

COMMUNITY PROFILE

Borough of Waynesburg, Greene County

REGIONAL SETTING

The Borough of Waynesburg is located in Greene County, which is situated in the lower eastern corner of Southwestern Pennsylvania. The County borders Washington County on the North, Fayette County on the West, and the state of West Virginia on the South. The Borough of Waynesburg is encircled by Franklin Township and is the seat of Greene County. The Borough has a population of approximately 5,410 people.

A BRIEF HISTORY

Greene County

(Taken from the Pennsylvania State Archives, Team Pennsylvania Foundation Web Sites and Community Profile)

Greene County was created on February 9, 1796, from part of Washington County and named for General Nathaniel Greene. Waynesburg, the county seat, named for Major General Anthony Wayne, was laid out in 1796 and incorporated as a borough on January 29, 1816.

The first permanent settlement is believed to have been the Swan-Van Meter-Hughes party from Virginia, in 1767. Once the Indian hostility and Whiskey Rebellion problems had passed, this county was formed in order to benefit small farmers. Beginning with the Merino Sheep bonanza of the 1820s, wool became a major product. Although overshadowed by production elsewhere in the world, Greene still leads other Pennsylvania counties in sheep grazing and wool production. When the Monongahela River slack water system reached Rice's Landing in 1857, it became easier to market products. Bituminous coal mining began in 1902 and in recent years this been Pennsylvania's highest producing county, nearly all from subsurface mines. Natural gas was also found in abundance. Forty percent of the land is in farms, although cash receipts from agriculture are low.

Today, Greene County sits at the hub of the Central Eastern United States. The location, coupled with public and private effort, is responsible for a well-developed transportation system which features highway, rail, air and river modes, without the congestion and problems associated with urban locations. Large parcels of prime development land lie near Interstate 79. Recently funded infrastructure projects will provide improvements in currently undeveloped areas along the interstate corridor, enhancing development potential in the county. The County Economic Development Team is positioned to assist firms interested in locating in Greene County with development planning, financing, job training opportunities and general assistance.

Waynesburg

(Taken from the Community's own profile)

The Borough of Waynesburg and Waynesburg College which is also located there are named for the Revolutionary War hero, General "Mad" Anthony Wayne. Although permanent settlement in Greene County began in 1764, Waynesburg was founded in 1796 when the trustees bought 150.5 acres of land called "Eden" from Thomas and Eleanor Slater for \$2,376. There they erected a log courthouse and a jail. The courthouse still stands and has now been restored. Many other significant historic structures also remain in the district. Gas wells, mining, and sheep producing were historically the major industries responsible for the region's days of prosperity.

The coal mines, one the area's main economic generator, had dramatic closures through the 1970s and 1980s and left the county at a major loss for good jobs. Following the inflationary 1970s and the recessionary 1980s, the downtown business district of Waynesburg began to deteriorate as merchants struggled to keep their doors open and their businesses solvent. Homeowners were relegated to accepting the deterioration of their living accommodations as time and the elements levied a heavy toll. Currently, there appears to be a resurgence of positive energy to move Waynesburg and the entire county forward. There is increased engagement by community leaders, elected officials have an aggressive development agenda, and some amount of capacity exists to identify, plan for, and seek resources for necessary improvements.

The presence of a large number of historic houses with the potential for conversion to loft apartments, with Waynesburg College serving as an economic generator, its telecommunications capacity and linkages to the Pittsburgh Supercomputer Center, and its location as the County Seat, constitutes some of the Borough's attractive characteristics. Moreover, the Borough has a vibrant civic culture and each year is home to a number of events such as the 50's Fest and Car Cruise, the Sheep and Fiber Festival, Covered Bridge tours and parades.

While there is not currently a comprehensive plan for Waynesburg Borough, a process of visioning about the future among members of the Main Street area (which constitutes the central business district, has begun. In addition there is collaboration with the Waynesburg Prosperous and Beautiful project and the County of Greene, which is engaged in a Comprehensive Land Use Planning Process.

DEMOGRAPHICS

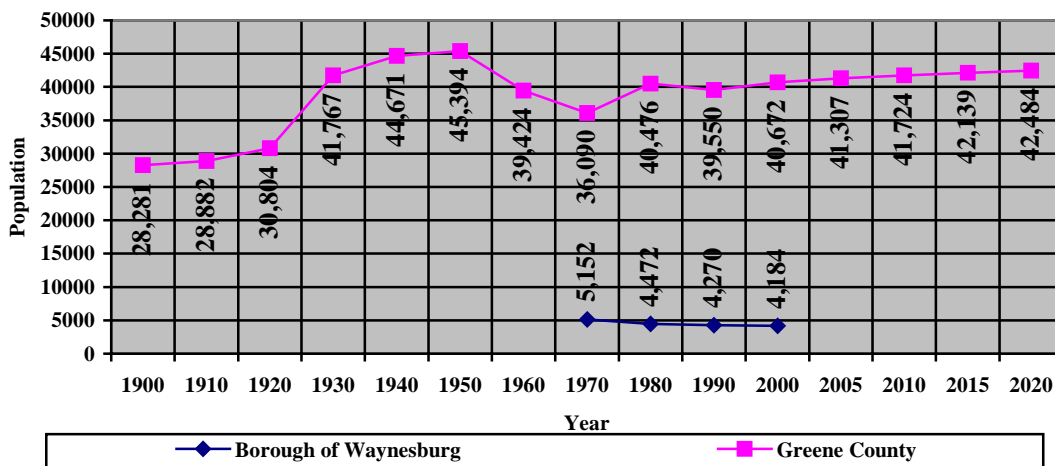
In order to enable an assessment of the present and future needs of the Borough of Waynesburg and its residents, a broad analysis of demographic factors is presented in this profile. Reviewing population trends and estimates, age distribution, employment and housing enables the Borough to better understand the needs and concerns of the community. 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 Borough's future position within the County. 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 Greene County and Waynesburg has changed significantly. These changes have followed the same pattern as many other regions in the United States. During the first half of the 20th century, Greene County's population increased 37.7%; peaking in the 1950s. Starting in the 1950's, Greene County's population began to decline due to out-migration to other parts of the country and the region. From 1950 to 1970, there was a population decrease of 25.8% in Greene County's population. However, since 1970, Greene County's population has begun to grow and is predicted to increase 4.3% from 2000 to 2020. Similarly, Waynesburg's population has steadily declined over the past thirty years (1970-2000) by 23.1% (See figure 2-1 – Population Trends and Forecasts). Whether Waynesburg will follow the population growth trend occurring in Greene County is uncertain.

Figure 2-1 - POPULATION TRENDS AND FORECASTS



Racial Composition

An analysis of the racial composition of Waynesburg indicates a trend of maintaining the same racial composition which has characterized the borough over the past twenty years, with only a small decline of 0.5 percent in the White population and a 0.7 % decline in the Black population. However, there was a 0.1 percent increase in the Latino population and a 1.0 percent increase in the Other populations of Waynesburg. An analysis of Greene County shows a similar pattern of racial composition from 1980-2000, with a 4.1% decrease in the White population and a 3.1 percent decrease in the Black population. During the same period, however, there was 0.3 percent increase in the Latino population and a 0.6 percent decrease in the Other populations. (See Table 2-1 – Racial Composition, 1980-2000)

**TABLE 2-1
RACIAL COMPOSITION, 1980-2000**

	White	Black	Latino	Other
Borough of Waynesburg				
1980%	97.0%	2.3%	0.5%	0.2%
1990%	97.3%	1.2%	0.9%	0.6%
2000%	96.5%	1.6%	0.6%	1.2%
Percent Change 1980-2000	-0.5%	-0.7%	0.1%	1.0%
Greene County				
1980%	98.4%	0.8%	0.6%	0.3%
1990%	98.1%	0.9%	0.5%	0.5%
2000%	94.3%	3.9%	0.9%	0.9%
Percent Change 1980-2000	-4.1%	3.1%	0.3%	0.6%

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 Waynesburg and Greene County between 1990 and 2000. Based upon the aggregate data, the age distribution of the population of Waynesburg and Greene County has remained fairly stable, with little evidence of any dramatic shifts from 1990 and 2000. However, when the population of Waynesburg under the age of 25 is considered, year 2000 data indicates that the percent of this group is significantly higher (42.7) than Greene County as a whole (31.9). Also, at the other end of the age spectrum – 60 years of age or older, the percent in Waynesburg is slightly lower; 17.8 compared to 19.2 in Greene County

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

	Borough of Waynesburg					Greene 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	253	5.9	186	4.4	-1.5	2,515	6.4	2,098	5.2	-1.2
05-09	233	5.5	226	5.4	-0.1	2,737	6.9	2,599	6.4	-0.5
10-14	224	5.2	228	5.4	0.2	3,026	7.7	2,638	6.5	-1.2
15-19	544	12.7	479	11.4	-1.3	3,254	8.2	2,759	6.8	-1.4
20-24	567	13.3	674	16.1	2.8	2,567	6.5	2,830	7	0.5
25-34	549	12.9	500	12.0	-0.9	5,560	14	5,631	13.8	-0.2
35-44	514	12.0	539	12.9	0.9	6,028	15	6,179	15.2	0.2
45-54	336	7.9	457	10.9	3.0	3,786	10	6,100	15	5.0
55-59	160	3.7	152	3.6	-0.1	1,679	4.2	2,031	5	0.8
60-64	152	3.6	135	3.2	-0.4	1,897	4.8	1,614	4	-0.8
65-74	354	8.3	272	6.5	-1.8	3,674	9	3,045	7.5	-1.5
75-84	229	7.0	225	5.4	-1.6	2,184	6	2,337	5.7	-0.3
85+	85	2.0	111	2.7	0.7	643	1.6	811	2	0.4
Total	4,270	100	4,184	100		39,550	100	40,672	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 increased in Waynesburg most notably in the percent change in high school graduates over the past two decades – from 33% to 44.9%. The data in Table 2-3 also indicates that over the past two decades, the median family income in Waynesburg has increased significantly to where it now exceeds the median income in Pennsylvania - \$42,933 compared to \$40,106. The Borough’s median income is also higher than Greene County as a whole as well.

In terms of poverty, 8 percent of Waynesburg families fall below the poverty level. This compares to 7.8 percent in Pennsylvania and 9.2 percent nationally.

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

Income and Education	Borough of Waynesburg	Greene County
1980		
Median Household Income	\$12,985	\$14,966
Median Family Income	\$18,131	\$17,866
NO DEGREE	33.3%	44.6%
High School Graduate	33.4%	38.6%
Some higher education	11.2%	7.3%
Bachelor's Degree or Higher	22.5%	9.5%
Graduate or Professional Degree	n/a	n/a
1990		
Median Household Income	\$19,328	\$19,903
Median Family Income	\$26,853	\$25,284
NO DEGREE	22.9%	41.7%
High School Graduate	30.3%	43.0%
Some higher education	22.7%	10.0%
Bachelor's Degree or Higher	24.1%	11.0%
Graduate or Professional Degree	8.6%	4.0%
2000		
Median Household Income	\$30,990	\$30,352
Median Family Income	\$42,933	\$37,435
NO DEGREE	16.7%	36.3%
High School Graduate	44.9%	47.6%
Some higher education	18.3%	28.2%
Bachelor's Degree or Higher	20.0%	12.2%
Graduate or Professional Degree	5.8%	4.3%
Percent Change from 1980-2000		
Median Household Income	58.1%	50.7%
Median Family Income	57.8%	52.3%
NO DEGREE	-16.6%	-8.3%
High School Graduate	11.5%	9.0%
Some higher education	7.1%	20.9%
Bachelor's Degree or Higher	-2.5%	2.7%
Graduate or Professional Degree	n/a	n/a

Employment

Based upon the analysis of Table 2-4, several employment characteristics are evident. First, the percent of Waynesburg's population that is in the labor force increased by 12.0% from 1980, and second, the average percent of those unemployed (9.2) over the past two decades is high, and 4% higher when compared to Greene County as a whole (5.1%) Moreover, for reasons not fully evident, the percent of unemployment has risen in Waynesburg over the past two decades – from 3.8% in 1980 to 12.0% in 2000

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

	Borough of Waynesburg		Greene County	
	No. of Persons	%	No. of Persons	%
1980				
Persons 16 years and Over	3,671	100.0%	30,058	100.0%
In labor Force	1,769	48.2%	14,627	48.7%
Civilian Labor Force	1,769	48.2%	14,619	48.6%
Employed	1,628	44.3%	13,193	43.9%
Unemployed	141	3.8%	1,426	4.7%
Armed Forces	0	0.0%	8	0.0%
Not in Labor Force	1,902	51.8%	15,431	51.3%
1990				
Persons 16 years and Over	3,510	100.0%	30,714	100.0%
In labor Force	1,924	60.2%	15,400	50.1%
Civilian Labor Force	1,924	59.8%	15,384	50.1%
Employed	1,604	47.8%	13,506	44.0%
Unemployed	320	12.0%	1,878	6.1%
Armed Forces	0	0.5%	16	0.1%
Not in Labor Force	1,586	39.8%	15,314	49.9%
2000				
Persons 16 years and Over	3,499	100.0%	32,829	100.0%
In labor Force	2,108	60.2%	16,751	51.0%
Civilian Labor Force	2,092	59.8%	16,713	50.9%
Employed	1,673	47.8%	15,168	46.2%
Unemployed	419	12.0%	1,545	4.7%
Armed Forces	16	0.5%	38	0.1%
Not in Labor Force	1,391	39.8%	16,078	49.0%
Percent Change from 1980-2000				
Persons 16 years and Over	-4.9%	n/a	8.4%	n/a
In labor Force	12.0%	n/a	2.3%	n/a
Civilian Labor Force	11.6%	n/a	2.3%	n/a
Employed	3.5%	n/a	2.3%	n/a
Unemployed	8.2%	n/a	0.0%	n/a
Armed Forces	0.5%	n/a	0.1%	n/a
Not in Labor Force	-1.2%	n/a	-2.3%	n/a

Housing and Real Estate

Not unlike many older small cities in Southwestern Pennsylvania, the proportion of housing 30 years or older (86.0%) in Waynesburg 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 decreased 1.0% over the past decade. What is not known, however, is the quality of the occupied housing units. What is significant is that over the past decade, the number of units valued at over \$100,000 has increased by 5.4%; a characteristic that might reflect the general increasing value of housing in Greene County. (See figure 2-3). On the other hand, the housing market analysis of the Borough 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 32.3% 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

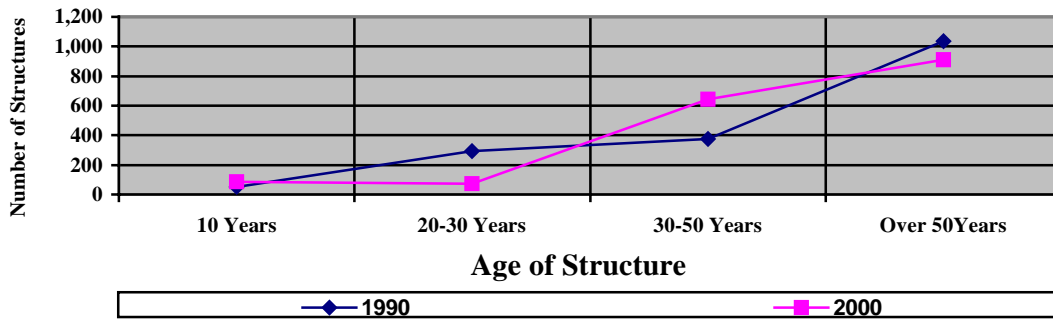


Figure 2-3 - VALUE OF STRUCTURE, 1990 AND 2000

