

O'HARA TOWNSHIP

Comprehensive Development Plan

Chapter 3 - Demographic Analysis

CURRENT POPULATION – 2000 CENSUS

Section 301 of the Municipalities Planning Code requires that the Township's comprehensive plan address such elements as the provision of housing for current and anticipated residents, provisions for the movement of people and goods, and community facilities inclusive of recreational, educational, and civic establishments. Therefore, an understanding of population characteristics is required. Demographics analysis recognizes the connections between race, age, family or household size and type, and a projection of population which includes a variety of other characteristics which provide a foundation for local socioeconomics. The analysis in this chapter aims to provide a rationale for the future planning of public facilities ranging from transportation to recreation, to aid in economic development and an understanding of the demands of residents, and to assist in the articulation of public policy regarding housing, transportation, economic development, and a variety of quality of life issues.

Therefore, this chapter will examine:

- Age and Characteristics
- Types of Households
- Education
- Population Projections

Median Age – O'Hara Township
 1990 – 40.7
 2000 – 43.6
 2010 – 47.9

AGE

The ages of O'Hara's residents reflects the types of households within the Township and the characteristics of those moving into and out of the Township. Age also indicates public services needed and may be linked to economic status, family income and municipal tax revenues

O'Hara Township's population's median age has increased as has that of the region from 40.7 in 1990 to 47.9 in 2010. When compared with several age cohorts reported in the 2000 Census, the percentage of the total population represented by each cohort in O'Hara varies widely in comparison to the Allegheny County population. Those 20 to 24 years of age formed only 2.1 percent of O'Hara's population versus 12.6 percent of the County in 2000, while in 2010 those percentages increased to 3.4% versus 7.3% respectively. Those in the 25 to 34 cohort comprised 6.5% of O'Hara's population versus 12.8% of the County's population in 2010. This cohort contained

the greatest discrepancy. Similarly, those cohorts over age 60 represented higher percentages of O'Hara residents compared to similar cohorts of Allegheny County's population.

The population in O'Hara Township is comparable within certain age ranges to the corresponding percentages of the County's population. Those aged 19 or younger comprised 27% of the population in O'Hara in 2000 versus 24.6% of the County's population. In 2010, those percentages fell to 24.1% and 22.6% respectively. Further, those between the ages of 35 to 54 comprised 33.1% of the Township's population versus 30% of the County's population in 2010. The gap widens in the aged 60 to 84 cohorts with O'Hara Township's population in that range representing 24% to the County's 19.8% in 2000 and 26% to 19.9% respectively, in 2010.

This data summary provides a snapshot of O'Hara's age and population trends which are re-examined and utilized in this Chapter, for population projections and in other work elements. Young adults comprised an unusually low percentage of the population while children comprised a slightly higher percentage. This may reflect limited rental housing availability for this demographic. As further discussed in this Chapter, families with children comprised an increasing segment of O'Hara's population, presumably due to affordability of existing housing for this demographic and the quality of the Fox Chapel School District. However, that trend slowed between 2000 and 2010. The percentage of over 65 population has continued to grow in the last two decades also and based on cohort survival rates and the high percentage of the population in the 45 to 54 age range, this trend will continue.

Table 3-1 outlines median income by age of householder and illustrates the logical disparity in income levels with regard to householders under 25 years of age and those over 65, with incomes in the years between 35 and 54. Between 2000 and 2010 incomes for the youngest householders (under 25 years) increased by about 27%, while for the oldest householders (65 years and older), only 18%. Incomes for householders in the 45-64 peak earning year ranges increased by 38.5% between 2000 and 2010 indicating a clear disparity of incomes for those householders relying on fixed income sources after retirement.

Table 3-1
O'HARA TOWNSHIP
HOUSEHOLD INCOME BY AGE OF HOUSEHOLDER
2000-2010

	2000	2010
Householder under 25 years	\$ 16,250	\$ 20,750
Householder 25 to 34 years	80,000	100,000
Householder 35 to 44 years	84,411	
Householder 45 to 54 years	90,124	113,365
Householder 55 to 64 years	73,672	
Householder 65 to 74 years	35,913	39,408
Householder 75 years and over	31,053	

Source: U.S. Bureau of the Census, Table P56, 2000, Table B19049, American Community Survey, 2010

HOUSEHOLD TYPES

Table 3-2
RELATIONSHIP 2000-2010

	Year	West O'Hara		East O'Hara		Total	
		#	%	#	%	#	%
Population in Households	2000	4,659	100.0	3,925	93.5	8,584	100.0
	2010	4,304	100.0	4,098	100.0	8,402	100.0
<i>Householder</i>	2000	1,695	36.4	1,553	37.0	3,248	36.7
	2010	1,274	29.6	1,274	31.1	3,428	40.8
<i>Spouse</i>	2000	1,173	25.2	1,018	24.3	2,191	24.7
	2010	1,079	25.1	1,017	24.8	2,096	24.9
<i>Child</i>	2000	1,578	33.9	1,207	28.8	2,785	31.4
	2010	1,347	31.3	1,188	29.0	2,455	29.2
<i>Other Relatives</i>	2000	137	2.9	100	2.4	237	2.7
	2010	69	1.6	73	1.8	236	2.8
<i>Nonrelatives</i>	2000	76	1.6	47	1.1	123	1.4
	2010	38	0.9	21	0.5	187	2.2
Nonfamily Households	2000	n/a	n/a	n/a	n/a	n/a	n/a
	2010	483	11.2	618	15.1	1,101	13.1
Population in Group Quarters	2000	-	-	272	6.5	272	3.1
	2010	-	-	5	0.1	5	0.1

Source: U.S. Bureau of the Census, Table DP-1, 2000; Table P29, 2010

As discussed in Chapter 4, Housing and Households, one third of all households are comprised of families, predominantly married couples, with children under the age of eighteen, with roughly another third as married couples with no children, and a remaining third consisting mainly of individuals living alone. Families with children and “middle aged” (those ranging from 35 to 54 years) married couples are the predominant types of families within the Township, although an increase in householders aged 65 and over and living alone is indicated. The remainder of households is classified as “non-family.” That is they include either a single person in most cases or more than one person unrelated by blood or marriage. Ten percent (10%) of those typically single person or “nonfamily” households were inhabited by persons over the age of 65 in the year 2000 Census. Such households made up 14% of nonfamily households in the 2010 Census. Two hundred and sixty-two (262) additional households were classified as nonfamily in the 2010 Census versus the 2000 Census. (Table 4-8) Therefore, while families with children and middle aged married couples continue to form the majority of households, regional and national trends of smaller households and an aging population are expected to result in increases in one person households and nonfamily households.

Table 3-3
Marital Status 2000-2010

	Year	West O'Hara		East O'Hara		Total	
		#	%	#	%	#	%
Population 15 and over	2000	3,591	100.0	3,397	100.0	6,988	100.0
	2010	3,325	100.0	3,488	100.0	6,813	100.0
<i>Never Married</i>	2000	720	20.1	644	19.0	1,364	19.5
	2010	507	15.2	698	20.0	1,205	17.7
<i>Now married</i>	2000	2,353	65.5	2,229	65.6	4,582	65.6
	2010	2,245	67.5	2,359	67.6	4,604	67.6
<i>Widowed</i>	2000	266	7.4	316	9.3	582	8.3
	2010	309	9.3	194	5.6	503	7.4
<i>Divorced</i>	2000	236	6.6	167	4.9	403	5.8
	2010	264	7.9	237	6.8	341	5.0

Source: U.S. Bureau of the Census, Table DP-2, 2000; American Community Survey, 2010

During the 1990's, the Township averaged new construction of approximately 24 single family units per year. Through 2010 this average dropped to about 18 units annually although prior to the recession, 2005 through 2007, an average of 40 single family units was constructed annually. Since this represents a small portion of the total housing stock, Census numbers reflecting the householder's residence since 1995 help to illustrate the turnover in existing housing. Several factors may influence the level of housing occupancy change (where vacancy rates remain relatively low) including the market, age of existing householders, employment changes or relocation, and proportion of rental properties.

O'Hara's rate of occupancy change or turnover is telling when compared to the surrounding Boroughs and the County as a whole. O'Hara bore the lowest percentage of residents who lived in another house in 1995 (26%). Fox Chapel possessed a similar number while the remaining Boroughs exceeded the County's percentage. This stability may be due in part to the significant proportion of households with children under eighteen and high

proportion of homeownership within the Township. Between 2001 and 2004, beginning with approval of the Docks, there were 424 building permits issued for multi-family units. This will affect the change of occupancy rate in the Township in the future. Although the 2010 ACS census estimates a 96% non-mover statistic in 2010, many of these multi-family units may be occupied by empty nesters and continue to provide nontransient stability in the housing stock. (Table 3-4B)

Municipality	Total	Same house in 1995	Different house in 1995	Percent in Different House in 1995
O'Hara	8,364	6,187	2,177	26
Aspinwall	2,797	1,726	1,071	38
Blawnox	1,477	860	617	42
Fox Chapel	5,143	3,632	1,511	29
Sharpsburg	3,428	2,054	1,374	40
Allegheny County	1,210,720	781,552	429,168	35

Source: U.S. Bureau of the Census, Table DP-2, 2000.

Municipality	Total Living in Area 1 year ago	Non-movers	Different House in U.S.	Same County	Different County
O'Hara	8,784	8,470	314	226	88
Aspinwall	2,571	2,142	429	291	138
Blawnox	1,433	1,228	205	157	48
Fox Chapel	5,004	4,787	217	116	101
Sharpsburg	3,082	2,910	172	111	61
Allegheny County	1,206,732	1,046,758	159,974	111,880	48,094

Source: Southwestern Pennsylvania Commission, Municipal Profiles, 2010

EDUCATIONAL CHARACTERISTICS

The percentage of residents over age 25 with a college or post-secondary degree exceeds the County and most of the region and has increased since 2000. Fox Chapel bears an extremely high percentage and Aspinwall equaled the same percentage of college or post-secondary graduates as O'Hara in 2010, but both Fox Chapel and Aspinwall reported declines in 2010. Otherwise, the remaining jurisdictions include fewer, and in some cases substantially fewer residents over 25 with a higher education certificate. This proportion is to be expected given the managerial and professional sectors of work in which most residents are employed in O'Hara Township. The percentage of persons attaining a graduate or professional degree increased from 2000 to 2010 by 3% and represents the highest percentage of educational attainment reported across the Township population at 31.1%.

Table 3-5							
Educational Attainment 2000-2010							
		West O'Hara		East O'Hara		Total	
		#	%	#	%	#	%
Less than 9 th grade	2000	103	3.3	70	2.3	173	2.8
	2010	41	4.1	32	1.0	73	1.2
9 th to 12 th grade, no more	2000	175	5.5	169	5.5	344	5.5
	2010	88	2.9	36	1.2	227	3.7
High school graduate (includes equivalency)	2000	767	24.0	729	23.7	1,496	23.9
	2010	650	21.6	685	22.2	1,335	21.9
Some college, no degree	2000	495	15.5	321	10.4	816	13.0
	2010	314	10.4	399	13.0	713	11.7
Associate degree	2000	129	4.0	100	3.3	229	3.7
	2010	153	5.1	190	6.2	343	5.6
Bachelor's degree	2000	661	20.7	789	25.7	1,450	23.2
	2010	760	25.2	743	24.1	1,503	24.7
Graduate or professional degree	2000	862	27.0	893	29.1	1,755	28.0
	2010	955	31.7	941	30.6	1,896	31.1
Population 25 years and over	2000	3,192	100.0	3,071	100.0	6,263	100.0
	2010	3,011	100.0	3,079	100.0	6,090	100.0

Source: U.S. Bureau of the Census, Table DP-2, 2000; American Community Survey, 2010

RACE

Table 3-6									
Race Alone or in Combination with One or More Other Races									
1990-2010									
	West O'Hara			East O'Hara			Total		
	1990	2000	2010	1990	2000	2010	1990	2000	2010
White	4,607	4,504	4,304	4,135	3,973	3,791	8,768	8,477	8,095
Black	19	27	37	60	64	16	79	91	53
American Indian, Eskimo	1	8	2	1	10	4	2	18	6
Asian or Pacific Islander	110	132	183	128	163	235	238	295	418
Hispanic	37	73	72	21	28	53	58	101	125

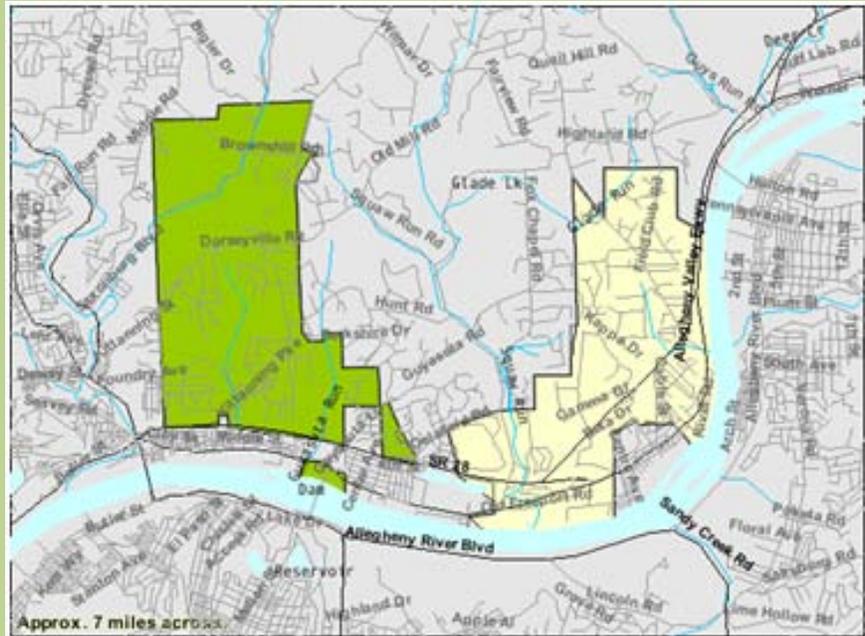
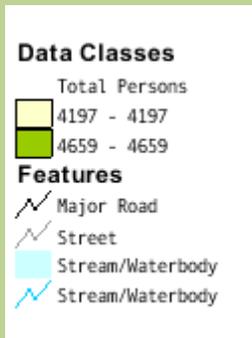
Source: U.S. Bureau of the Census, Table DP-1, 2000; Table P3, 2010

While much of this Chapter focuses on demographic data in terms of planning for the overall needs and characteristics of the community and its residents relating to housing and employment opportunities, the needs of minority populations within the community require examination and action as well, especially when trends suggest a downturn in standards of living. As reported in the 2000 Census, 5.4% of individuals in families with a female

household head were reported as below poverty. While that number dropped to 3.5% in 2010, this number was doubled that for the Township as a whole in 2000. Those living below poverty in the Township typically live within owner occupied homes thirty years old or older. In addition to an expected higher percentage of female-headed families and African American households bearing comparatively low incomes, more single residents 75 years or older surveyed lived below the established poverty level in 2010.

POPULATION PROJECTIONS

Total Population	8,407
East O'Hara	4,103
West O'Hara	4,304



*Source: U.S., Bureau of the Census, 2010, Table DP1.

The Township's Comprehensive plan evaluates ten work elements addressing the needs of present and future residents and includes a citizen participation and implementation plan. Population projections provide a basis to evaluate these needs by both actual numbers of residents as well as a picture of trends relating to household size, age groups, and migration, i.e. "who is moving in?" and "who is moving out?" Demographic characteristics such as incomes, housing choices, and birth-death rates also bear on community facilities and future capital project planning.

Projections are important in reference to budget forecasting of both revenues and expenditures. The number and age of residents is important in forecasting projected wage tax revenues as well as the use of park facilities and other Township services.

Table 3-7								
GEOGRAPHIC COMPARISON, 2000-2010								
Geographic area	Year	Population	Housing units	Area in square miles			Density per square mile of land area	
				Total area	Water area	Land area	Population	Housing units
O'Hara Township	2000	8,856	3,381	7.34	0.31	7.03	1,259.1	480.7
	2010	8,407	3,663				n/a	n/a
Allegheny County	2000	1,281,666	583,646	744.71	14.54	730.17	1,755.3	799.3
	2010	1,223,348	589,201				n/a	n/a
CENSUS TRACT								
Tract 4211 East O'Hara	2000	4,197	1,613	3.64	0.25	3.38	1,240.6	476.8
	2010	4,103	1,868				n/a	n/a
Tract 4212 West O'Hara	2000	4,659	1,768	3.71	0.05	3.65	1,276.3	484.3
	2010	4,304	1,795				n/a	n/a

Source: U.S. Bureau of the Census, Geographic Information Tables, 2000, 2010

O'Hara Township's biggest population increase occurred between 1950 and 1960 and peaked in 1980. Build-out population estimates project about 9,555 persons between 2025 and 2030. However, the trends were identified prior to the 2008-2009 recession and population estimates will likely be lower.

Table 3-8						
Projected Population Estimates 2005-2030						
2005	2010	2020	2025	2030	2035	
8,594	8,625	9,104	9,555	9,481	9,266	

Source: Southwestern Pennsylvania Commission, Cycle 8 Forecast, adopted June 28, 2007
Prepared prior to the 2008-2009 recession

Table 3-9							
Historic Population 1930-2000							
1930	1940	1950	1960	1970	1980	1990	2000
5,127	4,553	5,768	8,681	9,209	9,233	9,096	8,856

Source: Southwestern Pennsylvania Commission

	2010	2000	Percent
Pennsylvania	12,702,379	12,281,054	3.4%
Allegheny County	1,223,348	1,281,666	(4.6%)
O'Hara Township	8,407	8,856	(5.1%)

Preliminary demographic statistics released by the U.S. Census Bureau in March of 2011 indicate a net loss in population between the years 2000 and 2010. While there is a concern being that several high density multi-family developments near Township boundaries may be included in one or more adjoining community's population statistics, the cost to resurvey and the benefit to verifying a less significant population decline are not persuasive enough to file a formal challenge.

Historically, population increased in O'Hara as it did in similar Pittsburgh suburbs through 1980. As noted in Chapter 4, the number of households increased by nearly 400 units from 1980 to 1990 decreasing slightly from 1990 through 2000, but gaining again between 2000 and 2010. Trends of decreasing population over the past two to three decades are the norm rather than the exception and have more to do with changing household sizes as opposed to the sheer number of households, specifically single person households. Table 3-10 provides an illustration of trends within Allegheny County from 1990-20010. The number of households declined overall, but peaked in the middle years while the County-wide household size decreased by 9%. An aging population and changing social trends have resulted in smaller overall households, meaning that housing

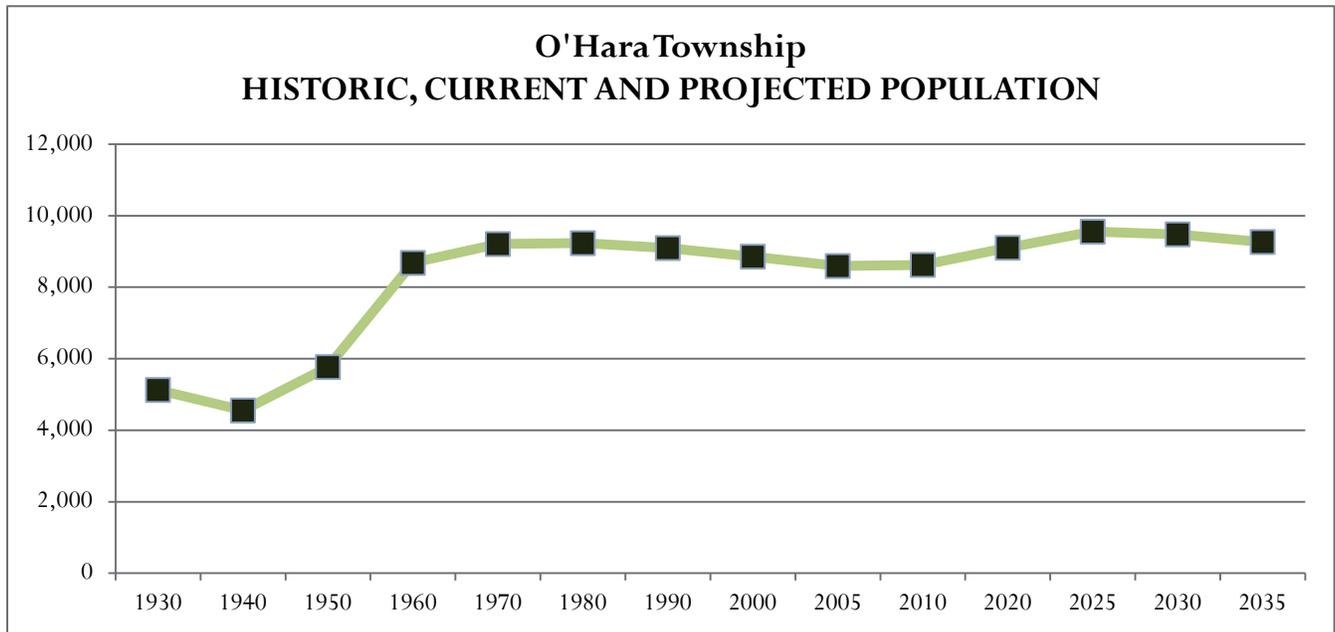
construction experienced in the region does not necessarily translate to population growth. However, as discussed in this Chapter, pockets of growth due in part to the quality of the Fox Chapel School District and the affordability of existing housing stock may attract families with children, offsetting the overall historical regional trend. Also, the ability, or inability, of senior residents to find accommodating housing in the Township is a factor in retaining an existing population. We will examine these trends also in light of a recent increase in housing construction of condominium units coupled with a fairly consistent number of single family detached home construction during the mid-2000's.

The Township may utilize the following population projections as a planning tool to evaluate the existing and future make-up of its population. Chapter 4, Housing and Households and previous socioeconomic data discuss the character of households in O'Hara, including family size, age, and income. Essentially, the total population data is less important than the population characteristics of the residents and recent and anticipated trends in

Year	Population	Households	Average Size
1990	1,336,449	540,774	2.41
2000	1,281,666	583,646	2.31
2010	1,223,348	533,960	2.23
Change (00-10)	(58,318)	(49,686)	--

Source: Southwestern Pennsylvania Commission

population changes. Often, focus occurs on population losses. It is therefore important to examine population loss or growth in O'Hara relative to the region. For example, while O'Hara's population fell by 2.6% from 1990 to 2000, and 5.1% between 2000 and 2010, the population of Allegheny County decreased by about 8.5% during that same time period (Table 3-10). Also, household sizes have decreased as the population has aged and family sizes are generally smaller due to increased rates of single parents with fewer children, and single person households.



This chapter includes an age-cohort projection of population data. Given the most recent Census is 2010, the projection of data required from that point presents obvious challenges given that cyclical forecasts of interim population data provided by SPC can change from cycle to cycle. However, building permit data and school enrollment data help to provide a gauge or check on projected population.

The age cohort population model projects data in five year increments and over five year age groupings as available through the US Census. First, death rates are applied to each year. Then birth rates and migration data (the net amount of people moving into and out of an area) are applied to the five year increment. For purposes of determining death and birth rates, 1999 resident rates in Allegheny County were utilized (Source: Pennsylvania Health Department, Bureau of Vital Statistics). Race was not taken into account as the population of O'Hara remains fairly homogenous. (This is discussed later in Chapter 5.)

Table 3-11					
POPULATION PROJECTION - SURVIVING POPULATION, INCLUDING NEW HOUSING UNITS*					
2005-2020					
	2005			2010	
	MALE	FEMALE		MALE	FEMALE
0-4	199	184		201	186
5-9	297	296		255	241
10-14	375	343		325	324
15-19	302	350		360	328
20-24	203	231		232	281
25-29	76	69		156	185
30-34	111	140		87	81
35-39	293	353		241	271
40-44	431	503		342	404
45-49	413	478		450	524
50-54	404	396		417	485
55-59	354	377		415	412
60-64	190	246		301	332
65-69	222	182		175	232
70-74	192	203		198	173
75-79	216	249		181	203
80-84	189	166		143	187
85 +	60	99		112	139
SUBTOTAL	4,527	4,865	SUBTOTAL	4,591	4,988
TOTAL	9,392		TOTAL	9,579	
	2015			2020	
	MALE	FEMALE		MALE	FEMALE
0-4	206	191		226	209
5-9	254	240		255	240
10-14	277	264		271	257
15-19	305	305		253	239
20-24	283	253		210	210
25-29	179	229		211	182
30-34	161	191		164	215
35-39	211	205		265	296
40-44	285	316		237	232
45-49	356	419		281	313
50-54	446	523		337	402
55-59	421	493		431	512
60-64	359	365		364	444
65-69	278	313		331	345
70-74	158	219		247	294
75-79	186	177		153	218
80-84	118	150		121	129
85 +	103	171		85	158
SUBTOTAL	4,586	5,024	SUBTOTAL	4,442	4,895
TOTAL	9,610		TOTAL	9,337	
Source: Olsen & Associates, LLC					
*Based on 1990 to 2000 model					

One scenario projects an increase in population occurring with the large number of multifamily housing units constructed between 2001 and 2005 and a stable population throughout 2010. This scenario proved inaccurate based on the 2010 ACS population estimate. However, this stability was projected due to the number of younger families moving into existing housing, coupled with new residents moving into newly constructed multi-family housing. Given continuing trends toward smaller households and new multi-family construction, coupled with the in-migration of younger families into existing housing, the expectation was a moderately growing to stable population. This local evaluation is contrary to the SPC population estimates shown in Table 3-8 which is based on more regional trends and assumes full occupancy at the Docks and the independent living facility at Chapel Harbor by 2015. However, senior residents occupying much of the new multi-family housing and smaller households, reoccupying vacated existing housing has resulted in a loss of population between 2000 and 2010, although both models project an increase between 2000 and 2010.

The data were checked against both building permit and school enrollment data. The Township has averaged 18.5 new single family homes between 1990 and 2010. The assumed migration data from the 1990's was presumed as a conservative but reasonable estimate to use in the projections. The projections account for a sizable amount of units within multi-family structures built since 2000 being occupied. Given limited land, it is presumed that single family housing construction could occur at a slower rate and that the multiple-family (dwellings in independent structures housing two or more units) would also be occupied. The decline in total population between 2000 and 2010 of 449 persons could represent a decrease in younger families with school-aged children moving into existing housing as well as a decreased in-migration caused by the inability to secure credit for new housing starts.

The average household size in O'Hara decreased by 8.5% from 1990 to 2010, from 2.67 persons per household in 1990. Therefore, available new housing, as well as existing housing, appears to attract comparatively smaller households and families while sales of existing housing have at least temporarily during the 2000's, stemmed population losses by attracting families with children under eighteen. Both the economy and retention of those now moving into existing housing may not curb this trend in the future. For now, however, it appears that there was an influx of families with school aged children and SPC population estimates for 2020 and 2030 indicate slight increases. However, the Cycle 8 2007 data was distributed prior to an assessment of the full impact of the recession.

School District data appear to validate this conclusion. In 1990, O'Hara residents comprised approximately 36 percent of all students in the Fox Chapel School District. (PA Department of Education 1990 Enrollments, data by Municipality from Table PO54 of the 1990 US Census) In 2000, Township residents comprised 32% of the district, yielding to sizable gains in neighboring Indiana Township. (PA Department of Education 2000 Enrollments, data by Municipality from Table P36 of the 2000 US Census) In comparing those students listed as enrolled in public school by the 2000 US Census summed by all municipalities within Fox Chapel School District, the actual enrollment shown in the Pennsylvania Department of Education was approximately 98% of that shown in the Census. Students in cyber or other publicly funded schools may account for the difference, as such are not reported in the District enrollments. Presuming:

- That 32 percent of total enrollment (the State report enrollment by District and not local government) held true in 2005,

- That as in the 2000 Census, 83.86 percent of school age children were enrolled in public schools, and
- That as in 2000, 98.2 percent of those children were reported in the District enrollments.

The actual enrollment reported to the PA Department of Education for 2005 in the Fox Chapel School District was 4,581, above that predicted by the age cohort projection. This number may be explained by slight changes in the other municipalities. At any rate, if the overall distribution of students is similar, the number demonstrates that the population increase projected in O'Hara for 2020 may be optimistic. For example, if O'Hara's expected share of students decreased slightly, the number would reflect fewer students of the reported 2005 total enrollment.

The same methodology utilized to create Table 3-11 may signal that fewer children occupy new construction and existing households in the Township than expected and that the most realistic scenario is somewhere between those utilized in Table 3-11 and the SPC Cycle 8 forecast. Several factors, such as migration and decreased housing demand, may skew the projections. For example, the projections assumed the same number of individuals moving into and out of the Township for each age cohort as was presumed in the mid-1990's through the mid-2000's. Additional residents in the age range of young adults may result in exponential out-migration in order to find employment, schooling, or for military service, while out- or in-migration of middle age cohorts may have more to do with the state of the economy and the availability of housing for which bank loans can be secured.

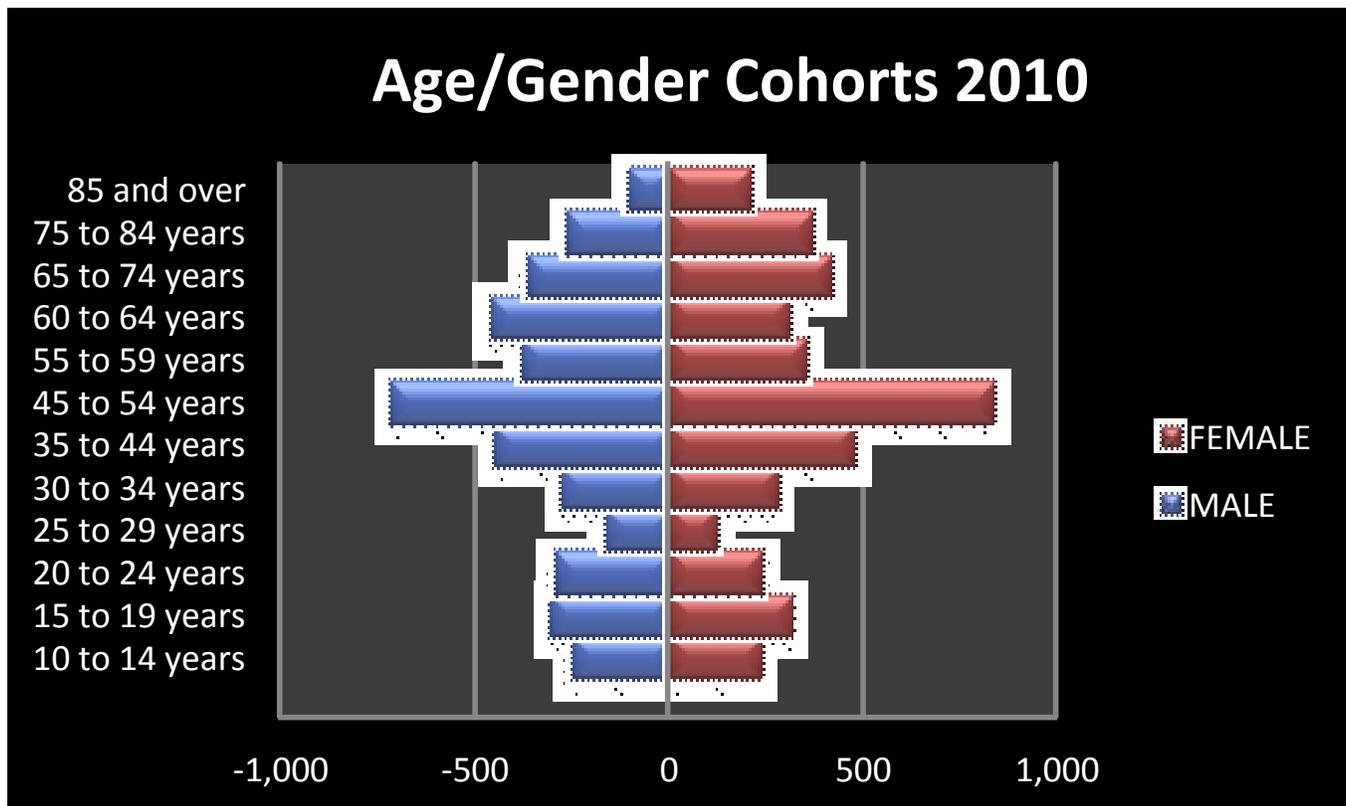
The resulting numbers, considering both scenarios, show a declining population from 2000-2010 and project a slight decrease through 2015 and 2020 which may be offset by new housing construction. Most notable are the following:

- Increase of residents between ages 55 and 64.
- Accompanying decrease of school aged children.
- The negative net migration of those 65 to 84, leading to a lower population in this age range as residents seek assisted living arrangements elsewhere in the region.
- If out-migration retains the same face numbers, a substantial increase of those 65 and older is also expected given aging of those in-migrants who moved into the Township during the 1990's to 2000's with children. If such households are retained, this demographic could increase substantially.

Table 3-12
AGE COHORTS 2000-2010

	Year	West O'Hara		East O'Hara		Subtotal		Total		Net Gain or Loss	Allegheny County	
		Male	Female	Male	Female	Male	Female	#	%		#	%
Under 5 yrs	2000	135	141	110	102	245	243	488	5.5	(107)	71,081	5.5
	2010	109	85	109	78	218	163	381	4.5		63,640	5.2
5 -9 yrs	2000	193	173	153	130	346	303	649	7.3	(158)	79,385	6.2
	2010	130	120	125	116	255	236	491	5.8		64,343	5.3
10 -14 yrs	2000	205	217	164	143	369	360	729	8.2	(108)	82,688	6.5
	2010	153	169	155	144	308	313	621	7.4		68,396	5.6
15 -19 yrs	2000	144	139	121	124	265	263	528	6.0	8	81,721	6.4
	2010	169	113	130	124	299	237	536	6.4		79,935	6.5
20 -24 yrs	2000	62	46	43	37	105	83	188	2.1	102	75,792	5.9
	2010	104	76	63	47	167	123	290	3.4		88,962	7.3
25 -34 yrs	2000	159	184	106	125	265	309	574	6.5	(15)	161,277	12.6
	2010	151	147	129	132	280	279	559	6.6		157,549	12.8
35 -44 yrs	2000	422	463	277	334	699	797	1,496	16.9	(567)	201,974	15.8
	2010	219	240	234	236	453	476	929	11.1		145,894	11.9
45 -54 yrs	2000	363	385	352	331	715	716	1,431	16.2	124	181,542	14.2
	2010	408	477	310	360	718	837	1,555	18.5		186,865	15.2
55 -59 yrs	2000	142	153	99	114	241	267	508	5.7	226	63,512	5.0
	2010	190	189	192	163	382	352	734	8.7		89,867	7.3
60 -64 yrs	2000	124	101	109	114	233	215	448	5.1	326	54,278	4.2
	2010	153	168	310	143	463	311	774	9.2		72,838	6.0
65 -74 yrs	2000	187	216	286	260	473	476	949	10.7	(168)	112,549	8.8
	2010	201	200	167	213	368	413	781	9.3		95,684	7.8
75 -84 yrs	2000	113	138	265	212	378	350	728	8.2	(100)	87,724	6.8
	2010	104	139	161	224	265	363	628	7.5		74,259	6.1
85 yrs & over	2000	20	34	53	33	73	67	140	1.6	175	28,143	2.2
	2010	33	57	75	150	108	207	315	3.7		35,116	2.9

Source: U.S. Bureau of the Census, Table DP-1, 2000; Table P12, 2010



CONCLUSION

In conclusion, O'Hara Township has experienced a slight increase or stability in population through the early 2000's presumably due to the perceived quality of the Fox Chapel School District, affordability of existing housing stock for younger families, and recent ongoing housing construction. Table 3-12 illustrates a snapshot of this trend with about one third of the population between the ages of 35 and 54, and about one fifth of the population under the age of 15.

One quarter of the 2010 population is between the ages of 45 and 59. The cohort of these residents will be between 55 and 69 in 2020 and represent a larger percentage of the population according to the projections. The availability of independent living facilities and maintenance free housing will impact the number of residents who may remain within the community as they age and the availability of existing housing stock to potential residents.

In summary, these data point toward a recent influx of families with children under 18, moving into existing housing and comparatively smaller households moving into new construction units. The composition of the community beyond 2015 will depend upon housing choices for seniors, those who moved into the community with children in the 1990's through the first decade of this century and whether or not they maintain a residence within the Township (preceding data seemed to show negative net migration of those 55-74 indicating some were moving out of the Township, possibly after children graduated school), and the frequency and choices of new construction.

SUMMARY

The Comprehensive Plan analyzes demographic trends and population characteristics in O'Hara Township, examining the ages, numbers of people, and changes at the household and Township level. Recognizing that planning for the Township's future requires an understanding of who lives and is expected to live in the Township, the analysis includes population projections through 2020. State law and good planning practice link development with housing, transportation, and recreation to the needs of current and expected residents which is why a demographic analysis is prepared.

The following summarize key findings of existing population.

- 1. Empty nest families form a significant part of the population while fewer single, young adults live in the Township.** Persons in the 45 to 64 age range represent more than a third of the total population in O'Hara Township. School-aged children ages 19 and younger constitute less than a quarter of the population in O'Hara (24.1%) down from 27% in 2000. One fifth of the Township's population is aged 65 or older.
- 2. The Township has a stable resident population.** According to the ACS 2006-2010 Census estimates, only 3.6% of O'Hara residents resided in a different house or dwelling unit in 2010, down from 26% in 2000. (4.4% in Fox Chapel). The percentage of such residents in Aspinwall and Blawnox Boroughs was 16.7% and 14.4% respectively, and Allegheny County's rate of changed occupancy in 2010 was 13.3%. This indicates a stable population which is aging in place as data compared from 2000 to 2010 clearly reinforces. (Tables 3-4A and 3-4B)
- 3. Residents have a comparatively high rate of education.** 24.7% of adult residents have a bachelor's or four year degree education and 31.1% have a graduate or professional degree.

Several other factors were also examined. Median income of Township households was \$67,725 in 1999, as per the 2000 US Census and \$81,310 in 2010. Incomes were highest, approximately \$113,365 per year, where the householder was between 45 and 64 years of age. Those 65 years and older had a median income of less than \$40,000 per year. 96.3% of residents were listed as "white" or Caucasian in the 2010 Census. As a percentage of populations in households, Asian or Pacific Islanders comprised the largest proportion of non-white residents as they did in the previous two Census periods.

Population Projections

Past and present information was examined using the 1990, 2000 and 2010 Censuses, SPC forecast cycles, as well as school district enrollment data. Future projections were made using an age-cohort method. This method factors in birth and death rate data by gender combined with estimated migration data, to determine the net increase or decrease in cohorts as well as aggregate population totals.

Table 3-12 shows information (net gain or loss) by age-cohort. There was some variation in the migration numbers by gender, and this Table shows the migration by gender. Total migration for each cohort was based on late 90's cohort models so that resulting total net outmigration does not reflect the impact of the 2008-2010

decrease in housing. An exercise was conducted where birth and death rates were applied to the 1990 population and progressed to 2000, producing the number of residents expected where new residents in each cohort move into the community based on housing availability demand. The migration data estimates and resulting population projections indicate the following:

1. **Young families with elementary school aged children moved into the Township in the 1990's to mid-2000's.** Recent enrollment data from the State Department of Education for the Fox Chapel Area School District were analyzed and found that the identified trend and continued migration rates were reasonably close to the enrollment data but slowing. Further, age cohorts for children under 14 indicated new losses totaling 373 persons between 2000 and 2010.
2. **Working adults represent a smaller percentage of the Township's population.** Those between the ages of 35 and 44 comprised the largest net loss of people reported in the 2010 Census. It is estimated that 567 residents have migrated between 1995 and the mid-2000's. However, by 2010 that trend may be ending as 2010 data indicate that the age 25 to 34 cohort has stabilized.
3. **Those moving into new construction are living in households with fewer people.** Related to the estimated migration numbers, new construction households were compared to the net change in population. An analysis determined that new construction likely housed an average of 2.45 residents per unit as opposed to 2.67 in 1990. Conversely, it was determined that younger families with school aged children were replacing older families in existing housing, as discussed earlier, but that trend needs to be reaffirmed as 2010 Census data indicates a decline in school-aged children.
4. **The future number of seniors living in the Township depends on the availability of affordable housing choices.** Some loss or net outmigration of seniors is indicated in Table 3-12 while approximately 268 of those aged 65 to 84 are assumed to have moved out of the Township from 1990 to 2010. Given the limited number of existing housing choices for seniors and the average cost of new construction, mainly condominium housing, choices for seniors are limited. Data show that the outmigration of seniors is somewhat significant for recent retirees (ages 65 to 74), however new construction in the mid-2000's has provided additional housing options for seniors).

The population was projected through the year 2020 to increase from 8,407 people reported in 2010 to 9,104 residents forecast by SPC in the 2007 Cycle 8 Forecast, however that forecast preceded the 2008-2009 recession. In-migration of younger families may continue to offset the trend of smaller households and population loss in the area overall as the local housing market remains relatively stable.

The continued moderate construction of new units will result in a stable population, markedly contrasted with expected population losses in the region. The number of existing housing sales coupled with the decision or ability of seniors to move into alternative housing or to "downsize" will determine future population increases as the decline in population between 2000 and 2010 of 5.1% appears to be related to the loss of population in the 35 to 44 age range as well as declines in the 65 to 84 age range.