



# SOUTHWESTERN PENNSYLVANIA COMMISSION

## About the SPC Forecast

The SPC Cycle 8 forecast was adopted by the Commission on June 28, 2007, and supercedes any earlier SPC forecasts. This report displays the base year data for 2005 and forecasts for 2010 and beyond.

## Description of Data Items

### HOUSEHOLDS AND POPULATION

*Households*..... Households are the number of occupied housing units.

*Avg H'hold Size*..... Average household size is calculated by dividing household population by households.

*Household Population*.... Household population is calculated by subtracting group-quarter population from total population.

*Grp-Qtr Population*..... Group-quarter population is the number of persons residing in facilities designed for group living, of which there are two general categories --

Institutionalized persons under care or custody in institutions such as:

1. Homes, schools, hospitals or wards for the physically or mentally handicapped
2. Hospitals or wards for mental or chronic disease patients
3. Nursing, convalescent, and rest homes for the aged and dependent
4. Orphanages
5. Correctional institutions

Non-institutionalized persons in facilities such as:

- |                                |                                   |
|--------------------------------|-----------------------------------|
| 1. Rooming and boarding houses | 6. Military and other barracks    |
| 2. Missions and shelters       | 7. Fraternity and sorority houses |
| 3. Halfway houses              |                                   |
| 4. College dormitories         |                                   |
| 5. Convents and monasteries    |                                   |

*Total Population*..... Total population is the total number of persons.

### WORK-PLACE EMPLOYMENT (the number of full-time and part-time employees BY PLACE OF WORK and based on the North American Industry Classification System (NAICS))

Note: the NAICS codes (first 2 or 3 digits) associated with each SPC category is shown below the SPC category

*Retail*..... Retail employment is the number of employees in businesses that sell merchandise to the general public. Typical examples of retail businesses are building materials and garden supplies; general merchandise stores; grocery stores; automotive dealers and service stations; and apparel and accessory stores. Although classified in NAICS as a services category, food services places (i.e., restaurants) and drinking places (i.e., bars) are assigned to the SPC retail category.  
(44, 45, and 722)

*Manufacturing*..... Manufacturing employment is the number of employees in businesses engaged in the mechanical, physical, or chemical transformation of materials, substances, or components into new products. Manufacturing establishments may perform one or more activities that are classified outside the manufacturing sector of NAICS. For instance, research and development or administrative operations, such as accounting, payroll, or management, that are provided by SEPARATE establishments are classified to the NAICS sector where such services are primary, not in manufacturing.  
(31, 32, and 33)

*Services*..... Services employment is the number of employees in businesses that provide services. Typical examples of services businesses are utilities; transportation; warehousing; information; finance and insurance; real estate; rental and leasing; professional, scientific, and technical services; management of companies and enterprises; administrative and support services; waste management and remediation services; educational services; health care and social assistance; arts, entertainment, and recreation; accomodation; public administration; and other services.  
(22, 48, 49, 51, 52, 53, 54, 55, 56, 61, 62, 71, 721, 81, and 92)

*Other*..... Other employment is the number of employees in businesses not included in the previous categories. Typical examples of "other" businesses are agriculture, forestry, fishing and hunting; mining; construction; and wholesale trade.  
(11, 21, 23, and 42)

*Total*..... Total employment is the sum of the four above employment categories.

### Area (Square Miles) (measurement of area for ALL years)

*Total*..... Total area is the sum of land area and water area

*Land*..... Land area is the SPC measurement of land

*Water*..... Water area is the SPC measurement of large bodies of water

\*Density is measured per square mile of land

NA denotes that a "% Change" from 2005 is not available because the 2005 value is zero while the forecast year value is greater than zero -- i.e., the % change is infinite



# SOUTHWESTERN PENNSYLVANIA COMMISSION

## Cycle 8 Forecast of Population, Households, & Employment by County, 2005-2035

January 17, 2008

Sorted: County

Year	HOUSEHOLDS AND POPULATION					WORK-PLACE EMPLOYMENT					CHANGE & % CHANGE FROM 2005						DENSITY*	
	Households	Avg H'hold Size	Household Population	Grp-Qtr Population	Total Population	Retail	Manu-facturing	Services	Other	Total	Households		Total Population		Total Employment		Total Population	Total Employment
											Change	% Change	Change	% Change	Change	% Change		
<b>Pittsburgh, City of Total</b>						<b>Area (Square Miles) -- Total:</b> 58.29					<b>Land:</b> 55.48		<b>Water:</b> 2.81					
2005	137,783	2.11	290,794	22,814	313,608	38,352	13,713	295,979	22,243	370,287							5653	6674
2010	138,253	2.06	285,076	22,814	307,890	40,216	11,863	321,162	21,511	394,752	470	0.3%	-5,718	-1.8%	24,465	6.6%	5550	7115
2020	148,360	1.97	291,872	22,814	314,686	37,868	10,647	337,604	20,645	406,764	10,577	7.7%	1,078	0.3%	36,477	9.9%	5672	7332
2025	156,714	1.92	301,046	22,814	323,860	35,922	10,514	341,439	20,168	408,043	18,931	13.7%	10,252	3.3%	37,756	10.2%	5837	7355
2030	165,174	1.87	309,664	22,814	332,478	34,093	10,511	347,569	19,729	411,902	27,391	19.9%	18,870	6.0%	41,615	11.2%	5993	7424
2035	171,748	1.83	314,230	22,814	337,044	32,814	10,633	362,285	19,395	425,127	33,965	24.7%	23,436	7.5%	54,840	14.8%	6075	7663
<b>Allegheny County Total</b>						<b>Area (Square Miles) -- Total:</b> 685.67					<b>Land:</b> 674.13		<b>Water:</b> 11.54					
2005	392,421	2.30	904,406	17,803	922,209	108,780	33,834	308,014	59,428	510,056							1368	757
2010	403,721	2.26	910,500	17,803	928,303	114,490	30,260	328,210	57,765	530,725	11,300	2.9%	6,094	0.7%	20,669	4.1%	1377	787
2020	448,427	2.15	965,038	17,803	982,841	111,317	27,237	364,745	58,501	561,800	56,006	14.3%	60,632	6.6%	51,744	10.1%	1458	833
2025	479,765	2.10	1,007,135	17,803	1,024,938	106,891	26,700	380,870	58,581	573,042	87,344	22.3%	102,729	11.1%	62,986	12.3%	1520	850
2030	510,977	2.05	1,045,051	17,803	1,062,854	102,497	26,492	399,437	58,510	586,936	118,556	30.2%	140,645	15.3%	76,880	15.1%	1577	871
2035	535,396	1.99	1,067,036	17,803	1,084,839	99,118	26,587	420,313	58,603	604,621	142,975	36.4%	162,630	17.6%	94,565	18.5%	1609	897
<b>Armstrong County Total</b>						<b>Area (Square Miles) -- Total:</b> 664.29					<b>Land:</b> 653.63		<b>Water:</b> 10.66					
2005	29,023	2.40	69,604	1,175	70,779	5,101	6,791	16,875	5,498	34,265							108	52
2010	29,273	2.35	68,818	1,175	69,993	5,219	6,686	17,671	5,038	34,614	250	0.9%	-786	-1.1%	349	1.0%	107	53
2020	31,146	2.26	70,285	1,175	71,460	4,967	6,597	19,110	4,528	35,202	2,123	7.3%	681	1.0%	937	2.7%	109	54
2025	32,645	2.21	72,113	1,175	73,288	4,747	6,578	19,698	4,301	35,324	3,622	12.5%	2,509	3.5%	1,059	3.1%	112	54
2030	34,299	2.16	74,138	1,175	75,313	4,533	6,590	20,429	4,075	35,627	5,276	18.2%	4,534	6.4%	1,362	4.0%	115	55
2035	36,495	2.11	77,130	1,175	78,305	4,367	6,628	21,430	3,871	36,296	7,472	25.7%	7,526	10.6%	2,031	5.9%	120	56
<b>Beaver County Total</b>						<b>Area (Square Miles) -- Total:</b> 443.68					<b>Land:</b> 434.00		<b>Water:</b> 9.68					
2005	72,756	2.38	173,107	4,407	177,514	13,977	12,221	41,267	6,474	73,939							409	170
2010	74,509	2.33	173,520	4,407	177,927	14,508	10,169	43,111	6,293	74,081	1,753	2.4%	413	0.2%	142	0.2%	410	171
2020	82,449	2.22	183,417	4,407	187,824	14,429	8,585	48,598	6,312	77,924	9,693	13.3%	10,310	5.8%	3,985	5.4%	433	180
2025	88,400	2.17	191,955	4,407	196,362	14,161	8,313	51,601	6,291	80,366	15,644	21.5%	18,848	10.6%	6,427	8.7%	452	185
2030	95,019	2.12	201,181	4,407	205,588	13,929	8,215	55,189	6,242	83,575	22,263	30.6%	28,074	15.8%	9,636	13.0%	474	193
2035	102,724	2.06	211,740	4,407	216,147	13,413	8,273	57,672	6,195	85,553	29,968	41.2%	38,633	21.8%	11,614	15.7%	498	197
<b>Butler County Total</b>						<b>Area (Square Miles) -- Total:</b> 794.89					<b>Land:</b> 788.63		<b>Water:</b> 6.26					
2005	72,382	2.49	180,508	6,415	186,923	18,575	6,289	50,619	12,796	88,279							237	112
2010	76,956	2.45	188,160	6,415	194,575	20,084	5,505	55,541	12,341	93,471	4,574	6.3%	7,652	4.1%	5,192	5.9%	247	119
2020	87,593	2.34	204,932	6,415	211,347	20,299	4,963	64,538	11,977	101,777	15,211	21.0%	24,424	13.1%	13,498	15.3%	268	129
2025	94,354	2.28	215,585	6,415	222,000	19,893	4,868	68,714	11,766	105,241	21,972	30.4%	35,077	18.8%	16,962	19.2%	281	133
2030	101,985	2.23	227,274	6,415	233,689	19,507	4,868	73,760	11,531	109,666	29,603	40.9%	46,766	25.0%	21,387	24.2%	296	139
2035	111,071	2.17	241,102	6,415	247,517	18,883	4,955	77,729	11,317	112,884	38,689	53.5%	60,594	32.4%	24,605	27.9%	314	143

\*Density is measured per square mile of land

NOTE: Allegheny County excludes Pittsburgh

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Year	HOUSEHOLDS AND POPULATION					WORK-PLACE EMPLOYMENT					CHANGE & % CHANGE FROM 2005						DENSITY*	
	Households	Avg H'hold Size	Household Population	Grp-Qtr Population	Total Population	Retail	Manu-facturing	Services	Other	Total	Households		Total Population		Total Employment		Total Popula-tion	Total Employ-ment
											Change	% Change	Change	% Change	Change	% Change		
<b>Fayette County Total</b>						<b>Area (Square Miles) -- Total:</b> 797.83					<b>Land:</b> 789.77		<b>Water:</b> 8.06					
2005	61,879	2.35	145,407	3,011	148,418	11,871	6,179	30,821	5,768	54,639							188	69
2010	64,574	2.28	147,488	3,011	150,499	12,387	5,279	32,474	5,562	55,702	2,695	4.4%	2,081	1.4%	1,063	1.9%	191	71
2020	72,967	2.15	156,888	3,011	159,899	12,155	4,581	36,850	5,526	59,112	11,088	17.9%	11,481	7.7%	4,473	8.2%	202	75
2025	78,704	2.08	163,835	3,011	166,846	11,997	4,430	38,841	5,493	60,761	16,825	27.2%	18,428	12.4%	6,122	11.2%	211	77
2030	85,210	2.01	171,466	3,011	174,477	11,722	4,373	41,413	5,440	62,948	23,331	37.7%	26,059	17.6%	8,309	15.2%	221	80
2035	93,060	1.94	180,665	3,011	183,676	11,330	4,401	43,545	5,391	64,667	31,181	50.4%	35,258	23.8%	10,028	18.4%	233	82
<b>Greene County Total</b>						<b>Area (Square Miles) -- Total:</b> 577.61					<b>Land:</b> 575.76		<b>Water:</b> 1.84					
2005	15,133	2.41	36,415	3,267	39,682	2,926	6,046	9,847	3,740	22,559							69	39
2010	15,298	2.34	35,824	3,267	39,091	3,017	5,957	10,331	3,109	22,414	165	1.1%	-591	-1.5%	-145	-0.6%	68	39
2020	16,354	2.21	36,170	3,267	39,437	2,847	5,889	11,096	2,735	22,567	1,221	8.1%	-245	-0.6%	8	0.0%	68	39
2025	17,212	2.15	36,926	3,267	40,193	2,701	5,883	11,399	2,634	22,617	2,079	13.7%	511	1.3%	58	0.3%	70	39
2030	18,207	2.08	37,833	3,267	41,100	2,567	5,897	11,809	2,546	22,819	3,074	20.3%	1,418	3.6%	260	1.2%	71	40
2035	19,512	2.01	39,202	3,267	42,469	2,480	5,927	12,404	2,480	23,291	4,379	28.9%	2,787	7.0%	732	3.2%	74	40
<b>Indiana County Total</b>						<b>Area (Square Miles) -- Total:</b> 834.22					<b>Land:</b> 828.98		<b>Water:</b> 5.24					
2005	35,085	2.37	83,251	5,280	88,531	9,129	14,225	25,114	6,998	55,466							107	67
2010	35,949	2.30	82,674	5,280	87,954	9,767	13,965	26,880	6,349	56,961	864	2.5%	-577	-0.7%	1,495	2.7%	106	69
2020	39,241	2.16	84,867	5,280	90,147	9,266	13,726	29,206	5,788	57,986	4,156	11.8%	1,616	1.8%	2,520	4.5%	109	70
2025	41,411	2.10	86,801	5,280	92,081	8,732	13,671	30,073	5,519	57,995	6,326	18.0%	3,550	4.0%	2,529	4.6%	111	70
2030	43,662	2.03	88,612	5,280	93,892	8,235	13,663	31,201	5,235	58,334	8,577	24.4%	5,361	6.1%	2,868	5.2%	113	70
2035	46,553	1.96	91,328	5,280	96,608	7,971	13,696	32,887	4,971	59,525	11,468	32.7%	8,077	9.1%	4,059	7.3%	117	72
<b>Lawrence County Total</b>						<b>Area (Square Miles) -- Total:</b> 362.69					<b>Land:</b> 360.38		<b>Water:</b> 2.30					
2005	37,256	2.41	89,852	2,972	92,824	8,310	6,020	24,426	5,827	44,583							258	124
2010	37,994	2.36	89,692	2,972	92,664	8,692	5,731	25,765	5,658	45,846	738	2.0%	-160	-0.2%	1,263	2.8%	257	127
2020	41,747	2.26	94,236	2,972	97,208	8,573	5,523	28,932	5,613	48,641	4,491	12.1%	4,384	4.7%	4,058	9.1%	270	135
2025	44,602	2.20	98,325	2,972	101,297	8,410	5,499	30,703	5,581	50,193	7,346	19.7%	8,473	9.1%	5,610	12.6%	281	139
2030	47,868	2.15	102,961	2,972	105,933	8,299	5,518	32,936	5,500	52,253	10,612	28.5%	13,109	14.1%	7,670	17.2%	294	145
2035	51,896	2.10	108,803	2,972	111,775	8,033	5,580	34,700	5,432	53,745	14,640	39.3%	18,951	20.4%	9,162	20.6%	310	149
<b>Washington County Total</b>						<b>Area (Square Miles) -- Total:</b> 860.38					<b>Land:</b> 856.82		<b>Water:</b> 3.55					
2005	82,415	2.38	196,071	5,341	201,412	22,285	3,452	59,232	19,326	104,295							235	122
2010	84,952	2.33	198,169	5,341	203,510	23,572	3,278	63,601	18,793	109,244	2,537	3.1%	2,098	1.0%	4,949	4.7%	238	127
2020	94,112	2.24	210,635	5,341	215,976	22,910	3,100	70,729	20,022	116,761	11,697	14.2%	14,564	7.2%	12,466	12.0%	252	136
2025	100,852	2.19	220,871	5,341	226,212	22,045	3,065	73,982	20,560	119,652	18,437	22.4%	24,800	12.3%	15,357	14.7%	264	140
2030	108,498	2.14	232,296	5,341	237,637	21,258	3,107	77,959	20,891	123,215	26,083	31.6%	36,225	18.0%	18,920	18.1%	277	144
2035	117,222	2.09	245,101	5,341	250,442	20,571	3,221	82,173	21,182	127,147	34,807	42.2%	49,030	24.3%	22,852	21.9%	292	148

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	Households	Avg H'hold Size	Household Population	Grp-Qtr Population	Total Population	Retail	Manu-facturing	Services	Other	Total	Households		Total Population		Total Employment		Total Population	Total Employment
											Change	% Change	Change	% Change	Change	% Change		
<b>Westmoreland County Total</b>						<b>Area (Square Miles) -- Total:</b> 1,036.78					<b>Land:</b> 1,025.92		<b>Water:</b> 10.86					
<b>2005</b>	152,323	2.34	356,998	8,496	365,494	36,208	8,209	94,868	21,477	160,762							356	157
<b>2010</b>	156,804	2.28	358,131	8,496	366,627	37,186	7,370	99,306	21,127	164,989	4,481	2.9%	1,133	0.3%	4,227	2.6%	357	161
<b>2020</b>	173,005	2.16	373,837	8,496	382,333	36,017	6,657	109,502	22,493	174,669	20,682	13.6%	16,839	4.6%	13,907	8.7%	373	170
<b>2025</b>	184,723	2.10	387,577	8,496	396,073	34,696	6,493	114,311	23,050	178,550	32,400	21.3%	30,579	8.4%	17,788	11.1%	386	174
<b>2030</b>	197,614	2.03	402,089	8,496	410,585	33,538	6,430	120,285	23,377	183,630	45,291	29.7%	45,091	12.3%	22,868	14.2%	400	179
<b>2035</b>	212,293	1.97	418,237	8,496	426,733	32,444	6,482	126,683	23,652	189,261	59,970	39.4%	61,239	16.8%	28,499	17.7%	416	184
<b>Grand Total</b>						<b>Area (Square Miles) -- Total:</b> 7,116.32					<b>Land:</b> 7,043.50		<b>Water:</b> 72.81					
<b>2005</b>	1,088,456	2.32	2,526,413	80,981	2,607,394	275,514	116,979	957,062	169,575	1,519,130							370	216
<b>2010</b>	1,118,283	2.27	2,538,052	80,981	2,619,033	289,138	106,063	1,024,052	163,546	1,582,799	29,827	2.7%	11,639	0.4%	63,669	4.2%	372	225
<b>2020</b>	1,235,401	2.16	2,672,177	80,981	2,753,158	280,648	97,505	1,120,910	164,140	1,663,203	146,945	13.5%	145,764	5.6%	144,073	9.5%	391	236
<b>2025</b>	1,319,382	2.11	2,782,169	80,981	2,863,150	270,195	96,014	1,161,631	163,944	1,691,784	230,926	21.2%	255,756	9.8%	172,654	11.4%	406	240
<b>2030</b>	1,408,513	2.05	2,892,565	80,981	2,973,546	260,178	95,664	1,211,987	163,076	1,730,905	320,057	29.4%	366,152	14.0%	211,775	13.9%	422	246
<b>2035</b>	1,497,970	2.00	2,994,574	80,981	3,075,555	251,424	96,383	1,271,821	162,489	1,782,117	409,514	37.6%	468,161	18.0%	262,987	17.3%	437	253

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