

The socio-economic profile of Carmichaels Borough, Cumberland Township, Dunkard Township, Greene Township, Greensboro Borough, Monongahela Township, Perry Township, and Wayne Township provides a cursory overview of the population composition and socio-economic status of the residents of these communities. The profile examines data so that trends in population, housing, economics, education can be identified. Unless otherwise noted, data from this section is derived from the 2000 United States Census Bureau's Decennial Census.

PLANNING AREA HIGHLIGHTS

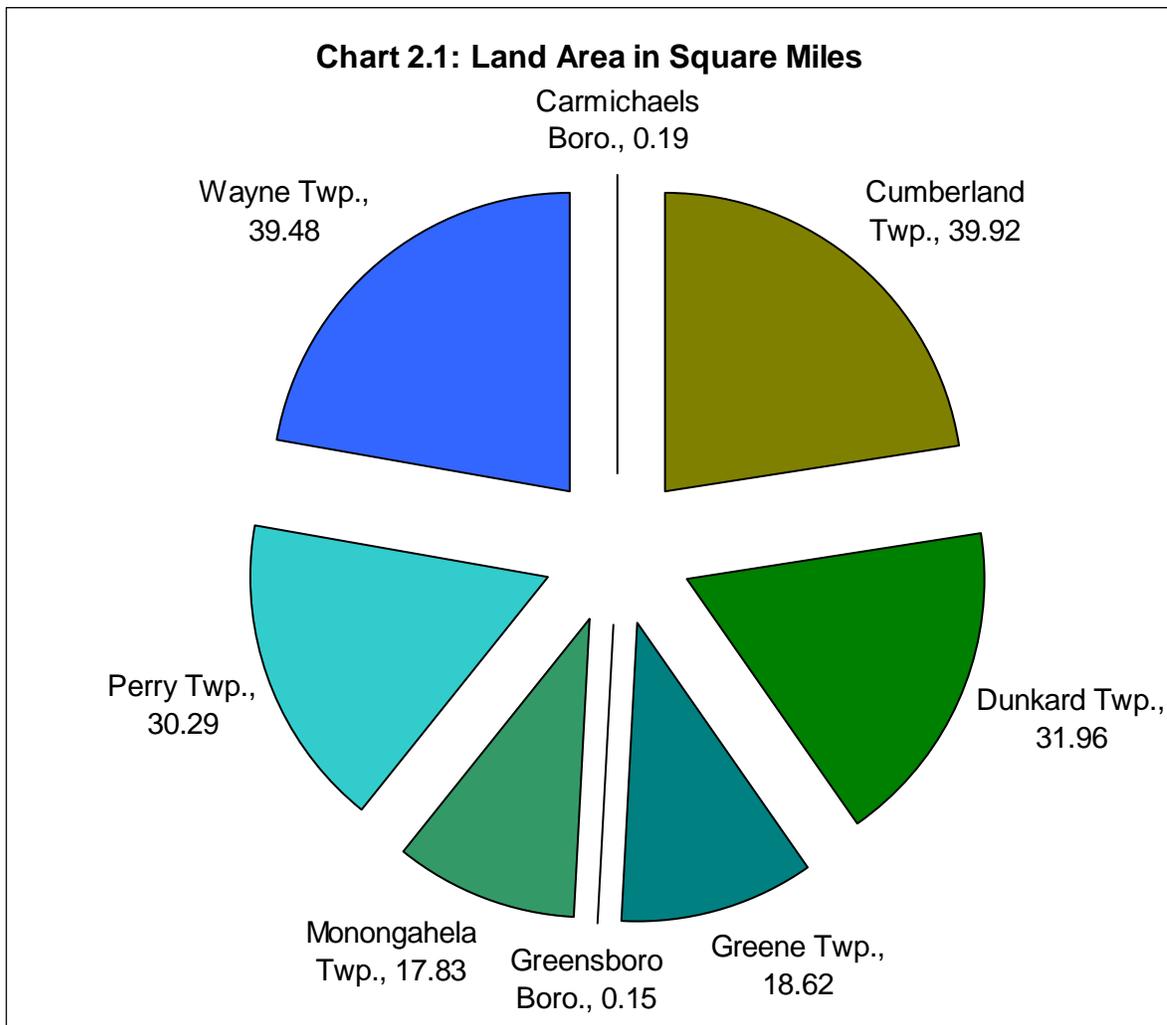
- ❖ The overall population of the Southeastern Green Planning Area decreased by 12% between 1960 and 2000, while the population of Greene County has increased slightly in the same time period.
- ❖ Future population projections for the Planning Area predict a continued decline and then leveling of population by 2010.
- ❖ The median age of the Planning Area is higher than that of Greene County and Pennsylvania.
- ❖ The housing stock is predominantly single family owner occupied.
- ❖ There are largely varying degrees of poverty between the municipalities in the Planning Area.
- ❖ 24% of residents are employed in the educational and social services industries.



Bobtown Elementary Playground (Mackin 2007)

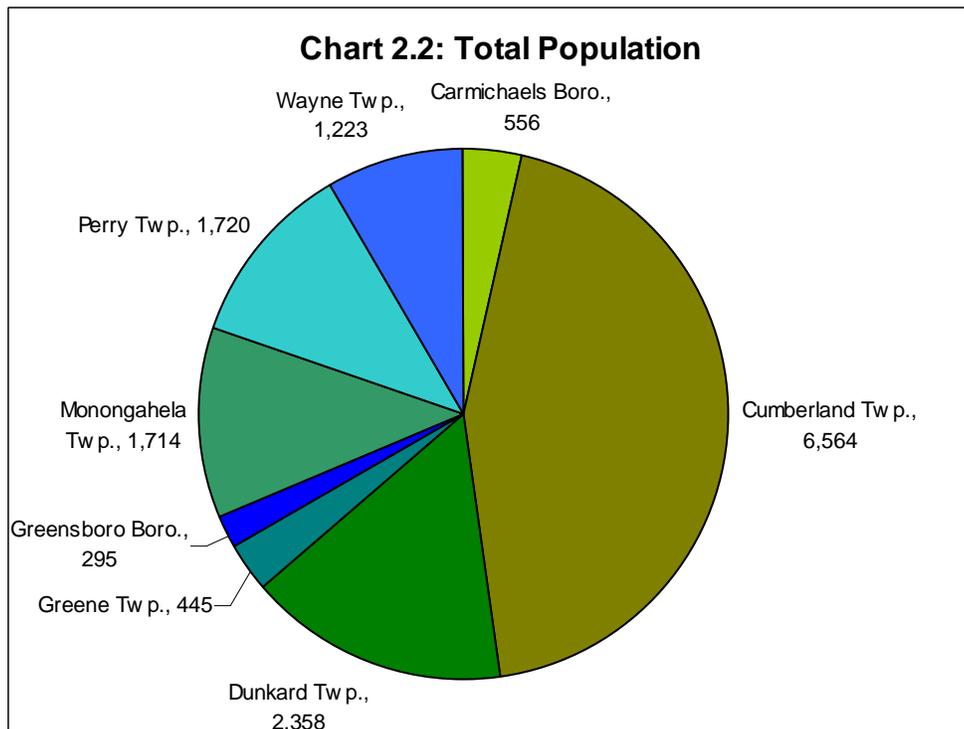
LAND AREA

Greene County is located in the southwest corner of Pennsylvania and covers 578 square miles. Carmichaels Borough, Cumberland Township, Dunkard Township, Greene Township, Greensboro Borough, Monongahela Township, Perry Township, and Wayne Township are located in the southern and eastern portion of the County and together comprise 178.4 square miles, which equals approximately one third of the County's land area. Of these municipalities, Wayne Township is the largest with an area 39.49 square miles and Greensboro Borough is the smallest at 0.15 square miles. Land area in the project area is shown on *Chart 2.1: Land area in Square Miles*.



POPULATION

The eight municipality Planning Area has a population of 14,875, which compromises just over 36 percent of Greene County’s total population of 40,672, shown in *Chart 2.2: Total Population*. With a population of 6,564, Cumberland Township is by far the most populated municipality in the Planning Area. Greensboro Borough is the smallest with a total population of 295.

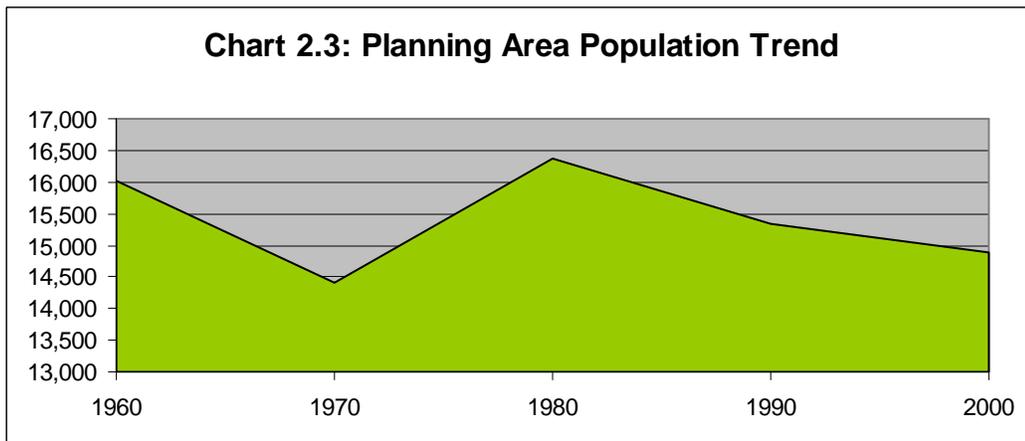


Population Density

Population density calculates the number of persons per square mile, which is equal to the total population divided by land area. The rural nature of the Planning Area is reflected by the population density of 83.8 persons per square mile. Because of their very small corporate boundaries, Carmichaels and Greensboro Boroughs have the highest densities with 2,926 and 1,966 respectively. Conversely, Greene Township is the most sparsely populated municipality at only 23.9 persons per square mile.

Population Trends

Between the years of 1960 and 2000, the population of the Planning Area declined by 1,140 persons from 16,015 to 14,875 residents. The sharp decline was between 1960 and 1970 when the eight municipalities in the Planning Area lost a total of 1,616 residents. This was then followed by a sharp increase in population between 1970 and 1980. The population has since declined at a slower pace from 1980 to 2000. The decreases and increases of population are shown in *Chart 2.3: Planning Area Population Trend*.



Within the Planning Area the municipal populations have changed from 1960 to 2000 as follows:

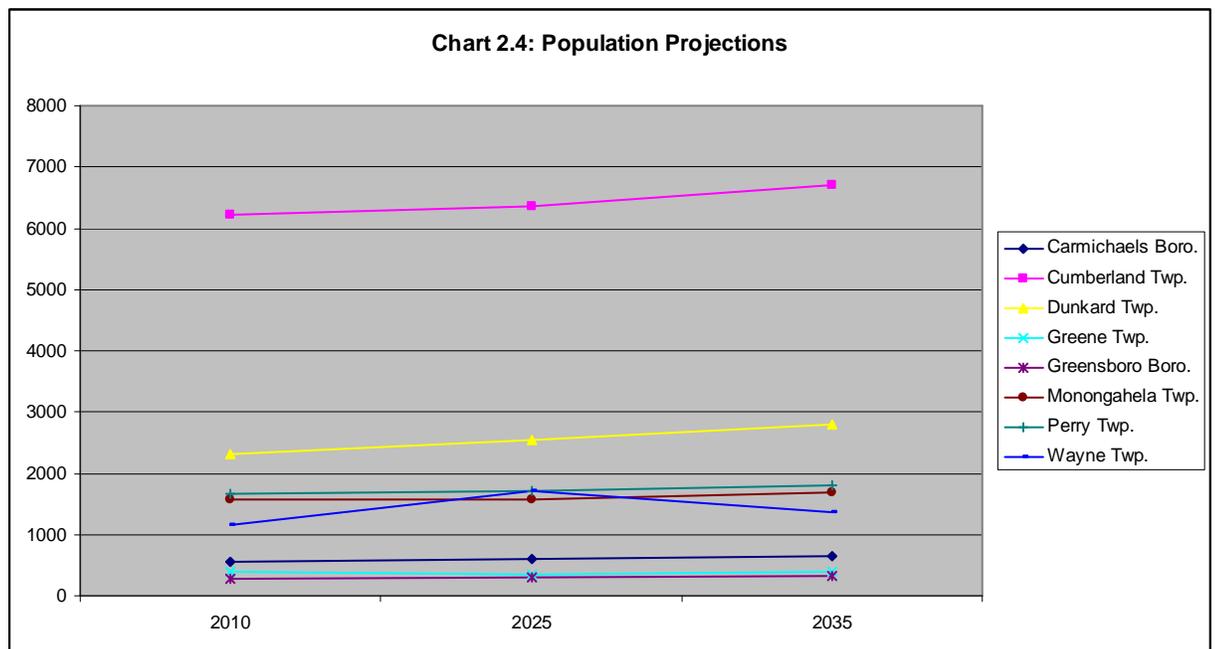
- ❖ Carmichaels Borough decreased by 29.4% (-232 residents)
- ❖ Cumberland Township decreased by 1.5% (-98 residents)
- ❖ Dunkard Township decreased by 11.4% (-303 residents)
- ❖ Greene Township decreased by 9.4% (-52 residents)
- ❖ Greensboro Borough decreased by 41.6% (-210 residents)
- ❖ Monongahela Township decreased by 17.8% (-371 residents)
- ❖ Perry Township increased by 14.7% (+221 residents)
- ❖ Wayne Township decreased by 0.5% (-101 residents)

While the overall Planning Area lost population between 1960 and 2000, Perry Township experienced a net gain in residents. Monongahela Township

experienced the largest loss in terms of number of residents while Greensboro Borough saw the largest percentage loss in population.

Population Projections

The Southwestern Pennsylvania Commission (SPC), which is the Metropolitan Planning Organization (MPO) for the ten-county planning region of southwestern Pennsylvania, developed population projections for each of its member counties and their municipalities, shown on *Chart 2.4: Population Projections*. The Cycle VIII Population Forecast uses Census 20005 population estimates as the baseline and forecasts through 2035.



Looking at the Planning Area population forecasts, there is minimal population decrease of seven percent (-1171 residents) expected over the next 20+ years. The biggest percentage changes are expected to occur in Greene Township, which is to see a population loss of 14 percent, and Dunkard Township, which is forecasted to grow 21 percent by 2035.

Racial Composition

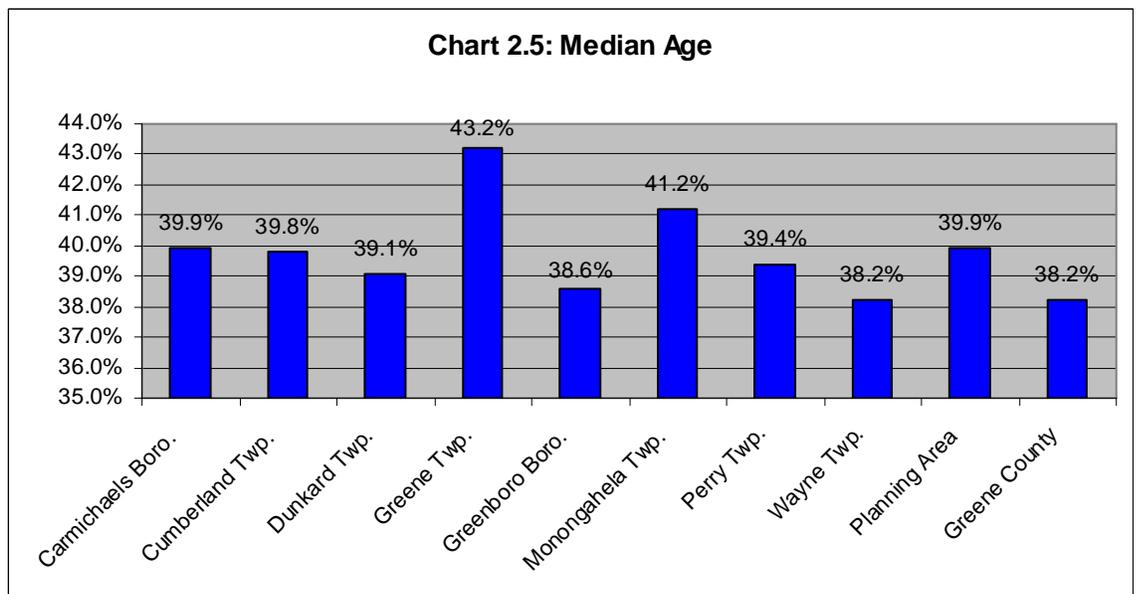
The Planning Area is almost entirely racially homogeneous, with nearly 99 percent of the population classified as white. Greene County is slightly more diverse with a minority population accounting for just fewer than five percent of the County’s population. Pennsylvania has a minority population of over 14 percent.

Age

The age of the Planning Area's population is examined by studying the median age and age groups of a given area.

Median Age

The Median age derives the age distribution into two equal parts; one-half of the population falling below the median value and one half above the median value. *Chart 2.5: Median Age* compares the median age of each municipality in the Planning Area.



In 2000, Greene Township had the highest median age at 43.2, while Wayne Township and Greensboro Borough had the lowest at 38.2 and 38.6 respectively.

Age Groups

For the purpose of this plan, the population is divided into the following ten age groups. The age groups were determined by the collection method of the U.S. Census Bureau and grouped by similar themes.

Preschool Children (0 to 4 years): The presence of this age group is an indication of young families in the area. Services required by this age group include day care, head start, playground facilities, and programs directed for preschool children such as story hours and preschool swim programs.

Primary School (5 to 9 years): This age group is also an indication of young families in the area and requires heavy public expenditures for schooling and recreational facilities and programs, though different from that of preschool children.

Middle School (10 to 14 years): This age group is more mobile than their primary school counterparts are, because they are more mature and have the ability to walk or bicycle with minimum supervision. However, this age group is still dependent upon their parents or guardians for travel over long distances.

Secondary School (15 to 19 years): This age group is more mobile than their middle school counterparts because of the driving age of 16. Those who can drive or know someone who can drive have better access to facilities throughout the Planning Area and nearby communities.

Post-Secondary School (20 to 24 years): In areas outside of colleges and universities, this age group tends to be smaller due to the percentage of people in this age group who leave the community for educational reasons. This group requires specialized commercial services, which they utilize as consumers and a source of employment.

Childbearing (25 to 34 years): The Census identifies probable fertility from ages 15 to 44, but the peak years, especially for white, non-Hispanic females, are from ages 25 to 34. In Pennsylvania, this age group has generally been declining. This group as a whole is at a period in life where they begin their careers, marry, and have children. When communities focus on providing family-supporting jobs and housing for young families, this is the target age group.

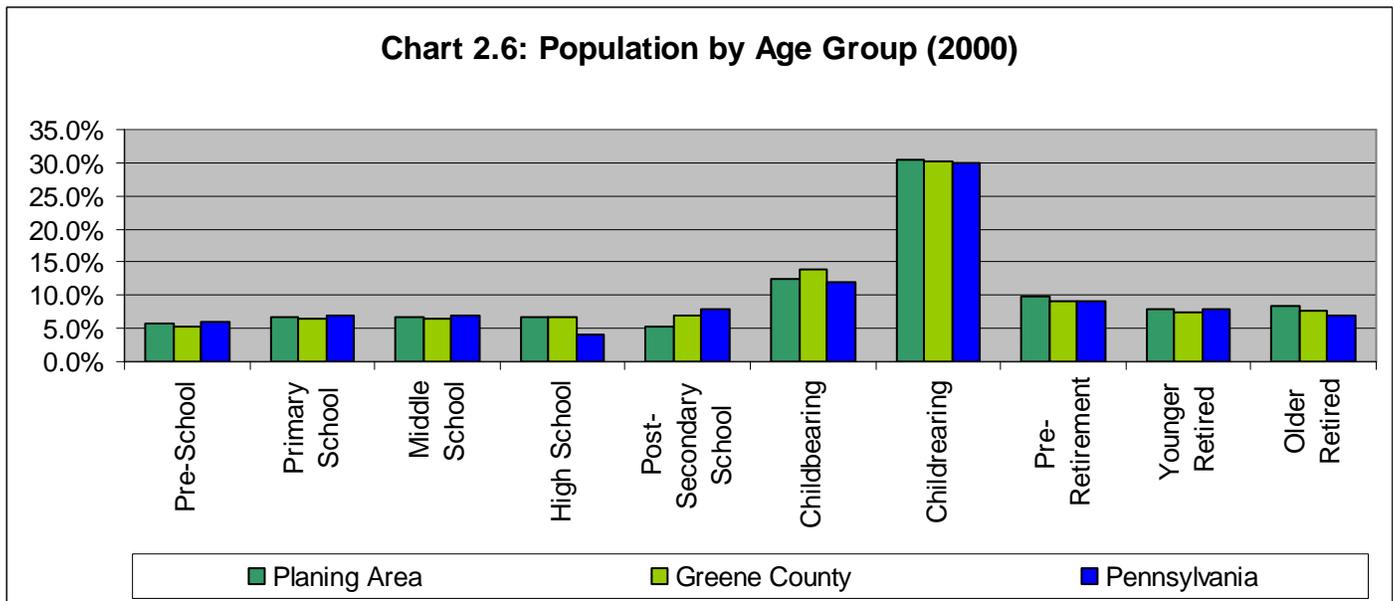
Child-Rearing (35 to 54 years): This group is generally well established, having a high percentage of homeowners with high incomes and older children.

Pre-retirement (55 to 64 years): This age group is in a transitional phase, becoming empty nesters but before retirement age. This group is generally well established, having a large percentage of homeowners with high incomes. They also tend to be less demanding of municipal services.

Young Retired (65 to 74 years): This age group is eligible to retire but often remains in good health. This group is well established, having a high percentage of homeowners, high incomes, are less demanding of municipal services, and tend to age in place, i.e. continue to reside in the same municipality. As this group ages, access may become an issue as eyesight and hand eye coordination deteriorate. Health care demands become an important issue for this group.

Older Retired (75 and over): This age group is likely retired, may be experiencing declining health, and like the younger retired, tend to age in place. They typically have declining incomes, an increase in single-person household, and changes in housing needs.

Chart 2.6: Population by Age Group (2000) compares the population in each age group for the Planning Area with that of Greene County and Pennsylvania.



The Southeastern Greene Planning Area compares favorably with the populations of both Greene County and Pennsylvania. Three areas where the Planning Area deviates from the County and State are in the Post-Secondary School, Pre-Retirement, and Older Retired demographic groups. The lower numbers of persons in the Post-Secondary School age group can likely be contributed to the lack of a college or other institution of higher learning. Additionally, the Planning Area has a higher percentage of persons in the Pre-Retirement age group than both Greene County and Pennsylvania. This group is anticipated to grow significantly as those in the Childrearing age group age and move into their retirement years. Furthermore, the larger number of Older Retired residents in the Planning Area will need to be addressed as issues including lower tax revenues due to an increase of residents living on a fixed income and property maintenance become more prevalent.

HOUSEHOLDS

The Census defines a household as including “all the people who occupy a housing unit as their usual place of residence.” Households may be comprised of a single person, a family, a group of unrelated persons, or some combination thereof. *Table 2.1: Households* lists the number of households in each municipality, the average household size, percentage of family households with children under 18 years in the year 2000.

Table 2.1: Households

	Carmichaels Boro.	Cumberland Twp.	Dunkard Twp.	Greene Twp.	Greenboro Boro.	Monongahela Twp.	Perry Twp.	Wayne Twp.
Total	232	2,659	967	180	117	677	683	465
Average household size	2.36	2.43	2.44	2.47	2.52	2.53	2.51	2.63
Households with children under 18 years	74	912	320	60	45	224	223	171

Total Households

Cumberland Township by far had the highest number of households in the Planning Area, with 2.75 times the number of household than Dunkard Township, the next largest municipality.

Average household size

Wayne had the largest household size, at 2.63 persons per household while Carmichaels Borough had the smallest household size with an average of 2.36 persons per household.

Household with children under 18

Wayne Township also had the highest percentage of households with children under the age of 18 at 37 percent. Carmichaels had the lowest with 32 percent of households containing children under the age of 18.

HOUSING

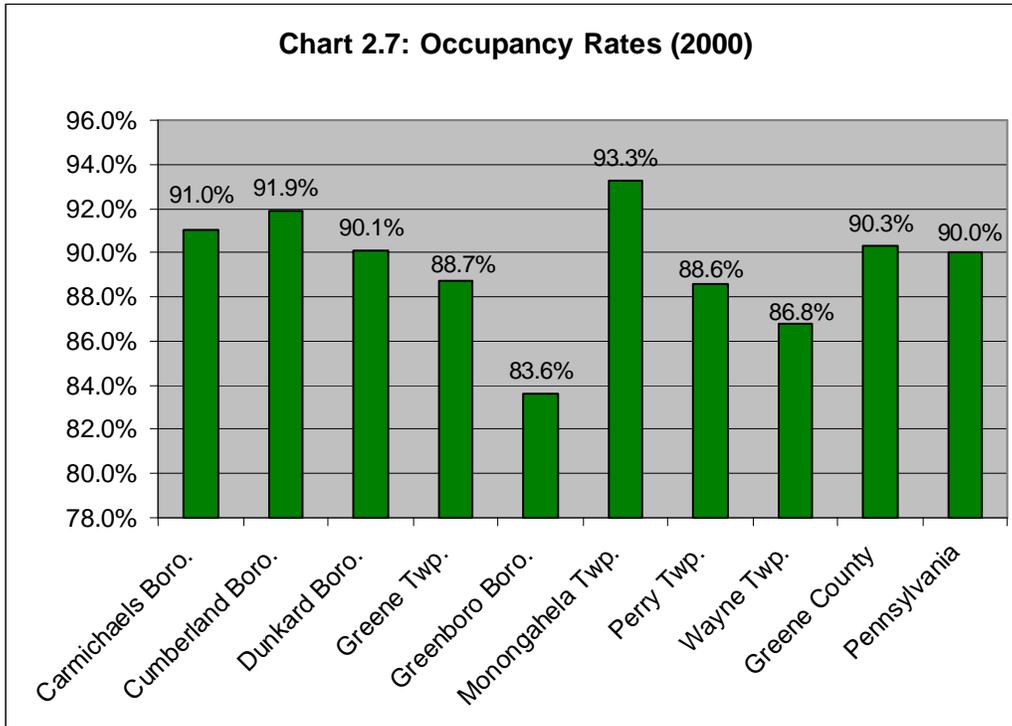
For housing units, occupancy and tenure, the United States Census Bureau's Decennial Census, Summary File 1 (SF 1) 100-percent data is used. All other housing data is taken from the United States Census Bureau's Decennial Census, Summary File 3 (SF 3) Sample Data. The data in SF 3 is not 100-percent, but rather a sample of about one (1) in six (6) households within the municipality.

Housing Units

The Planning Area had a total of 6,597 housing units in 2000. Forty-Four percent of all housing units can be found in Cumberland (2,893); Dunkard (1,073) accounted for 16 percent; Monongahela (726) and Perry (771) each accounted for approximately 11 percent; Wayne 8 percent (536) percent; and Greene accounted another three percent of housing units.

Occupancy

In 2000, the Southeastern Greene Planning Area, Greene County and Pennsylvania all had 90 percent occupancy rates. *Chart 2.7: Occupancy Rates (2000)* compares the occupancy rates of each community with Greene County and Pennsylvania. Monongahela Township has the highest occupancy rate, while Greensboro Borough had the lowest. The other communities ranged between 87 percent and 92 percent.



Vacancy Status

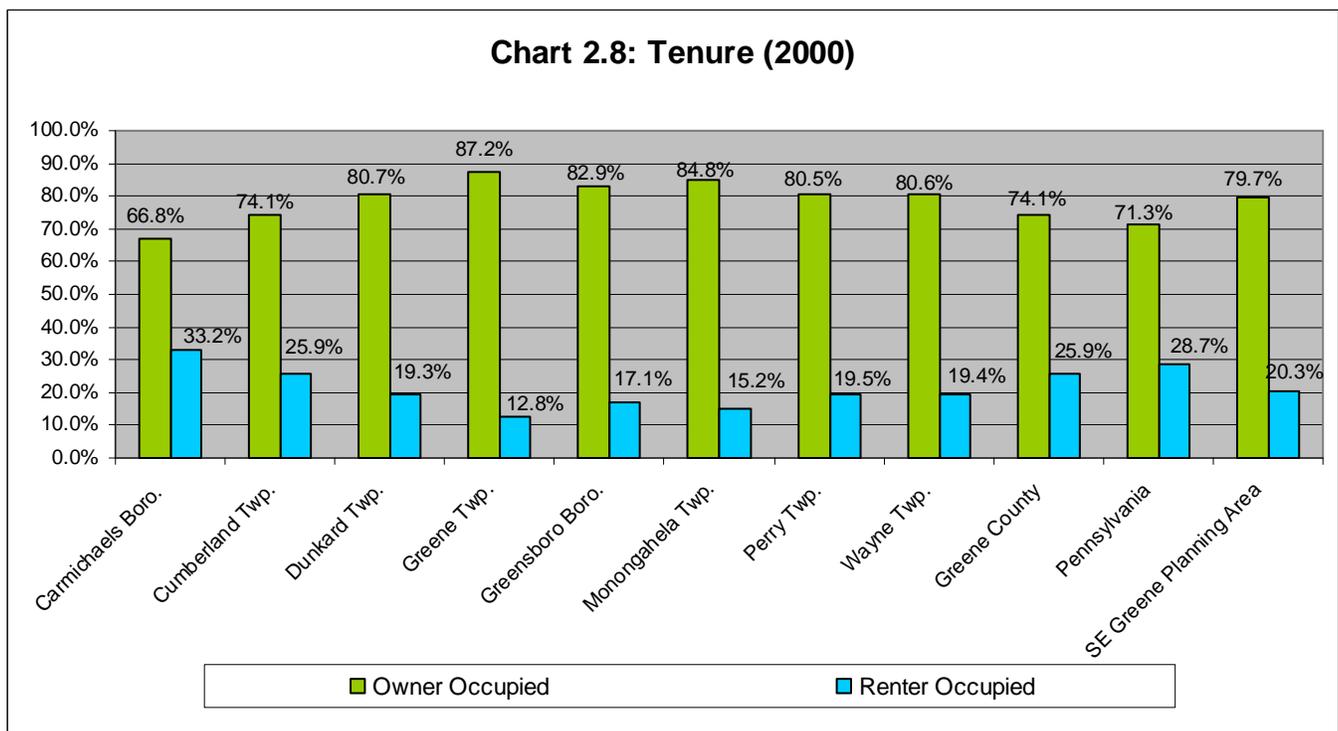
The Census determines vacancy status, “by the terms under which the unit may be occupied, e.g., for rent, for sale, or for seasonal use only.”

Nearly all of the municipalities had extremely low homeowner vacancy rates. Greene Township had the highest with a homeowner vacancy rate of 4.6 percent and Monongahela Township had the lowest with a rate of 1.5 percent

There are few recreational and tourist destinations in the Planning Area, therefore the number of vacant homes for seasonal use is relatively low. Vacant housing units for seasonal use account for approximately 2 percent of all housing units in most of the municipalities. Exceptions included Monongahela Township, which had a seasonal use vacancy rate of only 0.3 percent and Wayne Township, which had the highest percentage at 6.5 percent.

Tenure

Tenure refers to whether a housing unit is occupied by the owner or renter. *Chart 2.8: Tenure (2000)* compares the percentage of occupied housing units that are owner-occupied and renter-occupied for the Planning Area, Greene County and Pennsylvania.



Housing Type

Housing type refers to the number of units in a residential structure, in order to distinguish single-family homes, duplexes, multi-family homes, and mobile homes. For purposes of this plan, the census data is gathered into the following categories:

Single-family – counts all one-unit housing structures, whether attached or detached. Attached single-family units include row homes and townhouses.

Duplex – counts all two-unit housing structures, whether the units are side-by-side or top and bottom.

Low Density Multi-family – counts all housing structures that have three to four units (apartments, condominiums, etc.).

Medium Density Multi-family – counts all housing structures that have five to nine units (apartments, condominiums, etc.).

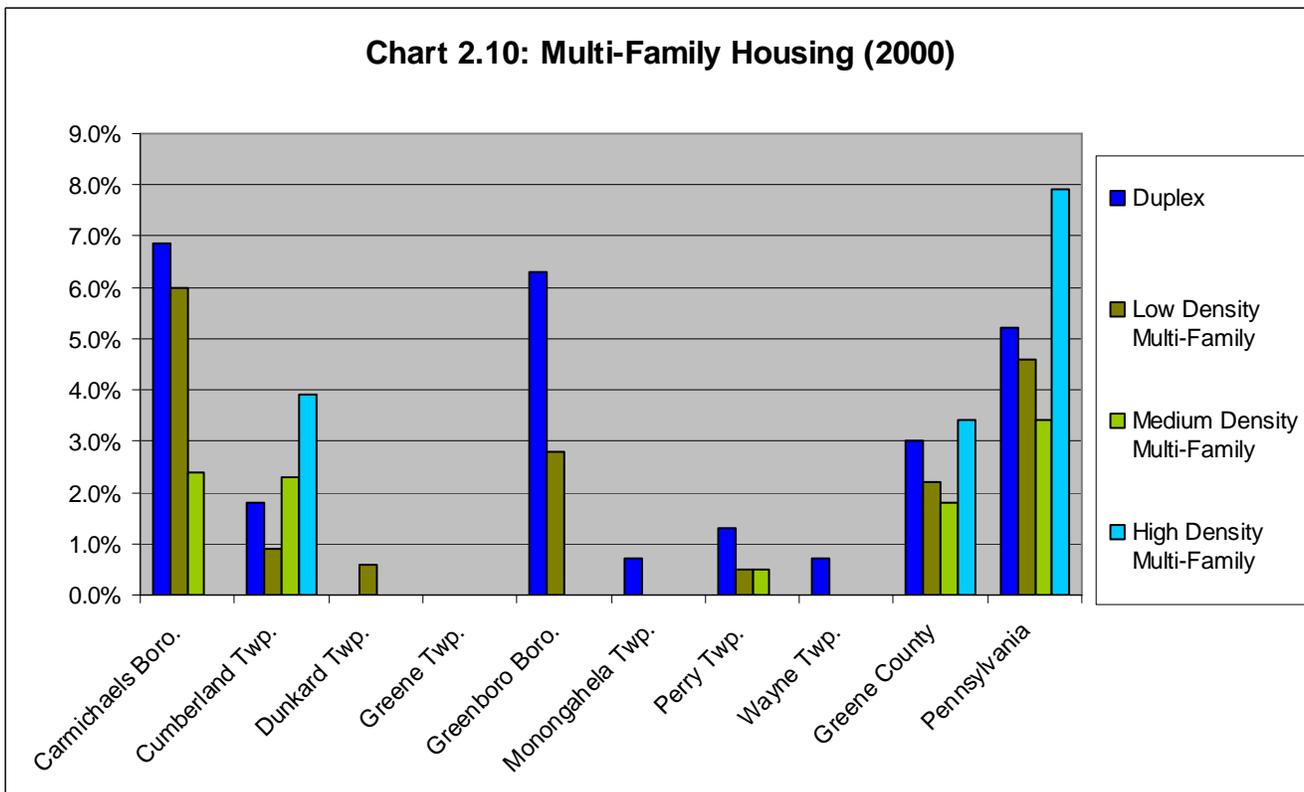
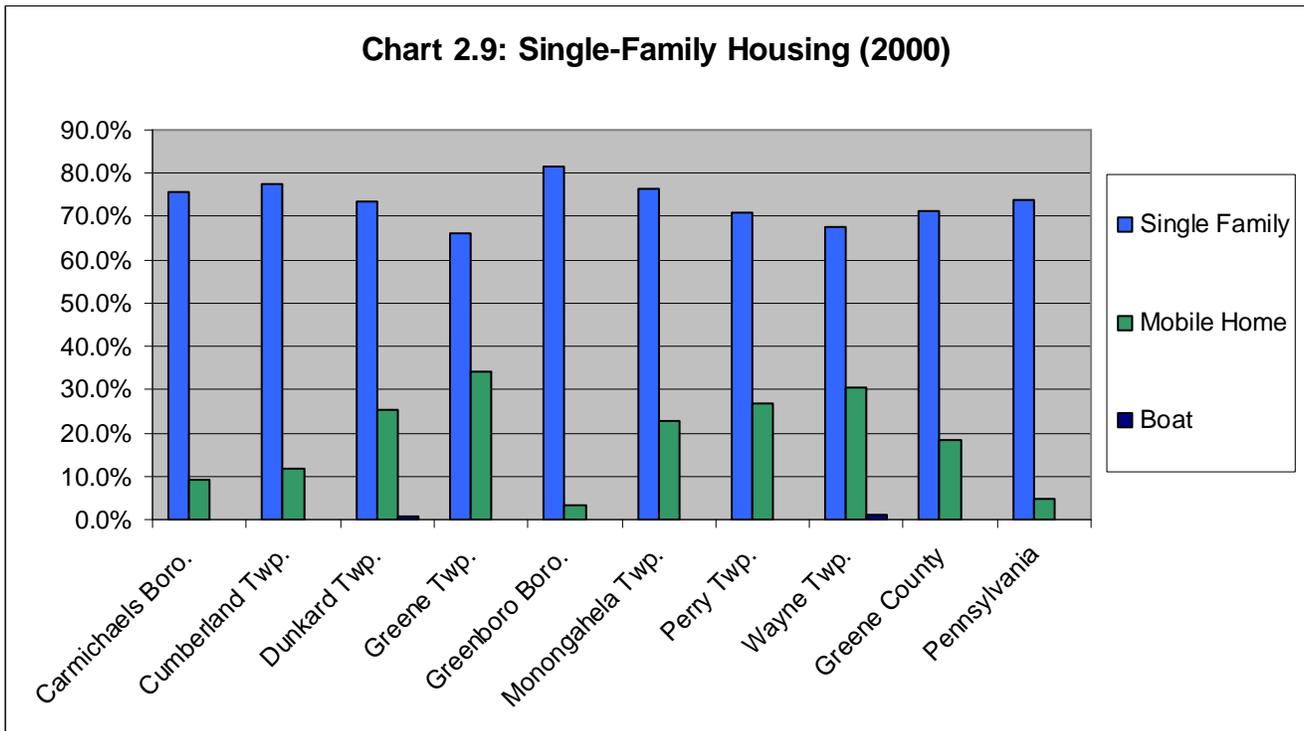
High Density Multi-family - counts all housing structures that have more than ten units (apartments, condominiums, etc.).

Mobile homes – counts all mobile homes and/or trailers.

Housing types, as percentages of total housing units, are displayed in *Chart 2.9: Single-Family Housing (2000)* and in *Chart 2.10: Multi-Family Housing (2000)*.

Single family homes dominated the housing stock in the Planning Area, particularly in Greensboro Borough where they constituted nearly 82 percent of all housing structures. The second highest category of housing was mobile homes. Every municipality, except Greensboro Borough had a higher percentage of mobile homes than Pennsylvania. Greene Township had the highest percentage of mobile homes in the Planning Area at 34 percent.

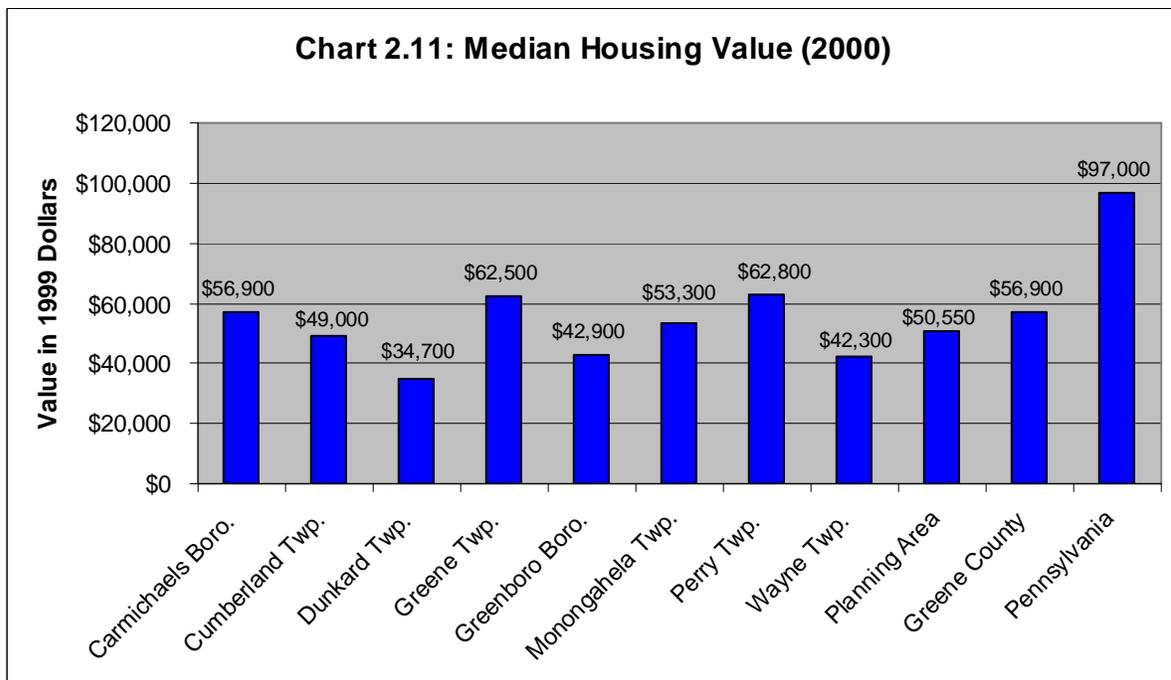
Carmichaels and Greensboro Boroughs offered the most multi-family housing units in the Planning Area. Monongahela, Perry, and Wayne Townships had a very small number of duplexes. Greene Township offered no opportunities for multi-family housing in 2000.



Housing Value

The Census determines housing value as the “respondent’s estimate of how much the property (house and lot, mobile home and lot, or condominium unit) would sell for if it were for sale. *Chart 2.11: Median Housing Value (2000)* displays the median housing value for each municipality as reported to the Census Bureau.

Greene County had a median housing value in 2000 of \$56,900, which was \$40,100 less than that of Pennsylvania. Compared to the County, only three municipalities had an equivalent or higher median housing value. Greene and Perry Townships had the highest while Dunkard Township clearly had the lowest.



Group Quarters

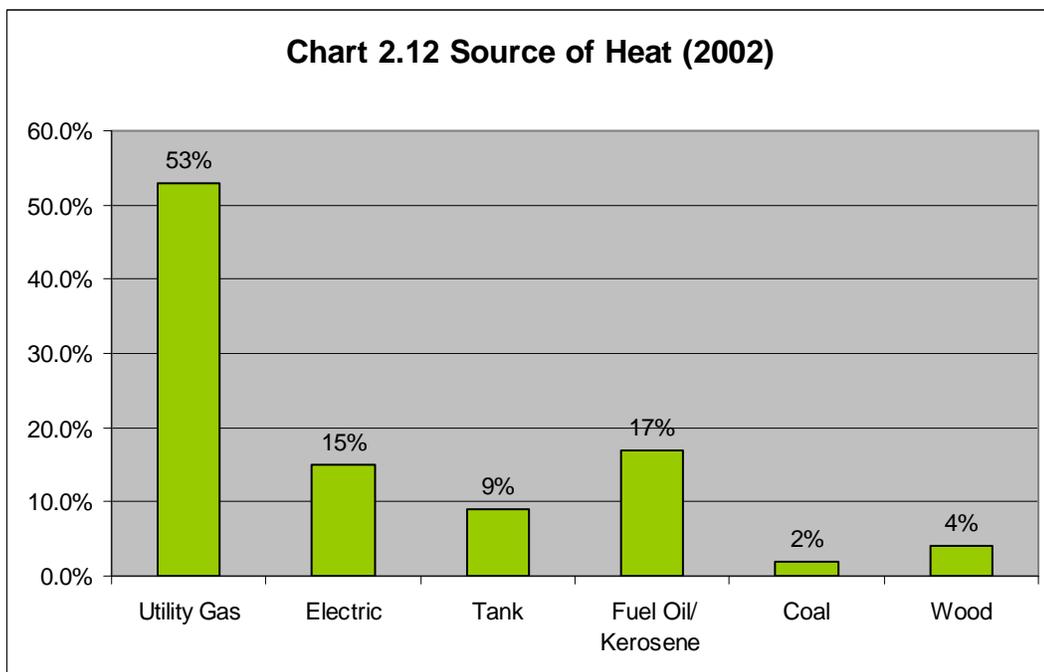
The Census Bureau defines group quarters in two categories: institutionalized population and non-institutionalized population.

Institutionalized population includes people under formally authorized supervised care or custody in institutions who are classified as "patients or inmates" regardless of the availability of nursing or medical care, the length of stay, or the number of people in the institution. Generally, the population is restricted to the institutional buildings and grounds, and thus has limited interaction with the surrounding community.

None of the municipalities in the Planning Area had an institutionalized population rate higher than that of Greene County's 2.8 percent. This is due to the lack of prisons or correctional facilities.

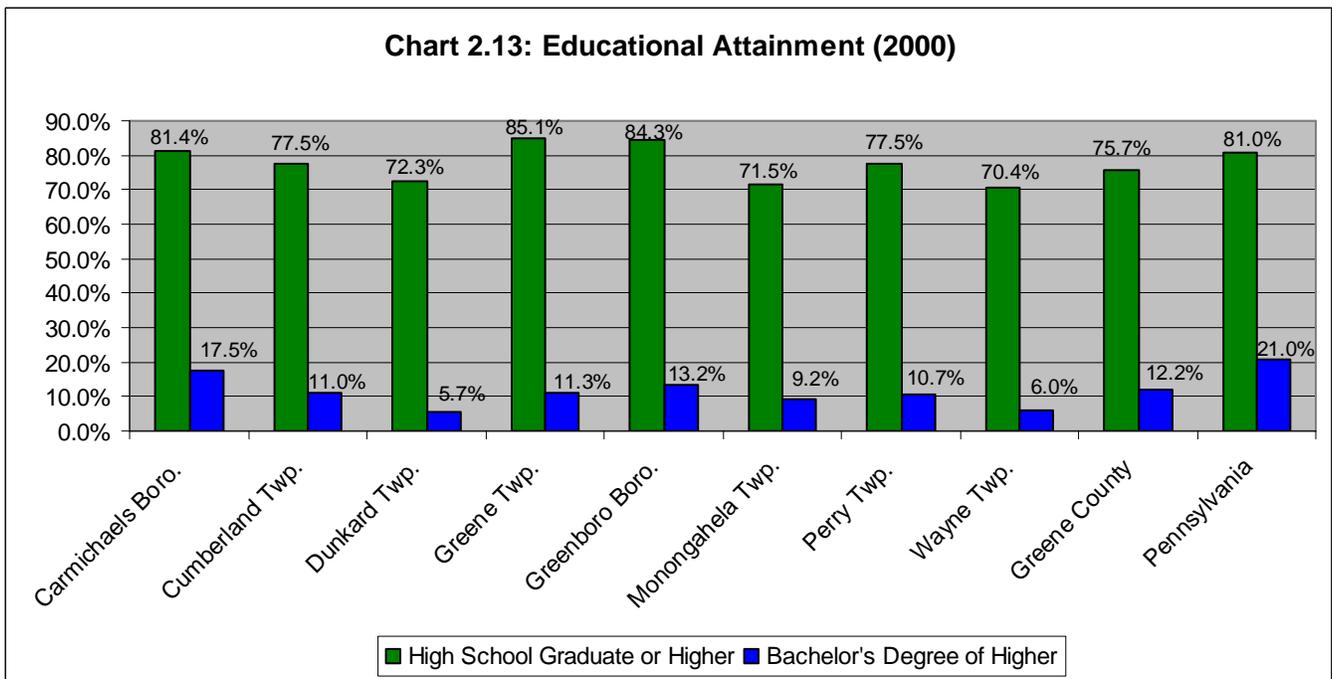
Source of Heat

The source of heat for households provides insight into the availability of utilities and infrastructure. Utility gas was by far the most popular choice for heating, showing there is a decent level of existing infrastructure, especially in the boroughs and more developed townships. The Planning Areas rate of utilization of differing heating sources closely mirrors that of Greene County. The one exception is heating with coal or coke, which the Southeastern Greene Planning Area uses at a higher rate than the County. *Chart 2.12: Source of Heat (2002)* shows the percentage of Planning Area households that use different sources of home heating.



EDUCATION

Educational attainment refers to the highest level of schooling that a person has completed. The data is from the United States Census Bureau’s Decennial Census, Summary File 3 (SF 3) Sample Data. For this plan, the attainment levels examined were those residents who received a high school diploma or higher and those who received a bachelor’s degree or higher. If a person received an associate’s degree or went to some form of technical school, they are included in the “high school graduate or higher” category. All persons receiving masters, doctorates, or any other professional degree are included in the “bachelor’s degree or higher” category. The attainment levels in 2000 for the Project Area are compared to that of Greene County and Pennsylvania in *Chart 2.13: Educational Attainment (2000)*.



In the “high school graduate or higher” category the education attainment varied throughout the Planning Area. Dunkard, Monongahela and Wayne Townships had lower percentages of residents with at least a high school diploma than Greene County and Pennsylvania. Carmichaels Borough, Greene Township, and Greensboro Borough had high school graduation rates higher than both the County and Pennsylvania.

Carmichaels and Greensboro Boroughs were also the only municipalities to have a higher percentage of residents with a bachelor’s degree or higher than Greene County. Dunkard and Wayne Townships had the lowest rates, while the other four municipalities had percentages around ten.

JOBS & ECONOMICS

Employment status, industry, commute to work, and income and poverty levels provide insight into the labor force of a community. The data is from the United States Census Bureau’s Decennial Census, Summary File 3 (SF 3) Sample Data.

Employment Status

Table 2.2: Employment shows the employment status of all persons 25 years of age and over, whether civilian or Armed Forces and employed or unemployed. In 2000, Carmichaels had the largest percentage of persons in the labor force at 60.9 percent. This compares to 51 percent for Wayne Township and Greene County.

Table 2.2: Employment

	Carmichaels Boro.	Cumberland Twp.	Dunkard Twp.	Greene Twp.	Greensboro Boro.	Monongahela Twp.	Perry Twp.	Wayne Twp.	Greene County
In labor force	60.9%	53.7%	51.4%	57.8%	52.4%	54.4%	56.1%	51.0%	51.0%
Civilian labor force	60.9%	53.7%	51.1%	57.8%	52.4%	54.2%	56.1%	51.0%	50.9%
Employed	56.4%	48.6%	47.6%	56.4%	47.6%	50.9%	51.6%	45.0%	46.2%
Unemployed	4.5%	5.1%	3.5%	1.4%	4.7%	3.4%	4.5%	6.0%	4.7%
Armed Forces	0.0%	0.0%	0.3%	0.0%	0.0%	0.0%	.00%	0.0%	0.0%
Not in labor force	39.1%	41.9%	48.6%	42.2%	47.6%	45.6%	43.9%	49.0%	49.0%

Cumberland Township had the highest number of unemployed with a rate of 5.1 percent followed by Greensboro Borough at 4.7 percent, and Carmichaels Borough and Perry Township, each with an unemployment rate of 4.5 percent. Greene Township had the lowest with an unemployment rate of just 1.4 percent.

Industry

The Census defines industry as “the kind of business conducted by a person’s employing agency.” *Table 2.3: Employment by Industry* displays the percentage of workers employed in each of nine industrial categories in 2000.

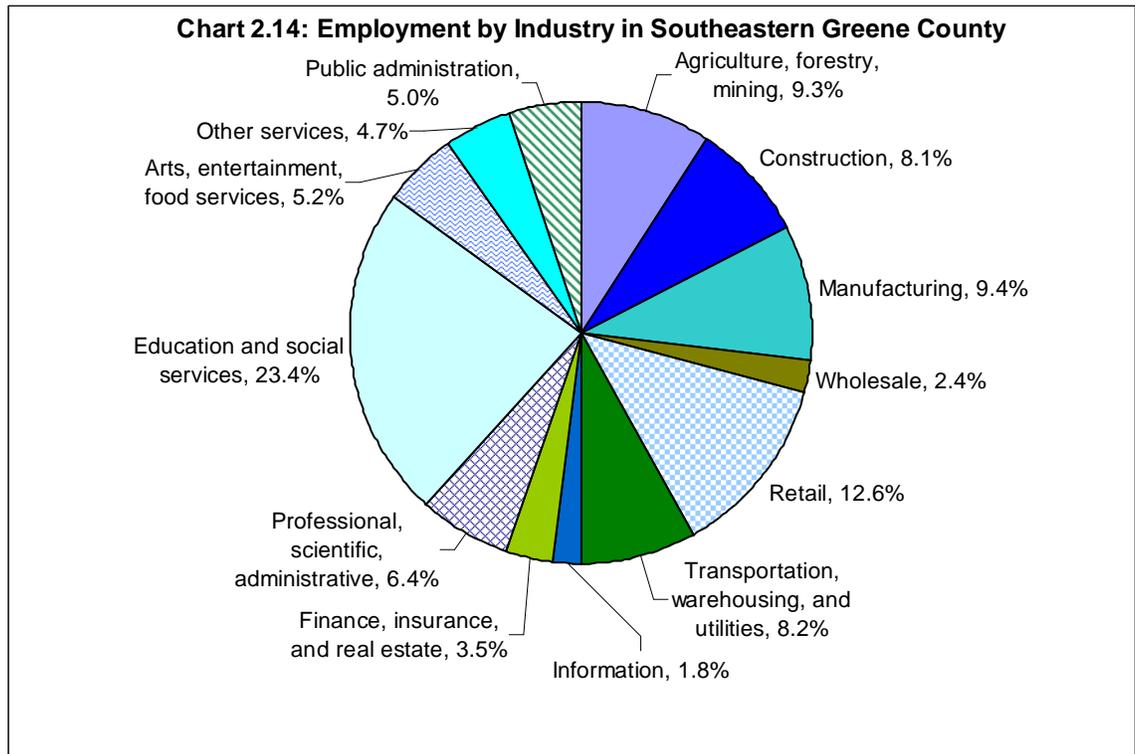
Compared to Greene County:

- ❖ Greensboro Borough, and Monongahela and Perry Townships had a higher percentage of residents employed in education and social services.
- ❖ Greensboro Borough is the only municipality with a significant percentage of persons employed in the professional, scientific and administrative industry.
- ❖ Dunkard has the largest percentage of residents employed in arts, entertainment and food services.

Table 2.3: Employment by Industry

	Carmichaels Boro.	Cumberland Twp.	Dunkard Twp.	Greene Twp.	Greensboro Boro.	Monongahela Twp.	Perry Twp.	Wayne Twp.	Greene County
Agriculture, forestry, mining	3.2%	9.9%	10.5%	10.1%	10.8%	12.2%	9.0%	8.7%	8.1%
Construction	6.8%	10.3%	8.0%	5.1%	6.3%	7.2%	9.4%	12%	9.4%
Manufacturing	9.6%	7.0%	10.7%	11.1%	5.4	8.8%	6.4%	16.5%	8.9%
Wholesale	3.2%	1.5%	5.1%	1.0%	0.0%	1.7%	4.3%	2.1%	2.2%
Retail	16%	8.4%	11.7%	13.6%	12.6%	12.3%	12.8%	13.4%	12.2%
Transportation, warehousing, and utilities	10.4%	10.0%	5.3%	9.6%	3.6%	10.3%	7.1%	8.9%	8.1%
Information	2.0%	3.4%	0.4%	1.0%	4.5%	0.9%	1.6%	0.9%	2.4%
Finance, insurance, and real estate	8.4%	3.2%	1.9%	5.6%	1.8%	2.6%	3.3%	0.9%	3.1%
Professional, scientific, administrative	6.4%	3.6%	4.6%	7.1%	18%	4.4%	3.8%	3.1%	4.4%
Education and social services	22.8%	22.9%	23.7%	16.7%	28.8%	27.4%	26.4%	18.8%	23.3%
Arts, entertainment, food services	3.6%	6.3%	8.6%	4.5%	5.4%	5.2%	3.8%	3.8%	5.3%
Other services	5.2%	5.9%	5.4%	7.6%	0.0%	3.4%	6.3%	4.0%	6.5%
Public administration	2.4%	7.6%	4.2%	7.1%	2.7%	3.6%	5.8%	6.8%	6.3%

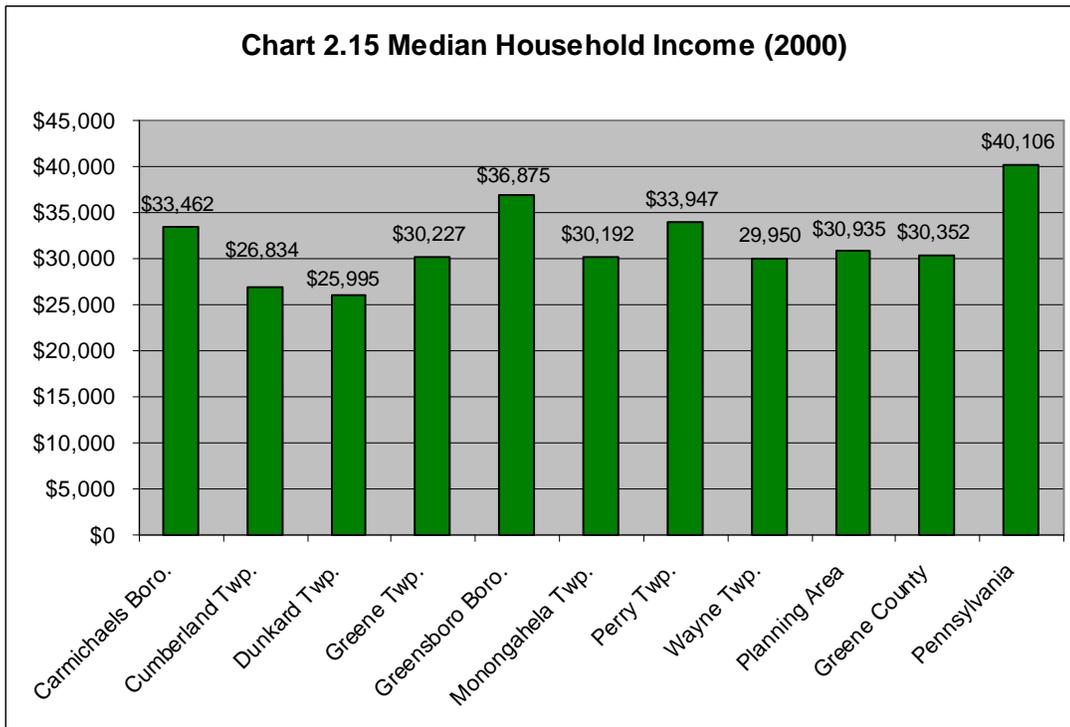
Chart 2.14: *Employment by Industry in Southeastern Greene County* graphically displays the breakdown of the labor force in the Southeastern Greene County Planning Area by the percentage of the civilian work force employed by each industry group.



The percentage of the labor force employed by industry in Southeastern Greene closely mirrors that of Greene County as a whole. Two exceptions however, can be found in the professional and information industry categories. Southeastern Greene has a larger percentage of its population employed in both of these sectors than Greene County as a whole.

Income

Chart 2.15: Median Household Income (2000) shows the median income for each of the municipalities in Southeastern Greene County, the average for the Planning Area and the median household incomes for both Greene County and Pennsylvania.



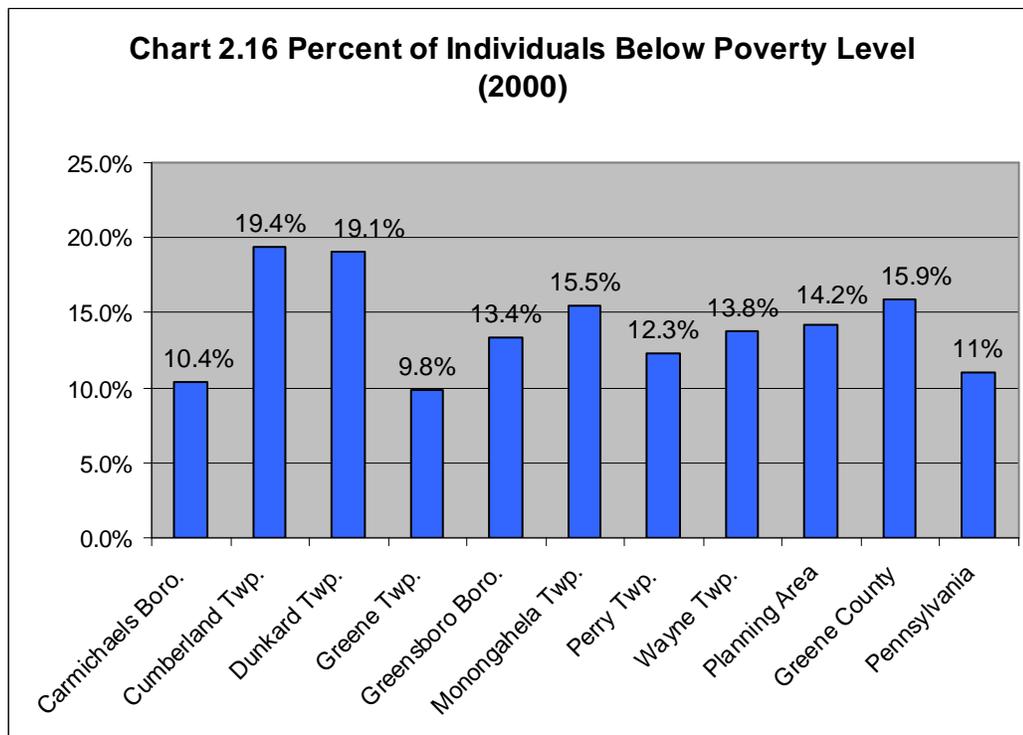
As of 2000 the Southeastern Greene Planning Area had a median household income of \$30,935. This was \$9,752 less than the median income for Pennsylvania and \$601 more than the Greene County median income of \$30,352. Of the municipalities in the Planning Area:

- ❖ Dunkard Township had the lowest median household income.
- ❖ Greensboro Borough had a median household income that was higher than any other in the Planning Area and Greene County. Perry Township and Carmichaels Borough were the only other municipalities in the planning with household incomes higher than the County's.
- ❖ Carmichaels Borough had a median household income that was \$6,628 higher than surrounding Cumberland Township.

- ❖ Greene, Monongahela and Wayne Townships each had median household incomes close to that of Greene County and the Southeast Greene Planning Area.

Poverty

Chart 2.16: *Percent of Individuals Below Poverty Level (2000)* graphically displays the percent of the population of municipality in Southeastern Greene County below the official poverty level in 2000. The percentages for Greene County and Pennsylvania are also shown for comparison purposes. In 2000 the poverty threshold was \$8,959 for individuals and \$17,462 for a family of four including two children under age 18.



The 2000 Census data showed that 14.2 percent of all individuals in the Planning Area lived below the poverty level. This translates to approximately 2,114 persons in Southeastern Greene County. This rate is slightly lower than the County rate of 15.0 percent of the individual municipalities:

- ❖ Cumberland and Dunkard Townships had the highest poverty levels at 19.4% and 19.1% respectively.
- ❖ Greene Township had the lowest level of poverty at 9.8%.
- ❖ At 10.4%, Carmichaels Borough was the only other municipality in the Planning Area to have poverty rates lower than Pennsylvania's.

- ❖ With the exception of Greensboro Borough, the level of poverty in each municipality appears to be correlated to the percentage of residents with a high school diploma.