

COMMUNITY PROFILE
City of McKeesport, Allegheny County
With focus on Census Tracts, 5509, 5512, 5520-5524

REGIONAL SETTING

McKeesport, a city in Allegheny County, is located south of Pittsburgh, in the Pittsburgh Metropolitan Statistical Area. McKeesport's is situated on a peninsula where the Youghiogheny and Monongahela Rivers meet. The target area of McKeesport addressed in this profile includes census tracts: 5509, 5512, 5520, 5521, 5522, 5523, and 5524. It excludes census tracts 5513, and 5519. The population of the target area is 19,468; which is approximately 81 percent of the total population of McKeesport (24,040).

The City of McKeesport is bordered by Point Vue Borough and Liberty Borough on the South, White Oak Borough and Dravosburg on the East, and North Versailles on the North.

A BRIEF HISTORY

Allegheny County
(Team Pennsylvania Foundation Web Site)

Allegheny County, home to 139 municipalities, is an excellent example of how a county overcame great adversity resulting from the demise of the steel industry and how it built a new future through substantial economic change. The area was once the steelmaking capital of the world. Now only about 4 percent of the labor force is employed in primary and fabricated metals. The backbone of the economic base is health care, education, high technology, light manufacturing, professional services along with retail and wholesale trade. Employment for some of the residents of McKeesport is found in these industries. Allegheny County is considered an international leader in the fields of chemical, plastic and nuclear research. Nearly 1,000 high technology companies are located in the Greater Pittsburgh area. Filmmakers have chosen the area for moviemaking because of varied topography, unique architecture, strong ethnic neighborhoods, cooperative government officials, low costs and friendly environment. The Pittsburgh International Airport is the largest airport complex built since the construction of the Dallas-Fort Worth airport in 1974. Allegheny County has more than 50 hospitals, many of which are recognized nationally as high-quality medical research and teaching hospitals, including a leadership position in organ transplantation.

The County houses many local performing groups, orchestras, choirs, the Pittsburgh Symphony, the Ballet Theater and the Civic Light Opera. The region also maintains more than 100 art galleries, historical landmarks and museums including the Carnegie's Museum of National History, Art Museum, Music Hall, Library and Science Center, the Pittsburgh Zoo and the Pittsburgh Aviary. The Three Rivers Regatta, The Three Rivers

Arts Festival and the Pittsburgh Marathon are major cultural and recreational events; attracting thousands of residents throughout the County..

McKeesport

(Condensed from the Detailed History of McKeesport, PA)

The city of McKeesport, was named in honor of David McKee, a north-country Irishman, who, at the close of the French and Indian War, came to the Monongahela, where he was well received by Queen Aliquippa, who allowed him to settle at the mouth of the Youghiogheny River. In 1769 the colonial government confirmed to him the right of exclusive ferriage over the two rivers at their confluence. In the same year David McKee and his two sons, Robert and Thomas, secured title to a tract of 844 acres of land now occupied by the city of McKeesport. John McKee, son of David, inherited his father's property, and added much to it by numerous purchases. He possessed great energy and shrewd business ability, and soon became one of the largest individual landowners in Allegheny County. Judged by the standards of that day, he was a man of wealth. In 1793 he became surety for his brother-in-law, Judge John Redick, who was under contract to furnish supplies for the famous Indian expedition of General Wayne. John Redick failed to fulfill his contract, and his bondsman was required to meet obligations aggregating many thousands of dollars. John McKee's property was sold at a great sacrifice by the United States marshal for about \$30,000.

After his financial reverses John McKee conceived the idea of retrieving his fortunes by laying out a town at the mouth of the Youghiogheny River. The site was not particularly inviting, much of the tract being either swamp or forest; but it presented unusual commercial possibilities because of its situation at the junction of the Monongahela and the Youghiogheny Rivers. It was at this site, in 1795, that John McKee laid out the town of McKeesport. In 1830, McKeesport was still a mere country village. In that year, however, John Harrison opened coal mines and in a few years the mining and shipping of coal became an important industry; and McKeesport began its career as a great industrial town. It became a borough in 1842, and later one of Pennsylvania few 3rd Class Cities.

In the early half of the 20th century, McKeesport was a booming city. However, like many other communities in the Mon Valley, the City of McKeesport has suffered the economic affects of the decline of the steel industry in Western Pennsylvania, and its ripple affects on the commercial life of the city. With a focus on the future, the City adopted a plan called Renaissance 2005, which was designed to address economic and residential development, upgrade infrastructure and recreational facilities, and improve city services.

Despite its economic condition, McKeesport has a number of features which continue to hold and attract people. These assets include the City's hub location in the Mon Valley, a Symphony, a performing Theatre, a branch campus of Penn State University, a community hospital, and a boat marina.

DEMOGRAPHICS

In order to enable an assessment of the present and future needs of McKeesport and the residents of the target area, a broad analysis of demographic factors is presented in this profile. Reviewing population trends and estimates, age distribution, and employment enables the Borough to better understand the needs and concerns of the target area. This examination also helps to enable planning to occur relative to, for example, the amount and type of services that may be required. The data also provides an understanding of the target area's and the City's future position within the County. Since over 81 percent of the target population of McKeesport is included in the target area, the data can be considered as representative of the city as whole. All following data used in the profile is extracted from 1980, 1990 and 2000 Census. (U.S. Department of Commerce, U.S. Census Bureau).

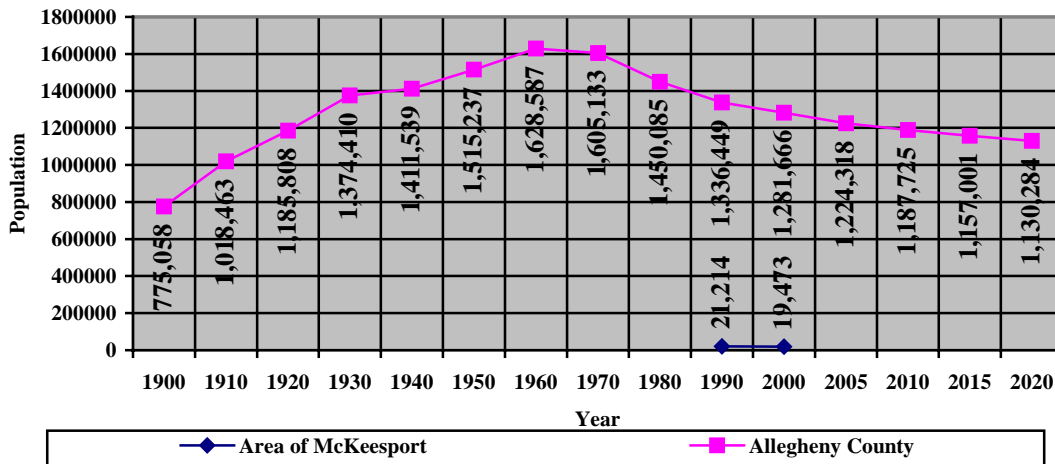
Population

Trends and Forecasts

Over the past hundred years, the population of Allegheny County, the City of McKeesport and the target area has changed significantly. These changes have followed the same pattern as other major metropolitan areas of the United States. Allegheny County's population grew steadily, and from 1900 to 1950, the County's population increased 48.8%. Starting in the 1970's, Allegheny County's population began to decrease as the population sprawled to suburbia past the county borders. From 1970 to 2000, there was a population decline of 25.2% in Allegheny County, and is currently is predicted to decrease another 13.4% from 2000 to 2020.

The population of McKeesport has undergone a decline from 31,012 in 1980 to 24,040 in 2000; a decrease of 22.5 percent. From 1990 to 2000, the population of the target area has declined 8.9 percent. (See figure 2-1 – Population Trends and Forecasts). In the absence of any reliable forecast, the extent to which the target area's population has stabilized or will experience further decline is uncertain.

Figure 2-1 - POPULATION TRENDS AND FORECASTS



Racial Composition

An analysis of the racial composition of the target area of McKeesport shows a trend of an increasing proportion of Blacks in its population. In the absence any net increase in McKeesport’s population, this trend is more likely due to the decrease of 10.7 percent in the White population of this area of McKeesport since 1990, and a proportional increase of 8.2 percent in the Black population. There was also a 2.3 percent increase in the Other populations. A similar analysis of Allegheny County shows a similar trend, but at a much smaller level. For example, there was a 4.5 percent decrease in the White population of Allegheny County from 1980-2000, a 2 percent increase in the Black population, and an increase of 2.4 percent increase in the Latino population. However there was a 0.7 percent decrease in the Other populations. .

TABLE 2-1
RACIAL COMPOSITION, 1980-2000

| | White | Black | Latino | Other |
|---------------------------|--------|-------|--------|-------|
| Area of McKeesport | | | | |
| 1990% | 78.8% | 19.3% | 1.3% | 0.5% |
| 2000% | 68.1% | 27.5% | 1.6% | 2.8% |
| Percent Change 1990-2000 | -10.7% | 8.2% | 0.3% | 2.3% |
| Allegheny County | | | | |
| 1980% | 88.3% | 10.3% | 0.6% | 0.8% |
| 1990% | 86.6% | 11.0% | 0.6% | 1.7% |
| 2000% | 83.8% | 12.3% | 3.0% | 0.1% |
| Percent Change 1980-2000 | -4.5% | 2.0% | 2.4% | -0.7% |

Age Distribution

The age distribution of a community can suggest the levels of service and infrastructure necessary to meet the future needs of the various age groups. It can help to forecast future educational, recreational, and elderly facilities that may be needed. Table 2-2 compares the age distribution of the target area of McKeesport and Allegheny County between 1990 and 2000. Based upon the aggregate data, the age distribution of the population of the target area and Allegheny County has remained fairly stable, with little evidence of any dramatic shifts from 1990 and 2000. However, based upon 2000 data, the percent of those under the age of 25 in the target area (34.5) is somewhat higher than the County which was 30.6 percent. Among those 60 years of age or older, there is little difference. It should be noted that what is missing is data relative to changes in the age distribution based upon race.

**TABLE 2-2
AGE DISTRIBUTION, 1990 AND 2000**

| | Area of McKeesport | | | | | Allegheny County | | | | |
|--------------|--------------------|-----------------|---------------|-----------------|----------------|------------------|-----------------|------------------|-----------------|----------------|
| | 1990 Pop. | Percent of Pop. | 2000 Pop. | Percent of Pop. | Percent Change | 1990 Pop. | Percent of Pop. | 2000 Pop. | Percent of Pop. | Percent Change |
| 00-04 | 1,448 | 6.8 | 1,382 | 7.1 | 0.3 | 84,113 | 6.3 | 71,081 | 5.5 | -0.8 |
| 05-09 | 1,451 | 6.8 | 1,476 | 7.6 | 0.8 | 80,090 | 6.0 | 79,385 | 6.2 | 0.2 |
| 10-14 | 1,578 | 7.4 | 1,468 | 7.5 | 0.1 | 73,684 | 5.5 | 82,688 | 6.5 | 1.0 |
| 15-19 | 1,251 | 5.9 | 1,364 | 7.0 | 1.1 | 81,420 | 6.1 | 81,721 | 6.4 | 0.3 |
| 20-24 | 1,247 | 5.9 | 1,035 | 5.3 | -0.6 | 92,746 | 6.9 | 75,792 | 5.9 | -1.0 |
| 25-34 | 3,043 | 14.3 | 2,177 | 12.2 | -3.1 | 220,125 | 16 | 161,277 | 12.6 | -3.4 |
| 35-44 | 2,591 | 12.2 | 2,639 | 13.6 | 1.4 | 196,559 | 15 | 201,974 | 5.8 | -9.2 |
| 45-54 | 1,719 | 8.1 | 2,493 | 12.8 | 4.7 | 133,938 | 10 | 181,542 | 14.2 | 4.2 |
| 55-59 | 968 | 4.6 | 855 | 4.4 | -0.2 | 64,860 | 4.9 | 63,512 | 5.0 | 0.1 |
| 60-64 | 1,278 | 6.0 | 711 | 3.7 | -2.3 | 76,963 | 5.8 | 4,278 | 4.2 | -1.6 |
| 65-74 | 2,572 | 12.1 | 1,681 | 8.6 | -3.5 | 137,054 | 10 | 112,549 | 8.8 | -1.2 |
| 75-84 | 1,662 | 7.8 | 1,580 | 8.1 | 0.3 | 74,238 | 6.0 | 87,724 | 6.8 | 0.8 |
| 85+ | 637 | 3.0 | 612 | 3.1 | 0.1 | 20,619 | 1.5 | 28,143 | 2.2 | 0.7 |
| Total | 21,214 | 100 | 19,473 | 100 | | 1,336,449 | 100 | 1,281,666 | 100 | |

Economics

Income and Education

The U.S. Census Bureau records income in two categories. Household income is defined as the yearly earnings of a group of unrelated people or one person living alone. Family income comprises a group of two or more people residing together and who are related by birth, marriage, or adoption. As more residents obtain diplomas and degrees, their income earning potential improves, creating a direct positive correlation between the two. Table 2-3 shows that educational attainment in the target area of McKeesport increased in almost every category. However, when those with a Bachelor's degree or higher are considered, the percent in the target area of McKeesport in 2000 was 13.4 compared to a much higher percent of 39.3 in Allegheny County.

Over the past ten years, the median household income in the target area increased 30.7 percent, but lower than the percent increase of 53.2 in Allegheny County. With a median household income in 2000 of \$23,715, the target area is lower than Allegheny County for the same year of \$38,329 and the Pennsylvania median household income of \$40,106.

In term of the poverty, the percent of families falling below the level in the target area is 19.1, compared to the Pennsylvania percent of 7.8 and the national percent of 9.2.

**TABLE 2-3
INCOME AND EDUCATION, 1980-2000**

| Income and Education | Area of McKeesport | Allegheny County |
|---------------------------------|--------------------------------------|--------------------------------------|
| 1980 | | |
| Median Household Income | n/a | \$17,944 |
| Median Family Income | n/a | \$21,643 |
| NO DEGREE | n/a | 31.0% |
| High School Graduate | n/a | 40.4% |
| Some higher education | n/a | 12.1% |
| Bachelor's Degree or Higher | n/a | 16.5% |
| Graduate or Professional Degree | n/a | n/a |
| 1990 | | |
| Median Household Income | \$16,427 | \$28,136 |
| Median Family Income | \$23,344 | \$35,338 |
| NO DEGREE | 33.4% | 35.7% |
| High School Graduate | 41.8% | 36.0% |
| Some higher education | 17.9% | 15.0% |
| Bachelor's Degree or Higher | 6.8% | 23.0% |
| Graduate or Professional Degree | 2.2% | 9.0% |
| 2000 | | |
| Median Household Income | \$23,715 | \$38,329 |
| Median Family Income | \$31,577 | \$49,815 |
| NO DEGREE | 22.4% | 30.7% |
| High School Graduate | 44.2% | 33.9% |
| Some higher education | 22.9% | 52.4% |
| Bachelor's Degree or Higher | 10.5% | 28.3% |
| Graduate or Professional Degree | 2.9% | 11.0% |
| | Percent Change from 1990-2000 | Percent Change from 1980-2000 |
| Median Household Income | 30.7% | 53.2% |
| Median Family Income | 26.0% | 56.6% |
| NO DEGREE | -1.1% | -0.3% |
| High School Graduate | 2.4% | -6.5% |
| Some higher education | 5.0% | 40.3% |
| Bachelor's Degree or Higher | 3.7% | 11.8% |
| Graduate or Professional Degree | 0.7% | n/a |

Employment

Based upon the analysis of Table 2-4, several employment characteristics are evident. In 2000, the percent of the target area of McKeesport's population that is in the labor force increased by 4.8% from 1990, despite a 12.5% decrease in the target area's population of persons 16 years old and over. In terms of employment, 6.5 percent of the target area

was unemployed in 1990 and 2000, compared to 3.7 percent in Allegheny County during the same two years. What is not factored into the unemployment rate, however, are those who have dropped out of the labor market or are no longer considering employment for a variety of reasons.

**TABLE 2-4
EMPLOYMENT, 1980-2000**

| | Area of McKeesport | | Allegheny County | |
|--------------------------------------|--------------------|--------|------------------|--------|
| | No. of Persons | % | No. of Persons | % |
| 1980 | | | | |
| Persons 16 years and Over | n/a | n/a | 1,155,409 | 100.0% |
| In labor Force | n/a | n/a | 665,467 | 57.6% |
| Civilian Labor Force | n/a | n/a | 664,678 | 57.5% |
| Employed | n/a | n/a | 617,018 | 53.4% |
| Unemployed | n/a | n/a | 47,660 | 4.1% |
| Armed Forces | n/a | n/a | 789 | 0.0% |
| Not in Labor Force | n/a | n/a | 489,942 | 42.4% |
| 1990 | | | | |
| Persons 16 years and Over | 20,970 | 100.0% | 1,084,508 | 100.0% |
| In labor Force | 9,964 | 47.5% | 647,028 | 59.7% |
| Civilian Labor Force | 9,913 | 47.3% | 645,399 | 59.5% |
| Employed | 8,553 | 40.8% | 604,923 | 55.8% |
| Unemployed | 1,360 | 6.5% | 40,476 | 3.7% |
| Armed Forces | 51 | 0.2% | 1,629 | 0.2% |
| Not in Labor Force | 11,006 | 52.5% | 437,480 | 40.3% |
| 2000 | | | | |
| Persons 16 years and Over | 18,628 | 100.0% | 1,032,364 | 100.0% |
| In labor Force | 9,746 | 52.3% | 630,964 | 61.1% |
| Civilian Labor Force | 9,720 | 52.2% | 630,293 | 61.1% |
| Employed | 8,509 | 45.7% | 591,905 | 57.3% |
| Unemployed | 1,211 | 6.5% | 38,388 | 3.7% |
| Armed Forces | 26 | 0.1% | 671 | 0.1% |
| Not in Labor Force | 8,882 | 47.7% | 401,400 | 38.9% |
| Percent Change from 1980-2000 | | | | |
| Persons 16 years and Over | -12.5% | n/a | -11.9% | n/a |
| In labor Force | 4.8% | n/a | 3.6% | n/a |
| Civilian Labor Force | 4.9% | n/a | 3.6% | n/a |
| Employed | 4.9% | n/a | 3.9% | n/a |
| Unemployed | 0.0% | n/a | -0.4% | n/a |
| Armed Forces | -0.1% | n/a | 0.1% | n/a |
| Not in Labor Force | -4.8% | n/a | -3.5% | n/a |

Housing and Real Estate

Not unlike many older urban areas in Allegheny County, the proportion of housing 30 years or older (95.8%) in the target area of McKeesport is high, indicating that there has been relatively little new housing built in the last ten years. (See figure 2-2) The data further suggests that the level of occupancy of existing housing has increased 3.1% over the past decade. What is not known, however, is the quality of the occupied housing units. In terms of housing values, the number of units valued at over \$100,000 in the target area has increased by 1.1%; a characteristic that might reflect the general increasing value of housing in Allegheny County. (See figure 2-3). On the other hand, the housing market analysis of the target area as whole suggests that real estate values may be more depressed than in the County as a whole. While the exact level of affordability of rental housing cannot be fully determined, the data indicates that approximately 23.9% of the families spend 30% (the generally accepted threshold of affordability) or more of their household income for rent.

Figure 2-2 - AGE OF STRUCTURE, 1990 AND 2000

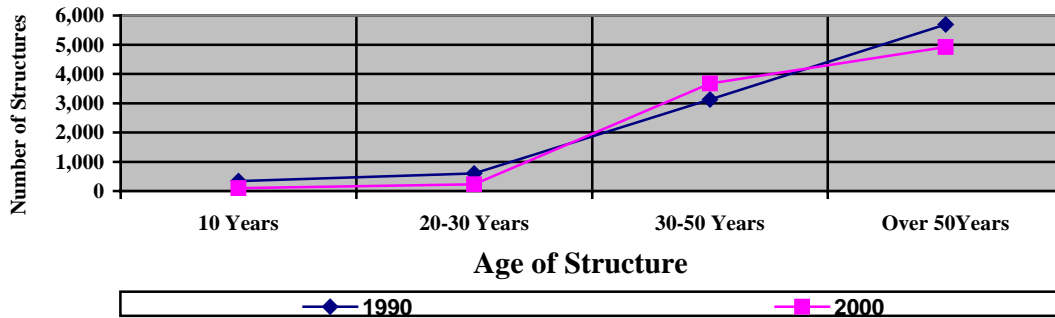


Figure 2-3 - VALUE OF STRUCTURE, 1990 AND 2000

