

# Demographic trends

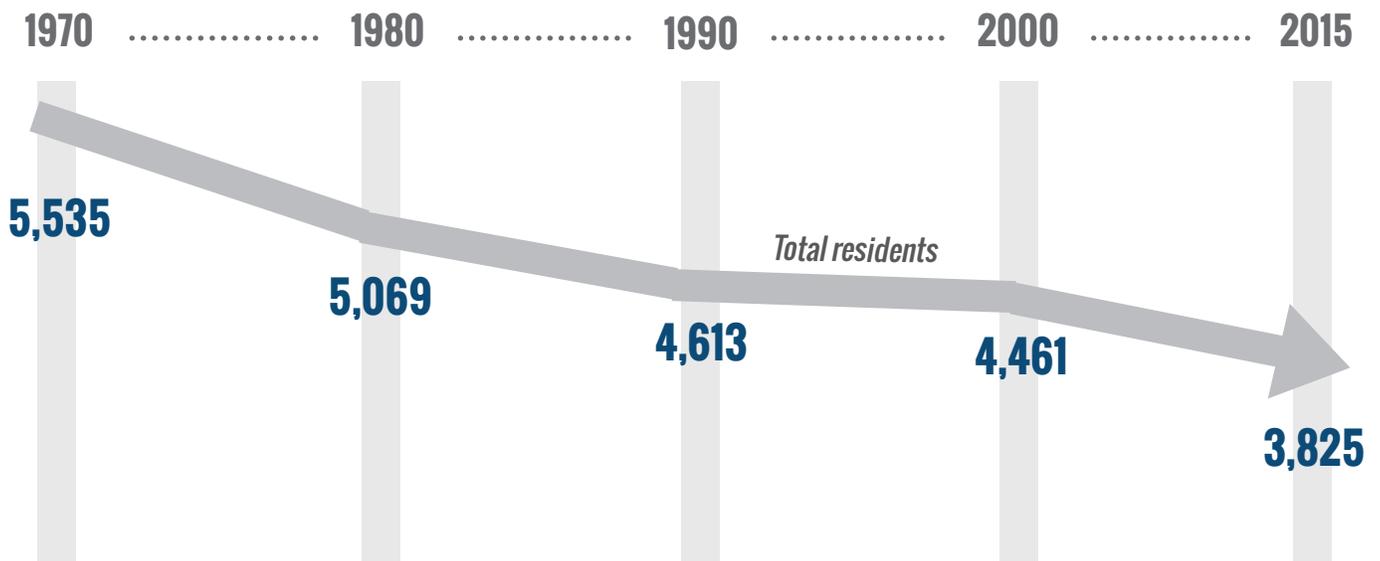
Settlement patterns in Washington Township have followed the trajectory of economic trends within the larger region. The Township historically served as a bedroom community for workers taking part in the area's booming coal mining and production of coke and steel until the local peak of those industries in the 1940s. The collapse of steel in the 1970s caused some workers to move elsewhere in search of prosperity and others to fall from the middle class. The Township's 31% overall population decline since 1970 reflects this reality.

The composition of residents has also changed according to larger trends, such as households becoming smaller (young couples deferring or deciding against having children, more people living alone) and the age distribution shifting as the Baby Boomer generation moves toward retirement.

## 2015 Census estimates:

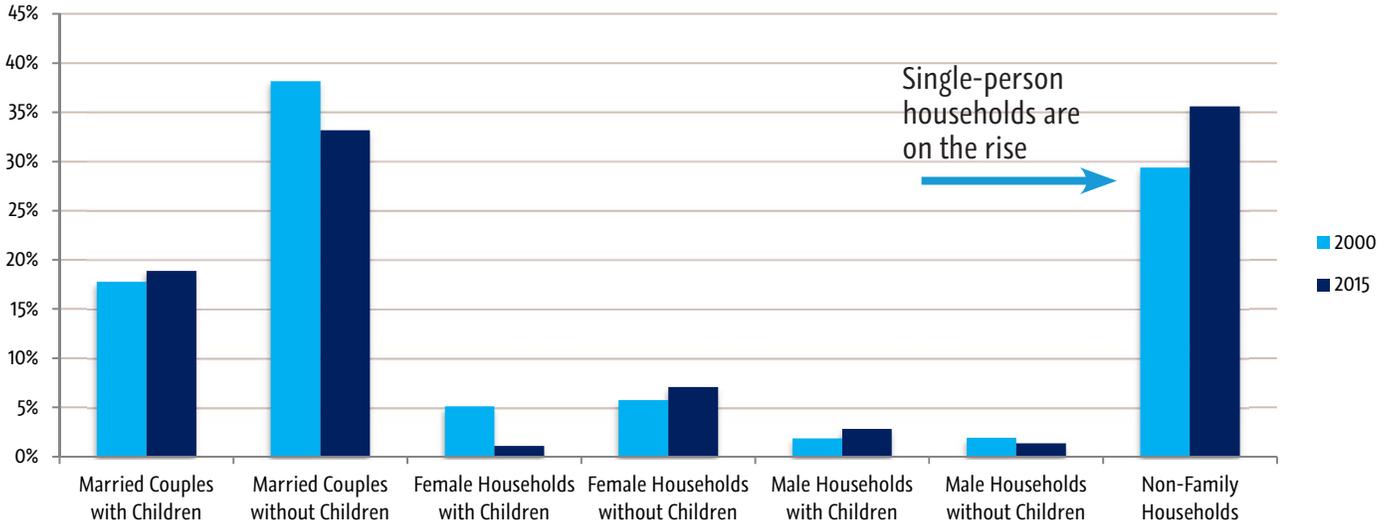
-  **Population: 3,825**
-  **Land area: 9.7 sq. miles**
-  **Households: 1,623**
-  **Median household income: \$52,171**

## Township population



## Household type

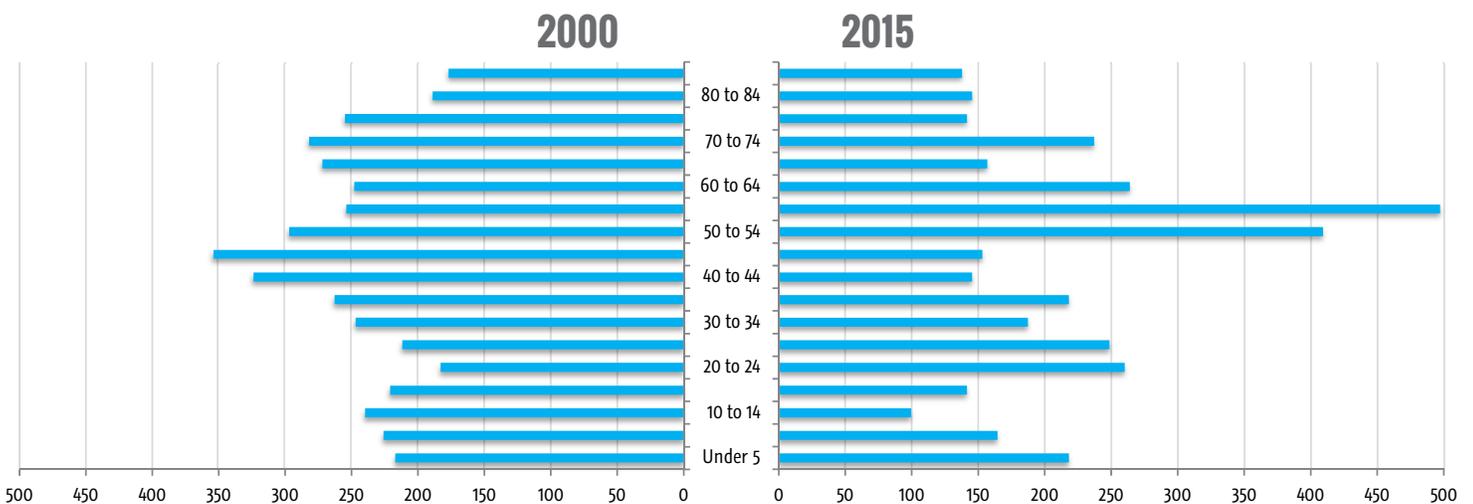
In keeping with a regional and national trend, non-family households represent an increasing share of all households in Washington Township. These include non-related people living together and people living alone. Non-family households now represent 36%, compared to 29% in 2000. At the same time, the total number of households with children from 451 in 2000 to 370 in 2015. Fayette County similarly experienced a decline in households with children and growth in non-family households.



## Age

Within the overall context of a 14% population loss between 2000 and 2015, the Township's age distribution has skewed more heavily toward late middle age, adding 356 people in their 50s while remaining stable on the number of young adults (ages 15 to 24) and losing senior citizens — the number of people age 60 and up fell by 341 (24%).

The number of residents age 50 to 59 increased by **65%** since 2000.



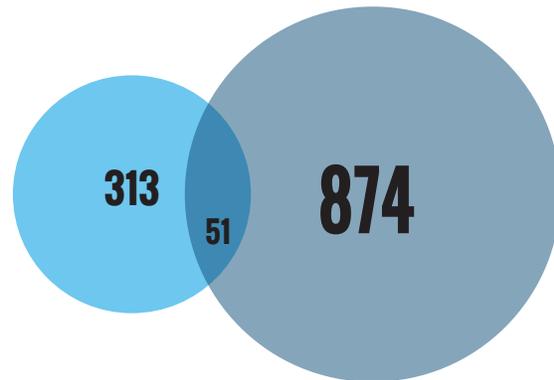
# Local economy

While the bread and butter for many Washington Township residents was traditionally industrial or resource extraction work associated with nearby mills, people who live in the Township today are invested in a much wider assortment of jobs, more focused now in such areas as health care, education and the service sector.

The vast majority of residents still work outside the community, as Washington Township's businesses are generally small and local in nature.

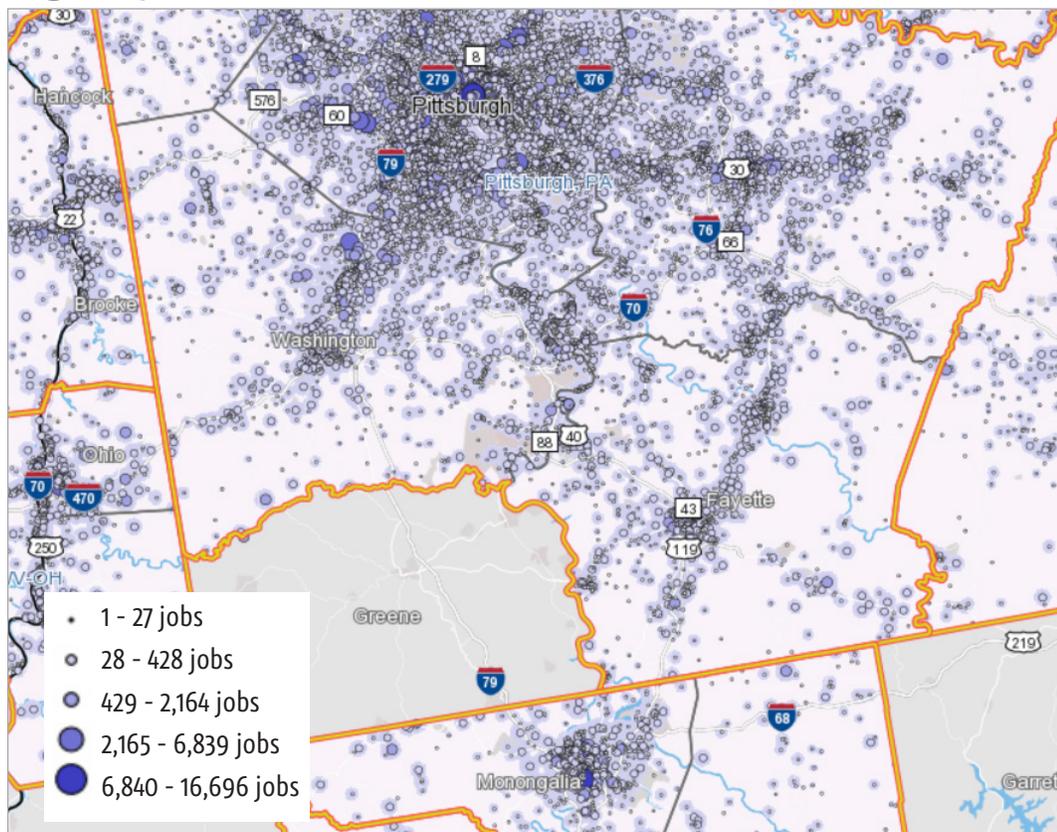
Township residents have higher educational attainment than Fayette County residents on the whole, with 91% of those age 25 and over having attained at least a high school diploma and 26% with an associate or bachelor's degree (compared to 87% and 23%).

**94%** of Township residents with jobs work in communities other than Washington Township.



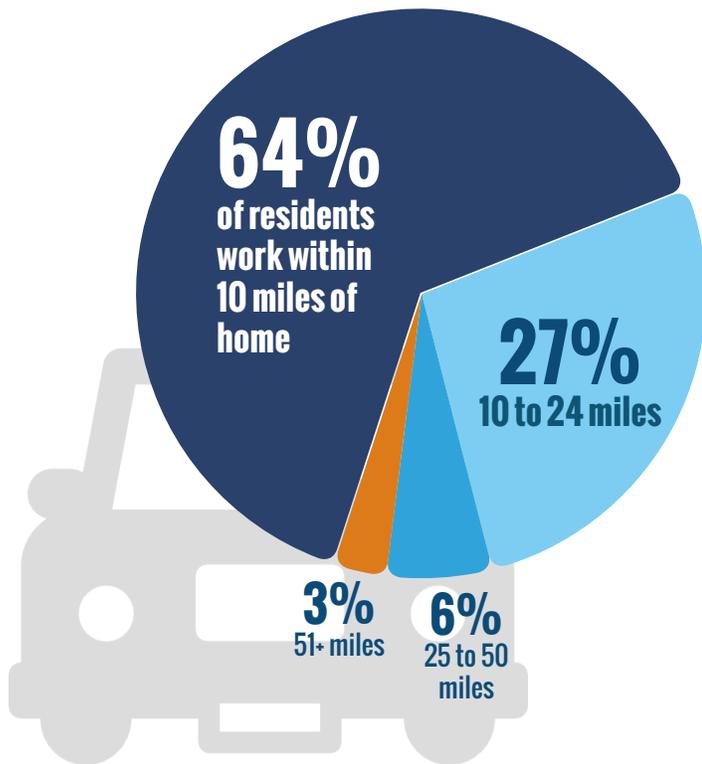
- Work in Washington Township and live elsewhere
- Live and work in Washington Township
- Live in Washington Township and work elsewhere

## Regional job concentrations, 2014



Note: Greene County data not available, but Waynesburg represents an additional job destination for Township residents.

## Commute



The Township's workers scatter to a variety of destinations across the region, including county seats (Greensburg, Uniontown, Washington, Waynesburg) and Mon River communities as well as regional employment hubs such as Morgantown and Pittsburgh. The Township's location and highway connections afford its workers access to a variety of job markets. However, as shown at left, nearly two-thirds of Township residents with jobs have less than 10 miles to commute each day.

### Strongest sectors:

Health care and social assistance, manufacturing, education, construction, retail



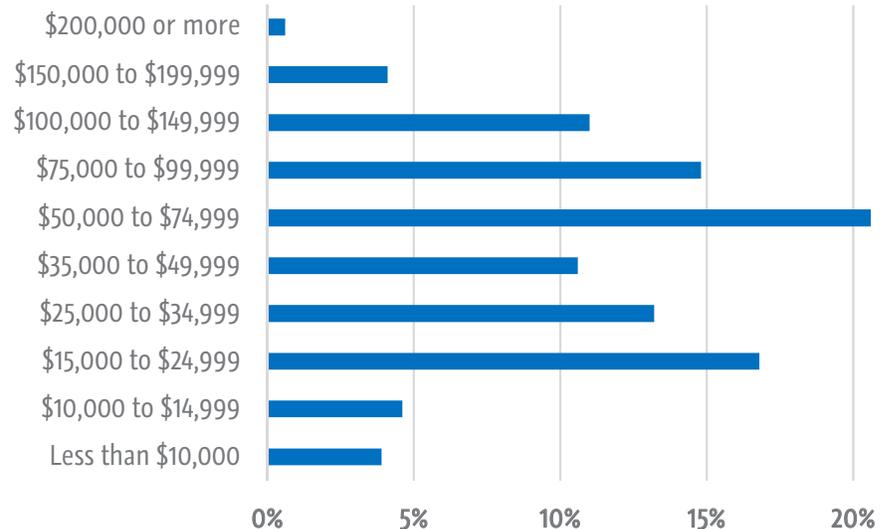
## Income

About 60% of household incomes in the Township fall between \$25,000 and \$100,000 per year, as shown at right. One in every four households has an income below \$25,000, and 16% make more than \$100,000.

The median income across Township households was \$52,171 in 2015, higher than the Fayette County median (\$39,636).

In 2015, 8.2% of Township residents age 18 and over fell under the poverty threshold, compared to 16.3% at the County level. This translated to an income below \$11,770 for a single person or \$24,250 for a family of four.

### Households by income level, 2015



# Housing market

## Total units

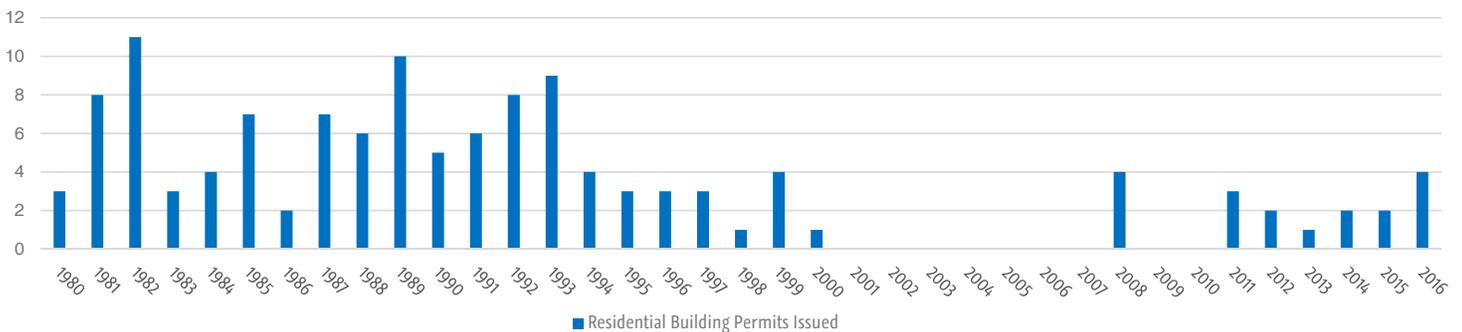
The Census Bureau counted 111 fewer total housing units in Washington Township in 2015 compared to 2000, a change that could be due to abandonment/demolition, conversion or other factors.

As the graph below illustrates, permits locally issued for new housing starts ranged by year up through 2000, when they dropped to minimal levels. Most of the Township's homes (68%) were built between 1940 and 1980, and only an estimated 44 homes (2%) were built in 2000 or later.



The Township's homes are **26%** renter-occupied.

## Building permits issued for new housing have been sluggish since 2000:



## Costs

Across the region, household incomes have not kept pace with rising housing costs since 2000, which has caused an increasing affordability problem for many. By contrast, Washington Township has become comparatively more affordable, with household incomes rising by 27% and self-reported housing values falling by an inflation-adjusted 13%. Renting a home or apartment in the Township now costs 31% more than in 2000, after adjusting for inflation.

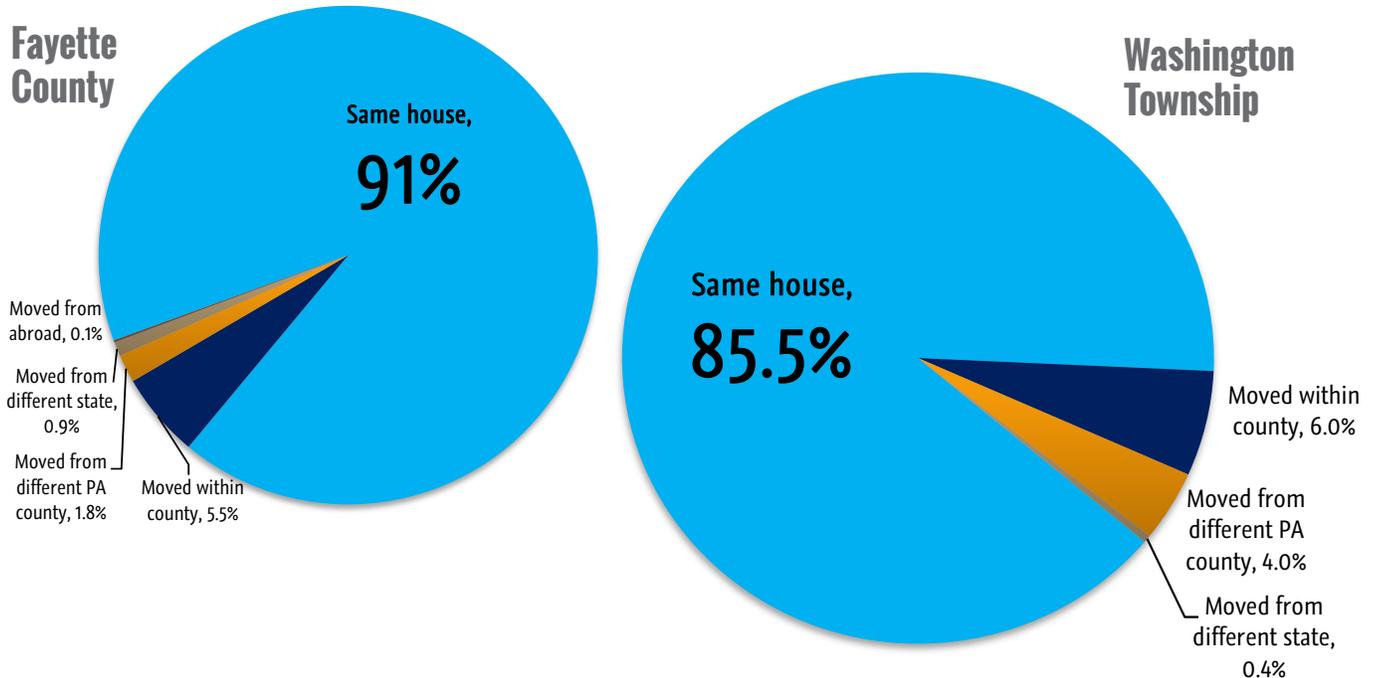
## Housing costs v. income, 2000 and 2015

	Median housing value	Median gross rent	Median household income
<b>2000</b>	\$104,486*	\$485*	\$41,153*
<b>2015</b>	\$91,100	\$636	\$52,171
<b>Change</b>	-13%	31%	27%

\* Adjusted for inflation

## Mobility

The Census Bureau estimates that 85.5% of Washington Township residents remained in their homes between 2014 and 2015, while 6% moved in from elsewhere within Fayette County and 4% moved in from a different county. The rate of homeowner is higher than across the county, where 91% of residents had been in their homes for at least a year.



## Housing type and occupancy

Roughly three in every four Washington Township homes are single-family detached structures. The next most common type is buildings with five to nine apartments, of which there are 163 (9%), followed by buildings with two to four units (152, 8%). The bureau did not report any buildings with more than 10 apartments. (The Fayette County Housing Authority's Marion Villa property has 77 family units, but they are separated into multiple buildings). Overall, the Township's housing is 17% multi-family. Additionally, the Census Bureau reports 97 mobile homes.

As of 2015, there were 127 vacant homes in the Township, comprising 6.5% of all homes. Of these, 55 (43%) were vacant for sale or rent, and six were seasonal use.