

Exhibit 2.1 Socioeconomic Data									
Municipality Name	1990 Pop	2000 Pop	% Change Pop 1990-2000	1997 Pop	2025 Pop	% Change Pop 1997-2025	1997 Emp	2025 Emp	% Change Emp 1997-2025
Adamsburg Borough	257	221	-14.01%	249	246	-1.20%	160	159	-0.63%
Allegheny Township	5626	5706	1.42%	7209	10305	42.95%	2431	2848	17.15%
Arnold City	6113	5667	-7.30%	5885	6161	4.69%	1224	1221	-0.25%
Aspinwall Borough	2880	2960	2.78%	2738	2976	8.69%	362	271	-25.14%
Baldwin Borough	3728	3321	-10.92%	22054	24763	12.28%	3470	3636	4.78%
Blawnox Borough	1626	1550	-4.67%	1541	1675	8.70%	546	537	-1.65%
Brackenridge Borough	3784	3543	-6.37%	3468	2726	-21.40%	292	256	-12.33%
Braddock Borough	4682	2912	-37.80%	4025	2326	-42.21%	1343	965	-28.15%
Braddock Hills Borough	2026	1998	-1.38%	1832	1567	-14.47%	1284	1265	-1.48%
Chalfant Borough	959	870	-9.28%	878	819	-6.72%	84	77	-8.33%
Cheswick Borough	1971	1899	-3.65%	1868	1895	1.45%	667	632	-5.25%
Churchill Borough	3883	3566	-8.16%	3572	3414	-4.42%	2467	2925	18.57%
Clairton City	6980	5650	-19.05%	8721	6244	-28.40%	3156	2344	-25.73%
Delmont Borough	2041	2497	22.34%	2162	3344	54.67%	888	1065	19.93%
Dravosburg Borough	2377	2015	-15.23%	2139	1844	-13.79%	896	906	1.12%
Duquesne City	8547	7332	-14.22%	7429	4590	-38.22%	1866	1899	1.77%
East Deer Township	1558	1362	-12.58%	1430	1340	-6.29%	1035	790	-23.67%
East McKeesport Borough	2678	2343	-12.51%	2412	2082	-13.68%	325	308	-5.23%
East Pittsburgh Borough	2160	2017	-6.62%	2001	1879	-6.10%	1599	1719	7.50%
Edgewood Borough	3581	3311	-7.54%	3309	3300	-0.27%	2357	2223	-5.69%
Elizabeth Township	9707	9257	-4.64%	9257	8949	-3.33%	1488	1324	-11.02%
Etna Borough	4250	3924	-7.67%	3789	3292	-13.12%	1551	1120	-27.79%
Export Borough	981	895	-8.77%	982	1133	15.38%	316	342	8.23%
Fawn Township	2712	2504	-7.67%	2524	2405	-4.71%	97	184	89.69%
Forest Hills Borough	7335	6831	-6.87%	6894	6806	-1.28%	2259	2413	6.82%
Fox Chapel Borough	5319	5436	2.20%	5241	5463	4.24%	679	719	5.89%
Frazer Township	1388	1286	-7.35%	380	385	1.32%	0	1676	-
Glassport Borough	5582	4993	-10.55%	5052	4372	-13.46%	855	789	-7.72%
Greensburg City	16318	15889	-2.63%	15986	16736	4.69%	15550	16689	7.32%
Harmar Township	3144	3242	3.12%	2996	3321	10.85%	5717	6973	21.97%
Harrison Township	3737	3458	-7.47%	6268	5356	-14.55%	7206	5524	-23.34%
Hempfield Township	40190	30224	-24.80%	34713	36823	6.08%	22349	23283	4.18%
Homestead Borough	4179	3569	-14.60%	3719	3068	-17.50%	1726	2180	26.30%
Irwin Borough	4604	4366	-5.17%	4444	4832	8.73%	2683	2727	1.64%
Jeannette City	11221	10654	-5.05%	10814	10609	-1.90%	7257	7243	-0.19%
Jefferson Hills Borough	9533	9666	1.40%	9260	10830	16.95%	5155	5818	12.86%
Liberty Borough	2744	2670	-2.70%	2475	2151	-13.09%	312	307	-1.60%
Lincoln Borough	1187	1218	2.61%	1092	1024	-6.23%	78	75	-3.85%
Lower Burrell City	12251	12608	2.91%	15047	18456	22.66%	5299	5760	8.70%
Manor Borough	2627	2796	6.43%	2748	4048	47.31%	207	186	-10.14%
McKeesport City	26016	24040	-7.60%	24282	23615	-2.75%	9555	10055	5.23%
Millvale Borough	4341	4028	-7.21%	4131	4219	2.13%	1011	1020	0.89%
Monroeville Munic of	29169	29349	0.62%	27808	30790	10.72%	35655	37730	5.82%
Mount Oliver Borough	4160	3970	-4.57%	3754	3634	-3.20%	688	685	-0.44%

Exhibit 2.1 (continued)									
Socioeconomic Data									
Municipality Name	1990 Pop	2000 Pop	% Change Pop 1990-2000	1997 Pop	2025 Pop	% Change Pop 1997-2025	1997 Emp	2025 Emp	% Change Emp 1997-2025
Munhall Borough	3549	3475	-2.09%	3251	2958	-9.01%	534	975	82.58%
Murrysville Munic of	17240	18872	9.47%	19119	31061	62.46%	9010	11427	26.83%
New Kensington City	15894	14701	-7.51%	15189	14868	-2.11%	7785	7791	0.08%
North Braddock Borough	7036	6410	-8.90%	6478	5183	-19.99%	1362	754	-44.64%
North Huntingdon Twp	28158	29123	3.43%	29155	40786	39.89%	11240	13577	20.79%
North Irwin Borough	956	879	-8.05%	930	1015	9.14%	302	300	-0.66%
North Versailles Twp	12302	11125	-9.57%	12698	16863	32.80%	4795	5563	16.02%
Oakmont Borough	6961	6911	-0.72%	6535	6901	5.60%	3502	3393	-3.11%
O'Hara Township	9070	8856	-2.36%	8649	9589	10.87%	9739	10335	6.12%
Penn Borough	511	460	-9.98%	495	539	8.89%	129	145	12.40%
Penn Hills Munic of	51479	46809	-9.07%	47730	44207	-7.38%	9866	12404	25.72%
Penn Township	15945	19591	22.87%	18354	30036	63.65%	3591	4980	38.68%
Pitcairn Borough	4087	3689	-9.74%	3687	3190	-13.48%	567	551	-2.82%
Pittsburgh City	235046	214627	-8.69%	234434	247601	5.62%	360873	408638	13.24%
Plum Borough	25609	26940	5.20%	25579	29821	16.58%	5362	5925	10.50%
Port Vue Borough	4641	4228	-8.90%	4184	3581	-14.41%	387	388	0.26%
Rankin Borough	2503	2315	-7.51%	2259	1950	-13.68%	444	431	-2.93%
Reserve Township	1557	1424	-8.54%	2740	3276	19.56%	73	86	17.81%
Salem Township	7174	7384	2.93%	7366	9181	24.64%	2529	3329	31.63%
Sewickley Township	6642	6230	-6.20%	6465	6952	7.53%	1934	2132	10.24%
Shaler Township	5541	5180	-6.52%	5565	7442	33.73%	216	264	22.22%
Sharpsburg Borough	3781	3594	-4.95%	3410	3286	-3.64%	1567	1518	-3.13%
South Greensburg Boro	2293	2280	-0.57%	2228	2396	7.54%	1788	1821	1.85%
South Versailles Twp	515	351	-31.84%	466	349	-25.11%	155	151	-2.58%
SW Greensburg Boro	2456	2398	-2.36%	2347	2324	-0.98%	861	915	6.27%
Springdale Borough	4129	3828	-7.29%	3647	3331	-8.66%	1659	1579	-4.82%
Springdale Township	1640	1802	9.88%	1780	2053	15.34%	210	224	6.67%
Swissvale Borough	10637	9653	-9.25%	9842	10468	6.36%	2006	2006	0.00%
Tarentum Borough	5674	4993	-12.00%	5238	4282	-18.25%	1789	1659	-7.27%
Trafford Borough	3255	3205	-1.54%	3286	3792	15.40%	1129	1257	11.34%
Turtle Creek Borough	6556	6076	-7.32%	6037	5229	-13.38%	2032	1959	-3.59%
Upper Burrell Township	2258	2240	-0.80%	2258	2426	7.44%	2819	3142	11.46%
Verona Borough	3260	3124	-4.17%	3004	2995	-0.30%	1603	1420	-11.42%
Versailles Borough	1821	1724	-5.33%	1680	1568	-6.67%	1034	883	-14.60%
Wall Borough	853	727	-14.77%	787	644	-18.17%	77	75	-2.60%
Washington Township	7725	7384	-4.41%	7797	9040	15.94%	3155	3611	14.45%
West Homestead Boro	893	2197	146.02%	2248	1928	-14.23%	1245	1276	2.49%
West Mifflin Borough	14820	14440	-2.56%	14008	14298	2.07%	7839	6910	-11.85%
Whitaker Borough	1416	1338	-5.51%	1279	1111	-13.14%	89	83	-6.74%
White Oak Borough	8761	8437	-3.70%	9315	13404	43.90%	1861	2291	23.11%
Wilkins Township	7585	6917	-8.81%	6993	6501	-7.04%	6631	6559	-1.09%
Wilkesburg Borough	21080	19196	-8.94%	19060	13827	-27.46%	6975	6387	-8.43%
Wilmerding Borough	2222	2145	-3.47%	2187	2306	5.44%	598	572	-4.35%
<b>Totals</b>	<b>855,683</b>	<b>804,891</b>	<b>-5.94%</b>	<b>858,337</b>	<b>920,371</b>	<b>7.23%</b>	<b>635,507</b>	<b>700,554</b>	<b>10.24%</b>

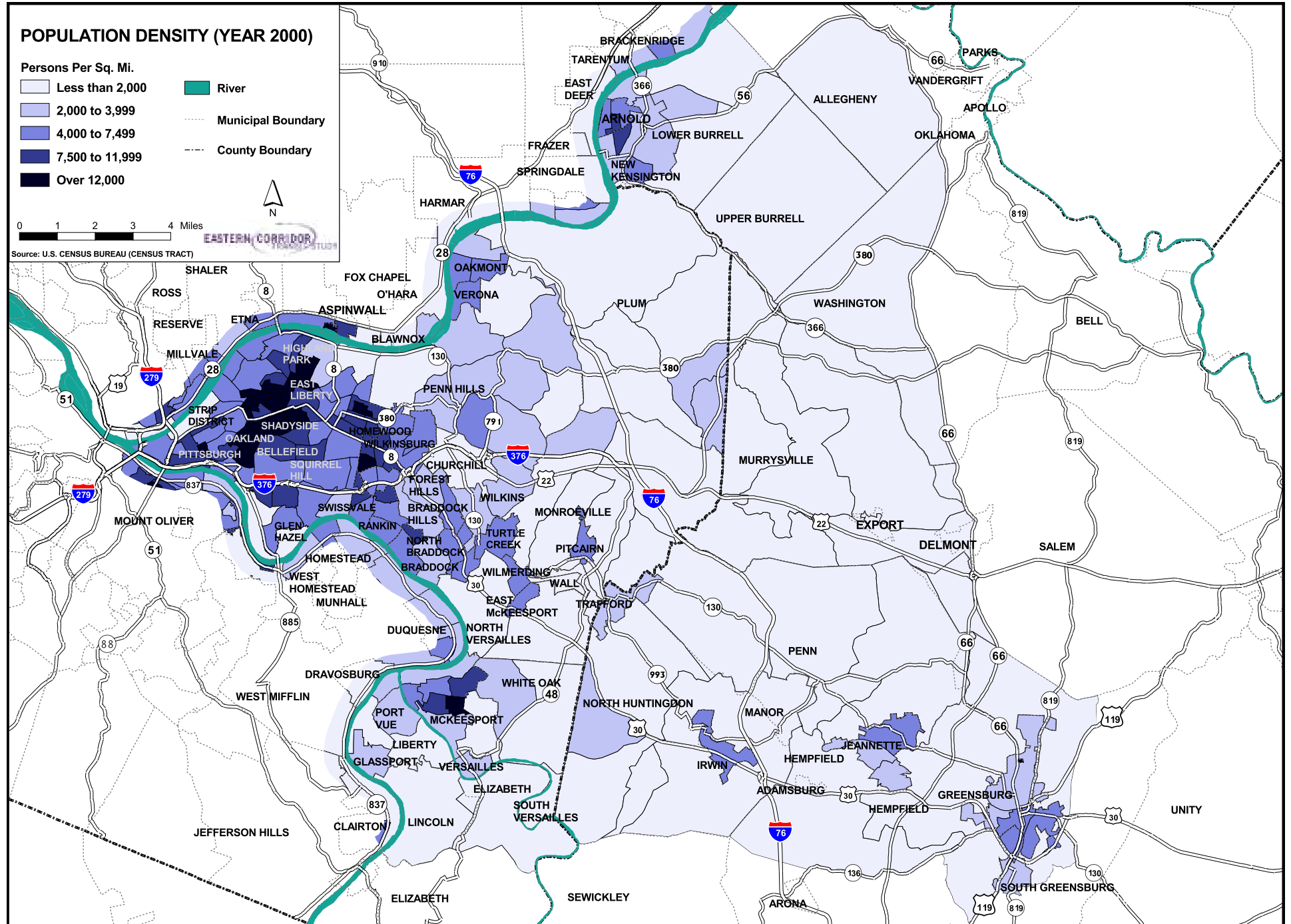
### 2.2.1 Population Densities

As illustrated in Exhibit 2.2, the City of Pittsburgh has the highest population densities within the study area with several census tracts containing over 12,000 persons per square mile in 2000. These include portions of Shadyside, Bellefield, Oakland, and Homewood. A majority of the remaining tracts range from 4,000 to 11,999 persons per square mile within the downtown area. Only a few tracts have less than 2,000 persons per square mile and include the Strip District and the communities of Hazelwood and Glen Hazel.

The rest of the study area has lower population densities than those for the City of Pittsburgh, with a few exceptions. The immediate eastern suburban areas such as Edgewood, Swissvale, Rankin, Homestead, and Wilksburg contain population densities that range from 4,000 to 11,999 persons per square mile. Overall, densities tend to decrease east of these areas within Allegheny County with a majority of the tracts less than 4,000 persons per square mile. However, areas such as Oakmont, Verona, Turtle Creek, and Pitcairn contain areas of higher densities ranging from 4,000 to 11,999 persons per square mile. A small portion of McKeesport and Wilksburg both contain over 12,000 persons per square mile.

Much of the eastern 2/3 of the study area contains less than 2,000 persons per square mile with some exceptions. Areas such as Lower Burrell, New Kensington, Greensburg, Jeannette, and Irwin all contain densities ranging between 2,000 and 11,999 persons per square mile.

Exhibit 2.2



### 2.2.2 Percentage Population Change - 1990 to 2000

Population figures within the study area show an overall decreasing trend between the years 1990 and 2000, derived from Census 1990 and 2000 data, respectively. Exhibit 2.3 illustrates that a majority of the City of Pittsburgh experienced slight to large decreases in population, with a few exceptions. The Golden Triangle area of downtown Pittsburgh had a 100% increase in population, indicating increased residential uses in the downtown area. The neighborhoods in which Duquesne University and the University of Pittsburgh are located experienced an increase between 10 and 29% in population. The eastern suburbs in the northern-most part of the study area either remained stable or gained between 1 and 59% in population, with exceptions occurring in Penn Hills. Similar to Penn Hills, several communities along the Monongahela River experienced population losses or no increases in population. These areas included portions of Braddock, North Braddock, Dravosburg, North Versailles, Glassport, and Clairton. Several areas in the eastern portion of the study area experienced over a 100% population gain, including a portion of Lower Burrell, Murrysville, Export, Delmont, and South Greensburg. The remainder of the eastern portion of the study area experienced both decreases and increases in population. The communities losing the largest percentage of persons included portions of Arnold, New Kensington, Lower Burrell, Murrysville, and Jeannette.

The total percentage change in population between 1990 and 2000 for the entire study area is -5.94%.

### 2.2.3 Percentage Population Change - 1997 to 2025

SPC's current long range forecast indicates that a majority of the study area generally is projected to experience an increase in population between 1997 and 2025, as shown in Exhibit 2.4. Exceptions to this trend included portions of the City of Pittsburgh experiencing no population changes to decreases of over 10%, for areas such as Hazelwood, Glen Hazel, East Liberty, and Lawrenceville. Within the eastern suburbs, the communities of Penn Hills, Wilkinsburg, Rankin, Braddock, Turtle Creek, Pitcairn, and Wall are projected to experience a decrease in population of over 10%. Additionally, all communities along the Youghiogheny River, such as McKeesport, Port Vue, Liberty, Versailles, Glassport, and Lincoln will either remain stable or lose between 1 to over 10% in population. The majority of communities in the eastern portion of the study area will experience either no changes in population or an increase between 1 and 100%, with a few exceptions. Portions of the communities of New Kensington, Jeannette, and Adamsburg will all experience either no change in population or between a decrease of 1 and 9%.

The total percentage change in population between 1997 and 2025 for the entire study area is 7.23%.

Overall, population has been shifting eastward and that trend will continue in the future.

Exhibit 2.3

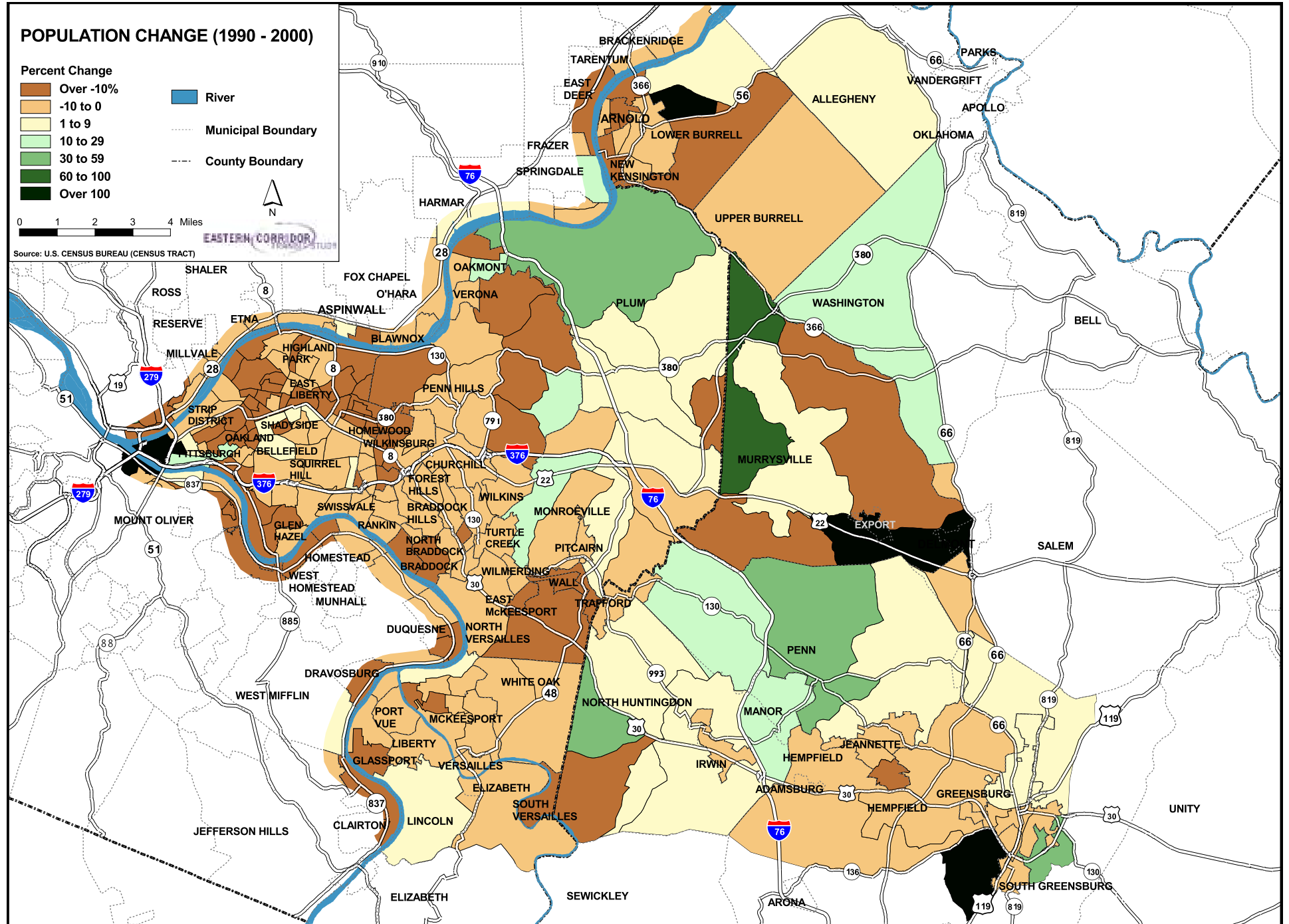
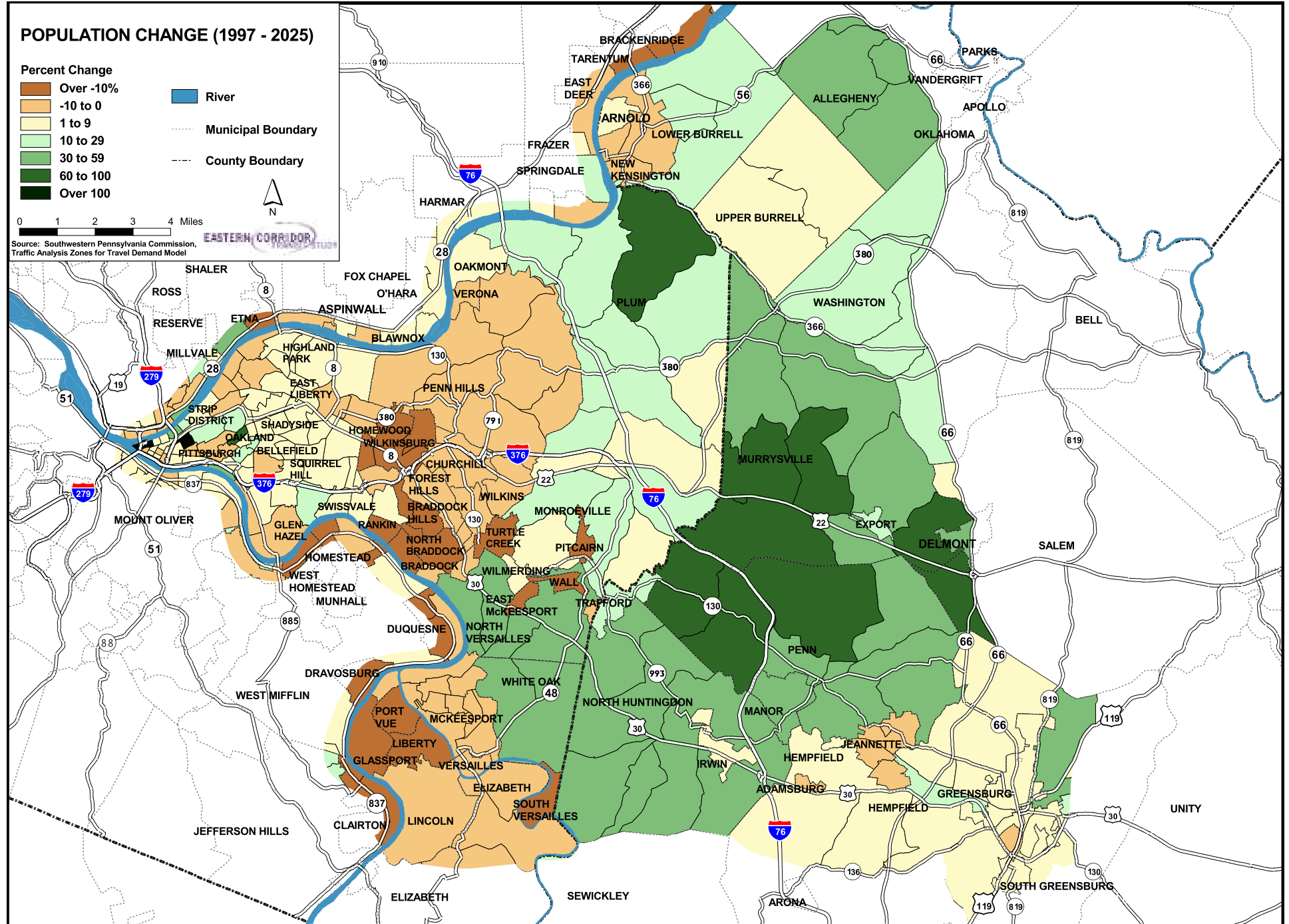


Exhibit 2.4



#### **2.2.4 Minority Residents**

The largest year 2000 concentrations of minority residents, defined as non-white persons, are located exclusively in the western portion of the study area, as shown in Exhibit 2.5. Within the City of Pittsburgh, the area between Route 380 (Bigelow Blvd) and 5<sup>th</sup> Avenue in Downtown, the Strip District, East Liberty, Friendship, Garfield, Stanton Heights, Point Breeze, and Glen Hazel all have at least 50% minority residents. Areas with the smallest percentage of minorities (less than 10%) include the areas of Greenfield, Lawrenceville, and Swisshelm Park.

Areas with 50 to 100% minority populations include portions of Penn Hills, Wilkinsburg, Rankin, Braddock, North Braddock, and McKeesport. Areas with less than 10% minority populations are in the Oakmont, Verona, and Plum area; the Forest Hills, Wilkins, and Turtle Creek area; and, in the White Oak, McKeesport, and Lincoln area.

Within the eastern portion of the study area, sections of Jeannette, Greensburg, and Arnold have between 10 and 24% minorities; a portion of New Kensington contains between 25 and 49% of minorities. The remainder of communities in the eastern portion of the study area contains less than 10% of minorities.

The total percentage of minorities within the study area is 19% (153,858 persons out of a total study area population of 804,891).

#### **2.2.5 Population over 64 Years of Age**

A majority of the study area contains between 10 and 34% of persons over the age of 64 in the year 2000, as shown in Exhibit 2.6. Within the City of Pittsburgh, the highest concentration of elderly persons is in the community of Glen Hazel, containing between 35 and 49% of elderly persons. Communities within the City of Pittsburgh with the lowest percentages of elderly people (less than 10%) are in Bellefield and Oakland. Within the eastern suburbs, the highest percentage of elderly persons, between 35 and 49%, is in McKeesport. Only one area within the eastern suburbs contains less than 10% of elderly persons, a small portion of southeastern Plum. The highest concentrations of people over the age of 64 in Westmoreland County are located in portions of the communities Lower Burrell, Greensburg, and South Greensburg. Penn Township is the only area within Westmoreland County that contains less than 10% elderly persons.

The total percentage of persons over 64 years of age within the study area is 18% (144,243 persons out of a total study area population of 804,891).

Exhibit 2.5

