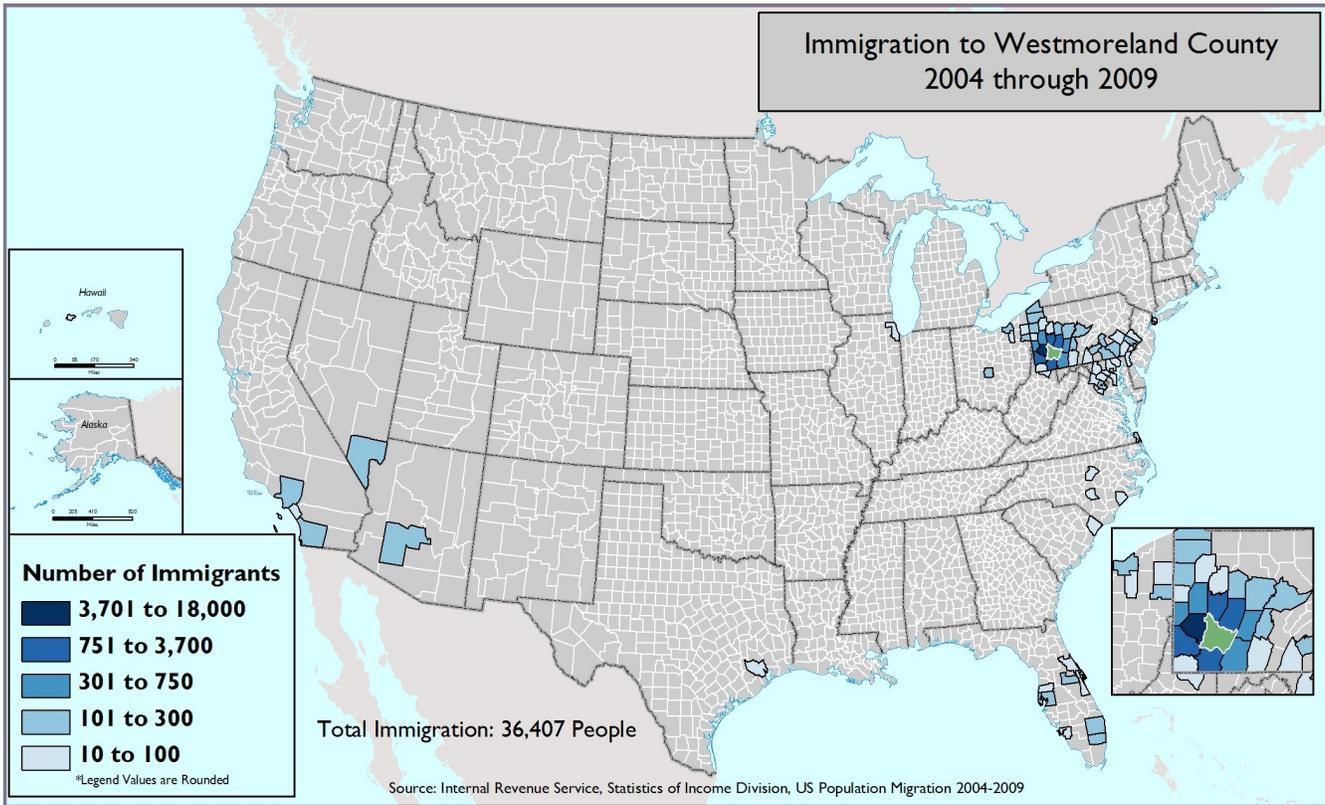
Generally, median age remains low as a result of buoyant levels of younger sets and/or declining numbers of older sets. Further inspection of sex by age for each of those may reveal a pattern.

Since the 2000 Census, the County's median age has shifted from 41 to 45 at the 2010 Census.

Only a handful of municipalities saw their median age decline or remain the same over the period. Nearly all of them saw the median age increase and in a handful of cases, up to eight years. There doesn't seem to be much of a pattern to the aging of the County. All areas of the County saw the aging process occur. However, the areas that saw their median age decline were some of the smaller boroughs and cities in the western part of the County.

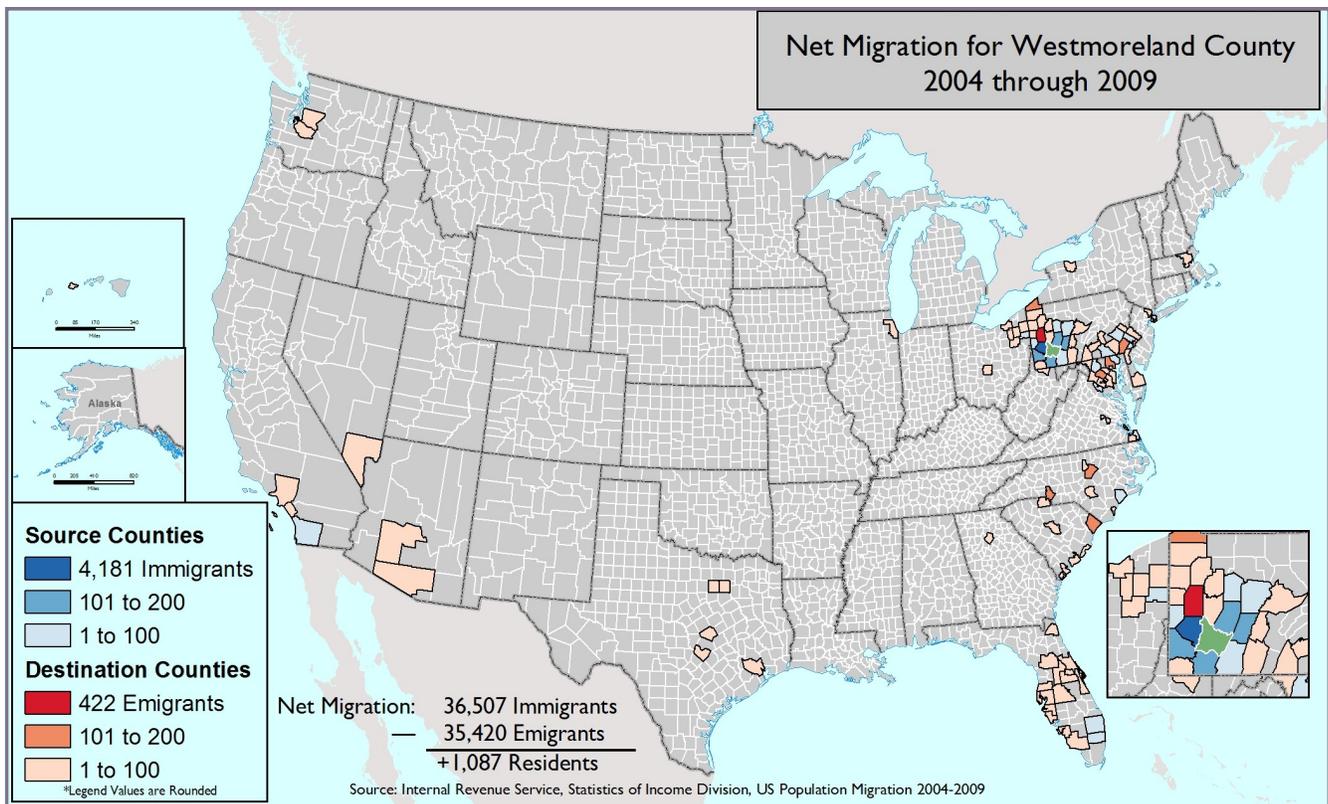


Population Trends, Changes & Conditions



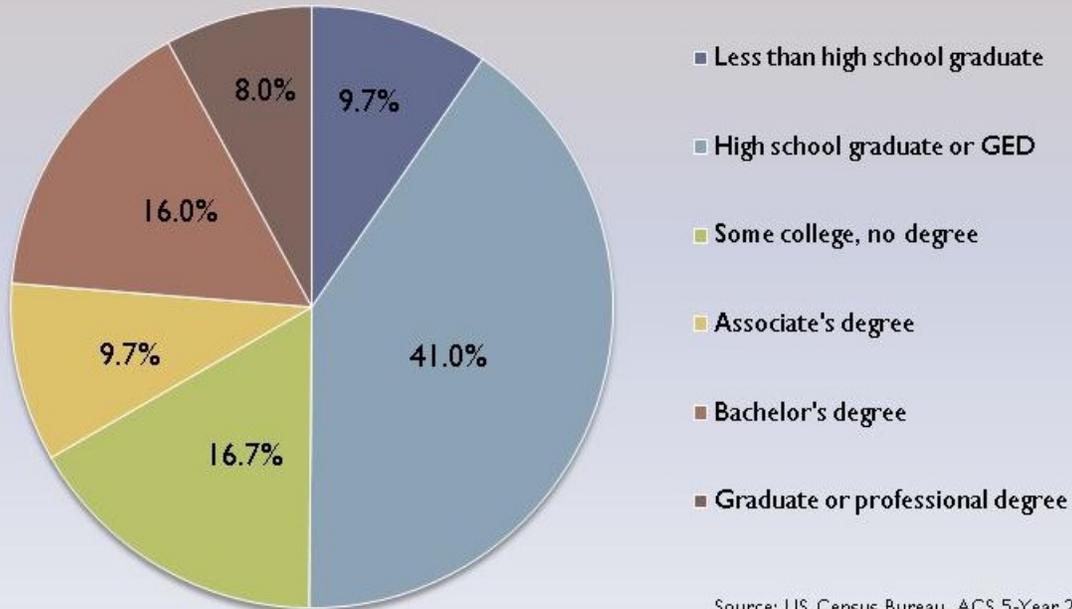
Population Trends, Changes & Conditions

The two maps on the previous page depict the inflows and outflows of migrants for Westmoreland County over a six year period. Much of the migration to and from Westmoreland occurs within the Southwestern Pennsylvania region. However, the counties around the country that residents are coming from and going to are strikingly similar. As was mentioned earlier, net migration has been a positive value from 2003 through 2009. The largest inflow was from Allegheny County. The largest outflow was also to Allegheny County. However, when one examines the Net Migration map below, it's clear that Westmoreland County has gained over 4,000 residents from Allegheny County. Butler County, however was the number one destination for Westmoreland County residents with a net outflow of 422 residents. Another pattern apparent in the Net Migration map is that the destination counties were largely outside the 10-county region of Southwestern Pennsylvania. Conversely, the source counties were within the region. The income of these immigrants and emigrants will be examined in the Economic Trends, Changes & Conditions section of this document.



Population Trends, Changes & Conditions

Educational Attainment for the Population 25 and Older 2010

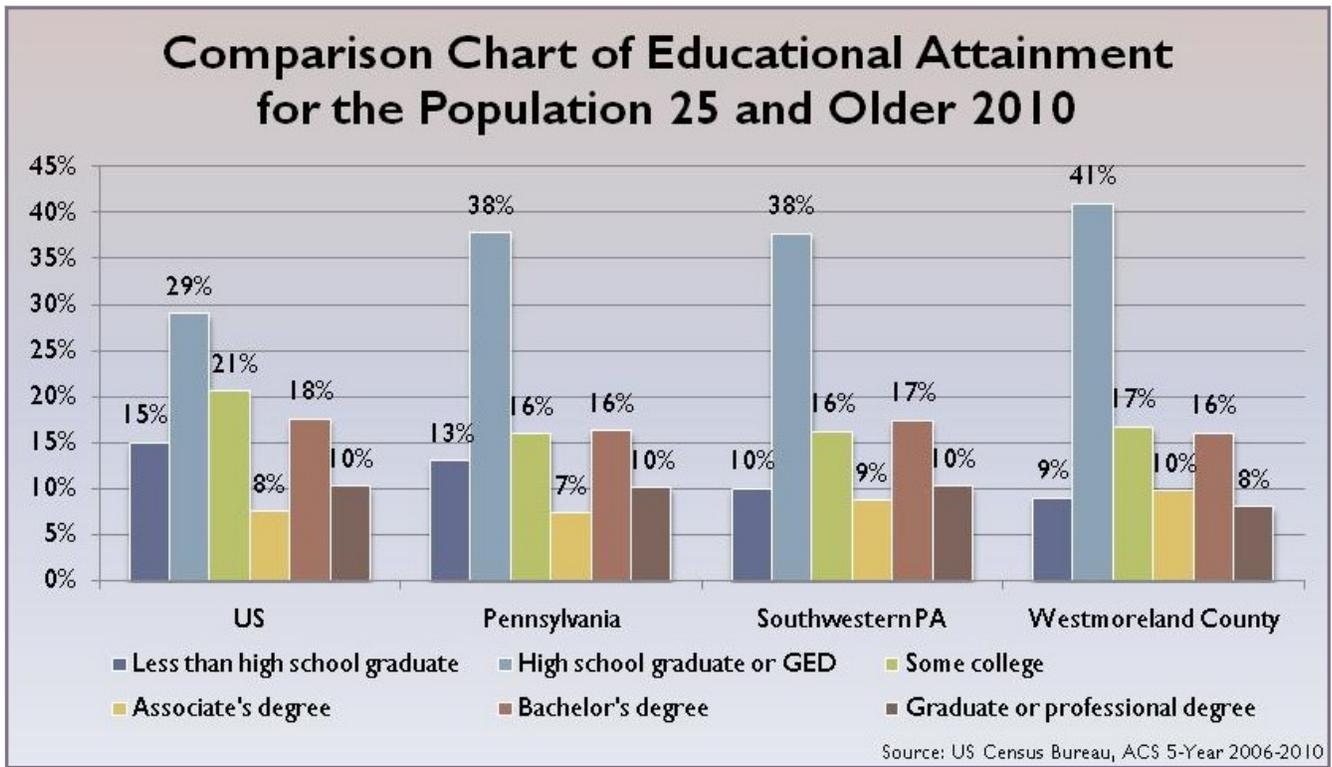


Source: US Census Bureau, ACS 5-Year 2006-2010

The pie chart here shows the educational attainment of the population over 25 years old. Only 9.7% of the population reports that it has not finished high school nor obtained a graduate equivalency degree. Those with a high school education or post-secondary education degrees comprise nearly 75% of the County's population.



Population Trends, Changes & Conditions

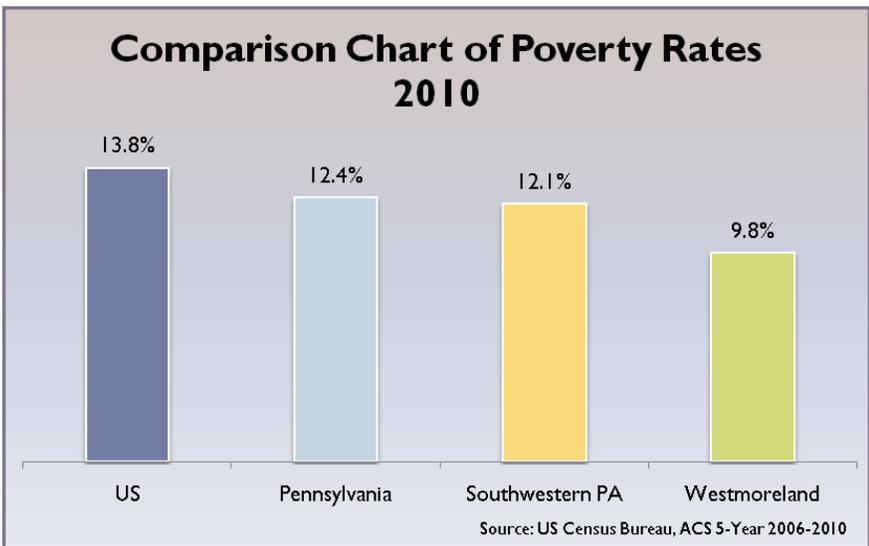


The chart above depicts educational attainment for the population 25 years or older. It seeks to compare the nation, state and region to Westmoreland County's educational attainment. Generally, the pattern for educational attainment in Westmoreland is similar to that of the other geographies. The County has fared better within three education classes, those with less than a high school education, those with a high school diploma and those with an associate's degree. However, the portion of residents with a bachelor's degree is muddled. Against the nation, the County fares worst, a difference of two percentage points. Also, the County's portion of graduate or professional degree holders is less than the other geographies.



Population Trends, Changes & Conditions

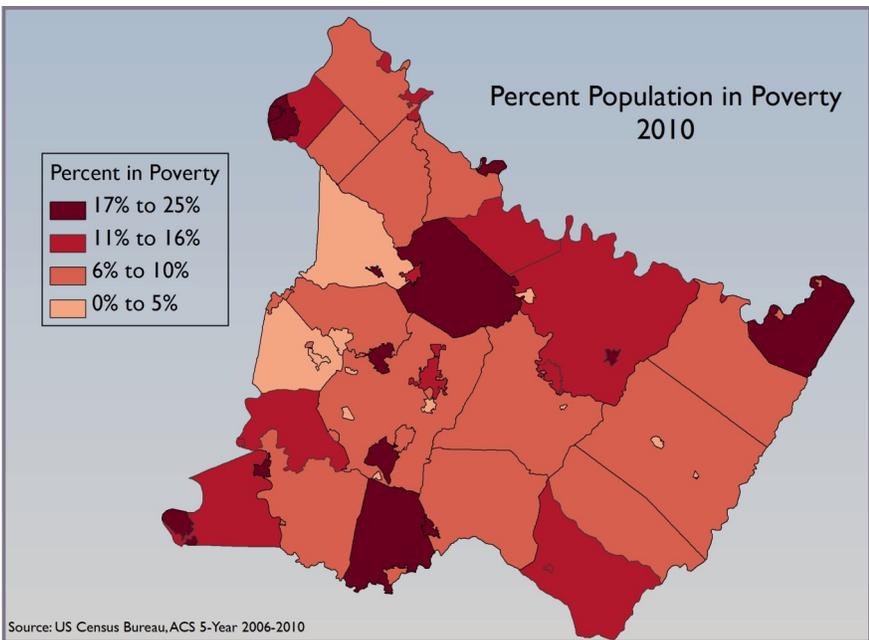
**Comparison Chart of Poverty Rates
2010**



In a comparison of poverty rates for the nation, state, region and Westmoreland, it appears the County has the lowest poverty rate among the four geographies. Poverty thresholds used for the calculation of poverty rates are defined by the federal Office of Management and Budget. Poverty thresholds are complicated since they are based on the size of the family

unit, the age of the householder, the relation of the individuals and the number of related children under 18. However, generally speaking, the poverty threshold for individuals in 2010 is \$11,139. For a family unit of four, that threshold is \$22,113.

The map here depicts poverty rates among the County’s municipalities. The highest rates tend to be in both urban (e.g. Arnold, New Kensington, Monessen and Jeannette) and rural areas (e.g. St. Clair, East Huntingdon and Salem). The lowest rates are in the western townships of Murrysville and North Huntingdon, and in small boroughs throughout the County (e.g. New Alexandria, South Greensburg, Madison, Ligonier and Irwin).



Population Trends, Changes & Conditions

Poverty Statistics for the Population 2010			
Westmoreland County	Total	Below Poverty Level	Percent Below Poverty Level
Population Estimate	357,681	35,074	9.8%
AGE			
Under 18 years	73,402	9,829	13.4%
18 to 64 years	218,756	20,525	9.4%
65 years and over	65,523	4,720	7.2%
SEX			
Male	173,546	14,081	8.1%
Female	184,135	20,993	11.4%
RACE AND HISPANIC OR LATINO ORIGIN			
One race	353,472	33,508	9.5%
White	342,677	30,441	8.9%
Black or African American	6,980	2,687	38.5%
American Indian and Alaska Native	283	32	11.3%
Asian	2,564	165	6.4%
Native Hawaiian and Other Pacific Islander	92	92	100.0%
Some other race	876	91	10.4%
Two or more races	4,209	1,566	37.2%
Hispanic or Latino origin (of any race)	2,800	504	18.0%
White alone, not Hispanic or Latino	340,841	30,112	8.8%
EDUCATIONAL ATTAINMENT			
Population 25 years and over	259,593	21,024	8.1%
Less than high school graduate	21,393	4,216	19.7%
High school graduate	105,947	10,350	9.8%
Some college and/or associate's degree	69,235	4,634	6.7%
Bachelor's degree or higher	63,018	1,824	2.9%
EMPLOYMENT STATUS			
Civilian labor force 16 years and over	181,100	9,428	5.2%
Employed	170,232	7,345	4.3%
Male	90,709	3,115	3.4%
Female	79,523	4,230	5.3%
Unemployed	10,868	2,083	19.2%
Male	6,261	908	14.5%
Female	4,607	1,175	25.5%
WORK EXPERIENCE			
Population 16 years and over	294,425	26,225	8.9%
Worked full-time, year-round in the past 12 months	116,649	1,881	1.6%
Worked part-time or part-year in the past 12 months	73,787	8,138	11.0%
Did not work	103,989	16,206	15.6%

Source: US Census Bureau, ACS 5-Year 2006-2010

Population Trends, Changes & Conditions

In the table on the previous page, poverty statistics for a number of subgroups of the population are listed. While the cause and persistence of poverty can be very complex, there are some specific features that describe poverty in Westmoreland County. Compared to other age groups, those most affected are the young, 13.4% of those under 18 are in poverty. Women experience poverty at slightly higher rates than men, 11.4% versus 8.1%. Within race, minorities are in poverty at much different rates than whites. Not surprisingly, there seems to be a correlation between poverty, educational attainment, employment and work experience.

Since 1990, Westmoreland County has seen a gradual, yet small, diversification of its population. In particular, the percent of people self-identifying as White alone has dropped from 97.5% to 95.3% while those identifying as Black alone has increased from 1.9% to 2.3%. Yet, the percent of those identifying as anything other than White alone remains a very small portion of the total

Racial Composition 1990 to 2010			
Race	1990	2000	2010
White alone	97.5%	96.6%	95.3%
Black or African American alone	1.9%	2.0%	2.3%
Asian alone	0.4%	0.5%	0.7%
Some other race alone	0.2%	0.2%	0.3%
Population of Two or More Races	N/A	0.6%	1.2%
Source: US Census Bureau, Decennial Census, 1990-2010			

population, just 4.5%. Interestingly, those identifying as being of two or more races increased substantially between the 2000 and 2010 Censuses, from 0.6% to 1.2%. This could be due to changes in the way the question is being presented in Census forms. In particular, being of two or more races was not a statistic collected in 1990.

Population Trends, Changes & Conditions

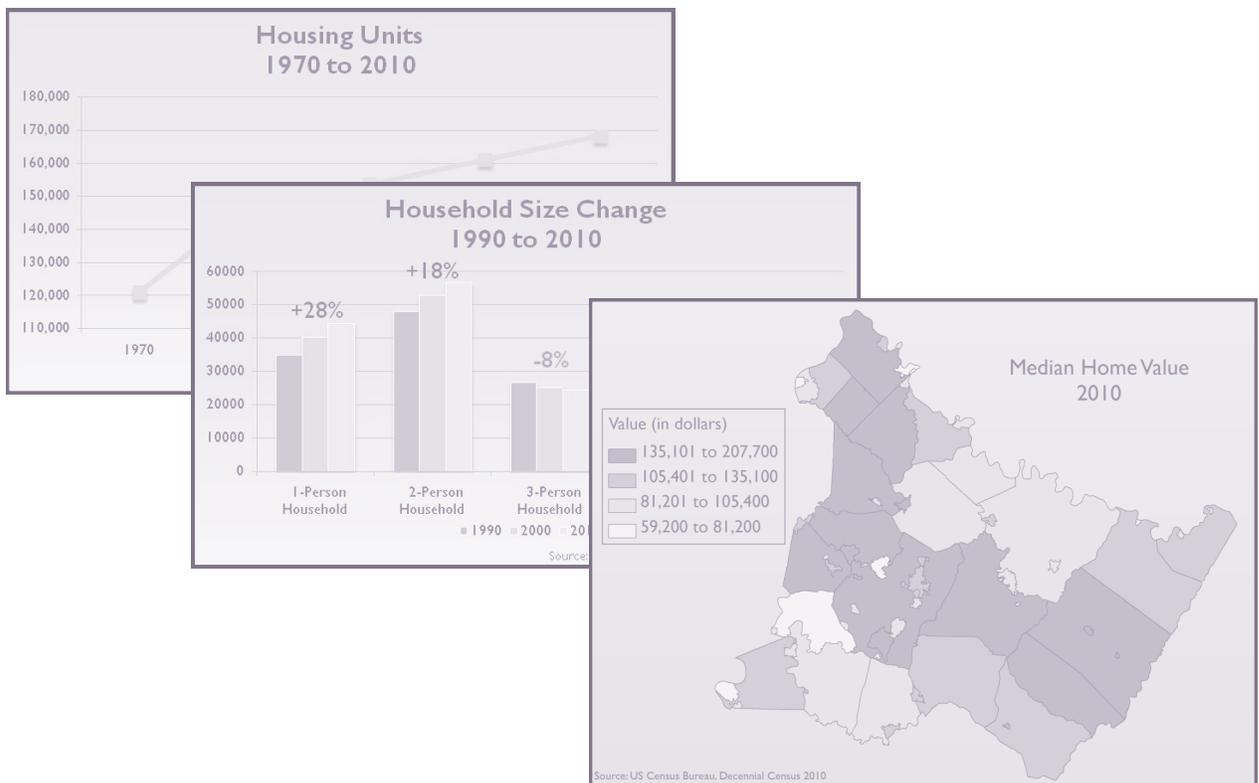
Geographic Mobility 2010		
Location	Population (est.)	Percent
Same House 1 Year Ago	328,536	90.7%
Moved Within County	20,450	5.6%
Moved Within State	9,186	2.5%
Moved From Different State	3,620	1.0%
Moved From Overseas	529	0.1%
Source: US Census Bureau, ACS 5-Year 2006-2010		

Geographic mobility measures the propensity of residents to move. It does this by comparing current residents' location with that of one year ago. Over 96% of residents were in the County one year prior to the survey. With such a high percentage of prior year residents, the County retains a high proportion of residents. Moreover, under 6% of residents moved within the County. Just 13,561 residents or about 4% of the population did not live in Westmoreland County one year prior.

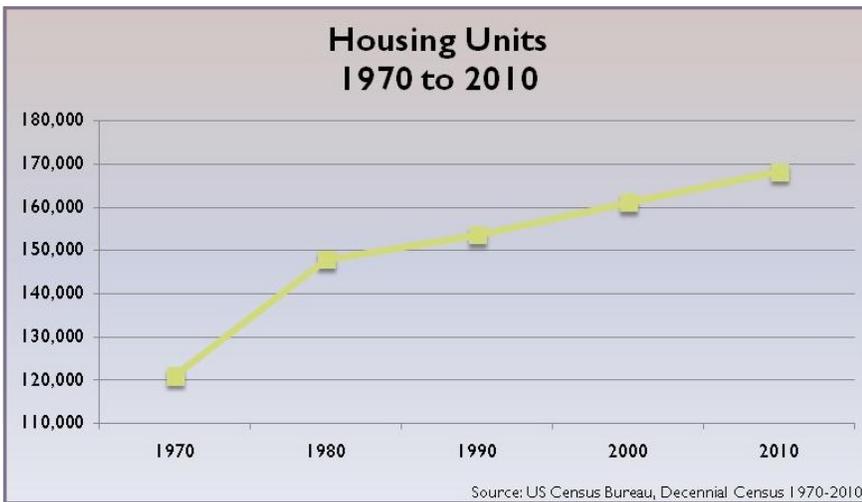


Housing Trends, Changes & Conditions

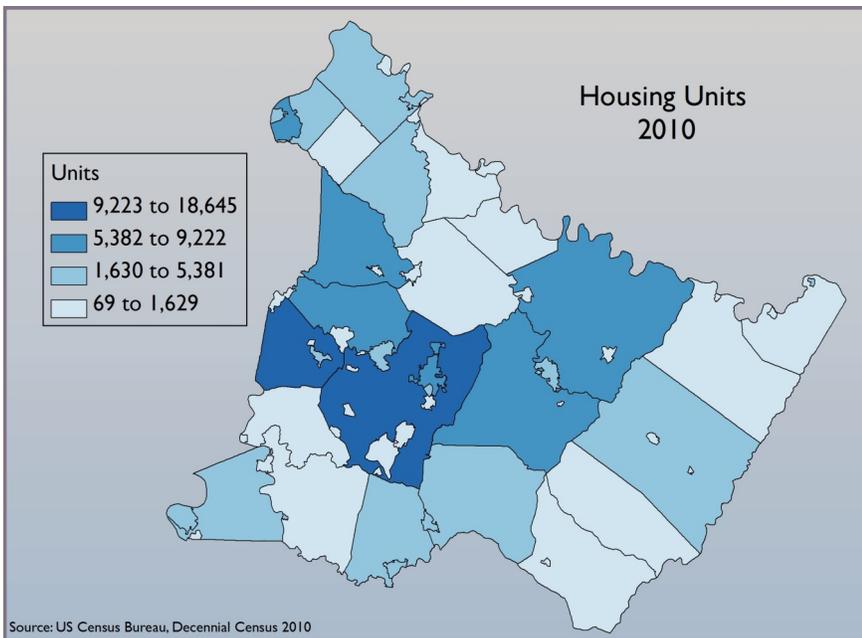
Housing, being one of the basic human needs, is a serious issue for government and significant resources are used to improve the housing stock, provide for alternative forms of housing and see to it that the County has sufficient supply. Adequate, quality, affordable and attractive housing is both a result and determinant of growth in the County. Imbalances between supply and demand lead to inflated home values or deterioration of the stock. Home values and thus, real property values provide the basis for taxation for the County, local municipalities and school districts. Moreover, the National Association of Home Builders estimates that the housing industry accounts for about 17% of the national gross domestic product, depending on the business cycle. In short, the character of housing in the County points toward growth or decline and affects our local economy. The Housing Trends, Changes & Conditions section aims to paint a picture of how housing has changed and its current state. Through this analysis, one will be given a clearer picture of the present trends occurring in housing.



Housing Trends, Changes & Conditions



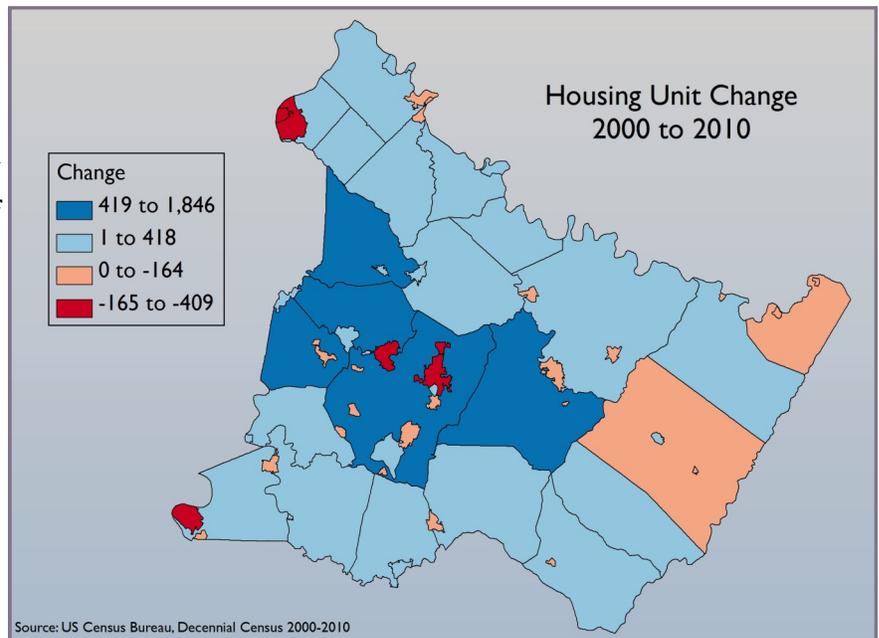
Generally speaking, the Census defines a housing unit as a house, apartment, mobile home or trailer, or a single room designed for single occupancy. From 1970 to 2010, the County has added over 47,000 housing units which represents a 39% increase. The largest portion of that growth occurred from 1970 to 1980, when over 27,000 units were added to the County's housing stock.



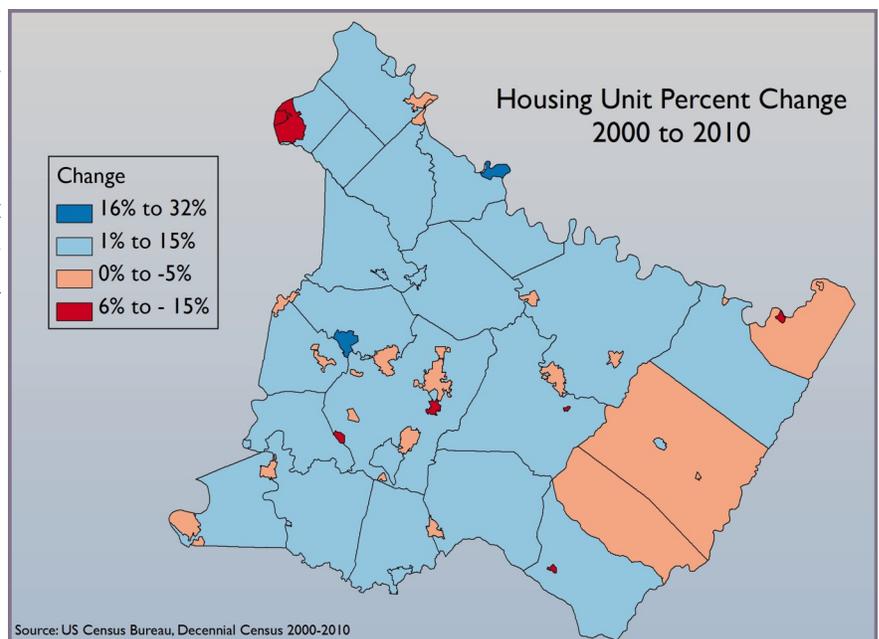
The map at left depicts the geographic distribution of all housing units in the County. Hempfield, North Huntingdon and Unity Townships have the highest numbers of units. Not surprisingly, the smaller boroughs have the lowest numbers of units.

Housing Trends, Changes & Conditions

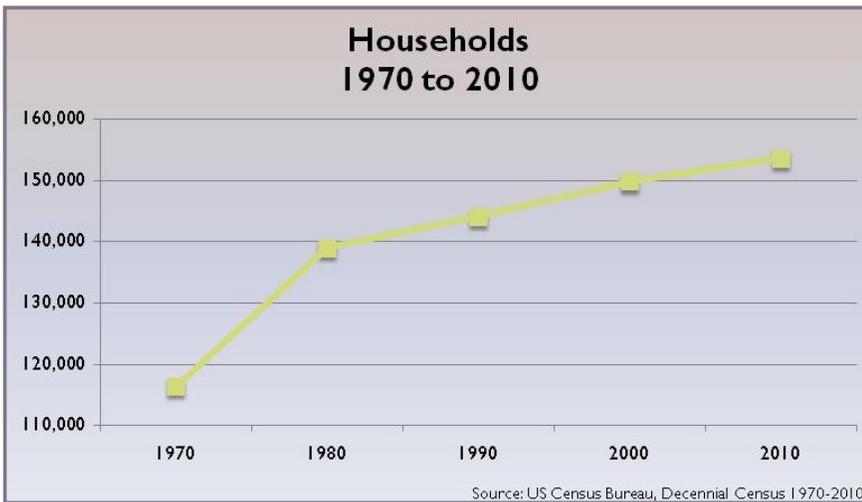
The map here shows the change in housing units between 2000 and 2010. The townships in the western portion of the County continue to be the leaders of housing unit growth. Whereas, the cities of the County have been the loss leaders. Arnold, Greensburg, Jeannette, Monessen and New Kensington all lost at least 165 units.



Measuring housing unit change as a percent of the housing stock reveals a similar pattern that was presented by the previous map (Housing Unit Change 2000 to 2010). Nearly all of the townships saw increases in housing units.

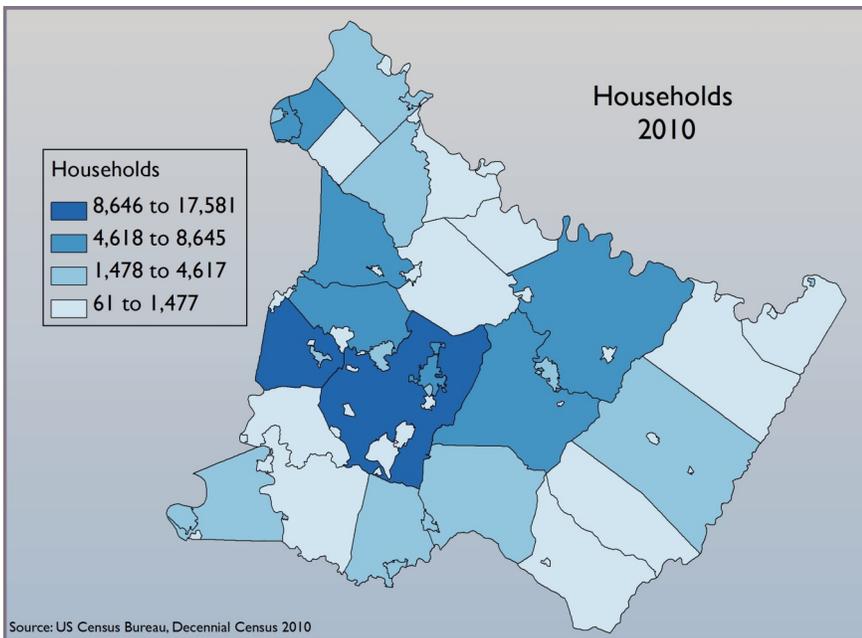


Housing Trends, Changes & Conditions



Households are defined by the Census Bureau as a group of people or individual who occupy a housing unit as their usual place of residence. A group of unrelated individuals living together in an apartment would be considered a household. College students generally, shouldn't be counted since they have a transient status in the County. College

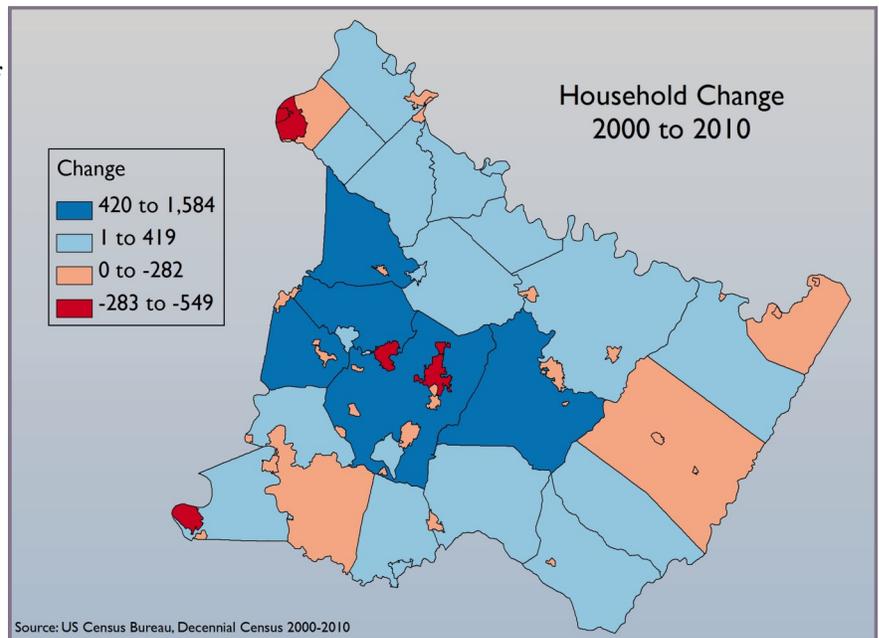
dormitories, Westmoreland Manor and other institutional residents like prison inmates are not considered to be in households and therefore do not contribute to the number of households. As the graph above shows, the growth of households mimicked the growth in housing units and population for the County from 1970 to 1980. Household growth leveled off after 1980 but still increased.



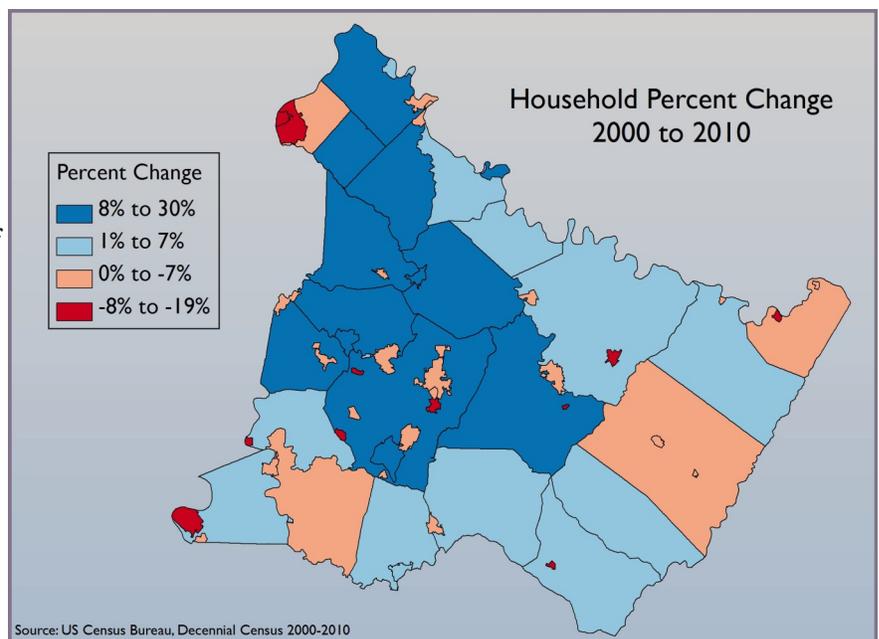
The largest portions of households are in Hempfield and North Huntingdon Townships. Hempfield has the largest number of households at 17,581, which is more than double North Huntingdon. Those municipalities with lower numbers of households tend to be rural in the eastern and southern portions of the County.

Housing Trends, Changes & Conditions

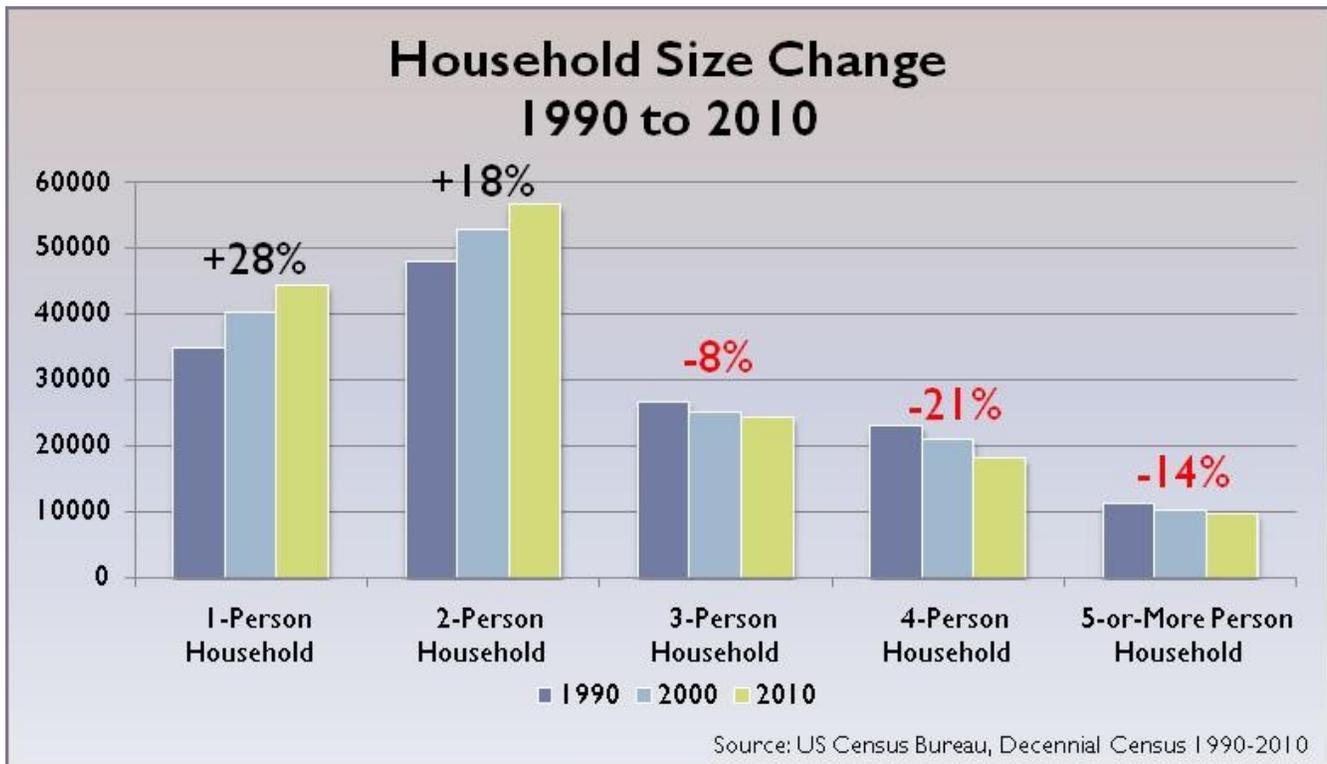
The number of households has grown in a number of municipalities, particularly the townships around the corridors of Routes 30 and 22, and to some extent Interstate 76. Those municipalities that have lost households are the cities and boroughs of the County. In additions, a number of rural townships have lost households.



Measuring household change as a percent of households yields a similar picture of change. However, many smaller boroughs have experienced marked losses as a percent of households.



Housing Trends, Changes & Conditions

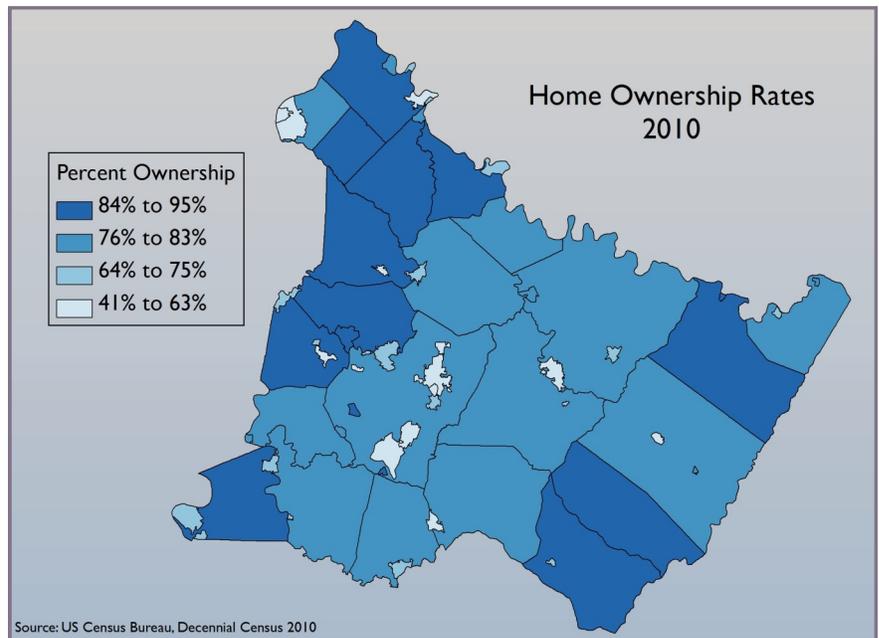


The makeup of households has changed significantly over the past 20 years. The number of larger households has declined substantially, while one-person and two-person households have grown markedly. This trend has been seen throughout the nation as many women are delaying motherhood and as a result, having fewer children. In addition, the cost of child-rearing has increased, leading many families to raise fewer children. The growth of one-person and two-person households may also be affected by the number of people delaying marriage and living alone through the first part of adulthood. Other factors are driving this trend, as well.

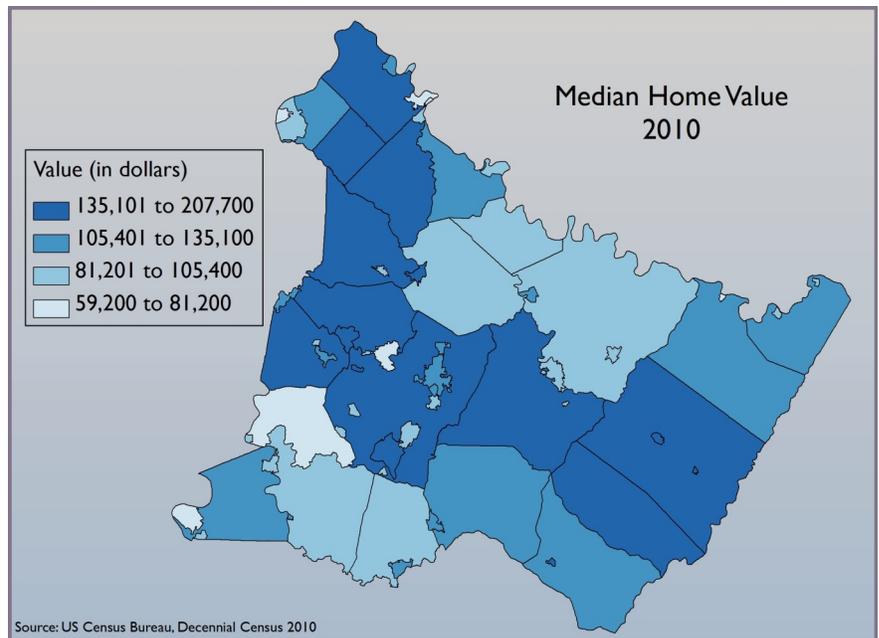


Housing Trends, Changes & Conditions

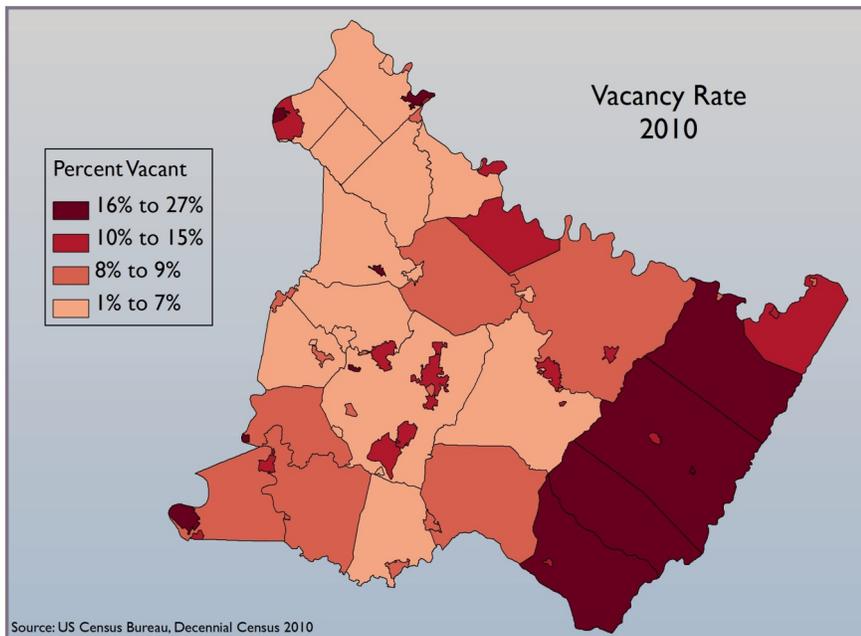
It's no secret that high home ownership rates, the percent of occupied housing units being occupied by the owner or mortgager of the unit, are sought after by government officials. Home ownership improves buy-in for community members and improves real estate values. As the map here shows, the highest rates tend to be in the northwestern townships and in a few of the eastern townships. On the other hand, the lower ownership rates tend to be in cities and boroughs. Low home ownership rates aren't necessarily a bad thing either, though. It is important for housing to meet the needs of all of its residents, including renters.



The map at right depicts median home values among the County's municipalities. The highest median home values are throughout the central and northwestern portion of the County. The lowest values seem to be in both rural and urban municipalities.



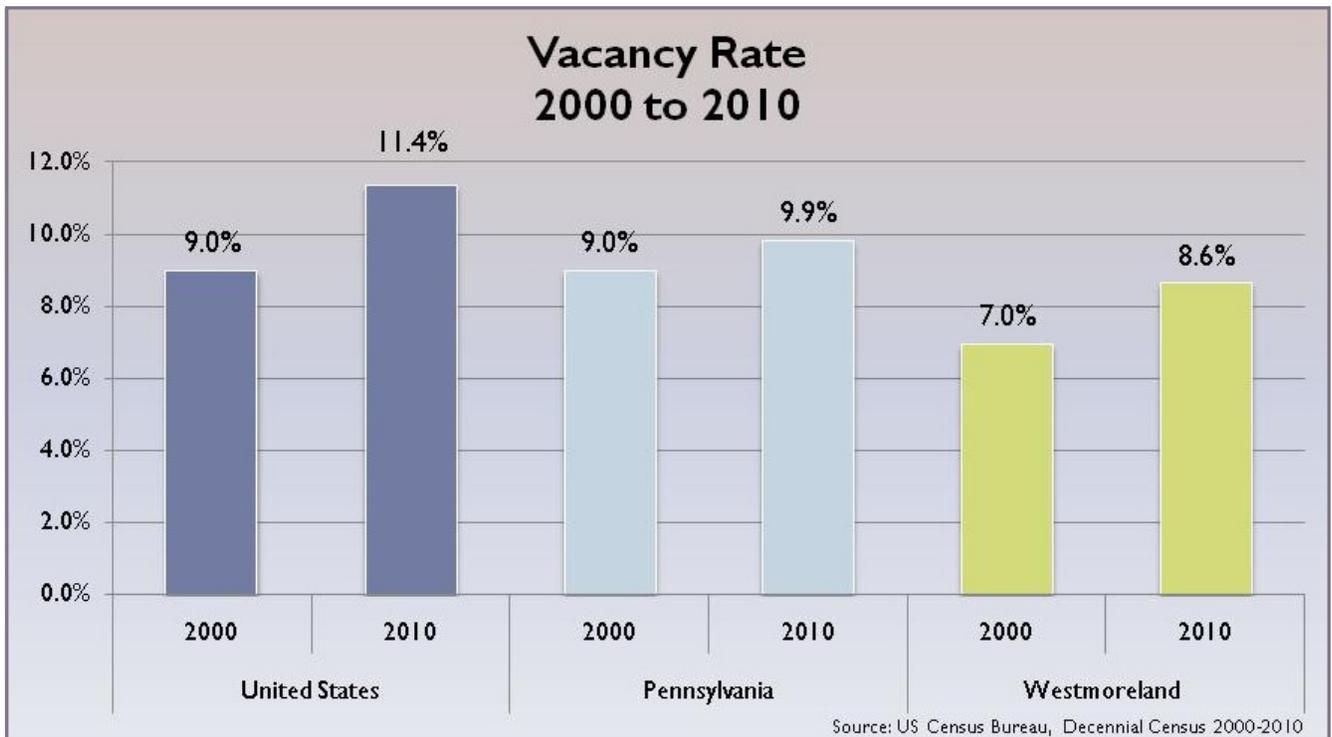
Housing Trends, Changes & Conditions



The vacancy rate is measured as the number of unoccupied housing units over the total number of units and is expressed as a percentage. Vacancy is determined at the time of enumeration (April 1). High vacancy rates are seen in the rural ridge municipalities as well as in many urban municipalities. The vacancy rate does not adjust for seasonal fluctuations in occupancy of housing units. This fact may explain the high vacancy in the rural, ridge municipalities in the eastern portion of the County.



Housing Trends, Changes & Conditions

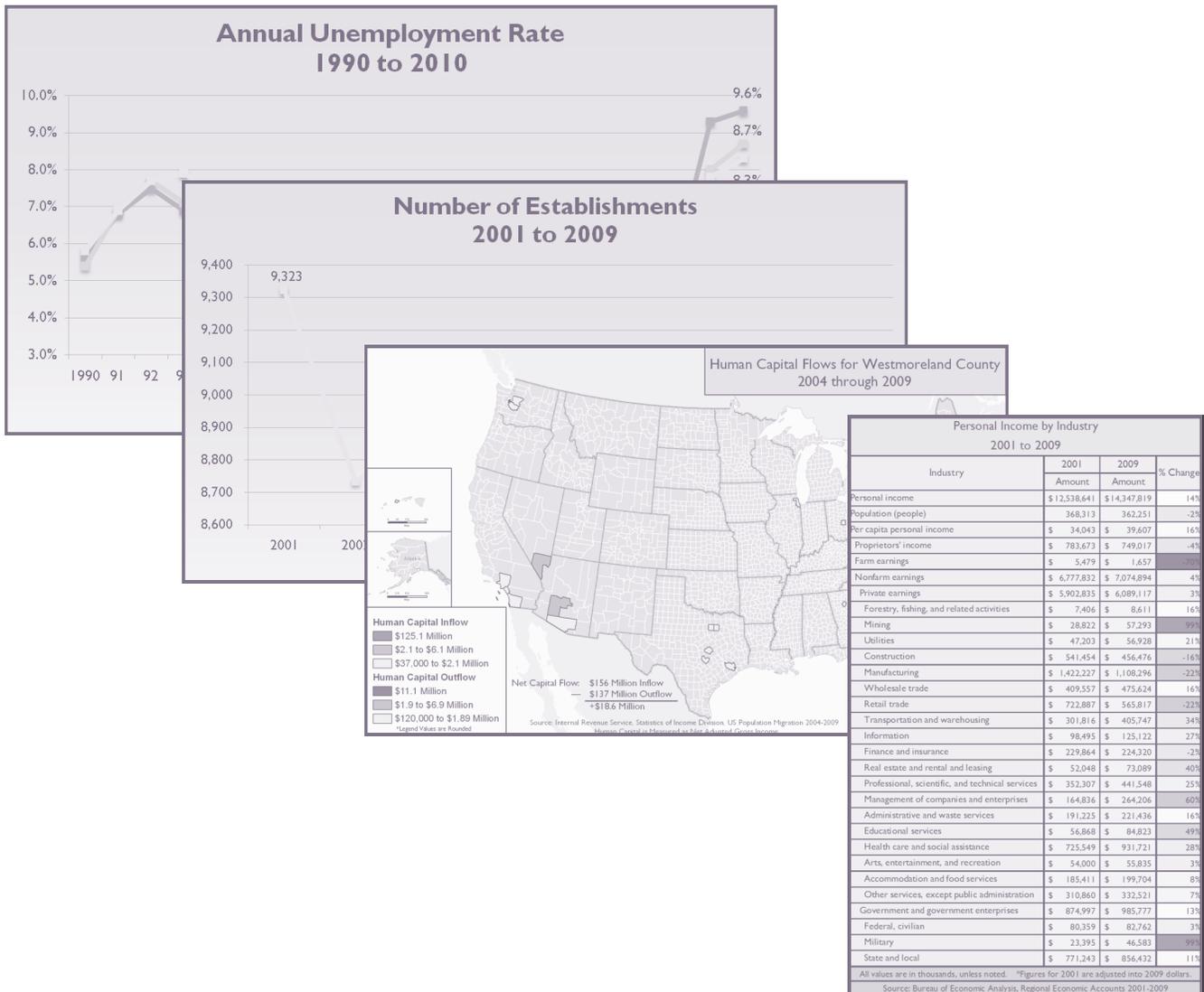


Depicted in the table above are the vacancy rates for the nation, state and county for two periods, 2000 and 2010. While all three geographies experienced an increase in the percent of vacant housing units, the nation experienced the highest increase. The County experienced an increase slightly higher than the state.

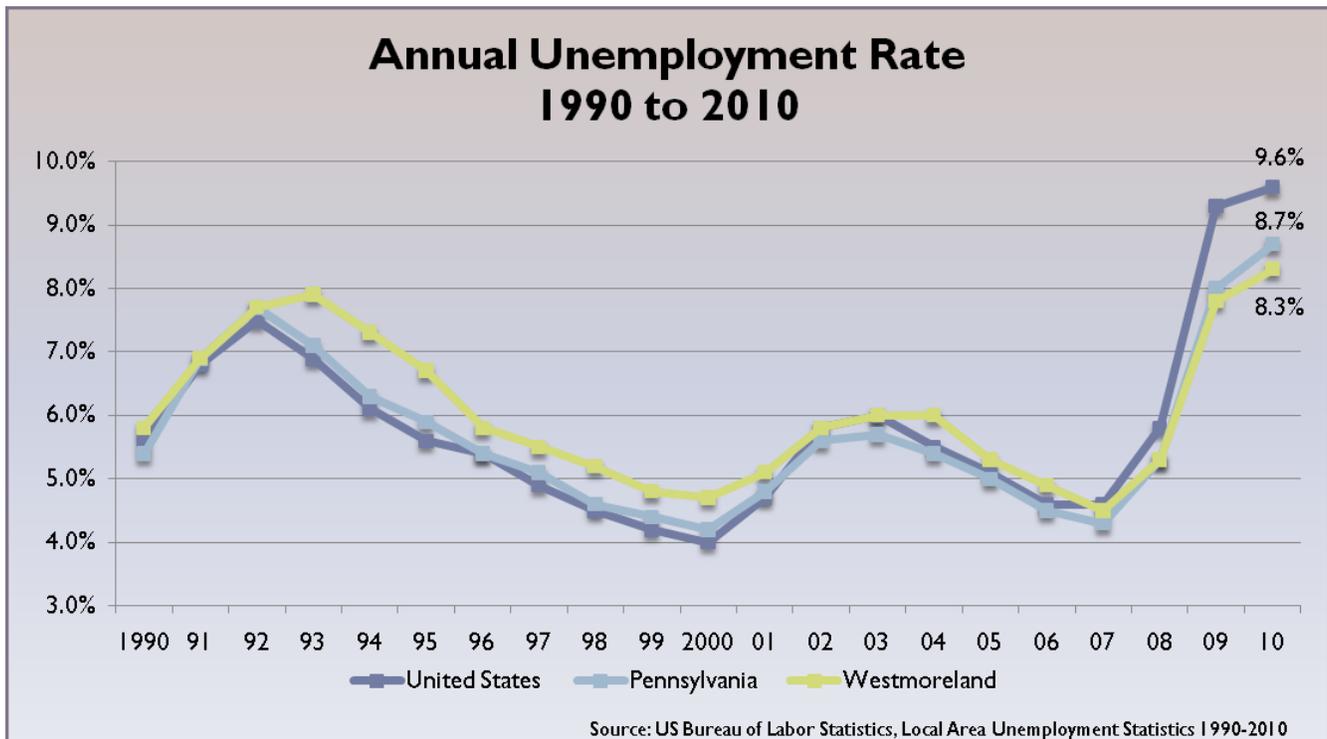


Economic Trends, Changes & Conditions

No analysis of trends, changes and conditions of the County would be complete without an examination of general economic data. In this section, the goal is to provide an understanding of the performance and condition of the County's economy. Over the past three to five years, the national economy has suffered through significant shocks to its system. Even though the County's economy is largely intertwined with the national one, there are local conditions that are worth examination.

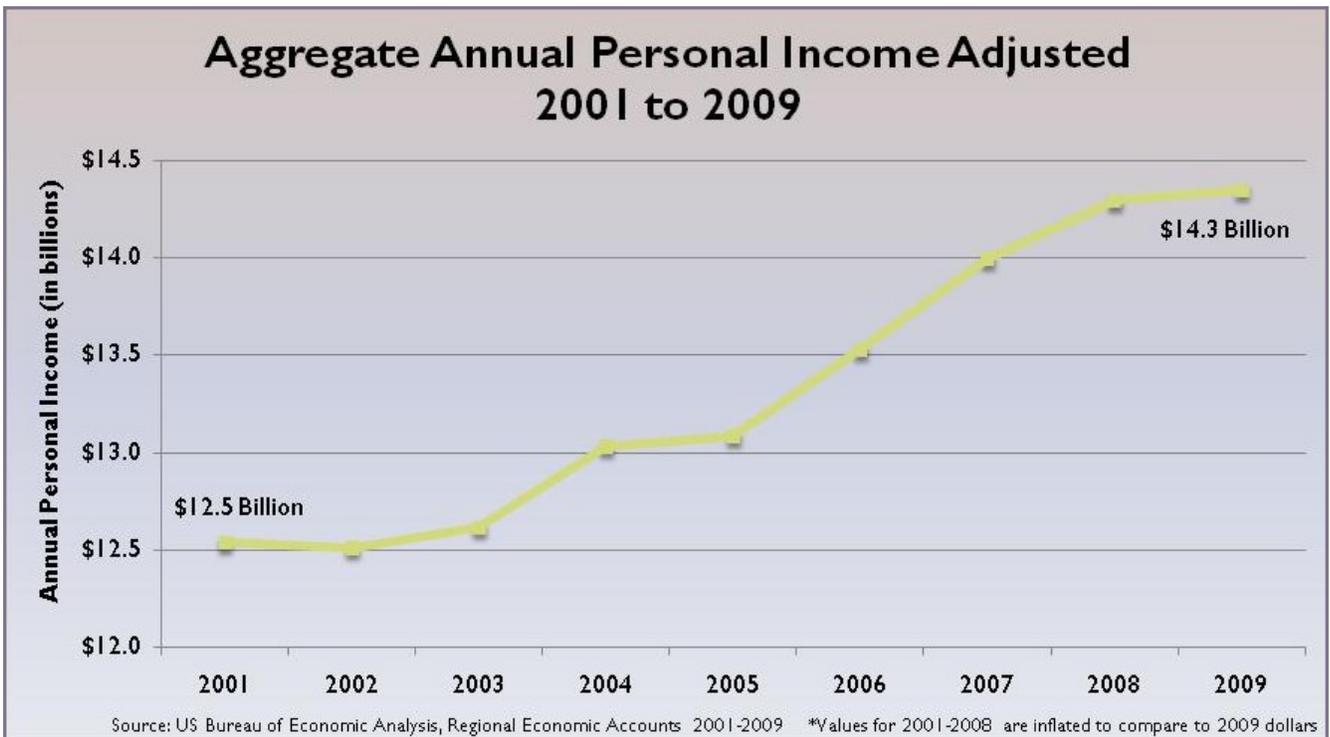


Economic Trends, Changes & Conditions



The unemployment rate is one of the simplest measures we have to assess the performance and condition of the local economy. The rate is calculated as the percent of the workforce, over 16, without work who made specific efforts to find employment. It tells us how well we are utilizing human resources for productive means. The graph above shows the annual unemployment rate of the County, state and nation. In general, the County's unemployment rate has stayed in sync with that of the state and nation. However, throughout the 1990's the County's rate was higher. And of late, the County's unemployment rate has dipped below that of the state and nation. The rate for 2011 was not included as part of this graph since the Bureau of Labor Statistics still characterize the annual unemployment rate as preliminary for the period. However, for comparison purposes, the County's 14-month rate from October 2010 to November 2011 is 8.5%.

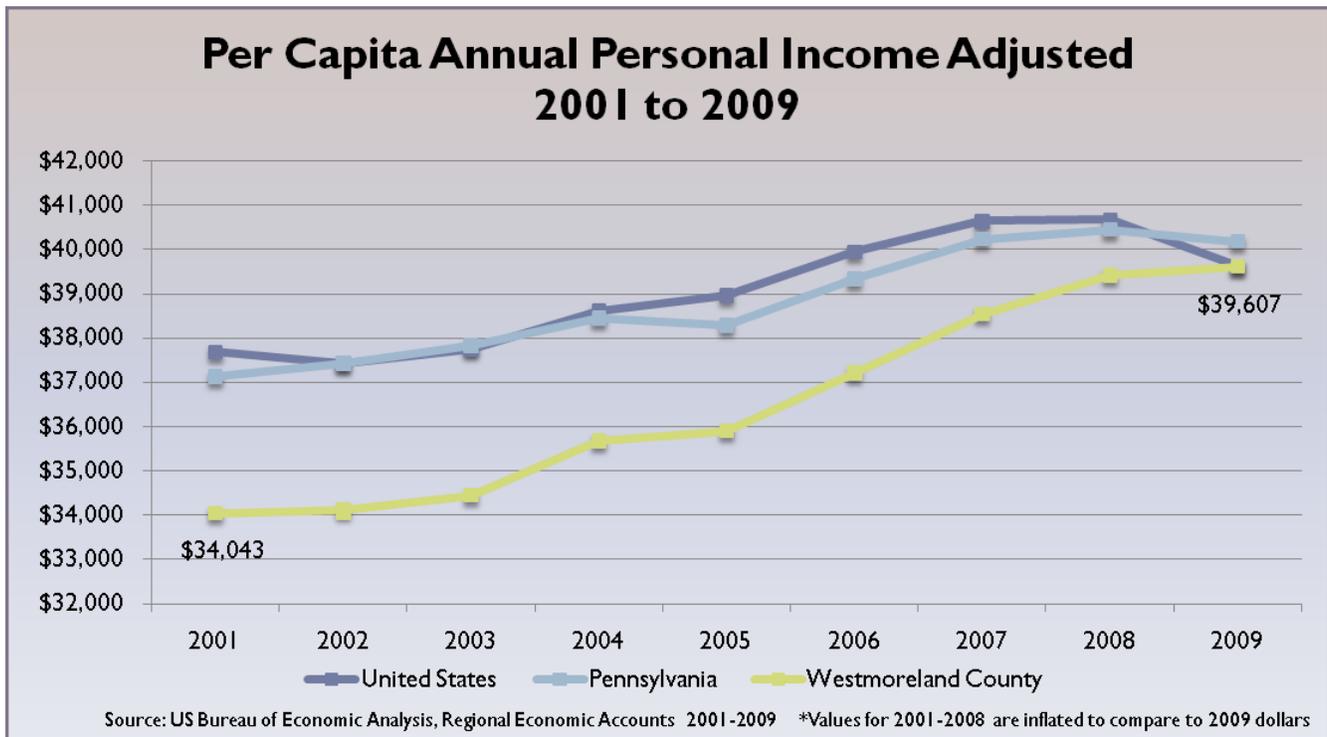
Economic Trends, Changes & Conditions



Shown above is the aggregated amount of personal income for the entire County for the period 2001 to 2009. Values for 2001 to 2008 have been inflated for comparison purposes. To do this, raw values are multiplied by the Consumer Price Index (CPI) ratios for the given year. The ratios are found using the Bureau of Labor Statistics CPI Inflation Calculator. Aggregated annual personal income is a roundabout way of measuring the economic output for small areas, since in most cases Gross Domestic Product isn't calculated at the county level. The increase in personal income for the period, \$1.8 billion, represents a real increase of 14%. The largest year-to-year increases occurred from 2003 to 2004 and from 2005 to 2006.



Economic Trends, Changes & Conditions



Per capita personal income is also an important indicator of the performance and condition of the local economy. It is calculated as all personal income divided by the number of residents of the area. The statistic can be used as a relative measure of the well-being of its residents when compared to other regions and/or time periods. As the graph above shows, over the course of nine years, the County has closed the gap between itself, the state and the nation. In the process, real per capita personal income has increased 16%, while the state and nation have increased only 8% and 5%, respectively.

On the facing page, the table shows the change in personal income by industry using the North American Industry Classification System (NAICS). The point of this table is to understand which industries contributed to the 16% increase in the aggregate personal income of the County. The biggest gainers over the period were mining, military and management of companies and enterprises. Among the biggest losses were farm earnings, manufacturing, retail trade and construction.

Economic Trends, Changes & Conditions

Personal Income by Industry 2001 to 2009			
Industry	2001	2009	% Change
	Amount	Amount	
Personal income	\$ 12,538,641	\$ 14,347,819	14%
Population (people est.)	368,313	362,251	-2%
Per capita personal income	\$ 34,043	\$ 39,607	16%
Proprietors' income	\$ 783,673	\$ 749,017	-4%
Farm earnings	\$ 5,479	\$ 1,657	-70%
Nonfarm earnings	\$ 6,777,832	\$ 7,074,894	4%
Private earnings	\$ 5,902,835	\$ 6,089,117	3%
Forestry, fishing, and related activities	\$ 7,406	\$ 8,611	16%
Mining	\$ 28,822	\$ 57,293	99%
Utilities	\$ 47,203	\$ 56,928	21%
Construction	\$ 541,454	\$ 456,476	-16%
Manufacturing	\$ 1,422,227	\$ 1,108,296	-22%
Wholesale trade	\$ 409,557	\$ 475,624	16%
Retail trade	\$ 722,887	\$ 565,817	-22%
Transportation and warehousing	\$ 301,816	\$ 405,747	34%
Information	\$ 98,495	\$ 125,122	27%
Finance and insurance	\$ 229,864	\$ 224,320	-2%
Real estate and rental and leasing	\$ 52,048	\$ 73,089	40%
Professional, scientific, and technical services	\$ 352,307	\$ 441,548	25%
Management of companies and enterprises	\$ 164,836	\$ 264,206	60%
Administrative and waste services	\$ 191,225	\$ 221,436	16%
Educational services	\$ 56,868	\$ 84,823	49%
Health care and social assistance	\$ 725,549	\$ 931,721	28%
Arts, entertainment, and recreation	\$ 54,000	\$ 55,835	3%
Accommodation and food services	\$ 185,411	\$ 199,704	8%
Other services, except public administration	\$ 310,860	\$ 332,521	7%
Government and government enterprises	\$ 874,997	\$ 985,777	13%
Federal, civilian	\$ 80,359	\$ 82,762	3%
Military	\$ 23,395	\$ 46,583	99%
State and local	\$ 771,243	\$ 856,432	11%
All values are in thousands, unless noted. *Figures for 2001 are adjusted into 2009 dollars.			
Source: Bureau of Economic Analysis, Regional Economic Accounts 2001-2009			

Economic Trends, Changes & Conditions

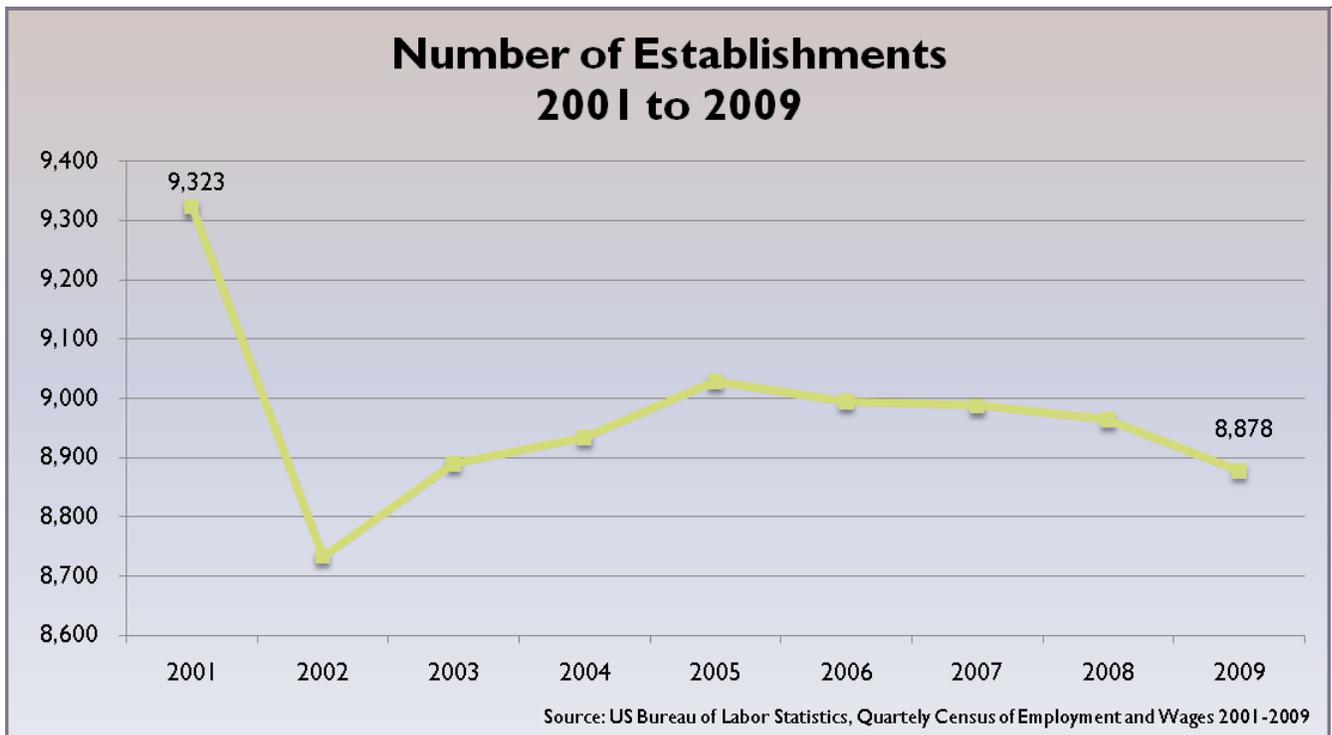
Employment by Industry 2001 to 2009			
Industry	2001	2009	% Change
	Amount	Amount	
Total employment	171,610	173,233	1%
Population (people est.)	368,313	362,251	-2%
Proprietors employment	28,315	33,004	17%
Farm employment	1,673	1,502	-10%
Nonfarm employment	169,937	171,731	1%
Private employment	152,395	153,922	1%
Forestry, fishing, and related activities	243	291	20%
Mining	691	1,072	55%
Utilities	428	531	24%
Construction	11,687	10,450	-11%
Manufacturing	25,199	17,666	-30%
Wholesale trade	6,590	7,496	14%
Retail trade	25,231	22,231	-12%
Transportation and warehousing	6,280	8,508	35%
Information	2,277	2,059	-10%
Finance and insurance	5,905	6,848	16%
Real estate and rental and leasing	4,254	5,619	32%
Professional, scientific, and technical services	7,890	8,945	13%
Management of companies and enterprises	1,675	2,073	24%
Administrative and waste management services	7,512	7,257	-3%
Educational services	2,260	3,075	36%
Health care and social assistance	18,150	22,224	22%
Arts, entertainment, and recreation	3,084	3,683	19%
Accommodation and food services	11,915	12,783	7%
Other services, except public administration	11,124	11,111	0%
Government and government enterprises	17,542	17,809	2%
Federal, civilian	1,018	1,031	1%
Military	1,205	956	-21%
State and local	15,319	15,822	3%
State government	3,086	3,069	-1%
Local government	12,233	12,753	4%

Source: Bureau of Economic Analysis, Regional Economic Accounts 2001-2009

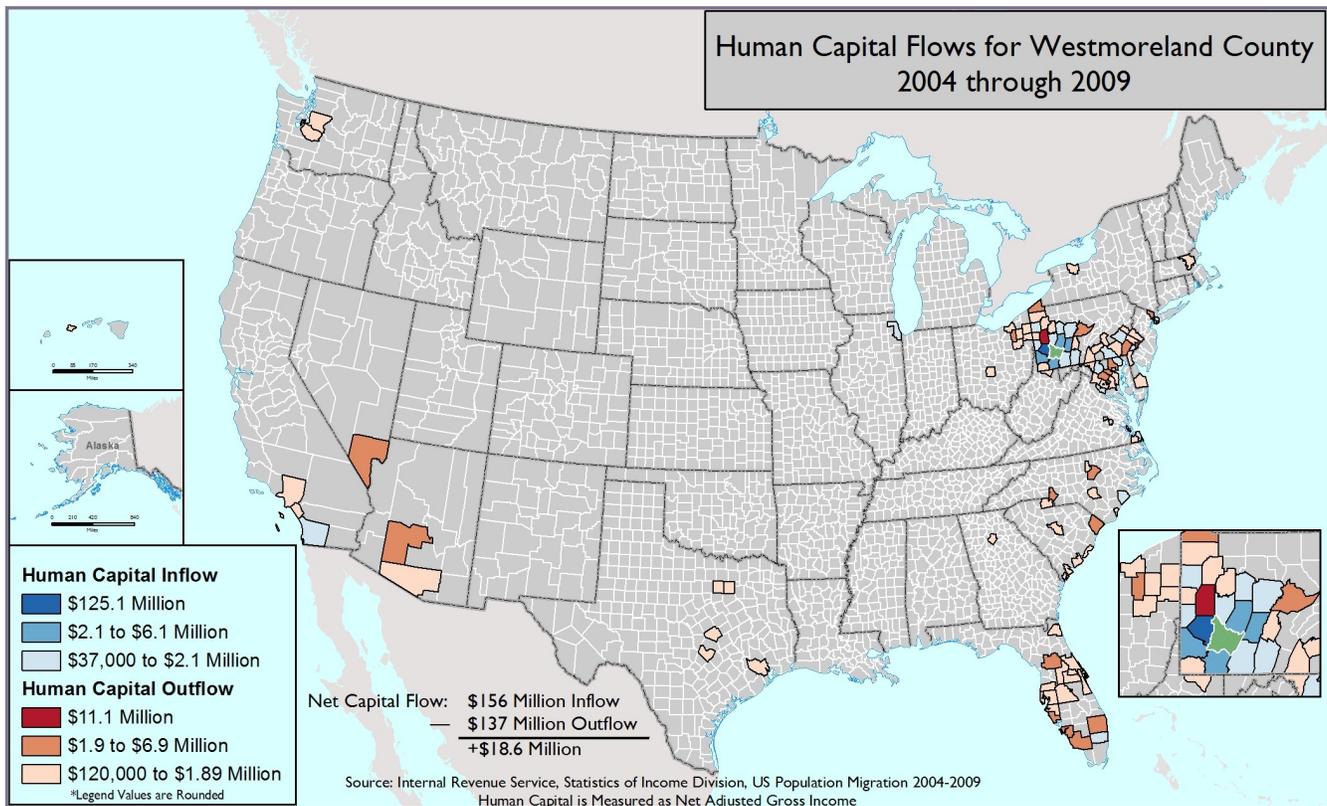
Economic Trends, Changes & Conditions

On the facing page, the table shows employment by industry for 2001 to 2009. Overall, employment has grown by 1%, even as the population has declined. Employment within each industry is important to understand since it identifies growing and shrinking industries. Industries exhibiting the most growth are mining, educational services, and transportation and warehousing. The industries showing the greatest shrinkage are manufacturing, military and retail trade.

Establishments are physical locations of a certain economic activity, like a store, office, factory, or mine. A single establishment will typically produce a single good or provide a single service. While employment has grown by 1%, the number of establishments has fallen by 445, or about 5%. The most substantial drop in the number of establishments occurred between 2001 and 2002. This change can be misleading in some ways. It is important to understand that these figures can exhibit aberrations due to changes in the way data is collected. However, generalizations can be made over the long-term using this data.



Economic Trends, Changes & Conditions



The map here shows human capital flows for Westmoreland County from 2004 through 2009. Human capital is defined as the amalgamation of skills, experience, education and other qualities that make an individual productive. In the context of this report, it is measured as net adjusted gross income. Along with personal income, adjusted gross income is a good measure of an individual's economic production. Therefore, the gain of individuals with high adjusted gross income, results in gains of local economic production. For Westmoreland County, the net human capital flow has been a positive one at \$18.6 million over the period. The pattern of inflow seems to draw from the Western Pennsylvania region, while the outflow tends to be in areas north of the County, Florida, Southern California, the Washington, D.C. area and Philadelphia area. The county experiencing the greatest outflow to Westmoreland was Allegheny, Pennsylvania. The county experiencing the greatest inflow from Westmoreland was Butler, Pennsylvania.

Summary

Now that the data has been presented, it is important to reflect on the major, salient points that are part of this Community Profile. Many of the statistics herein have strengths and limitations. And while there are no absolute statements to be made, it is worth considering how these statistics reflect current realities. As mentioned in the Introduction, the point of this document is to begin conversation.

Population Losses and Aging Tempered by Positive Net Migration

While the County has experienced a slight drop in population over the past three decades and the median age has risen, those changes have been tempered by a positive net migration pattern since 2003.

Population Changes Do Not Occur Equally

Many of the County's cities, small boroughs and rural townships are losing population while many townships and boroughs are growing.

Social Trends are Mostly Positive

Educational attainment is comparable to the nation, state and region. Westmoreland County enjoys a lower poverty rate than all other geographies as well.

Housing is Changing Unevenly

Few municipalities are seeing their housing stock grow and improve, while many others are seeing decline. Households of one and two people are becoming ever-larger segments of all households. Vacancies are prevalent in many places while non-existent in others.

Economic Trends Show Westmoreland County Gaining Ground

Unemployment rates are lower than other geographies. Aggregate personal income has grown throughout the last decade, closing the gap between the County and the nation and state. Also, human capital flows for the County are positive.

Westmoreland County Department of Planning and Development

40 N. Pennsylvania Avenue

Fifth Floor, Suite 520

Greensburg, PA 15601

Phone: 724-830-3772

Fax: 724-830-3611

Web: www.co.westmoreland.pa.us/planning

For more information about this document, please visit the Planning Department's website. There you can find hyperlinks to many of the source data tables contained in this document and a digital version of the Community Profile 2012 for download. You can also find more information about how to access data from the Census Bureau using the American FactFinder.

The following websites will provide you more information about the data, how it is collected, used and disseminated:

www.Census.gov

www.BEA.gov

www.BLS.gov

www.IRS.gov/TaxStats