

PITTSBURGH ECONOMIC QUARTERLY

University Center for Social and Urban Research

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ALLEGHENY COUNTY DEMOGRAPHIC AND HOUSING TRENDS

PREPARED FOR: *ALLEGHENY PLACES*, THE ALLEGHENY COUNTY COMPREHENSIVE PLAN

By Sabina Deitrick, Christopher Briem, and Angela Williams Foster

UCSUR is pleased to be part of the Planning Team for *Allegheny Places*, the Allegheny County Comprehensive Plan. *Allegheny Places*, led by the Allegheny County Department of Economic Development – Planning Division, is the first comprehensive plan for the County. The Plan was kicked off in March 2005 by Allegheny County Chief Executive Dan Onorato.

Allegheny Places will establish a vision for the County that is supported by goals and policies based on factual information and realistic implementation programs. The Plan will serve as a general policy guide for future growth, economic development, land use, conservation, and community character, while also providing a framework for the strategic use of public resources to optimize the quality of life within the County. It is the County's business plan and will inform capital budget decisions.

Since the kickoff in March 2005, the Planning Team has been gathering information on existing conditions

within the County. As part of this effort, UCSUR has prepared baseline analyses and projections for housing, population, and economic development.

So what are the demographic, housing, and economic trends for the County? In this issue of *PEQ*, we will summarize the results from the demographic and housing trends report.

Over the past decades, Allegheny County has seen little change for broad population and housing indicators for the County as a whole. Overall, population decreased slightly nearly every year since 1970 to 1.25 million in 2004. Housing units increased slightly but steadily over the decades to nearly 584,000 units in 2000. The primary reason for such small changes in population and the number of housing units stems from the continued economic restructuring of the Pittsburgh region from its industrial base to a post industrial economy. The region suffered from the collapse of the steel industry beginning in the late 1970s, as the economy was shifting from a manufacturing-based economy to growth in a broader

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HALFWAY TO 2010: PROJECTED REAPPORTIONMENT IMPACTS IN PENNSYLVANIA

By Christopher Briem

With county population estimates now available through 2005, population trends within Pennsylvania give strong indications of changes that will take place following the 2010 reapportionment. Federal reapportionment will adjust the number of seats each state has in the House of Representatives.

In Pennsylvania, reapportionment of all 50 state senate and 203 state

house districts will also begin soon after population data is reported from the 2010 decennial Census. Differential growth rates across the state mean that the boundaries of both state senate and state house districts must be adjusted to achieve equal representation in the Pennsylvania General Assembly.

This article compares the population trends between 2000 and 2005 for all 67 counties in Pennsylvania to the statewide population growth

rate. Projecting these trends into the future gives an initial insight into what changes can be expected from the 2010 reapportionment.

Pennsylvania population has been increasing by 0.2 percent annually since 2000, which would produce a cumulative population change of 2.3 percent between 2000 and 2010. This level of population growth would

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ALLEGHENY PLACES, THE ALLEGHENY COUNTY COMPREHENSIVE PLAN (CONT.)

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range of service industries. While many sectors have been growing in the recent period, the region's overall economy has lagged the nation and the state in growth (see figure). This shift, in part, has created Allegheny County's distinctive population characteristics.

However, when we analyze trends across municipalities within the County, we find a decidedly different picture about growth and decline in both population and housing. Though there were only slight changes in population and housing units for the County as a whole, parts of the County experienced significant levels of decline while other parts saw new development and population growth. Rather than growing across the County, population shifted within the County.

Within Allegheny County, 97 of 130 municipalities lost population in the 1990s. During the 1990s, population grew in just 33 municipalities, or one-quarter of the County's total municipalities. Only 16 municipalities increased their population by 5 percent or more during the 1990s. Most of the growing communities lie at the County's outer border on the north, west, and southwest, with Pine Township emerging as the fastest growing municipality in the County in both absolute and relative terms (see Table 1).

Population decline was concentrated in the urban core and extended outward along the County's three rivers. The city of Pittsburgh suffered the largest absolute population decline, with a loss of over 35,300 people in the 1990s. The largest relative population decline occurred in Braddock, which lost nearly 38 percent of its population in the 1990s and nearly 50 percent of its population between 1980 and 2000 (see Table 1). With just a few exceptions, places that

Population Growth by Decade (1970-2000): Allegheny County, Pennsylvania, and United States

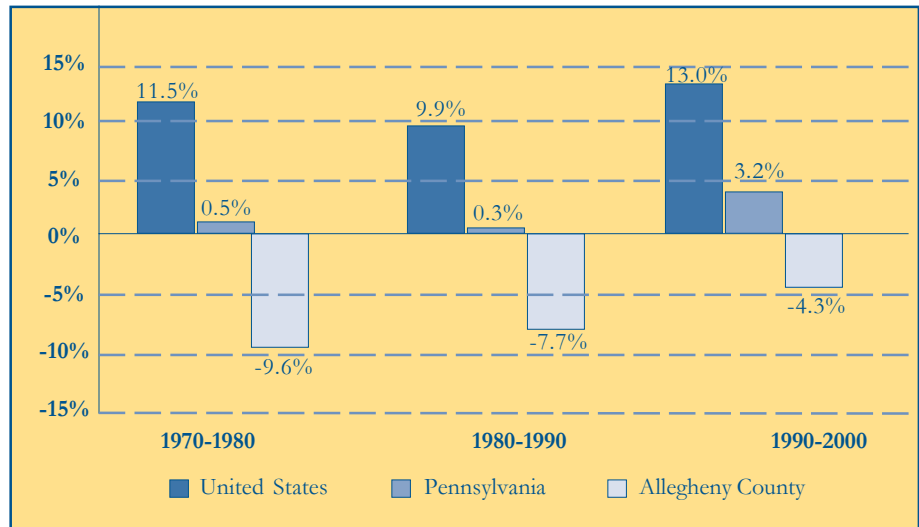


Table 1. Municipalities with Largest Population Increases and Declines, Allegheny County 1990-2000

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

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

lost population in the 1980s continued to lose population in the 1990s. There were few “turnaround” stories.

Examining trends in population by age cohort reveals defining features about Allegheny County’s population. Because of selective age out-migration and the large numbers of people who left the County in the 1970s and 1980s, the elderly as a relative proportion of the County’s population increased faster compared to other places in the United States. In 2000, the median age in Allegheny County was 39.6 years, much older than the U.S. median age of 35.3 or even Pennsylvania’s median age of 38.0.

Many communities are even older. Across Allegheny County, 75 municipalities have a median age over 40. In nine communities, over one quarter of the population is age 65 and over (see Table 2). Many of these municipalities, along with neighborhoods in other communities, have become what are called NORCs, Naturally Occurring Retirement Communities. Here, the elderly are not newly situated, as in traditional retirement communities, but have “aged in place” rather than moving out. Coupling relatively high proportions of elderly residents with little population change projected for the County over the next 20 years means even greater population loss for many of the County’s municipalities.

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

In 2000, Allegheny County contained 583,646 housing units, a figure 0.5 percent greater than in 1990. Between 1990 and 2000, there were an equal number of municipalities in the county that lost housing units as

Table 2. Residents Age 65 and Over and Median Age of Residents, Ranked by Municipality for Percent of Population 65+ Allegheny County, 2000

Rank	Municipality	Percent 65+	Median age
1	Sewickley Heights	28.20%	50.3
2	Braddock Hills	28.20%	46.0
3	South Versailles	26.90%	45.6
4	Versailles	26.60%	45.0
5	Cheswick	26.60%	47.0
6	Wilkins	25.70%	46.2
7	Bridgeville	25.60%	43.8
8	Collier	25.30%	45.9
9	Oakmont	25.10%	44.7
10	Whitehall	24.30%	43.8

Source: Census Bureau, Decennial Census 2000

those that gained units. Increases in housing stock were concentrated in the growing northwest, west, and southwest portions of the County. Decreases in stock likewise mirror population changes, with the greatest losses in the County’s core and older riverfront communities. Once again, Braddock suffered the largest relative loss of housing, with the total number of housing units decreasing by 42 percent between 1980 and 2000.

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

Homeownership rates in Allegheny County are relatively high compared to the nation. Many municipalities in Allegheny County have homeownership rates greater than 80 percent. From 1990 to 2000, the rates of home ownership rose in nearly every municipality in the county.

This increased rate can be attributed to the housing market’s ability to meet the affordability demands of low-income households — incomes at or below 80 percent of the area median income or at or below an annual income of \$35,700.

Allegheny County meets the affordability demands of households in general. However, for households whose median income is at or below 30 percent of the area median income, a gap between the supply and demand of affordable housing units existed in 2000. This segment of the population is facing a shortage of affordable units, which stems from inadequate housing units in the lowest rental categories and new construction concentrated in single-family housing units.

Finally, Allegheny County’s population is projected to continue to decrease to 2010. Thereafter, population will begin to rise slightly, to 1.3 million in 2025. This is slightly above the 2005 population and just under the population figure for 2000.

Allegheny Places considers population and economic trends to accommodate growth by creating a 2025 Trend Scenario and four Alternative Development Scenarios. The 2025 Trend Scenario provides a picture of what the County could look

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like in 20 years if current land development trends continue. The Alternative Development Scenarios provide four very different pictures for County growth, each focusing development on one of the following themes: Existing cities, boroughs and towns; Interchanges on major

roadways and centers in the periphery of the County; Riverfronts; and Transit.

Public meetings for *Allegheny Places* will be held this Summer to gather input on the scenarios, and the best components of the various Alternative Development Scenarios

will be blended into the Preferred Scenario. A Public Hearing is anticipated by the end of 2006.

For UCSUR's full reports and more information about Allegheny Places, please visit the project website at: <http://www.alleghenyplaces.com/plan/planContent.asp>.

STEVEN D. MANNERS FACULTY DEVELOPMENT AWARDS

Each year, UCSUR awards the Steven D. Manners Faculty Development Awards to promising research and infrastructure projects on campus. These awards honor the memory of Steve Manners, a sociologist who began working at the Center 1974 and served as its Assistant Director from 1989 until his death in September 2000. His research and service to the Center and the University community were dedicated to improving social conditions in the urban environment. The first awards were made in 2001. The following received the 2006 awards:

Larissa Myaskovsky, PhD, Core Faculty, Center for Health Equity Research and Promotion, VA Pittsburgh Healthcare System, for "Understanding and Reducing Racial Depression Stigma, Race, and Treatment Seeking Behavior and Attitudes."

African-Americans are disproportionately affected by end-stage renal disease (ESRD). The major causes of ESRD include diabetes and hypertension, two diseases that are more prevalent among African-Americans than whites.

These diseases are related to a combination of differences among African Americans and whites, including differences in access to healthcare, socioeconomic status, and health behaviors.

The best treatment for ESRD is a living donor kidney transplant.

Unfortunately, African-Americans are much less likely to identify a living donor or receive a living donor kidney transplant than whites. Although this disparity has been recognized for several years, relatively little is known about its causes. Culturally-based patient characteristics – including differences in health care attitudes and perceived racism in the health care system – have been shown to play significant roles in African-Americans' health behaviors and outcomes in other diseases like HIV, heart disease, and infant health.

The new study to be conducted by Dr. Myaskovsky and colleagues at UPMC will determine whether these characteristics may help to explain race disparities in kidney transplantation as well. ESRD patients from both UPMC and the VA Pittsburgh Healthcare System will be asked to participate in two telephone interviews during the time that they are being medically evaluated for a transplant. The interviews will focus on their experiences with healthcare and their social and health background.

A long-term goal of this project is to translate research findings into successful educational interventions that reduce racial disparities in kidney transplantation.

Shanti Gamper-Rabindran, PhD and Aaron Swoboda, PhD, both Assistant Professors at the Graduate

School of Public and International Affairs, for "Does the U.S. Public Disclosure Program on Factories' Emissions Truly Cause Emissions Reductions in Poor and Minority Urban Neighborhoods?"

This study examines the impact of the public dissemination of information on plants' state-level Toxic Release Inventory (TRI) rankings. The TRI is a nationwide public disclosure program that has made plant-level emissions available to the public since 1987 and has been perceived as a major innovation in US environmental policy. Advocates of the Right-to-Know movement argue that this information disclosure program has enabled the public to exert pressure on plants to reduce their emissions.

The investigators ask whether plants reduced their pounds of emissions as a result of public pressure and also assess whether these changes translate in reductions in health-indexed emissions. Given the reliance of TRI programs on public pressure, the study will examine whether plant emissions are correlated with neighborhood socioeconomic variables. Results from this study will assist the EPA, policymakers, activists, and members of the public to understand whether the TRI program has been effective at reducing health-indexed emissions.

PITTSBURGH FOREIGN-BORN POPULATION, 2000

With all the discussion about immigration into the Pittsburgh region – perhaps more discussion than immigration – it’s useful to review where the foreign-born population of the Pittsburgh region originated. We break down 2000 Census data by decade of entry to the U.S. and place of birth by continent.

In 2000, the foreign born population totaled 62,286 persons in the Pittsburgh region (see Table 1). The foreign born population represented 2.6 percent of the region’s total population in 2000. This compares to 4.1 percent in the Pennsylvania and 11.1 percent for the nation.

The foreign born population in the region increased by 66 percent between 1990 and 2000. Though its share of the region’s total population remains small, its growth rate more closely resembles the trends in the U.S. population. The number of foreign born residents in the U.S. increased by 57 percent between 1990 and 2000 to 31 million persons.

In 2000, 48 percent of Pittsburgh’s immigrants were born in Europe and

35 percent in Asia. Latin America trailed at just 9.5 percent of the region’s foreign-born population. Latin American immigrants actually declined as a share of the foreign-born population in the 1990s. This is in stark contrast to national trends, where the Latin American born population made up 52 percent of the total foreign born population in the 2000 Census, up from 42.5% in 1990.

When viewed by decade of entry, the place of birth shifts from Europe to Asia for newer immigrants. Persons born in Asia comprised 50 percent of the immigrants to Pittsburgh who entered the U.S. during the 1980s and 1990s.

Within the region, Allegheny County is home to 77.5 percent of the

region’s foreign born population with 48,266 foreign born persons in 2000 (see Table 2). This represents nearly 4 percent of total county population.

In all six other counties in the region, the foreign born population was below two percent of each county’s total population. Allegheny County also contained the largest share of its foreign-born residents as more recent immigrants, with 44.2 percent of its foreign born residents having entered the U.S. during the 1990s. Butler County followed, with 34 percent of its foreign born population arriving in the 1990s.

Table 2. Pittsburgh MSA Foreign-Born Population By County, 2002

County	Number of Foreign Born	Percent County Population
Allegheny	48,266	3.8
Armstrong	492	0.7
Beaver	2,997	1.7
Butler	2,505	1.4
Fayette	837	0.6
Washington	2,404	1.2
Westmoreland	5,277	1.4

Table 1. Foreign-Born Population, Pittsburgh MSA By Place of Birth and Year of Entry, 2000

Year of Entry	Total Foreign Born Population	Place of Birth					
		Europe	Asia	Africa	Oceania	Latin America	North America
1990-2000	24,938	7,676 30.8%	12,388 49.7%	1,417 5.7%	202 0.8%	2,377 9.5%	878 3.5%
1980-1990	8,465	2,230 26.3%	4,202 49.6%	461 5.4%	42 0.5%	1,155 13.6%	375 4.4%
Before 1980	28,883	19,686 68.2%	5,283 18.3%	397 1.4%	161 0.6%	1,928 6.7%	1,428 4.9%
Total all years	62,286	29,592 47.5%	21,873 35.1%	2,275 3.7%	405 0.7%	5,460 8.8%	2,681 4.3%

*In 2000, the Pittsburgh MSA was comprised of Allegheny, Beaver, Butler, Fayette, Washington, and Westmoreland counties.

Source: Census 2000

HALFWAY TO 2010: PROJECTED REAPPORTIONMENT IMPACTS IN PENNSYLVANIA (CONT.)

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increase the nominal size for state house districts to approximately 61,908 in 2010 from 60,498 in 2000. At the same time, the population of the seven county Pittsburgh Metropolitan Statistical Area (MSA) is projected to decrease by 3.5 percent if current trends continue. The result would be a net loss of 2.3 state house districts across the MSA.

Within SWPA, the largest impact of reapportionment will likely occur in Allegheny County, which is on track to lose just under 1.9 house districts (see Table 1). Other counties within the region are projected to have relatively small changes. Butler and Washington counties would see small increases in their political representation while the remaining four suburban counties would see slight decreases.

The largest decreases will be absorbed by Philadelphia and Allegheny County, the two largest counties in the state (see Table 2). Eastern counties, with the exception of Philadelphia, are projected to have the largest gains in population and thus political representation.

Chester County is the biggest gainer and is expected to add more than one state house district. Seven other counties concentrated in Eastern Pennsylvania are projected to gain one-half of a state house district or more. Conversely, 38 of Pennsylvania's 67 counties are projected to increase or decrease representation by less than one-tenth of a state house district.

The projected population changes presented here reflect trends in county level population reported by the Census Bureau's annual estimates. The annual Census estimates are compiled from both administrative records of births and deaths in each county along with an estimate of net migration calculated

Table 1. Projected Reapportionment Impact in SWPA

	Average Population per District		
	Projected	Change	
	2000	2010	2000-2010
Pennsylvania	60,498	61,908	1,410
	House Seats per Area		
Allegheny	21.2	19.3	-1.9
Armstrong	1.2	1.1	-0.1
Beaver	3	2.8	-0.2
Butler	2.9	3.1	0.2
Fayette	2.5	2.3	-0.1
Washington	3.4	3.4	0
Westmoreland	6.1	5.9	-0.2
MSA net Allegheny	19	18.6	-0.4
Pittsburgh MSA	40.2	37.9	-2.3

using county-to-county migration data provided by the Internal Revenue Service and other sources. As in the past, annual Census estimates will differ from final 2010 population counts, which will be derived from a complete enumeration of the population.

A number of factors caused the 2000 decennial Census to differ from pre-Census estimates of the population. The primary reason causing an undercount was the greater number of undocumented international immigrants who entered the country in the 1990s. Such a trend could be impacting current population estimates and would impact the 2010 reapportionment if these immigrants were concentrating in certain regions and not in others.

The Census Bureau is currently reviewing how inmates of jails and prisons are counted. Current policy is

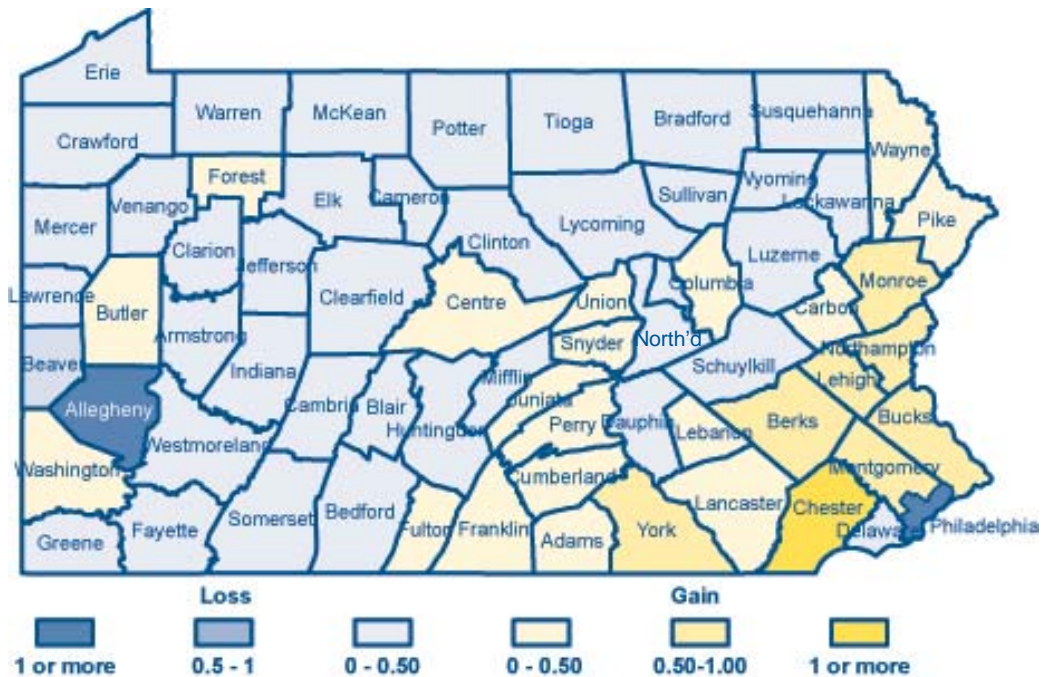
to count these inmates as residents where they are incarcerated. In November 2005, Congress directed the Census Bureau look at how it counts people in prison. As a result, the Census sponsored a study by the Brennan Center at the New York University School of Law that was released in February 2006. That report concluded that most prisoners have valid homes of record that could be used for Census enumeration. Because those incarcerated are concentrated in institutions located in specific districts, a shift in Census policy for how prisoners are allocated could result in additional shifts in the 2010 reapportionment.

Table 2. Pennsylvania Counties with Changes in State House Districts

Counties with largest projected decreases in state house districts			
	2000	2010	Change
Philadelphia	25.1	22.9	-2.2
Allegheny	21.2	19.3	-1.9
Luzerne	5.3	5	-0.3
Westmoreland	6.1	5.9	-0.2
Cambria	2.5	2.3	-0.2
Lackawanna	3.5	3.3	-0.2
Beaver	3	2.8	-0.2
Schuylkill	2.5	2.3	-0.1
Fayette	2.5	2.3	-0.1
Blair	2.1	2	-0.1

Counties with largest projected increases in state house districts			
	2000	2010	Change
Chester	7.2	8.3	1.1
Monroe	2.3	3.1	0.8
York	6.3	7	0.7
Berks	6.2	6.8	0.6
Northampton	4.4	5	0.6
Montgomery	12.4	12.9	0.5
Bucks	9.9	10.4	0.5
Lehigh	5.2	5.6	0.5
Lancaster	7.8	8.2	0.4
Pike	0.8	1.1	0.3

Projected Change in State House Seats by County: 2010 Reappointment



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