

Understanding the socio-economic structure of Greenville Borough and Hempfield Township is essential for elected officials who want to properly plan for the future needs and demands of its residents. It is extremely important to look at the history of the region to examine the trends that have occurred over time and project those which are expected to occur in the future. For instance, the number of individuals in a specific age group will provide an indication of the demand for certain services and facilities. A community with a higher amount of elderly citizens may require more healthcare related services and community programs focusing on home maintenance. In contrast, a community with a large concentration of children within the zero-to-4 age bracket should place an emphasis on recreation and childcare needs.

This section will examine the socio-economics and demographics of the Greater Greenville Area, which includes Greenville Borough and Hempfield Township as well as the surrounding municipalities, the county and state. The surrounding municipalities that were included as a part of the Study Area are: Delaware Township, Fredonia Borough, Greene Township, Jamestown Borough, Otter Creek Township, Pymatuning Township, Sugar Grove Township, and West Salem Township.

Data for this section was compiled from the US Census Bureau and the Mercer County Regional Planning Commission (MCRPC). The data is used to determine the amount of people who are living in a given area along with the social and economic characteristics that they share. This data is used for many things including the determination of government representation, funding levels for housing and transportation projects, and the location of emergency and social services providers.

A. Existing Conditions

Population

In terms of land area, boroughs and townships often differ significantly. Boroughs tend to be smaller, whereas townships tend to be much larger than their borough counterparts. In comparing Greenville Borough to the other boroughs in the Study Area, Greenville is the largest at 1.9 square miles, which is more than twice the size of Fredonia and Jamestown Boroughs. At 14.1 square miles, Hempfield Township is one of the smaller Townships in the Study Area.

Population density is an important factor, as it helps determine where residents are concentrated and where services and facilities will be the most effective. Greenville Borough is by far the densest municipality in the Study Area at 3,357.9 persons per square mile.

Municipality	Land Area (square miles)	Population Density
<i>Greenville Borough</i>	1.9	3,357.9
<i>Hempfield Township</i>	14.1	284.0
Delaware Township	32.5	66.4
Fredonia Borough	0.4	1,630.0
Greene Township	21.9	52.6
Jamestown Borough	0.8	795.0
Otter Creek Township	11.8	51.8
Pymatuning Township	16.5	229.2
Sugar Grove Township	12.3	73.9
West Salem Township	37.0	96.4

Source: US 2000 Census

Hempfield Township, at 284 persons per square mile, is the densest township.

Chart 3-1: Population Breakdown of Study Area, 2000

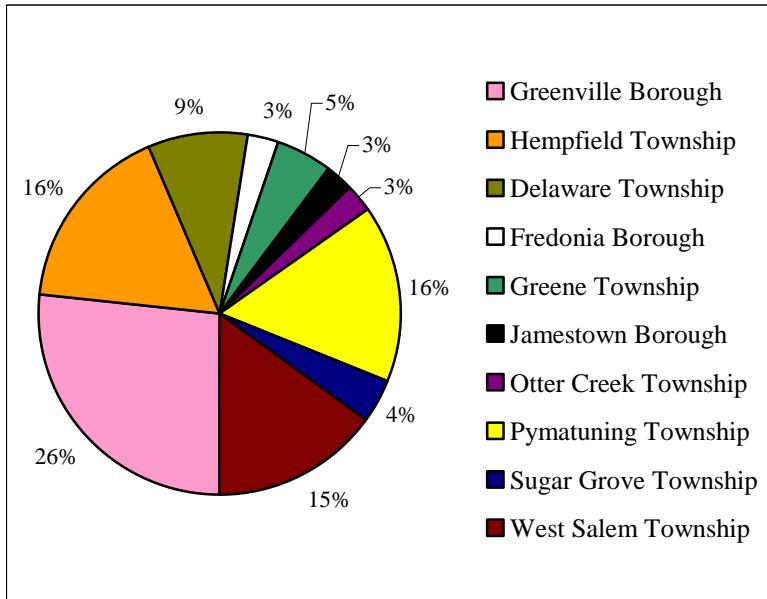
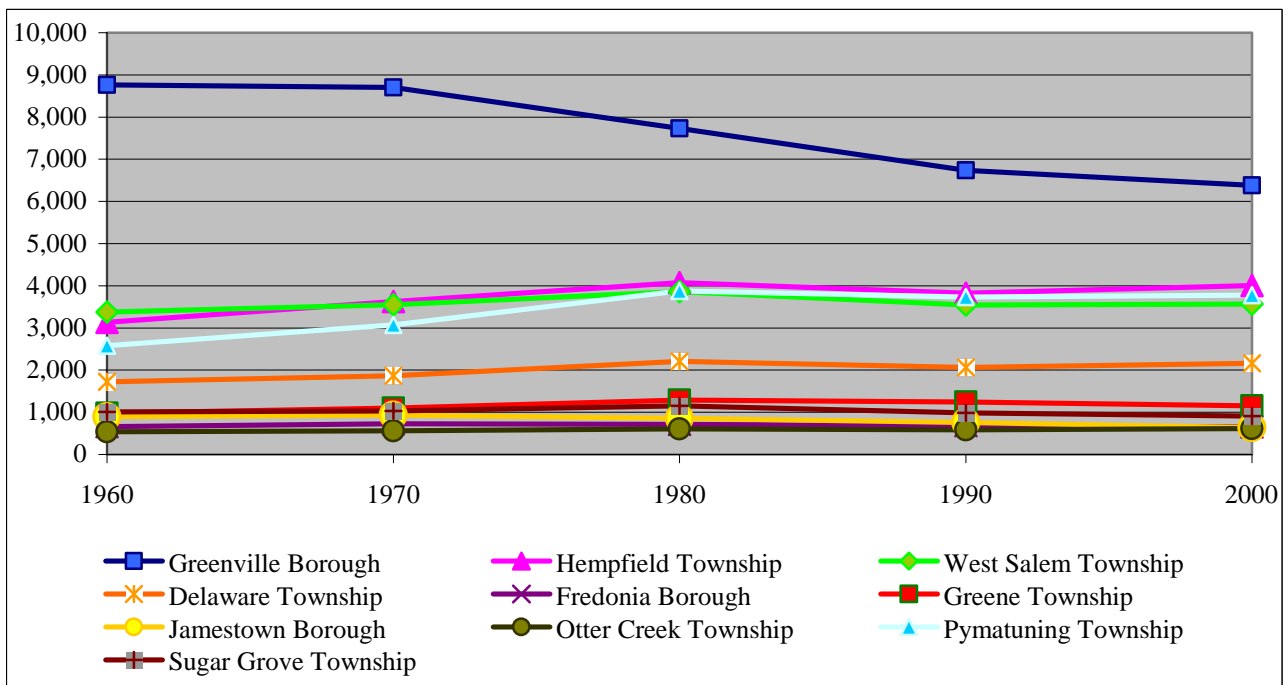


Chart 3-1 depicts the population breakdown of the Study Area. Greenville Borough contains 26% of the market share of population within the Study Area and Hempfield Township is second, with 16% of the population. Combined with Pymatuning Township and West Salem Township, these four municipalities comprise almost three quarters of the entire population in the Study Area.

It is important to take a look at the past and identify trends that have taken place in order to plan for the future of a community. Chart 3-2 depicts the population trends for Greenville and Hempfield between 1960 and 2000. As is shown, Greenville Borough had a population peak in 1950 and has been in a steady decline since. Conversely, Hempfield Township grew steadily between 1950 and 1980, and has been somewhat stagnant since.

Chart 3-2: Population Trends 1920-2020



The Greater Greenville Area, in terms of population gains versus losses over the last 30 years, varies by municipality. The three boroughs and Sugar Grove Township have all lost population while the other townships have gained population. The Commonwealth of Pennsylvania has grown 4.1 percent while Mercer County has lost 5.4 percent of its population. Jamestown Borough and Greenville Borough have suffered the largest losses, at 32.1 and 26.7 percent.

With a few exceptions, the largest population changes occurred between 1970 and 1980. The municipalities were gaining or losing population at a rapid rate, which for many of the communities in the Study Area, has since slowed down. Pymatuning Township has experienced the largest amount of growth over the 30-year period at 23.1 percent, and most of that growth (26.3%) occurred between 1970 and 1980.

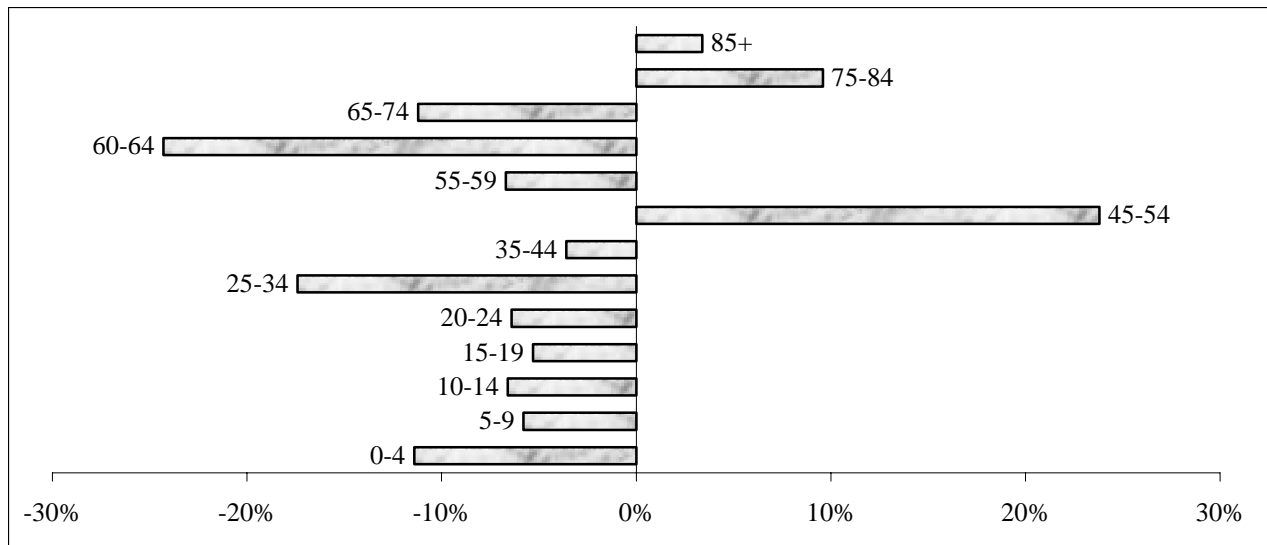
Table 3-2 shows the population for the Greater Greenville Area between 1970 and 2000, as well as the percentage change over each decade.

	1970	1980	1990	2000	% Change 1970-2000
Greenville Boro	8,704	7,730	6,734	6,380	-26.7%
	-	(-11.2%)	(-12.9%)	(-5.3%)	
Hempfield Twp	3,628	4,078	3,826	4,004	10.4%
	-	(+12.4%)	(-6.2%)	(+4.7%)	
Delaware Twp	1,863	2,205	2,064	2,159	15.9%
	-	(+18.4%)	(-6.4%)	(+4.6%)	
Fredonia Boro	731	712	683	652	-10.8%
	-	(-2.6%)	(-4.1%)	(-4.5%)	
Greene Twp	1,099	1,292	1,247	1,153	4.9%
	-	(+17.6%)	(-3.5%)	(-7.5%)	
Jamestown Boro	937	854	761	636	-32.1%
	-	(-8.9%)	(-10.9%)	(-16.4%)	
Otter Creek Twp	565	605	583	611	8.1%
	-	(+7.1%)	(-3.6%)	(+4.8%)	
Pymatuning Twp	3,073	3,880	3,736	3,782	23.1%
	-	(+26.3%)	(-3.7%)	(+1.2%)	
Sugar Grove Twp	1,029	1,153	987	909	-11.7%
	-	(+12.1%)	(-14.4%)	(-7.9%)	
West Salem Twp	3,551	3,862	3,547	3,565	0.4%
	-	(+8.8%)	(-8.2%)	(+0.5%)	
Mercer County	127,125	128,299	121,003	120,293	-5.4%
	-	(+0.9%)	(-5.7%)	(-0.6%)	
Pennsylvania	11,793,909	11,864,720	11,881,846	12,281,054	4.1%
	-	(+0.6%)	(+0.7%)	(+3.4%)	

Source: US 2000 Census

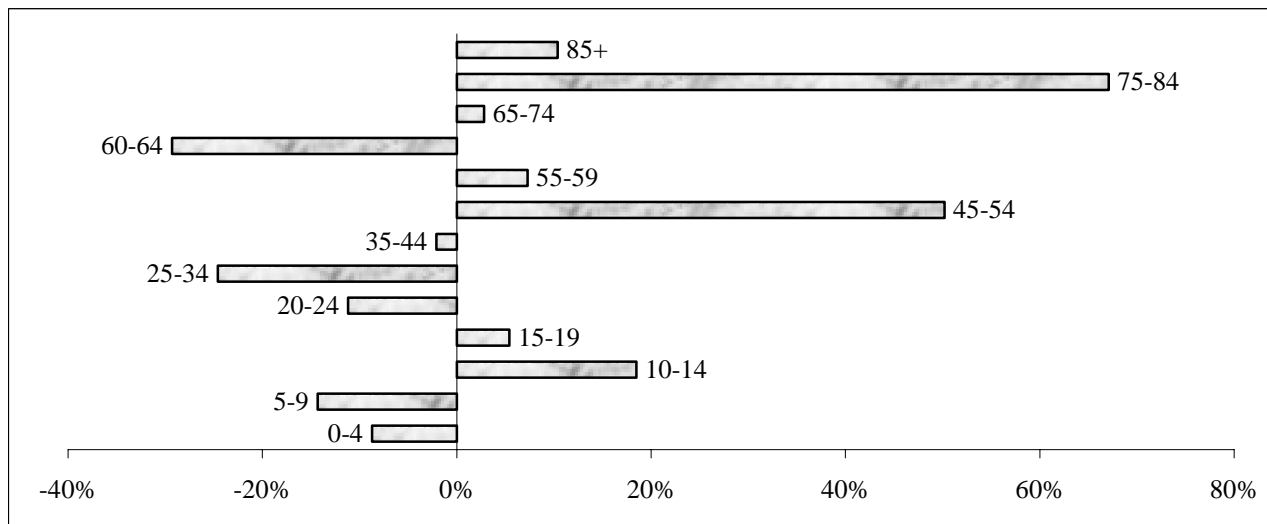
The facilities and services needed within a community and region are dependent upon the age of the population they serve. Charts 3-3 and 3-4 highlight the age groups that experienced the largest population losses over the last decade. Greenville has losses in nearly every age group, but its highest population losses occur in the age brackets 60-74 (-35.5%), 25-34 (-17.4%), and 0-4 (-11.4%). This shows that the borough is losing a significant amount of its senior and elderly population as well as its younger population. The only age groups that are growing are 45-54, and 75 and older.

Chart 3-3: Greenville Borough Population Change by Age, 1990-2000



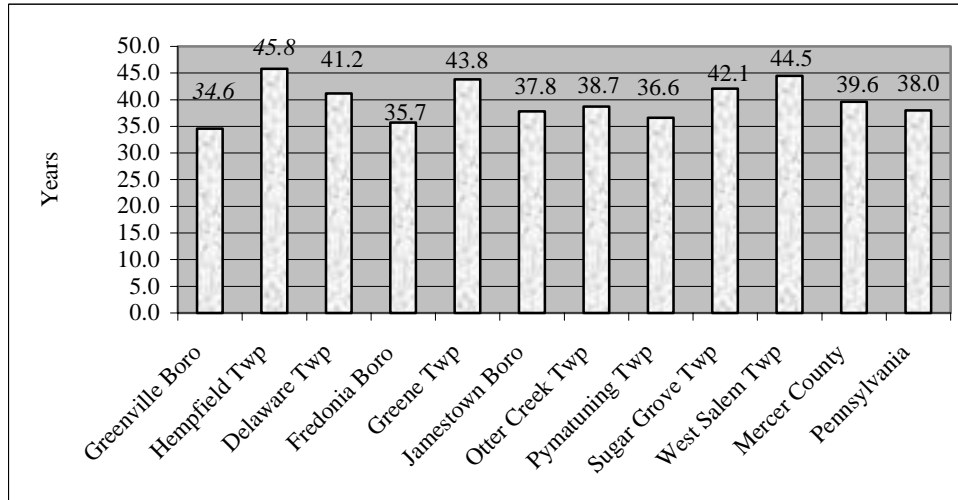
Hempfield Township is experiencing similar population losses as Greenville in the age groups of 0-4 (-8.7%), 25-34 (-24.6%), and 60-64 (-29.3%). Hempfield is also losing population between the ages of 5-9 and 20-24. The growth that it has seen over the past decade has been contained mainly between the ages of 45-54 and 75-84.

Chart 3-4: Hempfield Township Population Change by Age, 1990-2000



Similar to the differing changes in population within the Study Area, the median age varies drastically between municipalities. Greenville Borough has the youngest population in the Study Area, with a median age of 34, the youngest in the Study Area. Conversely, Hempfield Township has the oldest population, with a median age of 45.8.

Chart 3-5: Median Age



Other demographic factors examined in the Greater Greenville Area include the racial composition of the population and the male to female ratio.

Throughout the region, there is little racial diversity. Greenville Borough’s population is 96.3 percent white, which is the lowest percentage in the Study Area. The other municipalities are all at least 98 percent white. Table 3-3 depicts the racial composition of the Study Area.

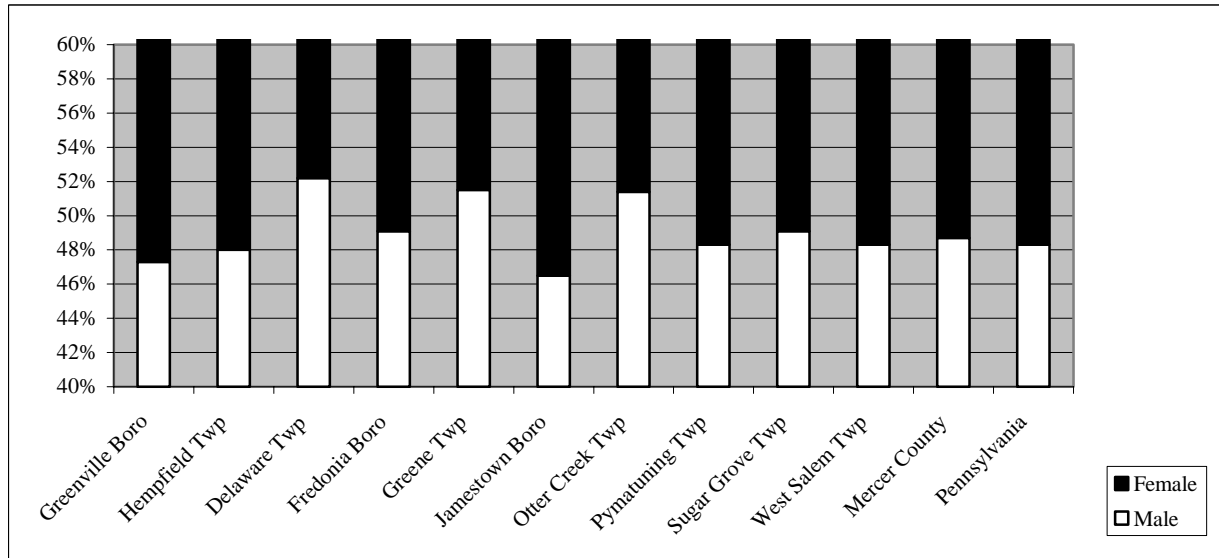
Table 3-3: % POPULATION BY RACE

	<i>Greenville Boro</i>	<i>Hempfield Twp</i>	<i>Delaware Twp</i>	<i>Fredonia Boro</i>	<i>Greene Twp</i>	<i>Jamestown Boro</i>	<i>Otter Creek Twp</i>	<i>Pymatuning Twp</i>	<i>Sugar Grove Twp</i>	<i>West Salem Twp</i>
White	96.3%	98.7%	99.0%	99.7%	98.9%	99.5%	97.9%	98.3%	97.8%	98.9%
Black or African-	1.8%	0.3%	0.1%	---	---	---	1.1%	0.6%	0.3%	0.3%
American Indian	0.1%	0.1%	0.1%	---	---	---	---	0.1%	0.7%	0.1%
Asian	0.8%	0.5%	0.1%	0.2%	0.4%	---	0.2%	0.2%	0.2%	0.1%
Hispanic	0.5%	0.4%	0.3%	0.3%	0.1%	---	0.3%	0.7%	0.8%	0.4%
Other	0.2%	0.0%	0.2%	---	---	---	---	0.2%	0.3%	0.0%

Source: US 2000 Census

In looking at the male to female ratio within the Study Area, there are no significant differences. The municipalities range all fall in the range between 46 and 52 percent male and 48 and 54 percent female. Jamestown and Greenville have the lowest percentages of males while Delaware, Greene and Otter Creek have the highest percentages male.

Chart 3-6: Population by Sex



Population projections have been calculated for the Greater Greenville Area by the Mercer County Regional Planning Commission. The future projected populations were calculated by using a cohort survival projection method, which takes into account the actual populations for the years 1980, 1990, and 2000, population retention rates, and birth rates. The projections were calculated by using survival rates (from the PA Department of Health- Vital Statistics) for each age cohort, while subtracting out a rate of net outmigration from that figure. Three projections are listed for each municipality. They are provided for development of alternate projections (low, mid, high).

The low projection (#1) represents a continuation of past trends, with considerable net outmigration (more people moving out of the area than moving in), particularly in the post-high school and post-college ages, resulting from occasions of economic decline in the past 20+ years. The likely projection (#2) assumes a better but not yet thriving economy with slight net-outmigration, increased student enrollment at Thiel College, and net immigration among senior citizens due to suitable housing and care facilities in the area. The high projection (#3) assumes an economic rebound with a stable, thriving economy, slight net-outmigration in the young adult ages, increased enrollment at Thiel College, and some net immigration in both the middle adult and older adult ages as the area is attractive to families and seniors.

The most likely projection is the middle projection (#2). It suggests that Greenville Borough will grow in population between 2000 and 2010. The growth will be attributable to increased enrollment and student population at Thiel College. Thiel is amidst an expansion program that aims to increase enrollment to 1,300 to 1,500 students and increase student housing by mid-

decade. Greenville's non-student population will likely decline, but not so much as to offset the Thiel growth. Projection #2 suggests that Hempfield Township population will remain relatively stable. The actual number of people is expected to decline slightly, but this will be attributable more to a decline in the average size of households, not in a decline in the number of households. Not much change is projected in the remaining municipalities in the Greenville-Hempfield region. The projections can be found in Table 3-4.

	Table 3-4: POPULATION PROJECTIONS			#1 - Low		#2 - Likely		#3 - High	
	1980	1990	2000	2010	2020	2010	2020	2010	2020
Greenville Borough	7,730	6,734	6,380	6,150	5,646	6,580	6,300	6,900	6,750
Hempfield Township	4,078	3,826	4,004	3,895	3,704	3,950	3,850	4,050	4,050
Delaware Township	2,205	2,064	2,159	2,081	1,959	2,200	2,150	2,250	2,250
Fredonia Borough	712	683	652	590	525	630	600	660	630
Greene Township	1,292	1,247	1,153	1,095	993	1,180	1,160	1,220	1,200
Jamestown Borough	854	761	636	567	495	610	580	630	600
Otter Creek Township	605	583	611	588	564	620	640	630	660
Pymatuning Township	3,880	3,736	3,782	3,528	3,203	3,770	3,600	3,840	3,840
Sugar Grove Township	1,153	987	909	798	682	880	800	910	910
West Salem Township	3,862	3,547	3,565	3,437	3,240	3,550	3,450	3,600	3,600
Greenville Region	26,371	24,168	23,851	22,461	20,643	24,031	23,336	24,644	24,582

Source: MCRPC, 2003

One important factor that influences the demographic makeup of the area is Thiel College. Thiel is located in Greenville Borough near the border with Hempfield Township and it affects both municipalities by its presence. Student populations are counted by the U. S. Census Bureau in the municipality in which they are housed while at school, but have not the same economic impact or demands for public services as year-long residents.

Table 3-5 shows Thiel student enrollment and campus-housed students, as counted by the U. S. Census, in recent years. Between 1980 and 1990, student enrollment decreased by almost 200 students which contributed to Greenville's large population loss of 12 percent over that time period. Enrollment is increasing since 2000, contributing as discussed earlier to projected population growth in Greenville Borough.

Table 3-5: Thiel Students 1980-2000			
	1980	1990	2000
Enrolled	929	744	787
On-campus	881	637	640

Source: MCRPC, 2003

Education

Educational attainment refers to the level of education completed in terms of the highest level of schooling or highest degree obtained. The education level of a population identifies the employment opportunities and needs of a community. Table 3-6 depicts the educational attainment for the Greater Greenville Area below.

	<i>Greenville Borough</i>	<i>Hempfield Township</i>	<i>Delaware Township</i>	<i>Fredonia Borough</i>	<i>Greene Township</i>	<i>Jamestown Borough</i>	<i>Otter Creek Township</i>	<i>Pymatuning Township</i>	<i>Sugar Grove Township</i>	<i>West Salem Township</i>	<i>Mercer County</i>	<i>Pennsylvania</i>
Less than 9 th grade	3.5	3.9	3.6	3.3	4.9	2.4	3.8	3.7	4.5	5.4	4.9	5.5
9 th -12 th grade, no diploma	14.7	10.2	7.3	14.8	9.2	15.6	12.8	11.6	15.5	13.5	12.2	12.6
H.S. Graduate (includes GED)	40.4	47.8	61.1	52.4	54.7	47.4	53.9	53.1	52.8	54.6	45.2	38.1
Some College, no degree	18.6	14.0	11.8	15.6	14.2	17.3	10.6	11.4	13.5	12.1	15.1	15.5
Associate Degree	5.9	4.5	4.4	4.1	4.9	6.4	5.4	6.8	3.7	3.4	5.4	5.9
Bachelor's Degree	10.2	12.3	9.0	6.7	6.3	5.9	7.6	10.5	7.4	8.5	11.3	14.0
Graduate or Professional	6.7	7.3	2.8	3.1	5.8	5.0	5.9	2.8	2.6	2.5	6.0	8.4
H.S. Graduate or higher	81.8	85.9	89.2	81.8	85.9	82.0	83.5	84.7	80.0	81.1	82.9	81.9
Bachelor's degree or higher	16.9	19.6	11.8	9.8	12.2	10.9	13.5	13.3	10.1	11.0	17.3	22.4

Source: US 2000 Census

All of the municipalities in the Study Area are comparable in respect to the percentage of the population with a high school diploma or higher, with over 80 percent in each, similar to that found in Mercer County and Pennsylvania. Delaware Township is the highest, at 89.2 percent, while Sugar Grove Township is the lowest, at 80.0 percent. Greenville and Hempfield fall in between, at 81.8 percent and 85.9 percent respectively.

In respect to the percentage of residents with a bachelor's degree or higher, Greenville and Hempfield have the highest percentages of the Study Area, at 16.9 percent in Greenville and 19.6 percent in Hempfield. Fredonia Borough has the lowest percentage at 9.8 while the other municipalities fall somewhere between this figure and Otter Creek Township at 13.5 percent. On a County level, Greenville and Hempfield compare well, however all municipalities and Mercer County as a whole have lower percentages than does Pennsylvania. Hempfield has the closest percentage to the state, although it is still almost three percent lower.

A comparison of the local high schools examined actual enrollment for grades 9 through 12 for the school year of 2001-2002, projected enrollment for 2006-2007 and 2011-2012, percentage of low-income students, percentage of college-bound students, and percentage of post-secondary.

Within the Study Area, there are four (4) high schools. The Greenville Area High School is comprised of students who live in Greenville Borough, Hempfield Township, and Sugar Grove Township. Reynolds High School is comprised of students from West Salem Township, Pymatuning Township, Delaware Township, and Fredonia Borough. Jamestown Area High School is comprised of students from Jamestown Borough, and Greene Township. Commodore Perry High School includes students from Otter Creek Township. Table 3-7 depicts the high school comparison.

	<i>Greenville Area H.S.</i>	Reynolds H.S.	Jamestown Area H.S.	Commodore Perry H.S.	Pennsylvania Public Schools
Actual Enrollment (2001-02)	539	475	229	242	861,830
Projected Enrollment (2007-08)	533	502	263	227	N/A
Projected Enrollment (2012-13)	502	427	252	167	N/A
% of Students Low-Income (2001-02)	29.0%	37.6%	32.7%	22.0%	30.9%
Dropout Rate (2000-01)	2.2%	0.9%	0.6%	0.6%	2.2%
Total College Bound (2000-01)	68.0%	54.3%	63.3%	51.8%	70.3%
Total Post- Secondary Bound (2000-01)	72.0%	60.5%	67.3%	58.9%	73.3%

Source: Pennsylvania Department of Education

Greenville Area High School is the largest high school in the Study Area, with 539 students in grades 9 through 12. Reynolds High School is the next closest in size, while Jamestown Area High School and Commodore Perry High School are much smaller. Greenville Area and Commodore Perry are projected to decrease in enrollment through 2013. Reynolds and Jamestown are both projected to increase enrollment through 2008, but then decrease enrollment by 2013.

Reynolds High School has the highest percentage of low-income students in the Study Area, which is significantly higher than that of Pennsylvania. Greenville Area's percentage of low-income students is comparable to Jamestown Area and Pennsylvania. Only Commodore Perry has a significantly lower percentage of low-income students than the Commonwealth. In comparing the dropout rates between high schools, Greenville Area has the highest at 2.2 percent, which is level with the state, while the other three high schools having less than one percent. However, Greenville Area has the highest percentage in the Study Area of students who are either college or post-secondary bound. Greenville Area is on par with the state's percentages, whereas Reynolds and Commodore Perry are lagging behind.

Employment

The types of jobs of those employed; the industries employing the population; and the commuting patterns all play important and integral roles in the region's economic future. Employment statistics were determined from the civilian labor force, 16 years and over, who provided information on occupations, employment status, and travel characteristics.

Table 3.8 denotes the employment in the region by job type, including the percentage employed in professional or management occupations, service occupations; sales and office occupations; farming, fishing, and forestry; construction, extraction, and maintenance; and production, transportation, and material moving occupations.

	OCCUPATION					
	Management, Professional, and Related	Service Occupations	Sales and Office	Farming, Fishing, and Forestry	Construction, Extraction, and Maintenance	Production, Transportation, and Material Moving
Greenville Borough	27.9%	17.6%	27.1%	0.2%	5.6%	21.5%
Hempfield Township	34.0%	15.8%	24.0%	----	8.8%	17.3%
Delaware Township	23.4%	13.4%	24.4%	1.3%	10.1%	27.4%
Fredonia Borough	15.5%	19.9%	23.1%	0.9%	8.2%	32.3%
Greene Township	28.1%	15.6%	19.3%	1.5%	9.0%	26.5%
Jamestown Borough	22.2%	16.3%	25.6%	---	10.7%	25.2%
Otter Creek Township	23.5%	14.6%	16.4%	0.7%	9.7%	35.1%
Pymatuning Township	23.0%	19.7%	21.2%	0.5%	8.6%	27.1%
Sugar Grove Township	16.2%	24.3%	24.3%	0.5%	11.0%	23.8%
West Salem Township	21.3%	14.5%	22.5%	---	10.0%	31.7%
Mercer County	27.6%	17.3%	25.3%	0.6%	8.2%	21.0%
Pennsylvania	32.6%	14.8%	27.0%	0.5%	8.9%	16.3%

Source: US 2000 Census

Hempfield Township is the leader in the Greater Greenville Area in terms of employment in management, professional, and related occupations, a figure higher than both Mercer County and the Commonwealth of Pennsylvania. Sugar Grove Township leads the region in service occupations, which is significantly higher than the other municipalities, the county and the Commonwealth. Greenville Borough has the highest percentage of employment in sales and office jobs, which is on par with both the county and the Commonwealth.

Across the board, the Study Area has a very small percentage of its population employed in farming, fishing, and forestry. Greenville Borough has a lower percentage of its population employed in construction, extraction and maintenance than its counterparts in the Study Area. The Greater Greenville Area as a whole and Mercer County have higher percentages employed in production, transportation, and material moving occupations than does the Commonwealth.

An important component of a region's demographics is the employment diversity that exists within that region. Employment diversity is important to the economic stability of a

municipality and region. As experienced in the past, communities tied closely to a single industry are subject to economic challenges if that industry were to fall on difficult times. Table 3-9 breaks down employment by sector.

	INDUSTRY											
	Agriculture, Forestry, Fishing and Mining	Construction	Manufacturing	Wholesale / Retail Trade	Transportation and Warehousing	Information	Finance, Insurances, and Real Estate	Professional, Scientific, Management	Educational, Health and Social Services	Arts, Entertainment, and Recreation	Public Administration	Other Services
Greenville Borough	0.5%	3.9%	19.5%	16.2%	4.5%	0.9%	3.9%	3.6%	30.8%	7.6%	2.7%	5.8%
Hempfield Township	---	4.8%	21.8%	14.1%	5.2%	1.7%	3.4%	3.9%	32.6%	4.9%	3.2%	4.4%
Delaware Township	3.9%	6.6%	28.0%	17.1%	7.0%	1.2%	2.4%	3.3%	20.1%	3.9%	3.0%	3.4%
Fredonia Borough	0.9%	8.2%	20.3%	25.6%	5.7%	---	0.6%	8.2%	17.4%	7.6%	2.2%	3.2%
Greene Township	1.9%	6.4%	26.3%	15.8%	5.3%	0.9%	2.6%	3.2%	22.3%	8.4%	3.0%	3.9%
Jamestown Borough	---	7.4%	31.9%	16.3%	7.4%	---	---	3.3%	23.0%	5.6%	1.5%	3.7%
Otter Creek Township	1.5%	7.8%	28.4%	14.5%	7.8%	---	1.9%	3.0%	23.1%	4.9%	3.7%	3.4%
Pymatuning Township	1.0%	4.7%	23.7%	15.0%	7.1%	1.4%	6.2%	5.6%	22.1%	5.8%	4.6%	2.9%
Sugar Grove Township	1.4%	4.3%	21.4%	16.7%	8.8%	---	4.3%	2.1%	22.1%	8.3%	5.5%	5.0%
West Salem Township	1.3%	7.8%	26.3%	15.5%	6.7%	1.2%	2.6%	6.3%	17.3%	5.0%	4.0%	5.9%
Mercer County	1.6%	5.1%	20.1%	17.2%	5.0%	1.6%	4.2%	4.7%	23.7%	7.7%	4.2%	5.0%
Pennsylvania	1.3%	6.0%	16.0%	15.7%	5.4%	2.6%	6.6%	8.5%	21.9%	7.0%	4.2%	4.8%

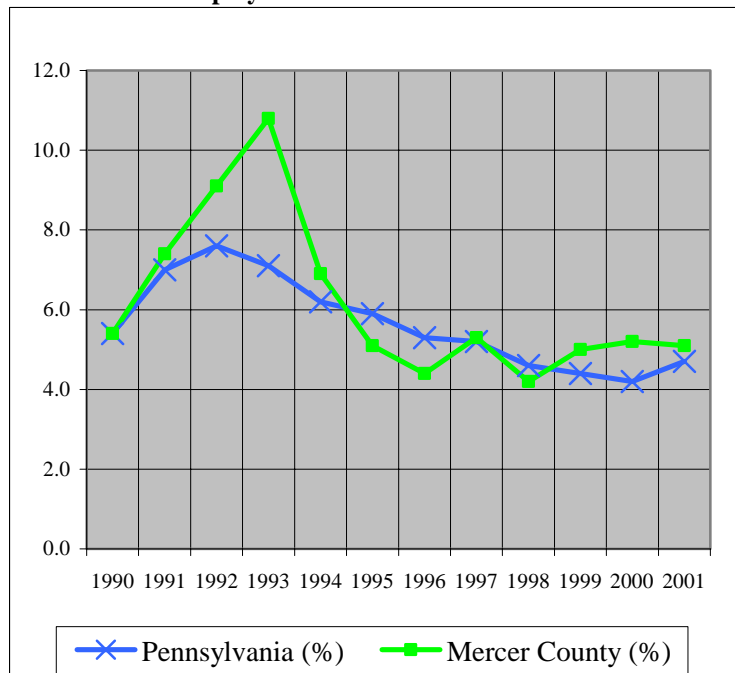
Source: US 2000 Census

In looking at Greenville Borough, the categories with the highest percentages are Educational, Health and Social Services; Manufacturing; and Wholesale / Retail Trade. Those three sectors employ roughly 66 percent of the entire population, while the other nine sectors employ the remaining 34 percent. Similarly, Hempfield Township has the same three categories for its highest percentages, Educational, Health and Social Services; Manufacturing; and Wholesale / Retail Trade. While these sectors employ the largest percentages throughout the Study Area, Mercer county, and Pennsylvania, Greenville and Hempfield stand out with significantly higher percentages employed in Educational, Health and Social Services.

Perhaps the sector that is most different between the Greater Greenville Area, Mercer County and Pennsylvania is the Professional, Scientific, and Management sector. Approximately 8.5 percent of the population in the Commonwealth of Pennsylvania is employed in this sector, compared to only 4.7 percent in Mercer County, and an average of 4.3 percent for the Greater Greenville Area. Similar comparisons hold true for the Information sector and the Finance, Insurances, and Real Estate sector. The Commonwealth figures for these sectors are almost twice that of Mercer County and the Greater Greenville Area.

Unemployment is an ever-changing variable that can become out-dated quickly. The Pennsylvania Department of Labor and Industry tracks unemployment rates over time, however they do not track them at the municipal level. Chart 3-7 provides an overview of unemployment trends for Mercer County and the Commonwealth of Pennsylvania for the years between 1990 and 2001. Pennsylvania’s unemployment rate has been on a steady decline since 1992, although there was a small increase between 2000 and 2001. Mercer County’s unemployment rate reached its peak in 1993 during this time period, of 10.2 percent. Between 1996 and 1999, it varied between 5.2 and 4.2 before leveling off near 5.0 in 1999.

Chart 3-7: Unemployment 1990-2001



Mercer County is part of the Youngstown-Warren-Boardman (OH-PA) Metropolitan Statistical Area (MSA) along with Mahoning and Trumbull Counties in Ohio. The central cities in the MSA are Youngstown, Warren and Boardman, all in Ohio. Table 3-10 displays where residents of Greenville Borough and Hempfield Township work.

Table 3-10: Place of Work

	Greenville Borough		Hempfield Township	
	#	%	#	%
Total:	2,788		1,759	
Worked in Pennsylvania:	2,674	95.9	1,690	96.0
Worked in Mercer County	2,487	89.2	1,576	89.6
Worked outside Mercer County	187	6.7	114	6.5
Worked outside Pennsylvania	114	4.1	69	3.9
Worked in MSA of residence:	2,487	89.2	1,576	89.6
Central city	109	4.4	74	4.7
Remainder of this MSA	2,378	95.6	1,502	95.3
Worked outside MSA of residence:	301	10.8	183	10.4
Worked in a different MSA:	158	5.7	96	5.5
Central city	16	10.1	30	31.3
Remainder of different MSA	142	89.9	66	68.9
Worked outside any MSA	143	5.1	87	4.9

Source: US 2000 Census

Almost 90% of residents who live Greenville and Hempfield work in Mercer County. Of those who do not work in Mercer County, 6.7% work in another county in Pennsylvania while 4.1% work outside of Pennsylvania.

Although the numbers are not available for Hempfield Township, according to the 2000 Census, under 40% of Greenville Borough residents work within the borough while over 60% work outside of the borough. This figure has dropped dramatically from 1990, where over half of all Greenville residents, 55.6%, worked in the borough.

Table 3-11: Residents Working in Greenville Borough

Greenville Workers:	2,788	100%
Worked in borough	1,037	37.2%
Worked outside borough	1,751	62.8%

Source: US 2000 Census

As shown in Table 3-12, the mean travel time to work is significantly lower in Greenville Borough and Hempfield Township than in the rest of the Study Area. These travel times are similar to that of Mercer County, although significantly shorter than the statewide average of 25.2 minutes.

Table 3-12: Commute to Work

	<i>Greenville Borough</i>	<i>Hempfield Township</i>	<i>Delaware Township</i>	<i>Fredonia Borough</i>	<i>Greene Township</i>	<i>Jamestown Borough</i>	<i>Otter Creek Township</i>	<i>Pymatuning Township</i>	<i>Sugar Grove Township</i>	<i>West Salem Township</i>	<i>Mercer County</i>	<i>Pennsylvania</i>
Mean Travel Time (minutes)	15.9	16.8	26.3	20.8	22.9	20.8	21.6	21.6	20.8	22.3	19.6	25.2

Source: US 2000 Census

Income

Income statistics were compiled for the project area and included median family, household, and per capita income, income type by household, and the poverty level of a community. Household income includes the total income of all members of the household over the age of 15. As many households consist of one person, the median household income is usually lower than the family household income. Dividing the total income distribution into two equal parts, whereby the median is the middle number, derives median income. Table 3-13 shows the 1990 and 2000 median family and household incomes for the Study Area, Mercer County, and Pennsylvania.

Table 3-13: Income Statistics for the Greater Greenville Area

	Median Family Income- 1990	Median Family Income- 2000	Median Household Income-1990	Median Household Income- 2000
Greenville Borough	\$29,063	\$38,869	\$22,121	\$31,250
Hempfield Township	\$36,078	\$47,008	\$30,723	\$38,396
Delaware Township	\$30,871	\$47,656	\$28,750	\$42,240
Fredonia Borough	\$26,818	\$39,643	\$25,288	\$37,917
Greene Township	\$27,260	\$43,500	\$25,161	\$39,625
Jamestown Borough	\$26,563	\$40,000	\$23,750	\$26,979
Otter Creek Township	\$30,469	\$41,625	\$29,091	\$37,656
Pymatuning Township	\$25,689	\$37,500	\$20,500	\$33,048
Sugar Grove Township	\$31,450	\$41,250	\$28,947	\$36,010
West Salem Township	\$30,226	\$44,706	\$26,477	\$38,480
Mercer County	\$29,347	\$41,776	\$24,599	\$34,666
Pennsylvania	\$34,856	\$49,184	\$29,069	\$40,106

Source: US 2000 Census

Income levels have increased across the board for both families and households in the Greater Greenville Area, Mercer County, and Pennsylvania between 1990 and 2000.

It is important to note the percentage change in income levels between 1990 and 2000 to compare real income net increases. Chart 3-7 graphically displays the percentage change in median family and median household income for the Study Area between 1990 and 2000.

Although income levels are higher in Hempfield Township than Greenville Borough, the actual increase since 1990 is lower in Hempfield than in Greenville.

Chart 3-7: Median Family and Household Income: Percentage Change (1990-2000)

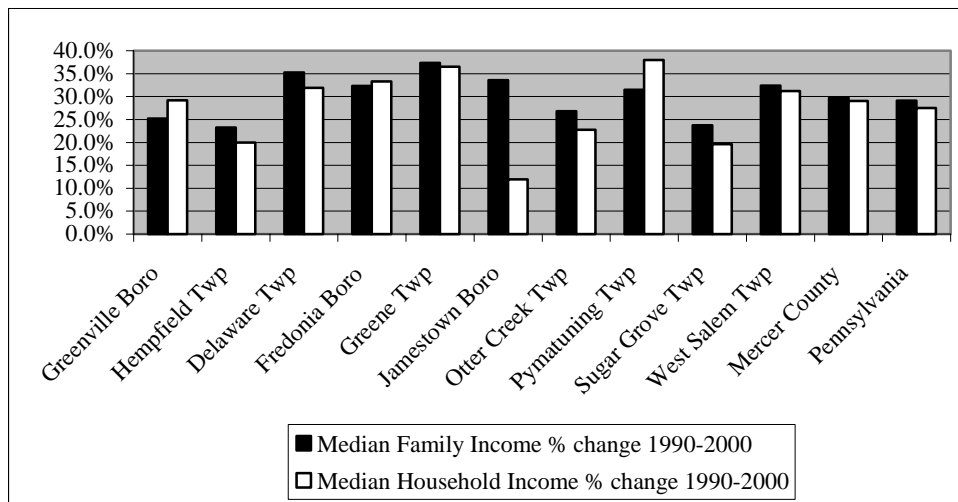
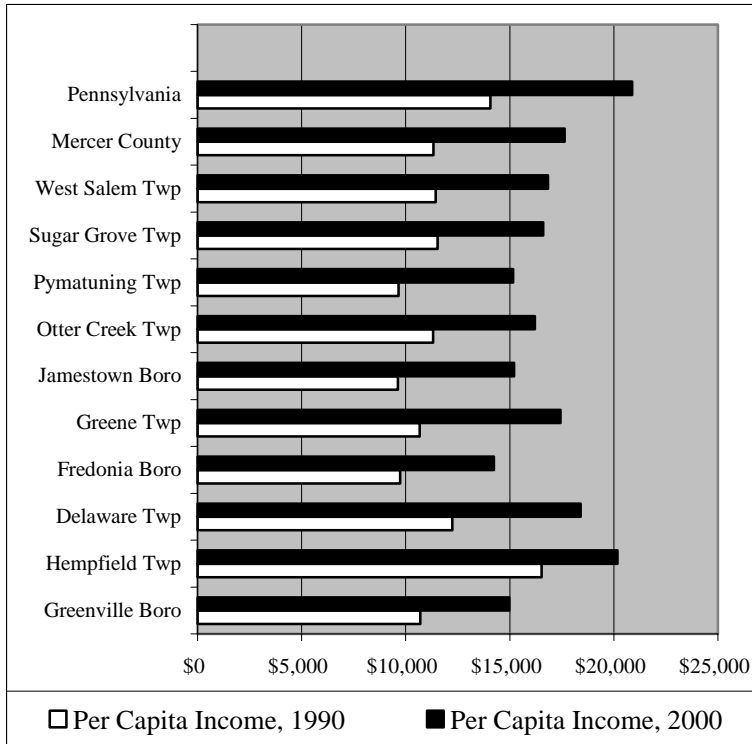
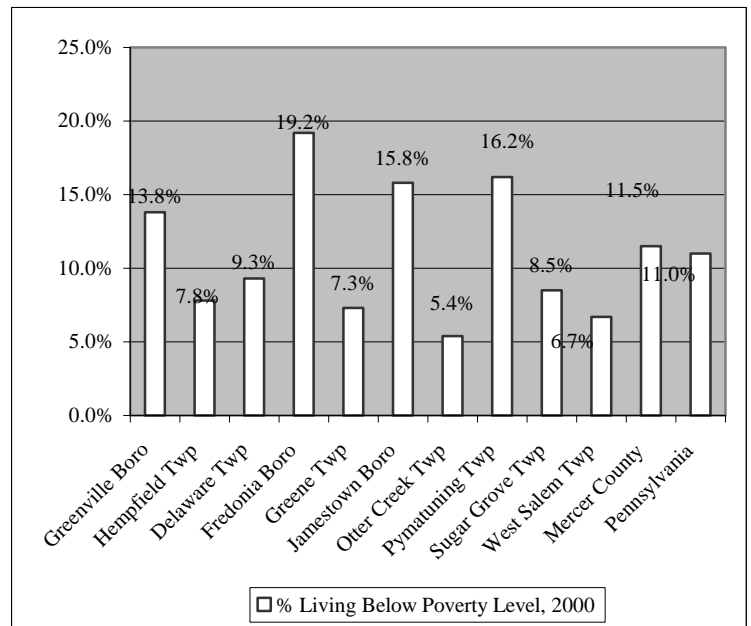


Chart 3-8: Per Capita Income, 1990-2000



In terms of per capita income, Hempfield Township has the highest among the municipalities that comprise the Greater Greenville Area. With the exception of Hempfield, per capita income for the Study Area is significantly lower than that of Pennsylvania, although similar to that of Mercer County. Chart 3-8 shows per capita income for 1990 and 2000.

Chart 3-9: Percentage of Individuals Living Below Poverty Level



The poverty level is based upon the US Department of Agriculture’s determination that one third of income is spent on food and the basis for the food cost is from a Department of Agricultural economy food plan. For the 2000 Census, the poverty level was determined at \$8,350/annually for persons who were 18 and over, and resided in the Contiguous United States and the poverty threshold for a family of four persons was \$17,603. Chart 3-9 graphs the percentage of individuals living below the poverty level in 2000. These figures vary significantly throughout the Study Area. The three boroughs and Pymatuning Township have the highest levels. The remaining townships are well below those levels, as well as being lower than that of Mercer County and Pennsylvania.

B. Analysis of Existing Conditions

Greenville Borough is a small, densely populated municipality, which has little room for new development. Future development should be concentrated on infill development and the redevelopment of underutilized or abandoned sites. The fact that townships with available land surround Greenville suggests that new development will occur in these locations, outside of the borough's boundary.

Hempfield Township is the most densely populated township in the Study Area and its population has been increasing over the last 30 years. This trend suggests that elected officials will need to prepare for an increased demand for municipally provided services. As such, officials are strongly encouraged to identify growth areas and identify to what level they have infrastructure in place to accommodate this growth and predict where future expansions are most likely to occur.

The growth occurring in Hempfield coupled with the significant increase in the population sector of persons 75 to 84 years of age could result in an increased demand for senior services in the future. This trend also suggests that the community could see a growth in home sales in as the older population relinquishes home ownership. While the almost ten percent increase in persons between the ages of 75-84 did not compare to Hempfield, Greenville officials need to be aware that they too may experience an increased need for medical support and assisted living facilities/elderly housing.

Since 1990, both Greenville and Hempfield have experienced an increase in persons between the ages of 45 to 54. Hempfield Township had a 50 percent growth in this category, which was double that of Greenville Borough. This sector typically represents those persons who contribute significantly to the tax base in regards to income producing per capita tax revenues and home ownership.

Greenville and Hempfield both share similar population losses in the age group of persons 25-34. As this age group typically includes those persons starting families and raising young children, it would be expected to see a corresponding drop in school enrollments for young children. This trend is reflected in the decrease of the age group 5-9 and the school enrollment projections for Greenville Area High School. Another interesting similarity is the percent loss of persons 60 to 64 years of age. Both communities have lost almost 30 percent of this age group over the last ten years.

Based upon the population trends over the last ten years and the projections developed by Mercer County, Greenville is identified as having the potential to see a small growth in total population over by 2010, but is expected to slightly decrease by 2020. The population of Greenville will most likely fluctuate as a result of the enrollment of Thiel College. During this same time frame, Hempfield Township is expected to experience a very slight decline in population.

As may be expected, the presence of Thiel College is reflected in several demographic characteristics of Greenville and Hempfield. The on-campus student body contributes directly to the median age of Greenville being the lowest in the Study Area. As well, the corresponding rate

of persons in the two municipalities who have a Bachelor's or Graduate Degree can be a result from faculty who reside in either Greenville or Hempfield. This coupled with a significant medical presence in the community, is reflected directly in the percent of persons employed in the Education, Health and Social Services sector. Greenville and Hempfield have by far the highest percent of persons employed in this category.

While unemployment rates for the county have stayed level over the past four to five years, it is known that major changes have occurred in the Study Area due to the closing of Trinity Industries and other major employers. This is particularly important to the Study Area communities because as there are fewer jobs available in Greenville Borough and the Greater Greenville Area, residents will be forced to look outside the region for employment. Trends over the past 10 years have already shown the number of Greenville residents who work within Greenville Borough to have shrank by almost 30%.

The income analysis portrays a region that has kept pace with county trends, although for the most part has not matched those experienced by the state. Hempfield Township and Delaware Township have experienced increase in both Median Family and Household Income that surpasses that of the county average although they remain below that of Pennsylvania's. These figures suggest that the region is capable of supporting higher quality of life amenities and are contributing to the municipal tax base in a significant fashion.