

Demographics assist communities with understanding the composition of the population, analyzing population trends and projections, and providing baseline statistics for housing, economic development, and other issues. Traditionally, comprehensive plans contain massive amounts of Census data; however, with the widespread availability of the Internet, basic demographics are available to anyone. Rather than include endless statistics, this comprehensive plan examines trends discernable through the Census information. This section of the Comprehensive Plan presents a statistical portrait of East Bethlehem Township that will allow the elected officials to plan intelligently for future growth and development. Statistical information was taken from U.S. Census Bureau 2000 Census data and Southwestern Pennsylvania Commission (SPC) Long Range Forecast Cycle 7, which was adopted on July 31, 2003.

Land Area

East Bethlehem Township is located along the Monongahela River in Washington County, Pennsylvania. The Township has a total land area of 5.33 square miles and a total water area of .24 square miles.

Population

According to the 2000 Census, East Bethlehem Township had a population of 2,524 and experienced declining population since 1930, as shown in Table 1-1. Many communities in Southwestern Pennsylvania have experienced population loss for the past several decades. The entire Southwestern Pennsylvania region had a population loss of 66,244 persons from 1930 to 2000; in particular Washington County’s population decreased by 1,905 residents during that timeframe.

<u>Potential Reasons for Population Decline or Growth</u>	
§	Economic Hardship
§	Out migration
§	Death Rate
§	Economic Growth
§	In-Migration
§	Birth Rate

Table 1-1 Total Population: 1930-2000 Source: US CENSUS 2000								
	1930	1940	1950	1960	1970	1980	1990	2000
East Bethlehem Township	5,765	5,635	5,074	4,180	3,347	3,353	2,799	2,524
Washington County	204,802	210,852	209,628	217,271	210,876	217,074	204,584	202,897

The Southwestern Pennsylvania Commission (SPC) is the metropolitan planning organization (MPO) for the 10-county region in Southwestern Pennsylvania including Allegheny, Armstrong, Beaver, Butler, Fayette, Greene, Indiana, Lawrence, Washington, and Westmoreland Counties. As such, SPC coordinates economic development and transportation planning for the region and develops regional population and economic forecasts. The most recent projections, adopted in 2003, provide population estimates through the year 2030. While these population forecasts are based upon 1997 Census Bureau population estimates, rather than the 2000 census counts, they remain the best uniform population projections available for the region. They were adopted as the official population forecasts for the 2005 Washington County Comprehensive Plan and as such shall be referenced for the East Bethlehem Comprehensive Plan.

Table 1-2 provides population projections for East Bethlehem Township as well as the surrounding communities and Washington County for comparison purposes. While East Bethlehem is projected to experience a 12 percent loss in population by 2030, the population decline is expected to turn around by 2020 and begin increasing slightly. The growth projected for the project area will be partially dependant on in-migration from other Southwestern Pennsylvania communities. The projections for East Bethlehem mirror that of Washington County. Jefferson Township (Greene County) and Centerville Borough are expected to lose population by 2030, while Morgan Township (Greene County) and Deemston Borough are expected to increase.

Location	Population Census 2000	Est. Population 2005	% Change	Est. Population 2010	% Change	Est. Population 2020	% Change	Est. Population 2025	% Change	Est. Population 2030	% Change
East Bethlehem Township	2,524	1,990	-21.2	1,949	-2.1	2,048	5.1	2,134	4.2	2,218	3.9
Jefferson Township, Greene Co	2,528	2,487	-1.6	2,394	-3.7	2,304	-3.8	2,297	-0.3	2,287	-0.4
Morgan Township, Greene Co	3,070	3,379	10.1	3,363	-0.5	3,363	0.0	3,402	1.2	3,437	1.0
Centerville Borough	3,390	2,499	-26.3	2,400	-4.0	2,433	1.4	2,505	3.0	2,571	2.6
Deemston Borough	809	853	5.4	895	4.9	979	9.4	1,031	5.3	1,083	5.0
Washington County	202,897	199,378	-1.7	196,732	-1.3	203,547	3.5	209,575	3.0	215,327	2.7

East Bethlehem Statistics

2000 Census

- § 96% of the population is white
- § 40.9 is the median age
- § 20% of population is 65 years or older
- § 57.8% are married
- § 76.5% have a high school education or higher
- § \$24,103 is the median household income
- § 7.2% is the unemployment rate
- § 81.8% drive alone to work
- § 33 minutes is average work commute
- § 65.8% are employed in business occupations
- § 2.41 persons comprise the average household
- § 29% of householders live alone
- § 77.4% resided in the same house as in 1995

Age

With a median age of almost 41, the population of East Bethlehem is older as compared to Pennsylvania (38.5) and the US (36.2). Southwestern Pennsylvania is beginning to reach a level where the age of population slows birthrates and inhibits natural increase. East Bethlehem has 56.6 percent of its population over the childbearing age.

Also higher than the statewide and national average is the percentage of township residents 65 years of age and older. With almost a quarter of the population retired and living on fixed incomes, financial strains can arise in terms of housing payments, rehabilitation efforts, and payment of taxes.

Education

The majority of residents in East Bethlehem Township have a high school diploma, while another 10 percent have a bachelor’s degree or higher. Statewide, more than 20 percent of all Pennsylvania residents have a bachelor’s degree or higher.

Income

The income levels within East Bethlehem are much lower than that of Washington County and Pennsylvania. Table 1-3 shows that the median household income of East Bethlehem is \$10,000 less than that of neighboring Jefferson Township (Greene County), \$13,000 less than Washington County, and \$16,000 less than that of Pennsylvania. The median household income for residents 65 years of age or older is roughly \$17,000, compared to the mid-20’s for Pennsylvania.

Poverty levels are 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. Over 18 percent of East Bethlehem residents live at or below the poverty level.

Commuting Patterns

The majority of East Bethlehem residents drive alone to work and have an average drive time of 33 minutes. The largest percentage of residents work in Washington County, primarily in East Bethlehem Township (17.5%), the City of Washington (12.3%), Chartiers Township (4.5%), South Strabane

Township (4.2), Deemston Borough (3.8%), and the City of Uniontown, Fayette County (3.4%).

Households

As shown in Table 1-3, the average household size in East Bethlehem is 2.41 persons, slightly smaller than all the surrounding municipalities, Washington County and Pennsylvania. Almost one-third (29%) of householders live alone in East Bethlehem.

Location	Households: Total	Family households	Average family size	Median household income in 1999	Average household size
East Bethlehem Township	1,048	704	2.95	24,103	2.41
Jefferson Township	1,016	751	2.89	31,639	2.47
Morgan Township	1,025	744	2.98	33,629	2.53
Centerville Borough	1,359	972	3.00	34,598	2.49
Deemston Borough	313	239	2.94	35,598	2.56
Washington County	81,130	56,052	2.96	37,607	2.44
Pennsylvania	4,777,003	3,208,388	3.04	40,106	2.48

As discussed on page 2-2, East Bethlehem was projected to have lost over 20 percent of its population between 2000 and 2005. Correspondingly, as shown in Table 1-4, the Township was projected to experience a 13 percent decrease in households. However, by 2030, the Township is projected to increase total households by eight percent.

Location	Households 2000	Households 2005	Percent Change	Households 2010	Percent Change	Households 2020	Percent Change	Households 2025	Percent Change	Households 2030	Percent Change
East Bethlehem Township	1,048	913	-12.9%	913	0.0%	1,001	-0.4%	1,067	6.6%	1,136	6.5%
Jefferson Township	1,016	1,044	-2.8%	1,045	0.1%	1,095	-0.4%	1,143	4.4%	1,194	4.5%
Morgan Township	1,025	1,114	-8.7%	1,138	2.2%	1,206	-0.4%	1,260	4.5%	1,316	4.4%
Centerville Borough	1,359	1,057	22.2%	1,050	-0.7%	1,141	-0.4%	1,219	6.8%	1,299	6.6%
Deemston Borough	313	366	-16.9%	381	4.1%	410	-0.4%	427	4.1%	447	4.7%
Washington County	81,130	81,446	-0.4%	82,211	0.9%	89,011	-0.4%	93,779	5.4%	98,651	5.2%

Housing

Table 1-5 represents housing tenure and vacancy rates for East Bethlehem and its surrounding municipalities. East Bethlehem had 1,210 total housing units, second only to Centerville Borough. Of the occupied units, 79 percent were owner occupied while the remaining 21 percent were renter occupied. The vacancy rate (13%) was almost double that of Washington County and significantly higher than the surrounding municipalities. The largest percentage of vacant units was rental units (23%); with vacant units for sale second (14%), vacant units sold/rented third (12%), and vacant seasonal last (10%).

Table 1-5
2000 Housing Units
Source: SPC Cycle 7

Location	Housing units: Total	Housing units: Occupied	Occupied housing units: Owner occupied	Occupied housing units: Renter occupied	Housing units: Vacant	Vacant housing units: For rent	Vacant housing units: For sale only	Vacant housing units: Rented or sold; not occupied	Vacant housing units: For seasonal; recreational; or occasional use
East Bethlehem Township	1,210	1,048	831	217	162	38	23	19	17
Jefferson Township	1,087	1,016	862	154	71	8	5	8	24
Morgan Township	1,117	1,025	889	136	92	20	19	10	9
Centerville Borough	1,455	1,359	1,196	163	96	11	11	8	19
Deemston Borough	325	313	277	36	12	2	2	2	2
Washington County	87,267	81,130	62,561	18,569	6,137	1,946	1,110	912	324

If the projected household forecast holds true (see Table 1-4), East Bethlehem will have to accommodate an additional 88 households. Taking into account the high median age and percentage of residents over 65 years, the Township will likely need empty-nester or senior housing.

The 2000 Census data only reflects an institutional population of two people and 1.5 percent of the population being below poverty level. This correlates to the need for less group living and/or rental units. Additional housing should be directed to areas that are currently served by public water and sewerage or to planned areas for future expansion.

Jobs and Economics

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

Workforce

Table 1-6 shows the projected number of residents that will be in the workplace. The current projections indicate that East Bethlehem will lose jobs over the next few decades. As noted on page 2-3, the largest percentage of East Bethlehem residents works in East Bethlehem Township. If the number of jobs available in the Township decreases, residents will be forced to find employment elsewhere, potentially causing residents to migrate to surrounding areas to be closer to work. If residents choose to remain in the Township, there may be cause to support the extension of public transit to provide service from East Bethlehem to employment centers.

Table 1-6 Current and Forecast Total Work-Place Employment Source: SPC Cycle 7						
Location	Total 2000	Total 2005	Total 2010	Total 2020	Total 2025	Total 2030
East Bethlehem Township	1,001	760	754	820	857	900
Jefferson Township, Greene Co	630	572	528	465	448	441
Morgan Township, Greene Co	120	125	127	138	144	150
Centerville Borough	964	657	641	679	705	733
Deemston Borough	15	20	26	46	56	68
Washington County	102,614	101,100	100,447	104,028	105,416	107,308

Industry

The Census defines industry as, “the kind of business conducted by person’s employing agency.” Table 1.7 shows the number of persons employed in each of nine industrial categories in 2000 for East Bethlehem Township, Washington County, and surrounding municipalities.

Examination of employment by industry shows a high level of economic diversification within the area. While education and social services is the

largest employment sector, it is closely followed with a number of the employees working in retail and construction. This means that the overall economy of the area is less likely to suffer from a downturn in any one sector.

Table 1-7
Employment by Industry
Source: Census

	East Bethlehem Township	Jefferson Township, Greene Co	Morgan Township, Greene Co	Centerville Borough	Deemston Borough	Washington County
Agriculture, forestry, mining	29	92	80	56	20	1810
Construction	109	85	145	133	32	7383
Manufacturing	87	93	124	206	50	13499
Wholesale	42	31	12	41	9	3431
Retail	133	144	156	230	38	12112
Transportation, warehousing and utilities	53	73	123	45	12	5333
Finance, insurance, and real estate	20	45	15	64	18	481
Information	21	32	0	9	0	1875
Professional, scientific, administrative	40	39	45	47	17	6543
Education and social services	254	230	200	361	107	19148
Arts, entertainment, food service	58	48	28	49	23	7154
Other services	51	75	57	40	4	4758
Public administration	52	72	45	84	10	2974

Demographic Action Items

As revitalization efforts, such as the redevelopment of the Clyde mine site, occur the East Bethlehem Commissioners should monitor residential vacancy rates and housing conditions to attract residents.

Goal: Continue to monitor growth patterns.

Objective: Update the comprehensive plan as information becomes available or changes.

Objective: Direct property maintenance investments to the appropriate locations to ensure that vacant housing units are maintained in the desired fashion.