

CHAPTER 2 DEMOGRAPHIC PROFILE

The demographic profile of the City of Monongahela and the Borough of New Eagle provides an overview of the composition and socio-economic status of the residents within the communities. The profile examines data in order to identify trends in population, housing, economic indicators, education cohorts, and crime statistics. Data in this section, unless otherwise noted, is from the United States Census Bureau's Decennial Census, Summary File 1 (SF 1) 100-percent data. SF 1 is based on 100-percent data from the population.

SUMMARY OF FINDINGS

Project Area

- ⇔ The total population for the Project Area has decreased by 4,035 from 1960 to 2000 but the population forecast shows the Project Area seeing a slight increase over the next 20+ years.
- ⇔ Baby boomers comprise the largest segment of the population. Over the next 10 to 15 years, this age group will enter into the pre-retirement and younger retired age groups.
- ⇔ The Project Area housing stock is older, particularly in the City. Housing values have increased at a faster rate than Pennsylvania, but slower than Washington County.
- ⇔ The Project Area has lower rates of residents who have received advanced degrees, but educational attainment has been improving rapidly since 1990.
- ⇔ A large percentage of the workforce is employed in the construction industry. Office and administration support; sales and service; and production occupations employ the highest percentages of the workforce.
- ⇔ Income levels are lower in the Project Area than Washington County or Pennsylvania. There is a higher incidence of poverty, particularly in the City and among female-headed householders with no husband present and elderly residents living alone.

City of Monongahela

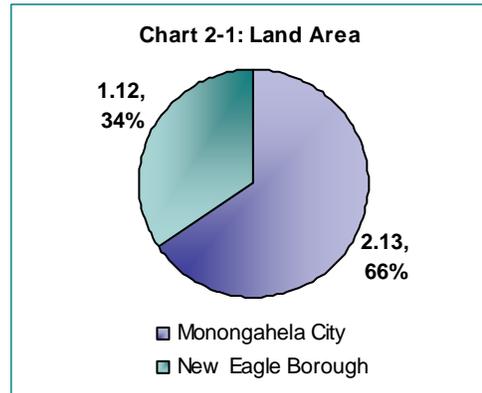
- ↔ Most of the Project Area's population loss occurred in the City, which declined 43 percent from 1960 to 2000.
- ↔ Monongahela's population decreased by more than 1,000 residents in each decade from 1960 to 1990.
- ↔ Between 1990 and 2000, the population decline was just 167 persons, which shows the population change has begun to stabilize.
- ↔ The population loss is similar to that seen in many boroughs and cities that experienced rapid growth during the industrial revolution.
- ↔ The City experienced growth in the 14 and under, 35 to 54, and 75 and over age groups. This is largely related to the Baby Boomer generation being between the ages of 35 and 54 in 2000 and having school-aged children.
- ↔ There is a high percentage of elderly homeowners and renters in Monongahela.
- ↔ Monongahela's housing stock is older compared to Washington County and Pennsylvania. The City does offer a mix of housing types for its residents.
- ↔ More than twice as many people walked to work in Monongahela in 2000 than in 1990.

Borough of New Eagle

- ↔ New Eagle Borough had a net population loss of 15 percent from 1960 to 1990. The losses occurred during the 1960's and 1980's.
- ↔ The Borough's population increased during the 1990's and is projected to increase from 2,262 in 2000 to 3,151 in 2030.
- ↔ The Borough's gained population in the 5 to 17, 35 to 54, and 75 and over age groups. Like Monongahela, this is largely related to Baby Boomers aged 35 to 54 in 2000 having school-aged children.
- ↔ The Borough has a high percentage of its housing stock classified as mobile homes in 2000 (23.8% compared to 1.4 percent in Monongahela) and fewer housing units classified as medium or high-density units.
- ↔ The housing stock in New Eagle is younger than in Monongahela. The median year of construction was closer to that of Washington County.
- ↔ While the Borough's income levels are lower than Washington County and Pennsylvania's, the rate of poverty is comparable.

LAND AREA

Washington County is a large county in Pennsylvania, covering 861 square miles. The City of Monongahela and the Borough of New Eagle are located in the eastern portion of the County and together comprise less than 3.5 square miles, which equals less than one percent of the County’s land area. Of the two, the City is larger, almost twice the size of the Borough.

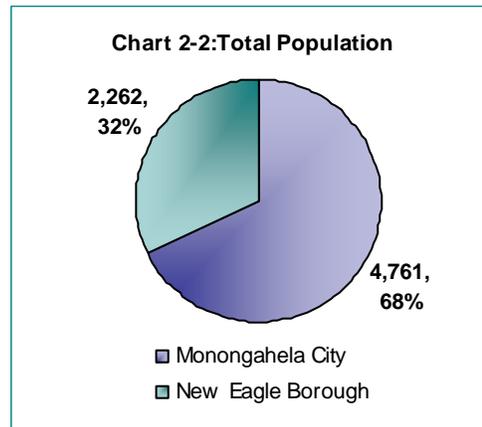


POPULATION

The Project Area had slightly over 7,000 residents in 2000. The City of Monongahela had twice the population as New Eagle. The population of the Project Area accounts for 3.5 percent of the County’s population.

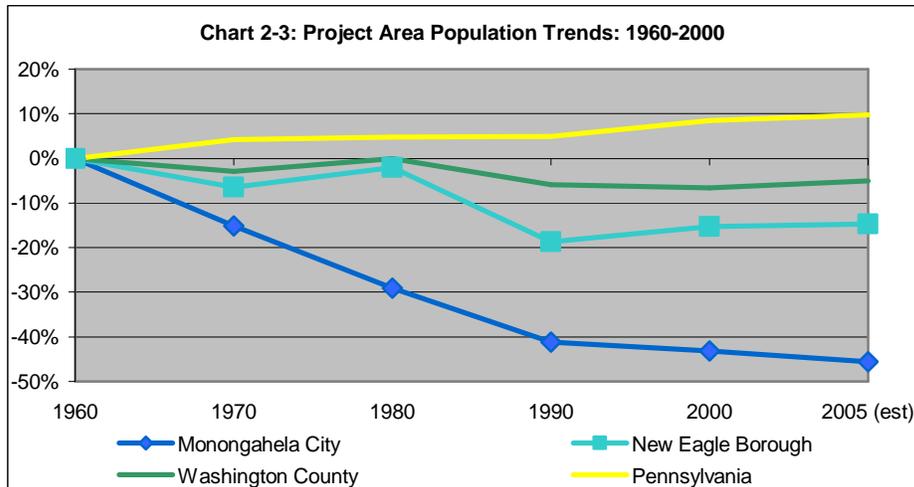
Density

Both the City and the Borough were densely populated in 2000, each having more than 2,000 persons per square mile. This was much higher than in the County, which had 236 persons per square mile. The Project Area is classified being located inside of an urban area. The Census defines an urban area as an area having a population density of at least 1,000 persons per square mile and a minimum overall population of at least 50,000.



Trends

The Pennsylvania State Data Center tracks historical population counts in the publication “The Population of Pennsylvania Municipalities: 1960 to 1998.” Combined with the 2000 Census and estimated 2005 counts, population trends are from 1960 through 2005. Chart 2-3 depicts the trends, using the 1960 population as a baseline, in order to be able to compare percentage change for the Project Area to the County and State.



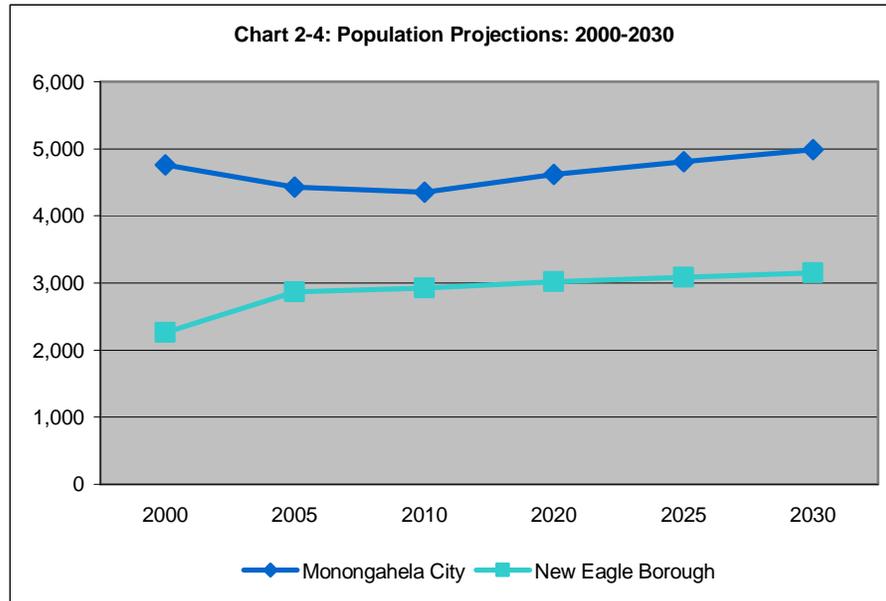
In 1960, the City of Monongahela had a population over 8,000. Over the next 40 years, the City experienced a population loss of 43 percent. The City’s population fell between 10 and 15 percent each decade through 1990. While still in decline between 1990 and 2005, the dramatic population losses lessened significantly.

The population trend in the Borough of New Eagle mirrors that of Washington County, although the Borough experienced a much more dramatic population decline in the 1980’s. The population increased slightly between 1990 and 2000 and was estimated to remain constant through 2005.

The Southwestern Pennsylvania Commission (SPC) is the metropolitan planning agency for a ten-county region in Southwestern Pennsylvania. The SPC Region includes Washington County, along with Allegheny, Armstrong, Beaver, Butler, Fayette, Greene, Indiana, Lawrence, and Westmoreland. In 2003, SPC adopted the Cycle VII Long Range Forecast, which includes population projections for all municipalities in the region based upon 2000 Census counts and planned economic development projects. It is important to note that many factors will ultimately influence population change, such as unforeseen economic growth or decline. New infrastructure projects can also influence

population. Therefore, the projections serve only as a potential forecast and not a prediction of future population.

Chart 2-4 depicts the projections for the City of Monongahela and the Borough of New Eagle for the years 2005, 2010, 2025 and 2030. The City is projected to continue losing population through 2010 and then increase between 2010 and 2030; peaking around 5,000 people, which is slightly higher than the population in 2000. The Borough's population is projected to continue increasing through 2030 to a total population of over 3,000.



Racial Composition

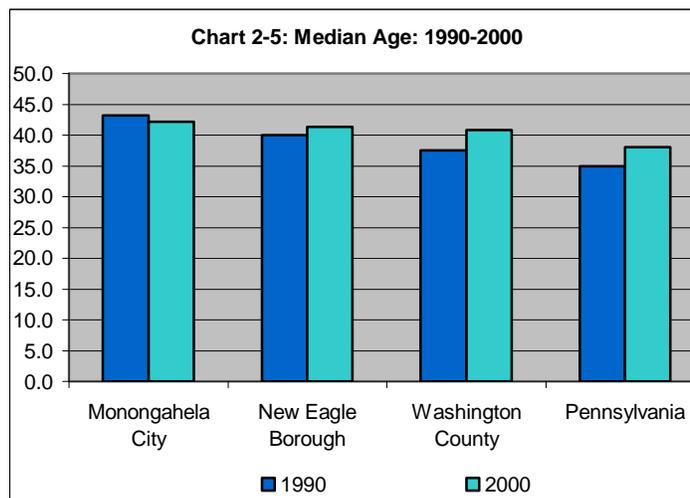
In 2000, there was limited racial diversity in the Project Area, with 95 percent of the population classified as white. Black or African American residents accounted for about three percent of the population. The City had a higher percentage of Blacks or African Americans than the Borough. Asians, Native Americans, and persons of two or more races accounted for the remaining two percent.

Comparing diversity between 1990 and 2000, the City's racial composition has remained virtually the same while the Borough has increased in diversity. In 1990, the Borough was almost entirely white, with less than a half of percent classified as a race other than white. By 2000, the Borough's minority population increased to account for almost four percent of the population.

Age

The age of a population plays an integral role in determining what type and level of municipal or social services are needed in a community. It is important to understand if the population is aging, what age groups are growing, and how that will impact the community in the future.

One measure of age is median age, which divides the age distribution into two equal parts: one-half of the population falls below and one-half is above the median age. Chart 2-5 compares the median age for the Project Area in 1990 and 2000 with Washington County and Pennsylvania. The City of Monongahela is the only community shown whose median age decreased from 2000 to 1990, though very slightly. The median age in New Eagle, along with Washington County and Pennsylvania, increased between 1990 and 2000. In 2000, the median age of the Project Area was over 40, which was higher than that of the state.



Population characteristics can also be studied by examining age groups and how they change over time. The following age groups were examined:

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 group include day care, head start, playground facilities, and programs directed for preschool children such as story hours at libraries or 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, because they are more mature and may have the ability to walk or bicycle with minimal supervision. However, to travel long distances, this age group is still dependent upon their parents or guardians.

Secondary school (15 to 17 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 significantly more mobility than younger children and thus are able to travel longer distances to access facilities and programs.

Post-secondary school (18 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 to attend college or trade school. This group requires specialized commercial services, which they use as consumers and as a source of employment.

Childbearing (25 to 34 years)-The Census analyzes fertility from ages 15 to 44, but the peak years, especially for white, non-Hispanic females, are from 25 to 34 (Dye, 2005). 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 targeted age group.

Child-rearing (35 to 54 years)-William Strauss and Neil Howe, in their book *Generations* (1992), define the Baby Boomer generation as those persons born between 1943 and 1960. In 2000, the Baby Boomer generation coincided with the Child-rearing age group, as Baby Boomers were aged between 40 and 57 in 2000. This age group is generally well established, having a high percentage of homeowners, high incomes, and older children.

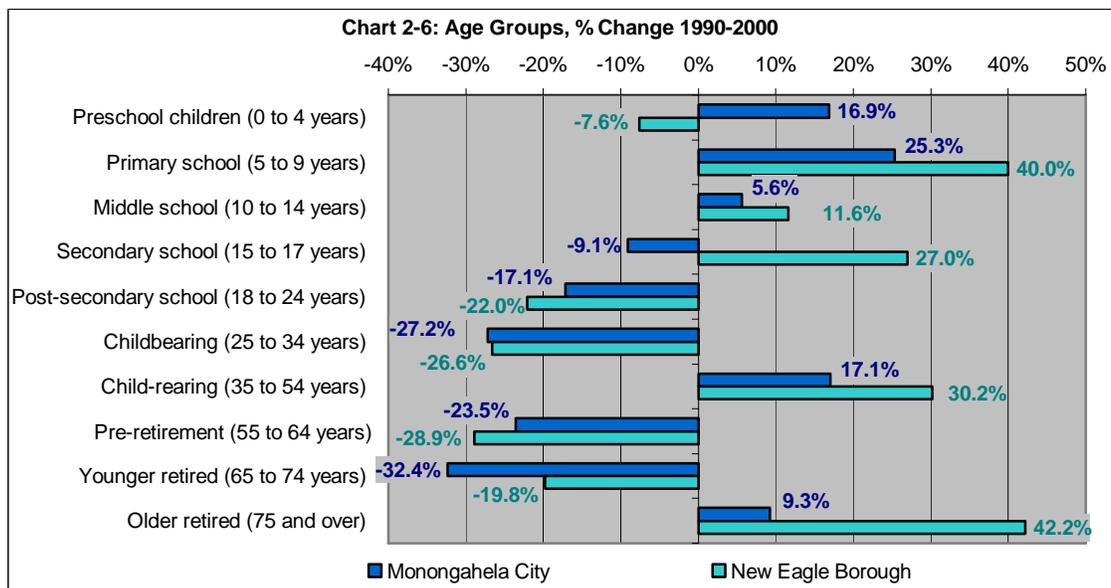
Pre-retirement (55 to 64 years)-This age group is generally in a transitional phase, becoming empty nesters but before retirement age. This group is generally well established, having a high percentage of homeowners, high incomes, and are less demanding of municipal services.

Younger retired (65 to 74 years)-This age group is eligible to retire but generally 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, i.e. continue to reside in the same municipality. They generally have declining incomes, an increase in single-person households, and changes in housing needs.

Chart 2-6 shows the percentage change from 1990 to 2000 for each age group in the City and the Borough.



While the City of Monongahela lost population between 1990 and 2000, the median age decreased slightly. This is due to the age groups of Preschool children, Primary school, and Child-rearing increasing during that time-span. The City is losing the largest percentages of residents in the Younger retired group, followed by the Childbearing group and the Pre-retirement group.

New Eagle Borough on the other hand gained population between 1990 and 2000 and the median age increased slightly. The largest increase in population came in the form of Older retired, followed by increases in Primary School, Child-rearing, and Secondary School. The Borough saw population losses in the Pre-retirement, Childbearing, and Post-secondary school age groups.

A common complaint of municipalities, particularly in Southwestern Pennsylvania, is that they are losing young people. According to the U.S. Census Bureau's report on geographical mobility, people aged 20 to 29 have the highest moving rates. The moving rates are highest for this age group because of the higher frequency of life course events, such as marriage, child birth, and new jobs (Schachter, 2001).

The Project Area lost significant portions of the population between ages 18 and 34, signifying that high school graduates are leaving the area for school, in search of jobs, or other reasons. However, it is encouraging that for the most part, the City and the Borough gained population in the age groups under 15, which is due to the increase in the Child-rearing age group.

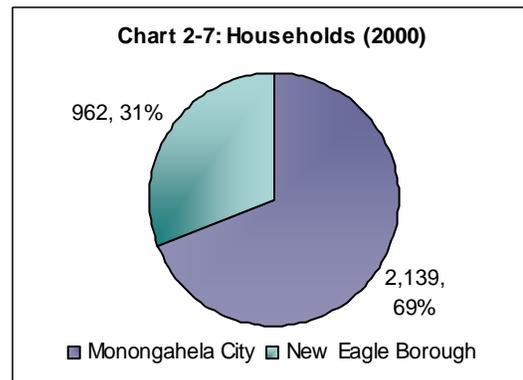
The Child-rearing age group was the only age group over 35 years, other than the Older retired age group, to increase between 1990 and 2000 for the Project Area. This is due to the fact that the Baby Boomers fell into this age group in 2000.

While the Project Area had a net gain of 350 persons in the Child-rearing age group, it lost 511 persons in the Pre-retirement and Younger retired age groups. As the Baby Boomer generation ages and heads into the Pre-retirement and Younger retired age groups, these age groups will increase.

Households

In 2000, the Project Area had 3,101 households, of which two-thirds were located in the City of Monongahela.

In 2000, the average household in Pennsylvania had 2.48 persons, while in Washington County it was 2.44. The Borough was slightly lower, with 2.35, while the City was even lower, with just 2.22 persons per household.



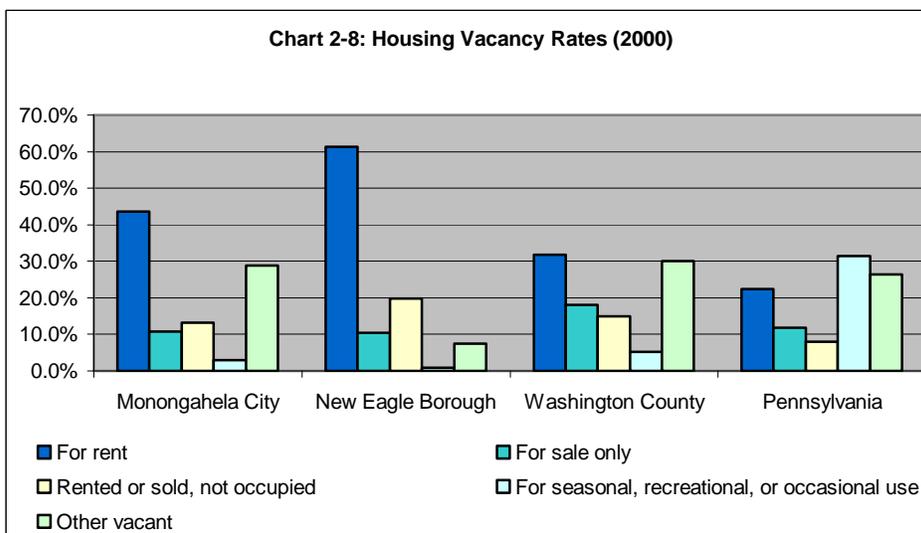
HOUSING

In 2000, there were 3,450 total housing units in the Project Area. Almost 70 percent of the housing units were located in the City of Monongahela. For housing vacancy 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.

Vacancy

The overall housing vacancy rate in the Project Area was slightly higher than Washington County and Pennsylvania. The City had a 10.2 percent vacancy rate and the Borough had a 9.9 percent vacancy rate; compared to just 7.0 percent in the County and 9.0 percent in Pennsylvania.

The U.S. Census counts units that were vacant for rent; for sale; rented or sold but not occupied; for seasonal, recreational or occasional use; and for other reasons, such as personal reasons of the owner, use by caretaker or janitor, and settlement of estates. Chart 2-8 depicts the vacancy rates in 2000 for each category.



Rental units accounted for the largest percentage of vacant housing units. This was especially true in the Borough, where over 60 percent of vacant units were for rent. The City and the Borough each had about ten percent of vacant units for sale. This percentage was lower than the County and State. The Borough had a higher percentage of vacant homes that were sold or rented but not occupied than did the City. Neither the City or the Borough had a significant percentage of vacant units for seasonal use. Housing conditions may be a factor in the vacancy rates of sold or rented but not occupied housing units.

Tenure

Housing tenure refers to the distinction between housing units that are occupied by their owners and those occupied by renters. Communities typically prefer to have high percentages of their houses owner-occupied, as the common perception is that owners bring stability, wealth, and better home maintenance to neighborhoods than do renters.

The first major difference in the housing within the City and Borough is in tenure. In the City, only 65 percent of occupied housing units were owner-occupied; compared to 81 percent in the Borough. The County (77%) and the State (71%) fall in between.

Minority populations accounted for very small percentages of homeownership in the Project Area. Monongahela had just three percent of its homes under minority ownership, while New Eagle had less than two percent. Minority populations accounted for six percent of all renters in the City and just slightly over one percent in the Borough. While the percentages are not high, the percentage of minority renters is double that of homeowners in the City of Monongahela.

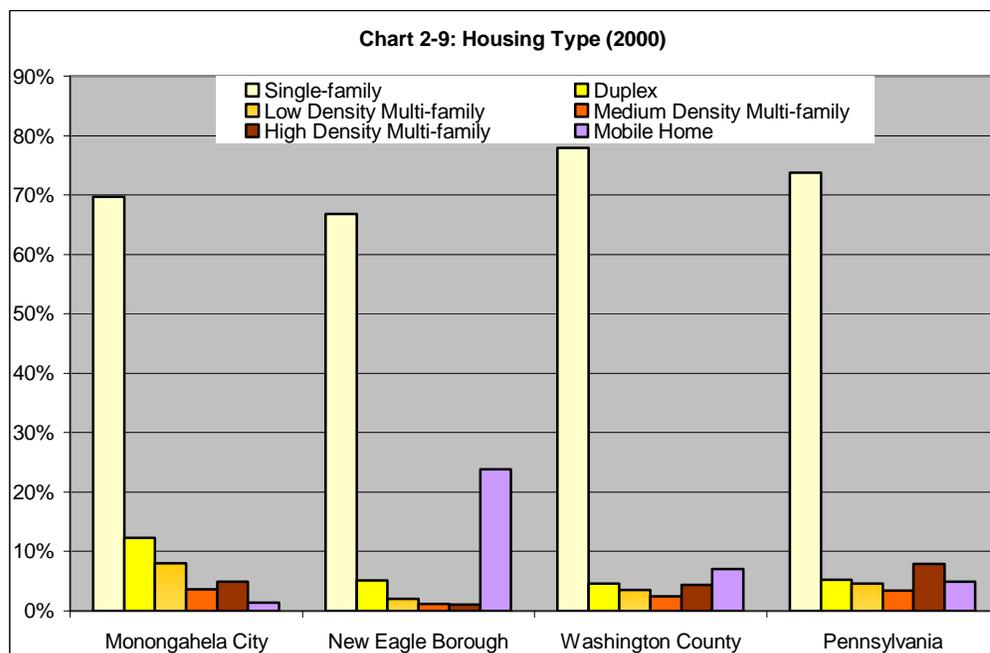
Homeowners in the City tend to be older. Monongahela City had the largest percentage of homeowners who were aged 75 years or older, as compared to New Eagle Borough, Washington County, and Pennsylvania. While the Borough had younger homeowners than the City, it still had a higher percentage of elderly homeowners than the County or State. Monongahela also had a high percentage of elderly renters; the highest in each category over the age of 65 as compared to the Borough, County, and State.

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.

Chart 2-9 depicts the percentage of each housing type as part of the total housing units for the City of Monongahela, the Borough of New Eagle, Washington County, and Pennsylvania.



Single-family homes present the most common form of housing in Pennsylvania and typically in each community. Urban areas such as cities and boroughs are developed more densely than their rural counterparts. As such, Monongahela and New Eagle had lower percentages of single-family homes than did the County or State. Though not shown on the chart, attached single-family homes, such as row houses and townhouses, comprised between three and five percent of the single-family homes in the Project Area. Duplexes accounted for the second highest category in the City, while mobile homes occupied the second largest category in the Borough.

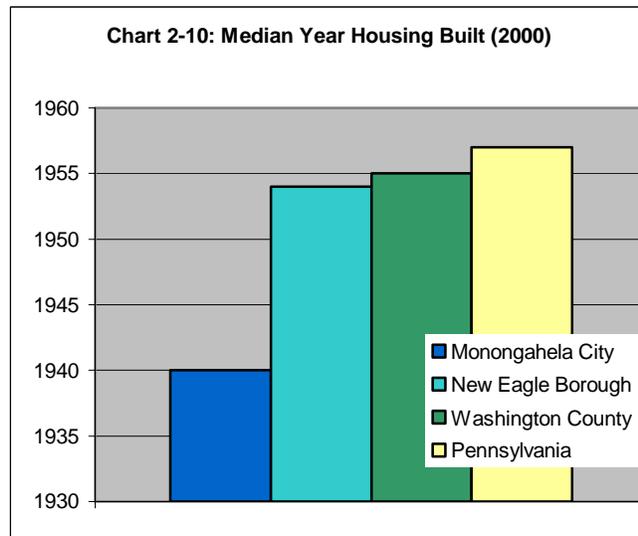
Multi-family housing is divided into three categories to account for the varying degrees of density. Monongahela had a much higher percentage of multi-family homes (16.5%) than did New Eagle (4.3%), and was even higher than that of Washington County (10.4%) and Pennsylvania (15.9%). In Monongahela and New Eagle, the low density housing units accounted for the largest portion of the multi-family structures, while high density units accounted for the largest portion in the County and State.

In 2000, Monongahela provided a wider variety of housing options than could be found in New Eagle. About 90 percent of all housing units in the Borough are single-family units; either standard single-family homes or mobile homes. Mobile homes provide affordable housing opportunities for residents who prefer to own their own home rather than rent.

Age of Housing

The age of housing structures can measure the physical quality of the housing stock in a community. The number of homes constructed prior to 1940 is sometimes used as an indicator of poorer quality housing, however many older homes are of better quality than those built after 1940, (Myers, 1992). Older homes, if not renovated to meet current building code standards, can also become a fire hazard and safety issue.

Chart 2-10 shows the median year that homes were constructed for the Project Area compared to that of Washington County and Pennsylvania. Median year built means that half of all homes were constructed before that year and half were constructed after.

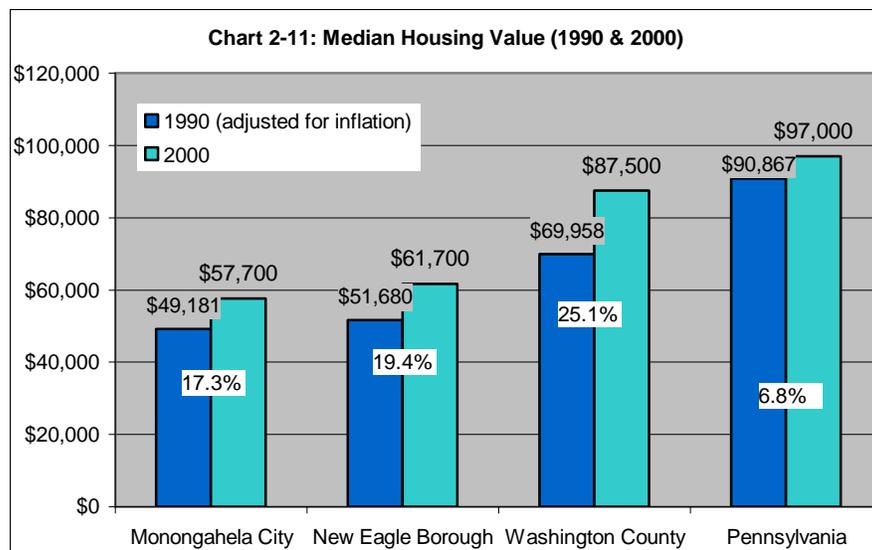


While the Borough of New Eagle had slightly older homes than the County and State, the City of Monongahela had a much older housing stock. With a median year built of 1940, the City's housing stock in 2000 was almost 15 years older than that of the Borough.

Housing Value

The average housing value in a community over time can be used to measure the socioeconomic level of the area. The Census defines 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.” When comparing values in 1990 and 2000, the data in 2000 was collected at a sample basis whereas in 1990 it was collected for the entire community. The median value of owner-occupied housing units increased throughout rural Pennsylvania between 1990 and 2000, particularly in Southwestern Pennsylvania (Center for Rural Pennsylvania, 2006).

The inflation rate for 1990 to 2000 was 1.315 (<http://www1.jsc.nasa.gov/bu2/inflateCPI.html>). Therefore, a home valued at \$100,000 in 1990 is worth \$131,500 in 2000. Chart 2-11 shows median housing values in year 2000 dollars for both 1990 (adjusted for inflation) and 2000.



Overall, the value of housing in the Project Area was lower than that of Washington County and Pennsylvania both in 1990 and 2000. In 2000, the median housing value was just \$57,700 in the City and \$61,700 in the Borough, which were more than \$15,000 lower than the County and more than \$20,000 lower than the State.

In terms of the percentage that housing values increased, Washington County saw the largest increase at 25 percent. New Eagle and Monongahela saw similar percentage increases at 19.4 percent and 17.3 percent, respectively. Pennsylvania had less than a seven percent increase.

Migration

Migration within a community can be examined by looking at Census data that compares the current residency (2000) to that of where they lived in 1995. Metropolitan areas experienced the higher rates of outmigration when compared to rural areas. In addition, the Northeastern United States was the only region in the country that had more people move out of the region than to it from other regions in the country.

Table 2-1: Migration shows not only whether the person lived in the same house in 2000 as in 1995, but if not, where they lived prior.

| | Monongahela City | New Eagle Borough | Washington County | Pennsylvania |
|-------------------------------------|-------------------------|--------------------------|--------------------------|---------------------|
| Same house in 1995 | 61.5% | 65.6% | 68.9% | 63.5% |
| Different house in the U.S. in 1995 | 38.3% | 34.3% | 30.7% | 35.1% |
| Same county | 27.3% | 24.5% | 18.8% | 21.7% |
| Different county | 11.0% | 9.8% | 11.8% | 13.4% |
| Same state | 7.4% | 8.6% | 7.9% | 7.6% |
| Different state | 3.6% | 1.3% | 3.9% | 5.8% |
| Elsewhere in 1995 | 0.2% | 0.1% | 0.5% | 1.4% |

In 2000, while the majority of Project Area residents lived in their homes since 1995 or longer, there were over one-third of residents who did not. Overall, residents of the Project Area have been more transient than in Washington County and Pennsylvania. However, most of the movers within the Project area are moving from within Washington County, not from other counties or states.

In a report published by the U.S. Census Bureau in 2001, the reasons for why people moved were studied. It was found that for intracounty movers (moving from one location in a county to another within the same county), the answer most often given within the United States was housing-related reasons (65.4%). These reasons included wanting to own a home rather than rent; wanting a new or better home / apartment; wanting a better neighborhood / less crime; wanting a cheaper home; and other reasons (Schachter, 2001). With 65 percent of all housing units renter-occupied in Monongahela and 38 percent in New Eagle, it is likely that many of the movers were renters.

CRIME

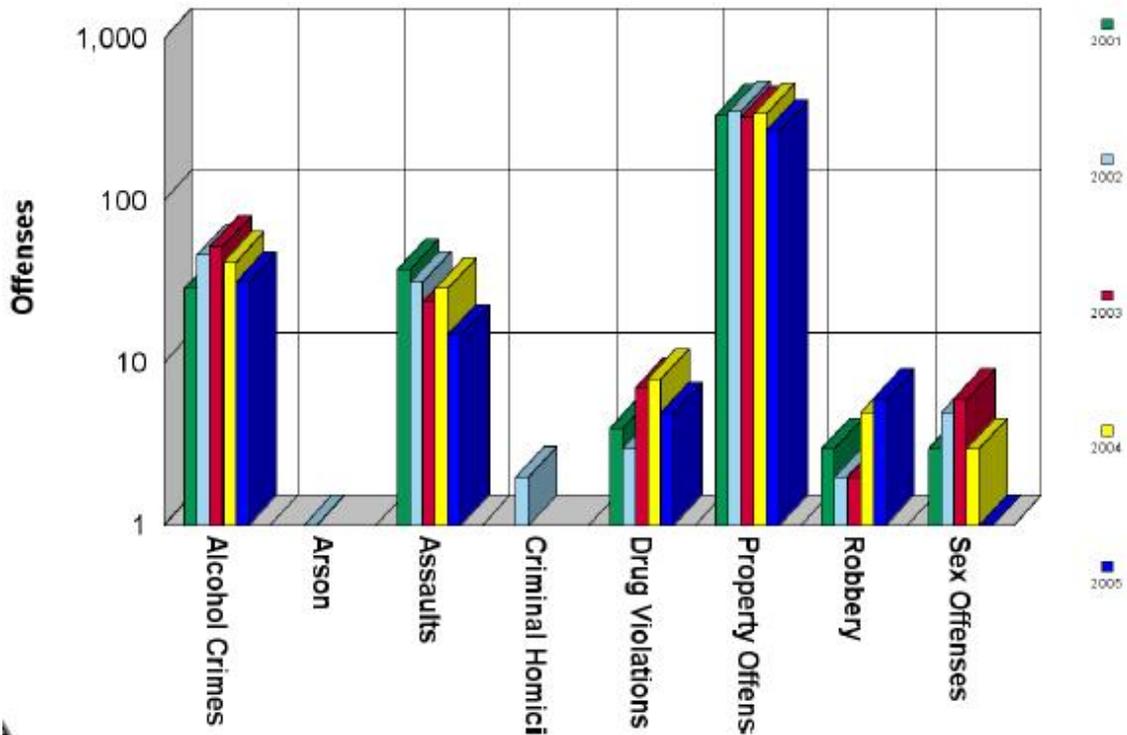
Data for this section comes from the Pennsylvania Uniform Crime Reporting (UCR) System, which the Pennsylvania State Police manages. Data is available for the City of Monongahela, as reported by the Police Department. Crime statistics for New Eagle Borough were unavailable.

According to the UCR for Monongahela, 82 percent of reported crimes in 2005 were property offenses, which include burglary, larceny-theft, motor vehicle thefts, white collar thefts (i.e. forgery, fraud) and vandalism. Most of the offenses were for larceny-theft and vandalism. There were no criminal homicides in 2005.

Alcohol crimes (driving under the influence, drunkenness) comprised the next largest category (9.6%). The remaining crimes in 2005 were for assaults (4.5%), robbery (1.8%), drug violations (1.5%) and sex offenses (0.3%).

Chart 2-12 depicts the crime trend in the City between 2001 and 2005 for a variety of crimes. The majority of crimes is property crimes, with alcohol crimes and assaults the next largest categories. It is important to note that participation in the Pennsylvania Uniform Crime Reporting System became mandatory on June 1, 2005. Not all police agencies contributed to the program prior to this date.

Chart 2-12: Five Year Crime Trend for Monongahela City



Source: Pennsylvania Uniform Crime Reporting System (2006)

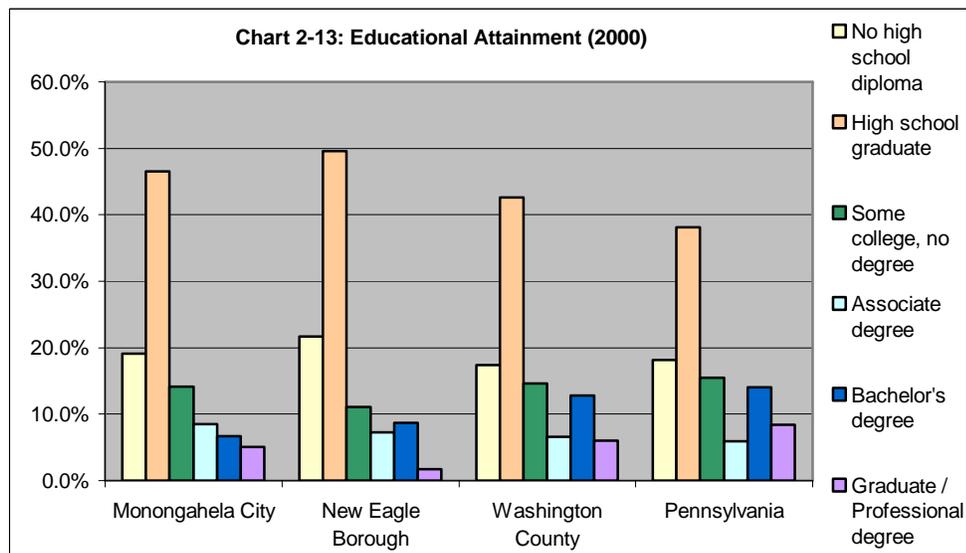
The number of property crimes that occurred in 2005 (272) was marginally lower than the previous four years. Alcohol crimes rose between 2001 and 2003, but decreased to 32 in 2005. Assaults, comprising the third highest type of offense, decreased since 2001 to just 15 in 2005.

The remaining crimes in the City of Monongahela account for a total of less than ten offenses annually. Drug violations were lower in 2005 than previous years, though still higher than in 2001. Sex offenses have decreased to almost nil, after a steady rise between 2001 and 2003. The only offense that increased from 2004 to 2005 is robbery.

EDUCATION

Educational attainment refers to the highest level of schooling that a person received. For purposes of this plan, the attainment levels are divided into six categories: no high school diploma; high school graduate; some college but no degree; associate degree (2-year); bachelor's degree (4-year); and graduate / professional degree (masters, doctorate, etc.). Data used is 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.

Chart 2-13 notes the educational attainment in 2000 for all residents at least 25 years of age in the Project Area compared to that of Washington County and Pennsylvania.



New Eagle Borough had the highest percentages of both residents without a high school diploma and high school graduates. Monongahela was higher than Washington County and Pennsylvania in both categories. The Project Area had higher percentages of residents with an associate degree; though lower percentages of residents with at least a bachelor's degree.

Approximately 19 percent of the Project Area's population received an advanced degree, as compared to 25 percent in Washington County and 28 percent in Pennsylvania. As a result, the workforce in the Project Area will be less competitive than in other communities within not only Washington County, but across the State, for jobs that require a higher education.

JOBS & ECONOMICS

The labor force of the Project Area is examined in comparison to Washington County and Pennsylvania. Data used is 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.

Labor Force

The Census Bureau defines a labor force as including “all people classified in the civilian labor force, plus members of the U.S. Armed Forces (people on active duty with the United States Army, Air Force, Navy, Marine Corps, or Coast Guard). The Civilian Labor Force consists of people classified as employed or unemployed.”

Table 2-2: Labor Force shows the percentage of the population who are in the labor force, whether civilian or Armed Forces, and employment status for 2000. The percentage of Project Area residents in the labor force was comparable to that of both Washington County and Pennsylvania. The labor force was almost exclusively civilian, with only five New Eagle Borough residents enlisted in the Armed Forces.

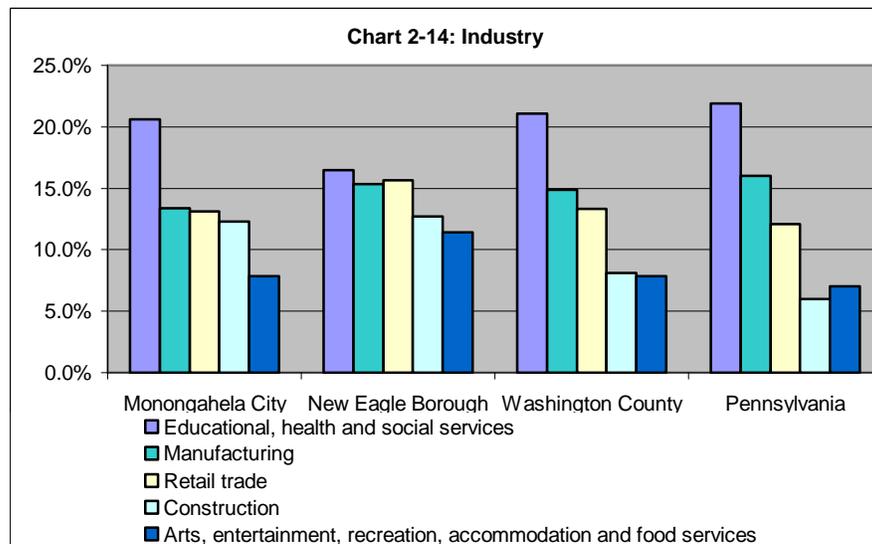
The employment rates for both the City of Monongahela and the Borough of New Eagle were comparable in 2000. The Borough had a slightly lower unemployment rate than the City, County and State.

| | Monongahela City | New Eagle Borough | Washington County | Pennsylvania |
|--------------------|---------------------|----------------------|----------------------|--------------|
| In labor force: | 55.8% | 54.7% | 58.9% | 61.9% |
| In Armed Forces | 0.0% | 0.5% | 0.1% | 0.1% |
| Civilian: | 100.0% | 99.5% | 99.9% | 99.9% |
| Employed | 94.4% | 95.2% | 94.7% | 94.3% |
| Unemployed | 5.6% | 4.8% | 5.3% | 5.7% |
| Not in labor force | 44.2% | 45.3% | 41.1% | 38.1% |

Industry

The Census Bureau defines industry as “relating to the kind of business conducted by a person’s employing organization. For employed people the data refer to the person’s job during the reference week. For those who worked at two or more jobs, the data refer to the job at which the person worked the greatest number of hours.”

Chart 2-14 shows the percentage of the workforce employed in the top five industries for the Project Area, as well as Washington County and Pennsylvania. The top five are educational, health and social services; manufacturing; retail trade; construction; and arts, entertainment, recreation, accommodation and food services.



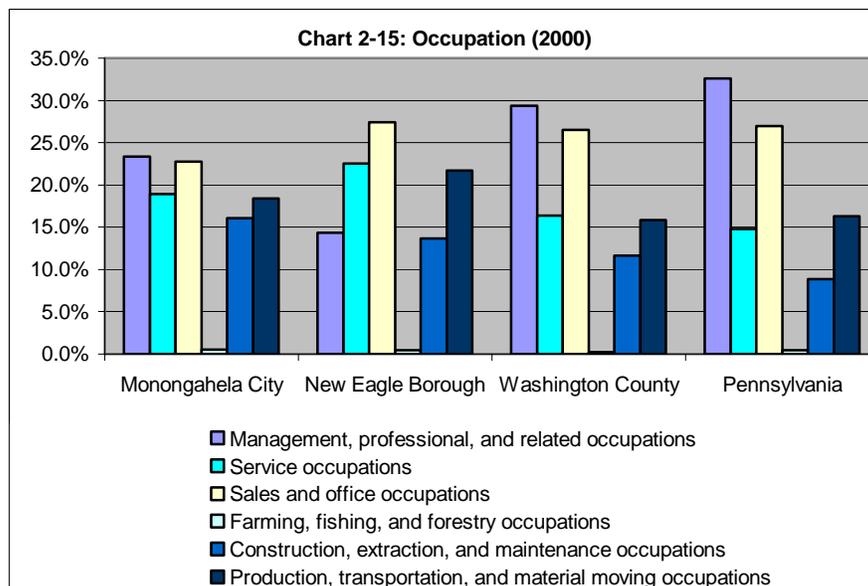
Across the board, the largest percentage of the population was employed in the educational, health and social services industry; however, New Eagle had a significantly lower percentage when compared to Washington County and Pennsylvania. The City had a slightly lower percentage of residents employed in Manufacturing than the County and State, but about the same in arts, entertainment, recreation, accommodation and food services while the Borough was much higher in this category. Both the City and the Borough had a higher percentage of residents employed in the construction industry than the County and the State.

The most notable difference between Monongahela and New Eagle is the higher percentage of City residents employed in educational, health and social services while the Borough had a higher percentage of residents employed in the arts, entertainment, recreation, accommodation and food services. The distribution between the other categories is not significantly different.

Occupation

Occupation data provide more detailed information than does industry regarding employment. The Census Bureau defines occupation as “the kind of work the person does on the job. For employed people, the data refer to the person's job during the reference week. For those who worked at two or more jobs, the data refer to the job at which the person worked the greatest number of hours.”

Chart 2-15 shows the percentage of the workforce employed in six major occupation categories: management, professional, and related; service; sales and office; farming, fishing and forestry; construction, extraction and maintenance; and production, transportation and material moving.



Farming, fishing and forestry comprised a minimal percentage of workers in each community. Comparing the Project Area to Washington County and Pennsylvania, the most striking differences were in the management, professional and related occupations and service occupations. The Project Area had a significantly lower percentage employed in management and professional occupations and a much higher percentage in production, transportation and material moving; construction and extraction; and service occupations.

The occupations of residents were more balanced in Monongahela than in New Eagle. The Borough depended more on service and production than did the City, while the City had more residents employed in management and professional occupations.

Table 2-3 lists the top employing occupations for residents of Monongahela and New Eagle.

| Monongahela City | New Eagle Borough |
|---|--|
| Office and administrative support | Office and administrative support |
| Sales and related occupations | Sales and related occupations |
| Production occupations | Production occupations |
| Construction trade workers | Food preparation and serving |
| Management | Construction trade workers |
| Food preparation and serving | Material moving |
| Motor vehicle operators | Motor vehicle operators |
| Education, training and library occupations | Building grounds cleaning and maintenance |
| Healthcare support | Healthcare practitioners and technical operators |

Residence to Workplace

It is important to know where the residents within a community work. The availability of jobs within a reasonable distance to residents' homes plays a vital role in determining where people live. Table 2-4: Top Workplaces lists the workplaces where the highest percentage of Monongahela and New Eagle residents work and are depicted in Figure 2-1 and Figure 2-2 on page 2-24..

| Monongahela City | | New Eagle Borough | |
|---|-------|--|-------|
| Monongahela City, Washington County | 24.6% | Pittsburgh City, Allegheny County | 12.9% |
| Pittsburgh City, Allegheny County | 9.3% | Monongahela City, Washington County | 7.6% |
| Carroll Township, Washington County | 6.2% | New Eagle Borough, Washington County | 6.8% |
| New Eagle Borough, Washington County | 3.6% | Carroll Township, Washington County | 4.4% |
| Rostraver Township, Westmoreland County | 3.2% | Peters Township, Washington County | 4.4% |
| California Borough, Washington County | 2.3% | Washington City, Washington County | 3.6% |
| West Mifflin Borough, Allegheny County | 2.1% | Bethel Park Borough, Allegheny County | 3.1% |
| Monessen City, Westmoreland County | 2.1% | West Mifflin Borough, Allegheny County | 2.9% |
| Bethel Park Borough, Allegheny County | 2.0% | South Strabane Township, Washington County | 2.5% |
| Clairton City, Allegheny County | 1.9% | Charleroi Borough, Washington County | 2.4% |

The City of Monongahela employs almost one-quarter of its population and over seven percent of the population of New Eagle Borough. The City of Pittsburgh, in Allegheny County, is the second highest employer. Approximately ten percent of Project Area residents work in New Eagle Borough.

Figure 2-1: Workplaces for Residents of the City of Monongahela (2000)

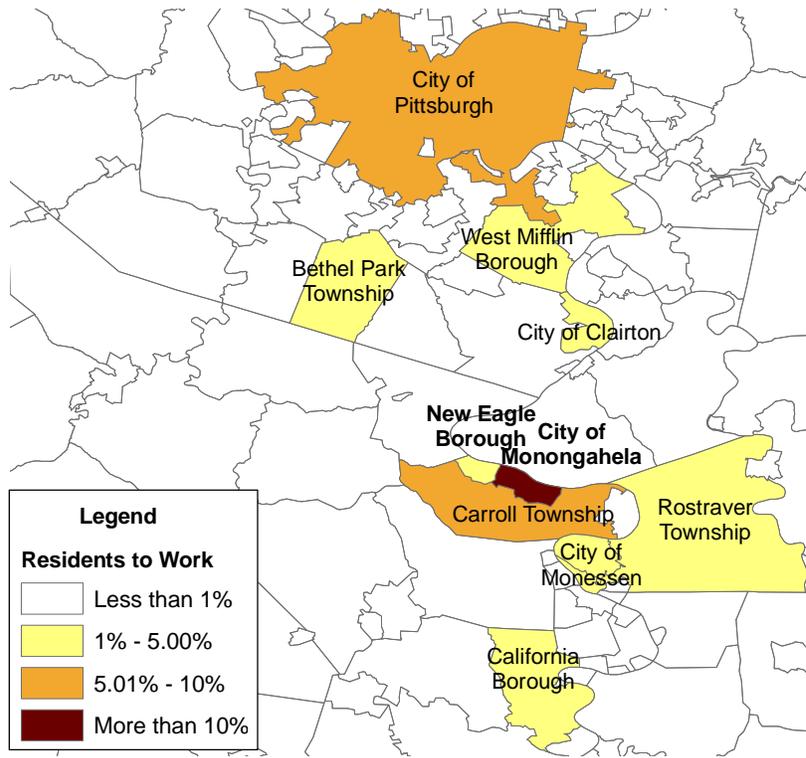
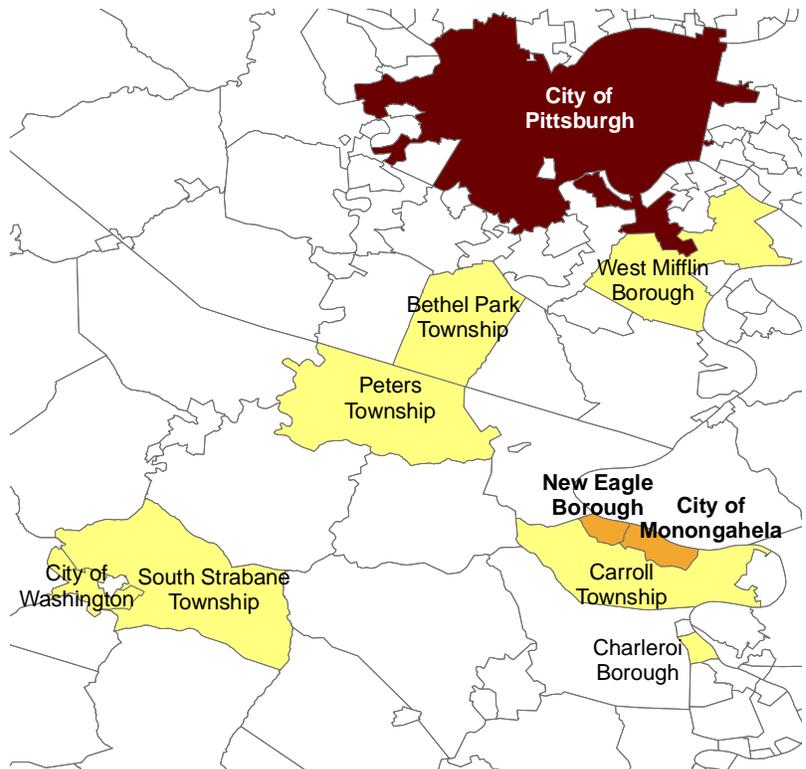


Figure 2-2: Workplaces for Residents of the Borough of New Eagle (2000)

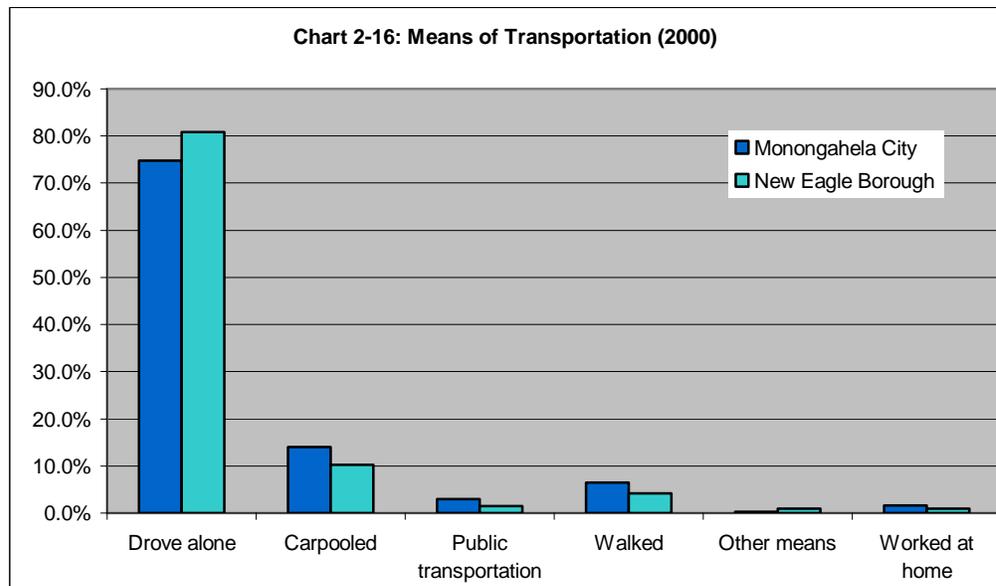


Commuting Patterns

Where a person lives and works determines their commuting patterns. Length of commute as well as mode of transportation are dependent upon the location of residence and workplace along with the availability of alternative modes of transportation.

Chart 2-16 shows the means of transportation used by residents to get to work in 2000. By far, the majority drove alone to work. More than ten percent in both the City and the Borough carpooled, significantly higher than those who used public transportation (most common method was by bus).

Due to the large percentage of workers who live in the Project Area and work in the Project Area, it is not surprising that about five percent of residents walked to work. For those who do not work at home, the average travel time to work for the Project Area was about 29 minutes.

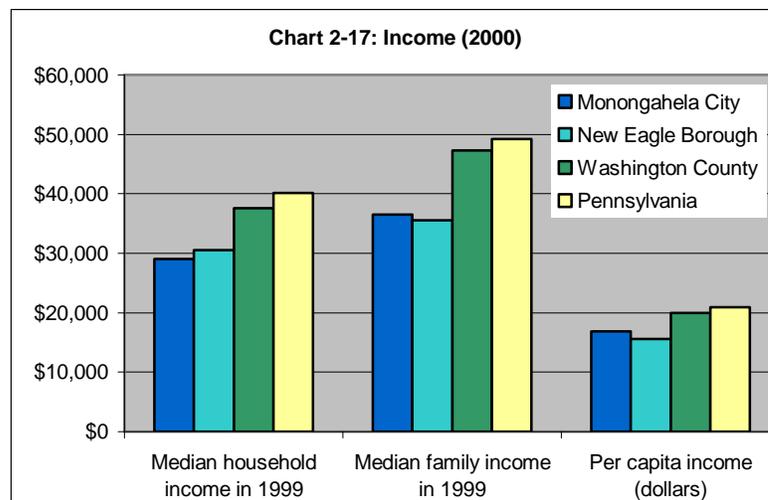


INCOME

Income is collected by the Census at three levels: households, families and per capita. The following definitions are used by the Census for each term:

- ⇔ **Income:** The sum of the amounts reported separately for wages, salary, commissions, bonuses, or tips; self-employment income from own nonfarm or farm businesses, including proprietorships and partnerships; interest, dividends, net rental income, royalty income, or income from estates and trusts; Social Security or Railroad Retirement income; Supplemental Security Income (SSI); any public assistance or welfare payments from the state or local welfare office; retirement, survivor, or disability pensions; and any other sources of income received regularly such as Veterans' (VA) payments, unemployment compensation, child support, or alimony.
- ⇔ **Household:** A household includes all the people who occupy a housing unit as their usual place of residence.
- ⇔ **Family:** A family includes a householder and one or more people living in the same household who are related to the householder by birth, marriage, or adoption. All people in a household who are related to the householder are regarded as members of his or her family.
- ⇔ **Per capita income:** Average obtained by dividing aggregate income by total population of an area.

Chart 2-17: Income depicts the median incomes in 2000 for households, families, and per capita for the Project Area compared to Washington County and Pennsylvania.



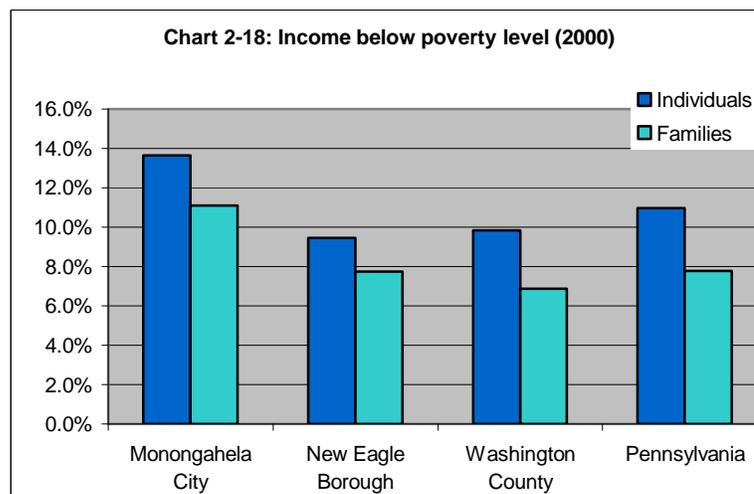
The Project Area had lower incomes overall than found throughout Washington County and Pennsylvania. The income levels were comparable between the City and the Borough. The median household and family incomes for the Project Area were on the average, about \$10,000 less than that of Pennsylvania. Per capita income was higher in Monongahela than New Eagle, but lower than both the County and the State.

POVERTY

Poverty level is determined by following the Office of Management and Budget's (OMB) Directive 14 that the Census Bureau uses "a set of money income thresholds that vary by family size and composition to detect who is poor. If the total income for a family or unrelated individual falls below the relevant poverty threshold, then the family or unrelated individual is classified as being below the poverty level."

The poverty level is based upon the US Department of Agriculture's determination that one third of income is spent on food and the basis for the food cost is from a Department of Agricultural economy food plan. For the 2000 Census, the poverty level was determined at \$8,350/annually for persons who were 18 and over, and resided in the contiguous United States. The poverty threshold for a family of four persons was \$17,603 (<http://www.usda.gov/wps/portal/usdahome>).

Chart 2-18 displays the percentage of families and individuals whose incomes were at or below the poverty level in 2000. Monongahela had the highest level of poverty for both individuals and families as compared to New Eagle, Washington County and Pennsylvania. New Eagle had a higher rate of poverty among families than the County and State, but a lower rate among individuals.



SENSITIVE POPULATIONS

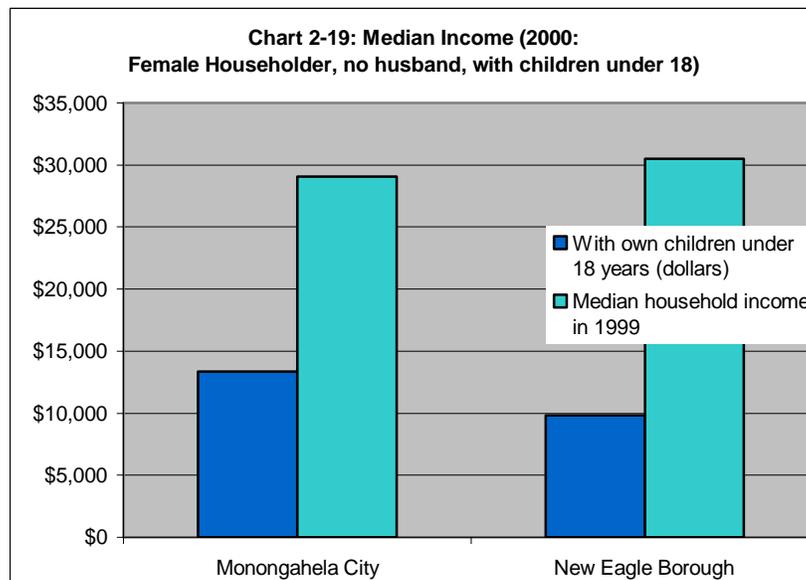
Sensitive populations for this project are defined as single-parent households with children under 18 years of age and households with persons over the age of 65 who live alone. These households place a unique demand on municipal and social services.

Households with Children Under 18

Approximately 25 percent of households in the City had children under the age of 18, while in the Borough there were over 28 percent. Both of these were lower than the County, where the percentage of households with children was just over 30 percent.

More than one-third of the households with children were single-parent families in the Project Area, which was almost 10 percent higher than in Washington County. Roughly three-quarters of the single-parent families were female headed householders.

Chart 2-19 compares the median income in 2000 for households and households headed by a female with no husband present, with children under the age of 18 years.

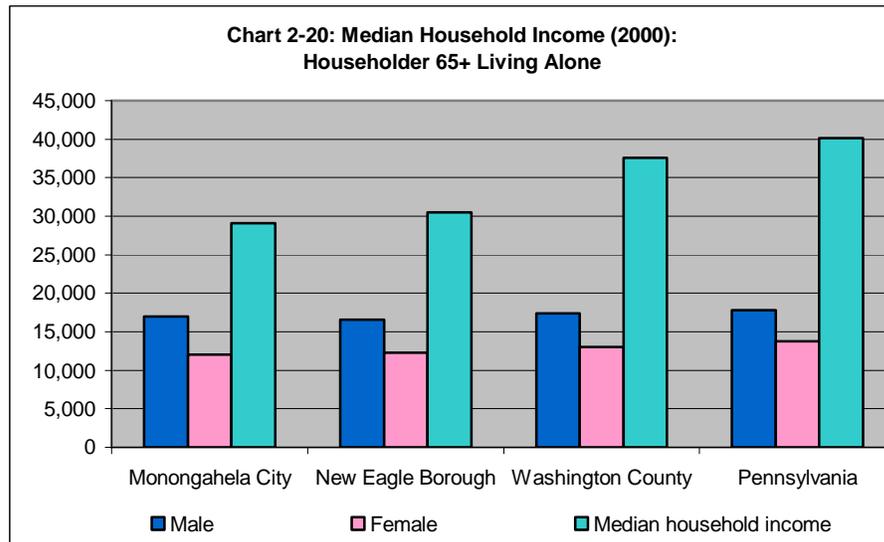


The median income for this segment of the population was about \$15,000 less than the median household income in the City of Monongahela and more than \$20,000 less in the Borough of New Eagle. These households need more public assistance and social services than do households of married families or even single persons without children.

Households with Persons Over 65 Living Alone

The Project Area had a higher percentage of households with one or more persons over the age of 65 than Washington County. In the City, almost 38 percent of households had persons over 65, of which about 52 percent lived alone. The Borough had a slightly lower rate of households with persons over 65 (34%).

Chart 2-20 compares the median household income for 2000 with that of male householders aged 65 or older who live alone and female householders aged 65 or older who live alone.



Male householders who are at least 65 years of age and live alone were better off than their female counterparts, who on average made about \$5,000 less than the males. Both of these groups' incomes were significantly less than the median household income.

Senior citizens often live on fixed incomes, dependent upon social security and pensions. As inflation rises and housing costs increase, this segment of the population often finds itself in financial difficulty and is forced to rely more on public assistance and social services.