



SOUTHWESTERN PENNSYLVANIA COMMISSION
Municipal Profile: General Population and Housing Characteristics 2010

State: Pennsylvania

County: Allegheny

Municipality: Forest Hills Borough

11. HOUSEHOLDS BY TYPE			12. HOUSEHOLDS WITH INDIVIDUALS OF SPECIFIED AGE		
	<u>Number</u>	<u>% of Total</u>		<u>Number</u>	<u>% of Total</u>
Total households	3,099	100.0%	Households with individuals under 18 years old	653	21.1%
Family households (families)	1,807	58.3%	Households with individuals 65 years & over	960	31.0%
Husband-wife family	1,406	45.4%			
Male householder, no wife present	107	3.5%			
Female householder, no husband present	294	9.5%			
Nonfamily households	1,292	41.7%			
Householder living alone	1,109	35.8%			
Householder 65 years & over	444	14.3%			

13. AVERAGE SIZE		
Average household size	2.10	Average family size 2.74

14a. HOUSING OCCUPANCY			14b. VACANT HOUSING UNITS BY TYPE			
	<u>Number</u>	<u>% of Total</u>				
Total housing units	3,304	100.0%	For rent	54	For seasonal, recreational, or occasional use	11
Occupied housing units	3,099	93.8%	Rented, not occupied	3		
Vacant housing units	205	6.2%	For sale only	41	All other vacants	87
			Sold, not occupied	9		

15. HOUSING UNITS, HOUSEHOLD POPULATION, AND AVERAGE HOUSEHOLD SIZE BY HOUSING TENURE					
	<u>Number of units</u>	<u>% of Total</u>	<u>Population in units</u>	<u>% of Total</u>	<u>Average household size</u>
Occupied housing units	3,099	100.0%	6,518	100.0%	2.10
Owner-occupied housing units	2,416	78.0%	5,275	80.9%	2.18
Renter-occupied housing units	683	22.0%	1,243	19.1%	1.82

Comparison of selected data items for different areas

<u>Data Item</u>	<u>This Municipality</u>	<u>This County</u>	<u>SPC 10-enty Region</u>	<u>Pennsylvania</u>	<u>United States</u>
Sex ratio (males per 100 females)	87.3	91.8	93.8	95.1	96.7
Median age (in years)	47.5	41.3	42.5	40.1	37.2
% of population aged 65 & over	19.7%	16.8%	17.2%	15.4%	13.0%
% of total population that is one race only	98.5%	98.2%	98.4%	98.1%	97.1%
% of population that is Hispanic or Latino	1.3%	1.6%	1.3%	5.7%	16.3%
% of population in group quarters	0.0%	2.9%	2.8%	3.4%	2.6%
Average household size	2.10	2.23	2.30	2.45	2.58
% of total housing units that are vacant	6.2%	9.4%	9.1%	9.9%	11.4%
% of occupied housing units that are owner-occupied	78.0%	64.7%	69.8%	69.6%	65.1%
Population density (persons per square mile of land)	4,168	1,676	366	284	87
Household density (households per square mile of land)	1,982	731	155	112	33
% minority population	13.2%	19.4%	12.4%	20.5%	36.3%



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School Enrollment by Level of School for the Population 3 Years and Over

	<u>Number</u>	<u>% of Total</u>
Population 3 years and over enrolled in school	1,310	100.0%
Nursery school, preschool	88	6.7%
Kindergarten	16	1.2%
Elementary school (grades 1-8)	493	37.6%
High school (grades 9-12)	312	23.8%
College or graduate school	401	30.6%

Marital Status for the Population 15 Years and Over

	<u>Number</u>	<u>% of Total</u>
Population 15 years and over	5,664	100.0%
Never married	1,645	29.0%
Now married, except separated	2,696	47.6%
Separated	168	3.0%
Widowed	560	9.9%
Female	384	6.8%
Divorced	595	10.5%
Female	360	6.4%

Veteran Status for the Civilian Population 18 Years and Over

	<u>Number</u>	<u>% of Total</u>
Civilian population 18 years and over	5,452	100.0%
Civilian veterans	772	14.2%

Place of Birth and Citizenship Status

	<u>Number</u>	<u>% of Total</u>
Total population	6,547	100.0%
Native	6,299	96.2%
Born in U.S.	6,258	95.6%
State of residence	5,002	76.4%
Different state	1,256	19.2%
Born outside U.S.	41	0.6%
Foreign born	248	3.8%
Naturalized citizen	190	2.9%
Not a citizen	58	0.9%

Place of Birth for the Foreign-Born Population Excluding Population Born at Sea

	<u>Number</u>	<u>% of Total</u>
Total	248	100.0%
Europe	196	79.0%
Asia	0	0.0%
Africa	0	0.0%
Oceania	22	8.9%
Latin America	12	4.8%
Northern America	18	7.3%

Educational Attainment for the Population 25 Years and Over

	<u>Number</u>	<u>% of Total</u>
Population 25 years and over	5,150	100.0%
Less than 9th grade	49	1.0%
9th to 12th grade, no diploma	173	3.4%
High school graduate (includes equivalency)	1,119	21.7%
Some college, no degree	851	16.5%
Associate degree	481	9.3%
Bachelor's degree	1,205	23.4%
Graduate or professional degree	1,272	24.7%
Percent high school graduate or higher	95.7%	
Percent bachelor's degree or higher	48.1%	

Grandparents as Caregivers

	<u>Number</u>	<u>% of Total</u>
Grandparents living with own grandchildren under 18 years	78	100.0%
Grandparent responsible for own grandchildren under 18 years	24	30.8%

Geographical Mobility of Population 1 Year and Over Living in Area 1 Year Ago

	<u>Number</u>	<u>% of Total</u>
Total living in area 1 year ago	6,422	100.0%
Non-movers	5,858	91.2%
Moved to different house in U.S.	564	8.8%
Same county	415	6.5%
Different county	149	2.3%
Same state	129	2.0%
Different state	20	0.3%

This table provides geographical mobility for persons relative to their place of residence 1 year ago. The estimates do not include people who moved to Puerto Rico, other U.S. Island Areas, or Foreign Countries.



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Language Spoken at Home by Ability to Speak English for the Population 5 Years and Over	<u>Number</u>	<u>% of Total</u>
Population 5 years and over	6,263	100.0%
English only	5,855	93.5%
Language other than English	408	6.5%
Speak English less than "very well"	58	0.9%
Spanish or Spanish Creole	45	0.7%
Speak English less than "very well"	0	0.0%
Italian	17	0.3%
Speak English less than "very well"	0	0.0%
German	82	1.3%
Speak English less than "very well"	22	0.4%
Polish	8	0.1%
Speak English less than "very well"	0	0.0%
Chinese	0	0.0%
Speak English less than "very well"	0	0.0%
All other languages	256	4.1%
Speak English less than "very well"	36	0.6%

Total Ancestry Reported (tallied for people with one or more ancestry categories reported) [20 largest in the SPC region]	<u>Number</u>	<u>% of Total</u>
Total ancestries reported	8,789	100.0%
American	50	0.6%
Arab	10	0.1%
Croatian	157	1.8%
Czech or Czechoslovakian	89	1.0%
Dutch	23	0.3%
English	653	7.4%
French (except Basque)	65	0.7%
German	1,669	19.0%
Greek	125	1.4%
Hungarian	106	1.2%
Irish	1,508	17.2%
Italian	1,287	14.6%
Polish	496	5.6%
Russian	134	1.5%
Scotch-Irish	183	2.1%
Scottish	304	3.5%
Slovak	509	5.8%
Swedish	98	1.1%
Ukrainian	77	0.9%
Welsh	67	0.8%
Other ancestries	1,179	13.4%

Comparison of selected data items for different areas

<u>Data Item</u>	<u>This Municipality</u>	<u>This County</u>	<u>SPC 10-cnty Region</u>	<u>Pennsylvania</u>	<u>United States</u>
% of population 25 years and over who are high school graduates or higher	95.7%	91.2%	89.7%	86.9%	84.6%
% of population 1 year and over who resided in area 1 year ago in same house	91.2%	86.7%	87.8%	87.7%	83.8%
% of population 1 year and over who resided in area 1 year ago in different house in same county	6.5%	9.3%	8.0%	7.7%	5.2%



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Households With Selected Types of Income

Type of income	Number of households with type of income	% of Total households	Average income per household by type of income
With earnings in the past 12 months	2,417	75.5%	\$65,378
With Social Security income in the past 12 months	1,085	33.9%	\$15,845
With Supplemental Security Income in the past 12 month	28	0.9%	\$9,154
With public assistance income in the past 12 months	30	0.9%	\$11,687
With retirement income in the past 12 months	681	21.3%	\$15,751
Total households	3,200	(This is total households, NOT the sum of the households above; a household may fall into more than one of the above "type of income" categories)	

Families by Family Income in the Past 12 Months (in 2009 Inflation-Adjusted Dollars)

	Number	% of Total		Number	% of Total
Families	1,787	100.0%	\$45,000 to \$49,999	79	4.4%
Less than \$10,000	54	3.0%	\$50,000 to \$59,999	177	9.9%
\$10,000 to \$14,999	24	1.3%	\$60,000 to \$74,999	222	12.4%
\$15,000 to \$19,999	61	3.4%	\$75,000 to \$99,999	330	18.5%
\$20,000 to \$24,999	62	3.5%	\$100,000 to \$124,999	218	12.2%
\$25,000 to \$29,999	50	2.8%	\$125,000 to \$149,999	89	5.0%
\$30,000 to \$34,999	96	5.4%	\$150,000 to \$199,999	93	5.2%
\$35,000 to \$39,999	107	6.0%	\$200,000 or more	24	1.3%
\$40,000 to \$44,999	101	5.7%			

Poverty Status in the Past 12 Months of Families by Type and Persons by Age for Whom Poverty Status is Determined

	Below poverty level	At or above poverty level	Total	% of Total below poverty
All families	87	1,700	1,787	4.9%
Married couple	20	1,303	1,323	1.5%
Male householder, no wife present	17	122	139	12.2%
Female householder, no husband present	50	275	325	15.4%
All persons	430	6,089	6,519	6.6%
Persons under 18 years	123	944	1,067	11.5%
Persons 18 to 64 years	217	3,909	4,126	5.3%
Persons over 64 years	90	1,236	1,326	6.8%

Miscellaneous Income Data [in the past 12 months (in 2009 inflation-adjusted dollars)]

Median family income	Per capita income	Median earnings for the full-time, year-round civilian employed population 16 year and over, by sex:	
\$66,146	\$31,732	<u>Males</u>	<u>Females</u>
		\$48,860	\$44,830



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Employment Status for the Population 16 Years and Over

	<u>Ages 16 to 64 years</u>		<u>Ages 65 years and over</u>		<u>Ages 16 years and over</u>		
	<u>Males</u>	<u>Females</u>	<u>Males</u>	<u>Females</u>	<u>Males</u>	<u>Females</u>	<u>Total</u>
Population	2,002	2,244	562	764	2,564	3,008	5,572
In labor force	1,651	1,812	99	67	1,750	1,879	3,629
In Armed Forces	0	0	Not applicable		0	0	0
Civilian labor force	1,651	1,812	99	67	1,750	1,879	3,629
Employed	1,534	1,792	90	67	1,624	1,859	3,483
Unemployed	117	20	9	0	126	20	146
Percent of civilian labor force	7.1	1.1	9.1	0.0	7.2	1.1	4.0
Not in labor force	351	432	463	697	814	1,129	1,943

Industry for the Civilian Employed Population 16 Years and Over

	<u>Number</u>	<u>% of Total</u>		<u>Number</u>	<u>% of Total</u>
Civilian employed population 16 years and over	3,483	100.0%	Finance & insurance, & real estate & rental & leasing	170	4.9%
Agriculture, forestry, fishing and hunting, and mining	0	0.0%	Professional, scientific, & management, & administrative & waste management services	356	10.2%
Construction	168	4.8%	Educational services, and health care and social assistance	1,357	39.0%
Manufacturing	366	10.5%	Arts, entertainment, & recreation, & accomodation & food services	187	5.4%
Wholesale trade	109	3.1%	Other services, except public administration	163	4.7%
Retail trade	297	8.5%	Public administration	85	2.4%
Transportation and warehousing, and utilities	122	3.5%			
Information	103	3.0%			

Occupation for the Civilian Employed Population 16 Years and Over

	<u>Number</u>	<u>% of Total</u>
Civilian employed population 16 years and over	3,483	100.0%
Management, professional, and related	1,983	56.9%
Service	424	12.2%
Sales and office	728	20.9%
Farming, fishing, and forestry	0	0.0%
Construction, extraction, maintenance, and repair	153	4.4%
Production, transportation, and material moving	195	5.6%

Class of Worker for the Civilian Employed Population 16 Years and Over

	<u>Number</u>	<u>% of Total</u>
Civilian employed population 16 years and over	3,483	100.0%
Private for-profit wage and salary	2,160	62.0%
Private not-for-profit wage and salary	797	22.9%
Local government	188	5.4%
State and federal government	157	4.5%
Self-employed in own not incorporated business	181	5.2%
Unpaid family worker	0	0.0%

NOTE: employment and worker data pertain to place of residence, not place of work



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Households by Household Income in the Past 12 Months (in 2009 Inflation-Adjusted Dollars)

	<u>Number</u>	<u>% of Total</u>
Households	3,200	100.0%
Less than \$10,000	155	4.8%
\$10,000 to \$14,999	171	5.3%
\$15,000 to \$19,999	154	4.8%
\$20,000 to \$24,999	165	5.2%
\$25,000 to \$29,999	218	6.8%
\$30,000 to \$34,999	191	6.0%
\$35,000 to \$39,999	183	5.7%
\$40,000 to \$44,999	136	4.3%
\$45,000 to \$49,999	135	4.2%
\$50,000 to \$59,999	374	11.7%
\$60,000 to \$74,999	322	10.1%
\$75,000 to \$99,999	428	13.4%
\$100,000 to \$124,999	290	9.1%
\$125,000 to \$149,999	114	3.6%
\$150,000 to \$199,999	113	3.5%
\$200,000 or more	51	1.6%

Median household income in the past 12 months (in 2009 inflation-adjusted dollars) \$52,833

Means of Transportation to Work for Workers 16 Years and Over

	<u>Number</u>	<u>% of Total excluding worked at home</u>
Total excluding worked at home	3,183	100.0%
Car, truck, or van -- drove alone	2,319	72.9%
Car, truck, or van -- carpooled	477	15.0%
Public transportation (excluding taxicab)	347	10.9%
Bicycle	0	0.0%
Walked	40	1.3%
Taxicab, motorcycle, or other means	0	0.0%
Average travel time (in minutes) to work excluding worked at home	26.5	
Worked at home	156	4.7%
Workers 16 years and over	3,339	100.0%

NOTE: Workers include members of the Armed Forces and civilians who were at work last week

NOTE: employment and worker data pertain to place of residence, not place of work

Comparison of selected data items for different areas

<u>Data Item</u>	<u>This Municipality</u>	<u>This County</u>	<u>SPC 10-cnty Region</u>	<u>Pennsylvania</u>	<u>United States</u>
% of civilian labor force (ages 16 and over) that is unemployed	4.0%	6.5%	6.4%	6.8%	7.2%
% of commuters who drove alone excluding worked at home	72.9%	73.4%	79.8%	79.1%	79.1%
Average travel time (in minutes) to work excluding worked at home	26.5	24.9	24.9	25.4	25.2
Median household income in the past 12 months (in 2009 inflation-adjusted dollars)	\$52,833	\$46,641	\$49,184	\$49,737	\$51,425



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Housing Units in Structure			Year Structure Built		
	<u>Number</u>	<u>% of Total</u>		<u>Number</u>	<u>% of Total</u>
Total housing units	3,437	100.0%	Total housing units	3,437	100.0%
1 unit, detached	2,578	75.0%	Built 2005 or later	0	0.0%
1 unit, attached	166	4.8%	Built 2000 to 2004	88	2.6%
2 units	205	6.0%	Built 1990 to 1999	56	1.6%
3 or 4 units	85	2.5%	Built 1980 to 1989	108	3.1%
5 to 9 units	21	0.6%	Built 1970 to 1979	272	7.9%
10 to 19 units	0	0.0%	Built 1960 to 1969	477	13.9%
20 to 49 units	82	2.4%	Built 1950 to 1959	809	23.5%
50 or more units	300	8.7%	Built 1940 to 1949	552	16.1%
Mobile home	0	0.0%	Built 1939 or earlier	1,075	31.3%
Boat, RV, van, etc.	0	0.0%	Subtotal: built before 1970	2,913	84.8%
Rooms			Occupied Housing Units by Year Householder Moved into Unit		
	<u>Number</u>	<u>% of Total</u>		<u>Number</u>	<u>% of Total</u>
Total housing units	3,437	100.0%	Total occupied housing units	3,200	100.0%
1 room	109	3.2%	Moved in 2005 or later	504	15.8%
2 rooms	11	0.3%	Moved in 2000 to 2004	747	23.3%
3 rooms	139	4.0%	Moved in 1990 to 1999	702	21.9%
4 rooms	403	11.7%	Moved in 1980 to 1989	395	12.3%
5 rooms	481	14.0%	Moved in 1970 to 1979	258	8.1%
6 rooms	975	28.4%	Moved in 1969 or earlier	594	18.6%
7 rooms	468	13.6%			
8 rooms	523	15.2%	Value of Owner-Occupied Housing Units		
9 or more rooms	328	9.5%		<u>Number</u>	<u>% of Total</u>
Median number of rooms	6.1		Total owner-occupied housing units	2,432	100.0%
			Less than \$50,000	180	7.4%
			\$50,000 to \$69,999	219	9.0%
			\$70,000 to \$89,999	362	14.9%
			\$90,000 to \$99,999	248	10.2%
			\$100,000 to \$124,999	488	20.1%
			\$125,000 to \$149,999	344	14.1%
			\$150,000 to \$174,999	311	12.8%
			\$175,000 to \$199,999	130	5.3%
			\$200,000 to \$249,999	48	2.0%
			\$250,000 to \$299,999	70	2.9%
			\$300,000 to \$399,999	0	0.0%
			\$400,000 to \$499,999	20	0.8%
			\$500,000 to \$749,999	12	0.5%
			\$750,000 to \$999,999	0	0.0%
			\$1,000,000 or more	0	0.0%
			Median Value of Owner-Occupied Housing Units	\$110,600	



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Vehicles Available for Occupied Housing Units		
	<u>Number</u>	<u>% of Total</u>
Total occupied housing units	3,200	100.0%
No vehicles available	244	7.6%
1 vehicle available	1,541	48.2%
2 vehicles available	1,045	32.7%
3 vehicles available	263	8.2%
4 vehicles available	83	2.6%
5 or more vehicles available	24	0.8%

Occupants Per Room for Occupied Housing Units		
	<u>Number</u>	<u>% of Total</u>
Total occupied housing units	3,200	100.0%
1.00 or less	3,181	99.4%
1.01 to 1.50	0	0.0%
1.51 or more	19	0.6%

Gross Rent of Renter-Occupied Housing Units		
	<u>Number</u>	<u>% of Total</u>
Total renter-occupied housing units	768	100.0%
With cash rent	751	97.8%
Less than \$200	0	0.0%
\$200 to \$399	5	0.7%
\$400 to \$599	102	13.3%
\$600 to \$799	306	39.8%
\$800 to \$999	217	28.3%
\$1,000 to \$1,999	83	10.8%
\$2,000 or more	38	4.9%
No cash rent	17	2.2%
Median gross rent for renter-occupied housing units paying cash rent	\$776	

Selected Characteristics for Occupied Housing Units		
	<u>Number</u>	<u>% of Total</u>
Total occupied housing units	3,200	100.0%
Lacking complete plumbing facilities	0	0.0%
Lacking complete kitchen facilities	0	0.0%
No telephone service available	24	0.8%

Mortgage Status and Selected Monthly Owner Costs		
	<u>Number</u>	<u>% of Total</u>
Total owner-occupied housing units	2,432	100.0%
Housing units with a mortgage	1,442	59.3%
Less than \$200	0	0.0%
\$200 to \$399	9	0.4%
\$400 to \$599	73	3.0%
\$600 to \$799	86	3.5%
\$800 to \$999	204	8.4%
\$1,000 to \$1,999	910	37.4%
\$2,000 to \$2,999	136	5.6%
\$3,000 or more	24	1.0%
Housing units without a mortgage	990	40.7%

Selected Monthly Owner Costs as a Percentage of Household Income in the Past 12 Months		
	<u>Number</u>	<u>% of Total</u>
Total owner-occupied housing units	2,432	100.0%
Less than 20.0 percent	1,195	49.1%
20.0 to 24.9 percent	354	14.6%
25.0 to 29.9 percent	279	11.5%
30.0 to 34.9 percent	177	7.3%
35.0 percent or more	414	17.0%
Not computed	13	0.5%

Gross Rent as a Percentage of Household Income in the Past 12 Months		
	<u>Number</u>	<u>% of Total</u>
Total renter-occupied housing units	768	100.0%
Less than 20.0 percent	247	32.2%
20.0 to 24.9 percent	77	10.0%
25.0 to 29.9 percent	95	12.4%
30.0 to 34.9 percent	36	4.7%
35.0 percent or more	296	38.5%
Not computed	17	2.2%



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% of total housing units that are single-family units (Single-family units include 1 unit, attached; 1 unit, detached; mobile home; and boat, RV, van, etc.)	79.8%	72.7%	79.3%	79.6%	74.1%
% of total housing units that were built before 1970	84.8%	74.3%	67.7%	61.5%	43.4%
% of occupied housing units with no vehicles available	7.6%	14.6%	11.0%	11.2%	8.8%
Median value of owner-occupied housing units	\$110,600	\$110,300	\$111,024	\$152,300	\$185,400
Median gross rent for renter-occupied housing units paying cash rent	\$776	\$676	\$630	\$716	\$817
% of owner-occupied housing units where the selected monthly owner costs are 30% or more of household income in the past 12 months	24.3%	24.9%	23.5%	26.7%	29.9%
% of renter-occupied housing units where the gross rent is 30% or more of household income in the past 12 months	43.2%	44.5%	42.7%	43.3%	46.2%