





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

State: Pennsylvania

County: Armstrong

Municipality: West Franklin Township

11. HOUSEHOLDS BY TYPE			12. HOUSEHOLDS WITH INDIVIDUALS OF SPECIFIED AGE		
	Number	% of Total		Number	% of Total
Total households	745	100.0%	Households with individuals under 18 years old	206	27.7%
Family households (families)	547	73.4%	Households with individuals 65 years & over	231	31.0%
Husband-wife family	467	62.7%	<b>13. AVERAGE SIZE</b>		
Male householder, no wife present	18	2.4%	Average household size	2.48	Average family size
Female householder, no husband present	62	8.3%			
Nonfamily households	198	26.6%			
Householder living alone	158	21.2%			
Householder 65 years & over	66	8.9%			

14a. HOUSING OCCUPANCY			14b. VACANT HOUSING UNITS BY TYPE		
	Number	% of Total			
Total housing units	808	100.0%	For rent	24	For seasonal, recreational, or occasional use
Occupied housing units	745	92.2%	Rented, not occupied	0	13
Vacant housing units	63	7.8%	For sale only	5	
			Sold, not occupied	1	All other vacants
					20

15. HOUSING UNITS, HOUSEHOLD POPULATION, AND AVERAGE HOUSEHOLD SIZE BY HOUSING TENURE						
	Number of units	% of Total	Population in units	% of Total	Average household size	
Occupied housing units	745	100.0%	1,851	100.0%	2.48	
Owner-occupied housing units	598	80.3%	1,452	78.4%	2.43	
Renter-occupied housing units	147	19.7%	399	21.6%	2.71	

**Comparison of selected data items for different areas**

<b><u>Data Item</u></b>	<b><u>This Municipality</u></b>	<b><u>This County</u></b>	<b><u>SPC 10-enty Region</u></b>	<b><u>Pennsylvania</u></b>	<b><u>United States</u></b>
Sex ratio (males per 100 females)	103.2	97.4	93.8	95.1	96.7
Median age (in years)	45.3	44.5	42.5	40.1	37.2
% of population aged 65 & over	17.7%	18.4%	17.2%	15.4%	13.0%
% of total population that is one race only	99.5%	99.2%	98.4%	98.1%	97.1%
% of population that is Hispanic or Latino	0.3%	0.5%	1.3%	5.7%	16.3%
% of population in group quarters	0.1%	0.9%	2.8%	3.4%	2.6%
Average household size	2.48	2.38	2.30	2.45	2.58
% of total housing units that are vacant	7.8%	11.7%	9.1%	9.9%	11.4%
% of occupied housing units that are owner-occupied	80.3%	75.5%	69.8%	69.6%	65.1%
Population density (persons per square mile of land)	71	106	366	284	87
Household density (households per square mile of land)	29	44	155	112	33
% minority population	0.9%	2.3%	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	394	100.0%
Nursery school, preschool	45	11.4%
Kindergarten	24	6.1%
Elementary school (grades 1-8)	181	45.9%
High school (grades 9-12)	66	16.8%
College or graduate school	78	19.8%

**Marital Status for the Population 15 Years and Over**

	<u>Number</u>	<u>% of Total</u>
Population 15 years and over	1,507	100.0%
Never married	319	21.2%
Now married, except separated	934	62.0%
Separated	27	1.8%
Widowed	89	5.9%
Female	81	5.4%
Divorced	138	9.2%
Female	73	4.8%

**Veteran Status for the Civilian Population 18 Years and Over**

	<u>Number</u>	<u>% of Total</u>
Civilian population 18 years and over	1,468	100.0%
Civilian veterans	133	9.1%

**Place of Birth and Citizenship Status**

	<u>Number</u>	<u>% of Total</u>
Total population	1,863	100.0%
Native	1,838	98.7%
Born in U.S.	1,829	98.2%
State of residence	1,710	91.8%
Different state	119	6.4%
Born outside U.S.	9	0.5%
Foreign born	25	1.3%
Naturalized citizen	16	0.9%
Not a citizen	9	0.5%

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

	<u>Number</u>	<u>% of Total</u>
Total	25	100.0%
Europe	0	0.0%
Asia	10	40.0%
Africa	0	0.0%
Oceania	0	0.0%
Latin America	15	60.0%
Northern America	0	0.0%

**Educational Attainment for the Population 25 Years and Over**

	<u>Number</u>	<u>% of Total</u>
Population 25 years and over	1,327	100.0%
Less than 9th grade	47	3.5%
9th to 12th grade, no diploma	94	7.1%
High school graduate (includes equivalency)	714	53.8%
Some college, no degree	195	14.7%
Associate degree	74	5.6%
Bachelor's degree	134	10.1%
Graduate or professional degree	69	5.2%
Percent high school graduate or higher	89.4%	
Percent bachelor's degree or higher	15.3%	

**Grandparents as Caregivers**

	<u>Number</u>	<u>% of Total</u>
Grandparents living with own grandchildren under 18 years	7	100.0%
Grandparent responsible for own grandchildren under 18 years	3	42.9%

**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	1,682	100.0%
Non-movers	1,682	100.0%
Moved to different house in U.S.	0	0.0%
Same county	0	0.0%
Different county	0	0.0%
Same state	0	0.0%
Different state	0	0.0%

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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<b>Language Spoken at Home by Ability to Speak English for the Population 5 Years and Over</b>	<u>Number</u>	<u>% of Total</u>
Population 5 years and over	1,788	100.0%
English only	1,755	98.2%
Language other than English	33	1.8%
Speak English less than "very well"	16	0.9%
Spanish or Spanish Creole	31	1.7%
Speak English less than "very well"	16	0.9%
Italian	0	0.0%
Speak English less than "very well"	0	0.0%
German	0	0.0%
Speak English less than "very well"	0	0.0%
Polish	0	0.0%
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	2	0.1%
Speak English less than "very well"	0	0.0%

<b>Total Ancestry Reported (tallied for people with one or more ancestry categories reported) [20 largest in the SPC region]</b>	<u>Number</u>	<u>% of Total</u>
Total ancestries reported	2,113	100.0%
American	139	6.6%
Arab	0	0.0%
Croatian	68	3.2%
Czech or Czechoslovakian	29	1.4%
Dutch	48	2.3%
English	180	8.5%
French (except Basque)	75	3.5%
German	765	36.2%
Greek	0	0.0%
Hungarian	8	0.4%
Irish	227	10.7%
Italian	146	6.9%
Polish	44	2.1%
Russian	12	0.6%
Scotch-Irish	106	5.0%
Scottish	19	0.9%
Slovak	45	2.1%
Swedish	3	0.1%
Ukrainian	7	0.3%
Welsh	4	0.2%
Other ancestries	188	8.9%

**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	89.4%	86.9%	89.7%	86.9%	84.6%
% of population 1 year and over who resided in area 1 year ago in same house	100.0%	89.4%	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	0.0%	5.8%	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	611	79.4%	\$55,841
With Social Security income in the past 12 months	251	32.6%	\$15,390
With Supplemental Security Income in the past 12 month	24	3.1%	\$7,092
With public assistance income in the past 12 months	18	2.3%	\$1,561
With retirement income in the past 12 months	164	21.3%	\$12,623
Total households	770	(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	579	100.0%	\$45,000 to \$49,999	14	2.4%
Less than \$10,000	25	4.3%	\$50,000 to \$59,999	50	8.6%
\$10,000 to \$14,999	36	6.2%	\$60,000 to \$74,999	51	8.8%
\$15,000 to \$19,999	19	3.3%	\$75,000 to \$99,999	91	15.7%
\$20,000 to \$24,999	41	7.1%	\$100,000 to \$124,999	54	9.3%
\$25,000 to \$29,999	36	6.2%	\$125,000 to \$149,999	24	4.1%
\$30,000 to \$34,999	44	7.6%	\$150,000 to \$199,999	7	1.2%
\$35,000 to \$39,999	48	8.3%	\$200,000 or more	10	1.7%
\$40,000 to \$44,999	29	5.0%			

**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	55	524	579	9.5%
Married couple	15	453	468	3.2%
Male householder, no wife present	26	39	65	40.0%
Female householder, no husband present	14	32	46	30.4%
All persons	178	1,665	1,843	9.7%
Persons under 18 years	68	307	375	18.1%
Persons 18 to 64 years	86	1,112	1,198	7.2%
Persons over 64 years	24	246	270	8.9%

**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:	
\$48,958	\$22,658	Males	Females
		\$33,269	\$31,719



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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>Total</u>
	<u>Males</u>	<u>Females</u>	<u>Males</u>	<u>Females</u>	<u>Males</u>	<u>Females</u>	
Population	681	556	107	163	788	719	1,507
In labor force	563	405	6	13	569	418	987
In Armed Forces	0	0	Not applicable		0	0	0
Civilian labor force	563	405	6	13	569	418	987
Employed	546	365	6	13	552	378	930
Unemployed	17	40	0	0	17	40	57
Percent of civilian labor force	3.0	9.9	0.0	0.0	3.0	9.6	5.8
Not in labor force	118	151	101	150	219	301	520

**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	930	100.0%	Finance & insurance, & real estate & rental & leasing	18	1.9%
Agriculture, forestry, fishing and hunting, and mining	73	7.8%	Professional, scientific, & management, & administrative & waste management services	65	7.0%
Construction	53	5.7%	Educational services, and health care and social assistance	179	19.2%
Manufacturing	232	24.9%	Arts, entertainment, & recreation, & accomodation & food services	47	5.1%
Wholesale trade	39	4.2%	Other services, except public administration	31	3.3%
Retail trade	109	11.7%	Public administration	31	3.3%
Transportation and warehousing, and utilities	47	5.1%			
Information	6	0.6%			

**Occupation for the Civilian Employed Population 16 Years and Over**

	<u>Number</u>	<u>% of Total</u>
Civilian employed population 16 years and over	930	100.0%
Management, professional, and related	242	26.0%
Service	167	18.0%
Sales and office	176	18.9%
Farming, fishing, and forestry	15	1.6%
Construction, extraction, maintenance, and repair	104	11.2%
Production, transportation, and material moving	226	24.3%

**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	930	100.0%
Private for-profit wage and salary	687	73.9%
Private not-for-profit wage and salary	85	9.1%
Local government	26	2.8%
State and federal government	37	4.0%
Self-employed in own not incorporated business	90	9.7%
Unpaid family worker	5	0.5%

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



**SOUTHWESTERN PENNSYLVANIA COMMISSION**

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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	770	100.0%
Less than \$10,000	32	4.2%
\$10,000 to \$14,999	50	6.5%
\$15,000 to \$19,999	34	4.4%
\$20,000 to \$24,999	60	7.8%
\$25,000 to \$29,999	57	7.4%
\$30,000 to \$34,999	59	7.7%
\$35,000 to \$39,999	79	10.3%
\$40,000 to \$44,999	33	4.3%
\$45,000 to \$49,999	27	3.5%
\$50,000 to \$59,999	61	7.9%
\$60,000 to \$74,999	85	11.0%
\$75,000 to \$99,999	98	12.7%
\$100,000 to \$124,999	54	7.0%
\$125,000 to \$149,999	24	3.1%
\$150,000 to \$199,999	7	0.9%
\$200,000 or more	10	1.3%

Median household income in the past 12 months (in 2009 inflation-adjusted dollars) \$41,750

**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	866	100.0%
Car, truck, or van -- drove alone	704	81.3%
Car, truck, or van -- carpooled	133	15.4%
Public transportation (excluding taxicab)	3	0.3%
Bicycle	0	0.0%
Walked	20	2.3%
Taxicab, motorcycle, or other means	6	0.7%
Average travel time (in minutes) to work excluding worked at home	25.4	
Worked at home	53	5.8%
Workers 16 years and over	919	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	5.8%	7.1%	6.4%	6.8%	7.2%
% of commuters who drove alone excluding worked at home	81.3%	83.2%	79.8%	79.1%	79.1%
Average travel time (in minutes) to work excluding worked at home	25.4	27.5	24.9	25.4	25.2
Median household income in the past 12 months (in 2009 inflation-adjusted dollars)	\$41,750	\$41,075	\$49,184	\$49,737	\$51,425



**SOUTHWESTERN PENNSYLVANIA COMMISSION**

**Municipal Profile: Selected Housing Characteristics 2005-2009**

State: Pennsylvania

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**Housing Units in Structure**

	<u>Number</u>	<u>% of Total</u>
Total housing units	834	100.0%
1 unit, detached	617	74.0%
1 unit, attached	27	3.2%
2 units	31	3.7%
3 or 4 units	0	0.0%
5 to 9 units	8	1.0%
10 to 19 units	0	0.0%
20 to 49 units	0	0.0%
50 or more units	0	0.0%
Mobile home	151	18.1%
Boat, RV, van, etc.	0	0.0%

**Year Structure Built**

	<u>Number</u>	<u>% of Total</u>
Total housing units	834	100.0%
Built 2005 or later	0	0.0%
Built 2000 to 2004	11	1.3%
Built 1990 to 1999	128	15.3%
Built 1980 to 1989	158	18.9%
Built 1970 to 1979	157	18.8%
Built 1960 to 1969	83	10.0%
Built 1950 to 1959	72	8.6%
Built 1940 to 1949	41	4.9%
Built 1939 or earlier	184	22.1%
Subtotal: built before 1970	380	45.6%

**Rooms**

	<u>Number</u>	<u>% of Total</u>
Total housing units	834	100.0%
1 room	8	1.0%
2 rooms	0	0.0%
3 rooms	8	1.0%
4 rooms	121	14.5%
5 rooms	329	39.4%
6 rooms	182	21.8%
7 rooms	89	10.7%
8 rooms	41	4.9%
9 or more rooms	56	6.7%
Median number of rooms	5.4	

**Occupied Housing Units by Year Householder Moved into Unit**

	<u>Number</u>	<u>% of Total</u>
Total occupied housing units	770	100.0%
Moved in 2005 or later	114	14.8%
Moved in 2000 to 2004	75	9.7%
Moved in 1990 to 1999	238	30.9%
Moved in 1980 to 1989	116	15.1%
Moved in 1970 to 1979	120	15.6%
Moved in 1969 or earlier	107	13.9%

**Value of Owner-Occupied Housing Units**

	<u>Number</u>	<u>% of Total</u>
Total owner-occupied housing units	614	100.0%
Less than \$50,000	138	22.5%
\$50,000 to \$69,999	66	10.7%
\$70,000 to \$89,999	84	13.7%
\$90,000 to \$99,999	30	4.9%
\$100,000 to \$124,999	83	13.5%
\$125,000 to \$149,999	86	14.0%
\$150,000 to \$174,999	36	5.9%
\$175,000 to \$199,999	13	2.1%
\$200,000 to \$249,999	35	5.7%
\$250,000 to \$299,999	19	3.1%
\$300,000 to \$399,999	7	1.1%
\$400,000 to \$499,999	9	1.5%
\$500,000 to \$749,999	8	1.3%
\$750,000 to \$999,999	0	0.0%
\$1,000,000 or more	0	0.0%
Median Value of Owner-Occupied Housing Units	\$96,300	

**House Heating Fuel for Occupied Housing Units**

	<u>Number</u>	<u>% of Total</u>
Total occupied housing units	770	100.0%
Utility gas	532	69.1%
Bottled, tank, or LP gas	21	2.7%
Electricity	37	4.8%
Fuel oil, kerosene, etc.	118	15.3%
Coal or coke	8	1.0%
Wood	46	6.0%
Solar energy	0	0.0%
Other fuel	8	1.0%
No fuel used	0	0.0%



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<b>Vehicles Available for Occupied Housing Units</b>		
	<u>Number</u>	<u>% of Total</u>
Total occupied housing units	770	100.0%
No vehicles available	19	2.5%
1 vehicle available	250	32.5%
2 vehicles available	341	44.3%
3 vehicles available	114	14.8%
4 vehicles available	27	3.5%
5 or more vehicles available	19	2.5%

<b>Occupants Per Room for Occupied Housing Units</b>		
	<u>Number</u>	<u>% of Total</u>
Total occupied housing units	770	100.0%
1.00 or less	770	100.0%
1.01 to 1.50	0	0.0%
1.51 or more	0	0.0%

<b>Gross Rent of Renter-Occupied Housing Units</b>		
	<u>Number</u>	<u>% of Total</u>
Total renter-occupied housing units	156	100.0%
With cash rent	137	87.8%
Less than \$200	4	2.6%
\$200 to \$399	19	12.2%
\$400 to \$599	17	10.9%
\$600 to \$799	72	46.2%
\$800 to \$999	25	16.0%
\$1,000 to \$1,999	0	0.0%
\$2,000 or more	0	0.0%
No cash rent	19	12.2%
Median gross rent for renter-occupied housing units paying cash rent	\$695	

<b>Selected Characteristics for Occupied Housing Units</b>		
	<u>Number</u>	<u>% of Total</u>
Total occupied housing units	770	100.0%
Lacking complete plumbing facilities	8	1.0%
Lacking complete kitchen facilities	6	0.8%
No telephone service available	24	3.1%

<b>Mortgage Status and Selected Monthly Owner Costs</b>		
	<u>Number</u>	<u>% of Total</u>
Total owner-occupied housing units	614	100.0%
Housing units with a mortgage	306	49.8%
Less than \$200	0	0.0%
\$200 to \$399	0	0.0%
\$400 to \$599	9	1.5%
\$600 to \$799	51	8.3%
\$800 to \$999	101	16.4%
\$1,000 to \$1,999	104	16.9%
\$2,000 to \$2,999	30	4.9%
\$3,000 or more	11	1.8%
Housing units without a mortgage	308	50.2%

<b>Selected Monthly Owner Costs as a Percentage of Household Income in the Past 12 Months</b>		
	<u>Number</u>	<u>% of Total</u>
Total owner-occupied housing units	614	100.0%
Less than 20.0 percent	395	64.3%
20.0 to 24.9 percent	64	10.4%
25.0 to 29.9 percent	30	4.9%
30.0 to 34.9 percent	24	3.9%
35.0 percent or more	96	15.6%
Not computed	5	0.8%

<b>Gross Rent as a Percentage of Household Income in the Past 12 Months</b>		
	<u>Number</u>	<u>% of Total</u>
Total renter-occupied housing units	156	100.0%
Less than 20.0 percent	56	35.9%
20.0 to 24.9 percent	41	26.3%
25.0 to 29.9 percent	15	9.6%
30.0 to 34.9 percent	0	0.0%
35.0 percent or more	25	16.0%
Not computed	19	12.2%



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### 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 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.)	95.3%	90.2%	79.3%	79.6%	74.1%
% of total housing units that were built before 1970	45.6%	66.9%	67.7%	61.5%	43.4%
% of occupied housing units with no vehicles available	2.5%	7.6%	11.0%	11.2%	8.8%
Median value of owner-occupied housing units	\$96,300	\$87,300	\$111,024	\$152,300	\$185,400
Median gross rent for renter-occupied housing units paying cash rent	\$695	\$529	\$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	19.5%	21.5%	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	16.0%	33.5%	42.7%	43.3%	46.2%