

Borough of Verona Comprehensive Plan

Appendices A-C

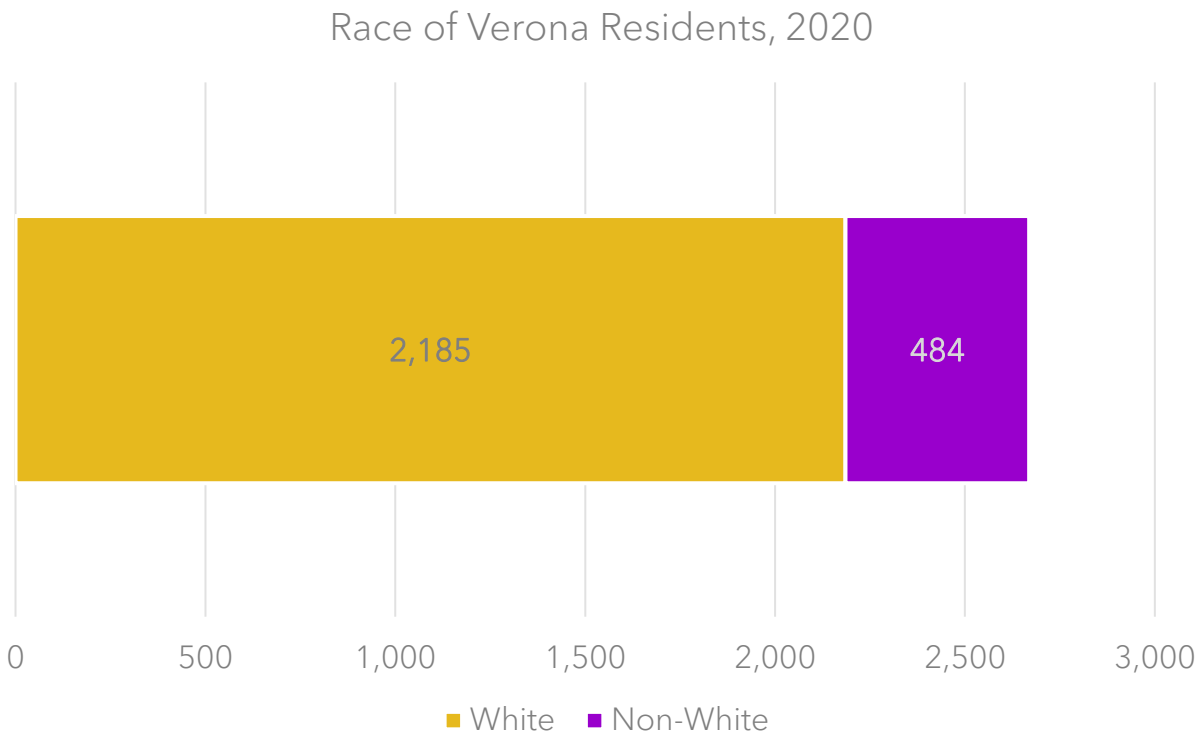
Appendix A: Demographics

Population and Race

The population in Verona remained stable from 2010 to 2020, with an increase of only 14 people, or 0.5%. Allegheny County saw a decrease of 0.4%, Pennsylvania saw an increase of 1.4%, and the United States saw an increase of 7.4%.

Year	Population
2010	2,655
2015	2,560
2020	2,669

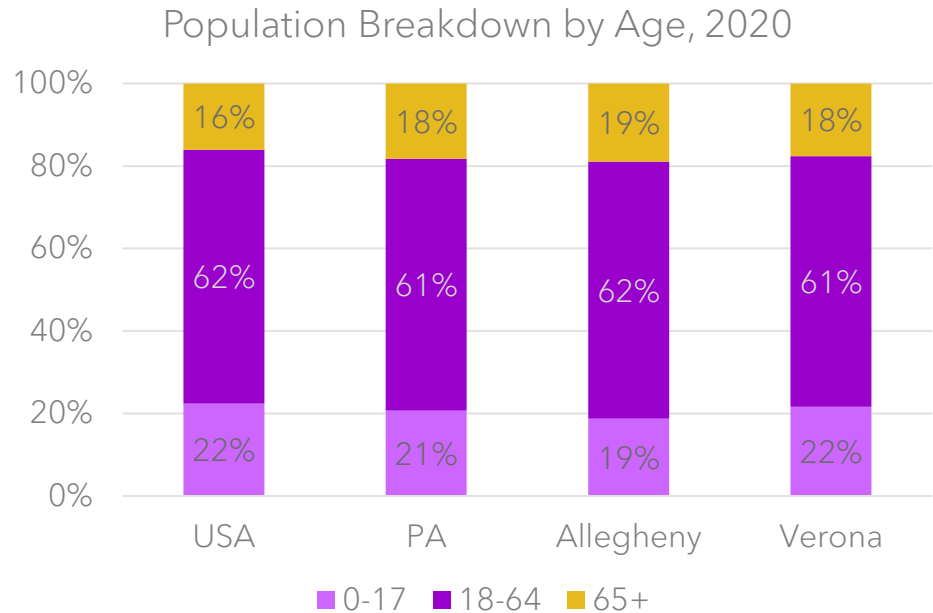
Verona is predominately White, with 81.9% of the population identifying White as their only race in 2020. This is a decrease from 86.0% in 2010, implying that Verona has become more diverse in the last decade.



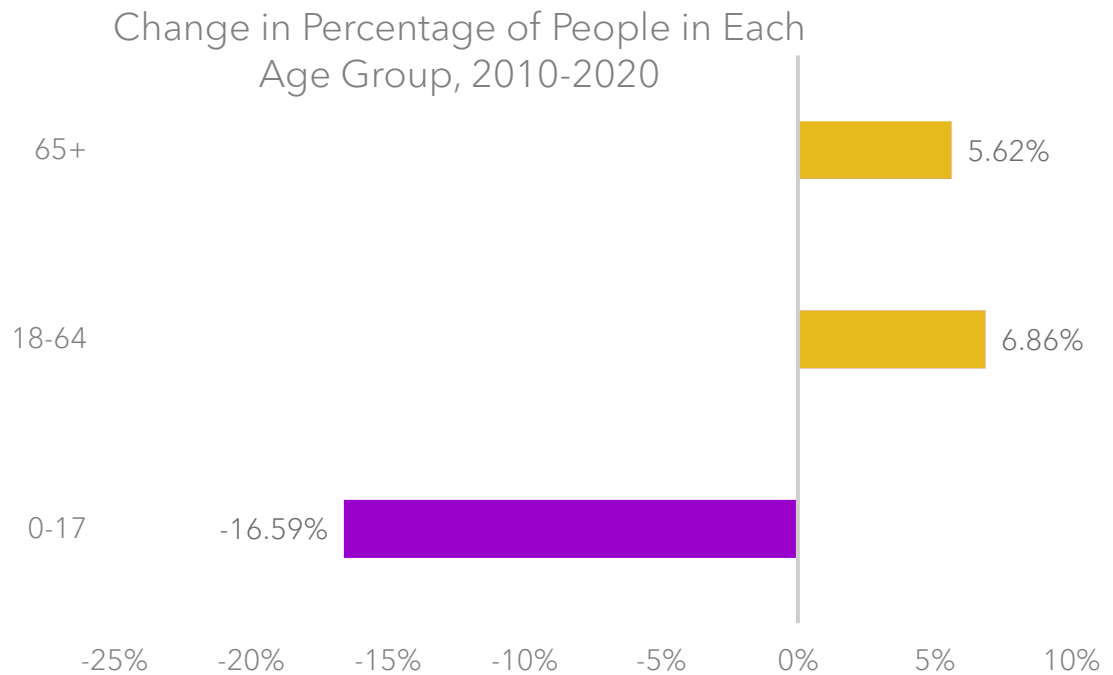
Source: Census ACS 2020 5-Year Race

Age Distribution

Verona's population breakdown by age is consistent with those of Allegheny County, Pennsylvania, and the United States. As of 2020, there were 578 residents under 18, 1,621 residents between 18 and 64, and 470 residents aged 65 or older. 5% of the population is under 5 years of age.

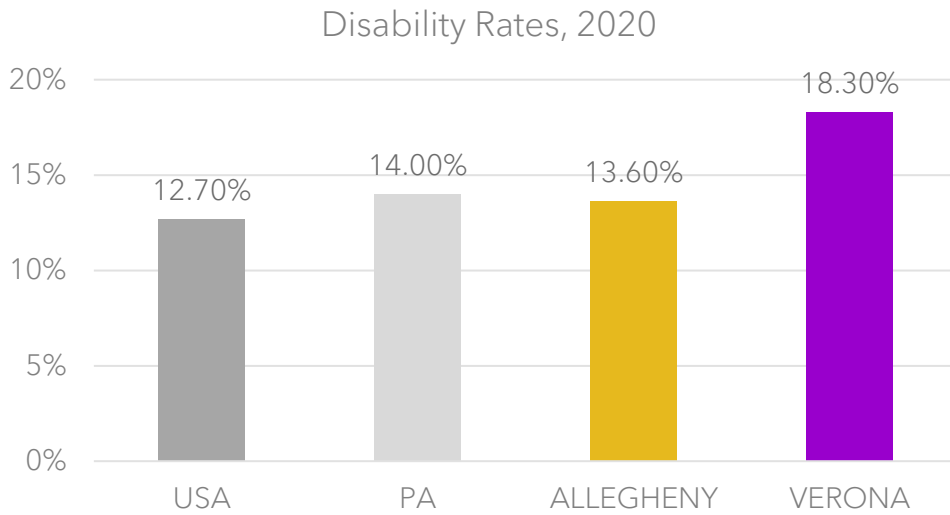


Between 2010 and 2020, the percentage of residents under 18 decreased by 16.6 percentage points. The percentage of residents aged 18-64 and 65+ increased by 6.9 and 5.6 percentage points, respectively.



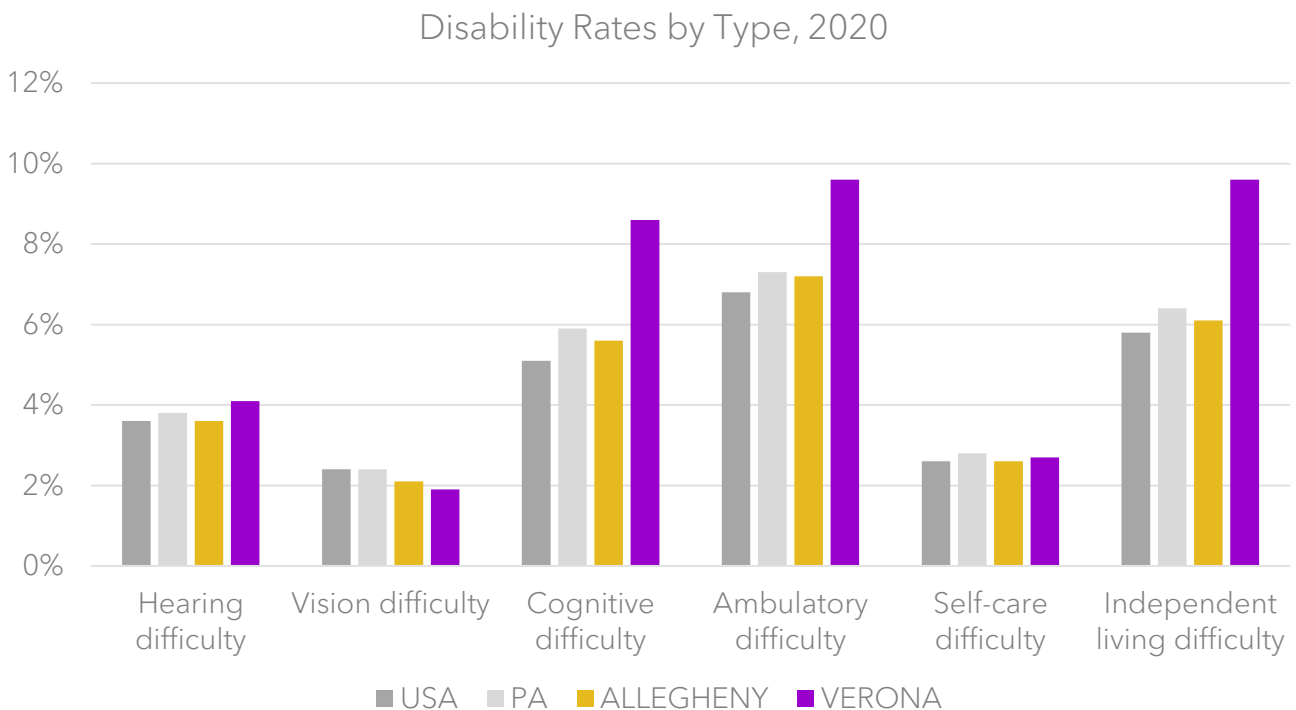
Source: Census ACS 2010 5-Year, 2020 5-Year Race

Disabilities

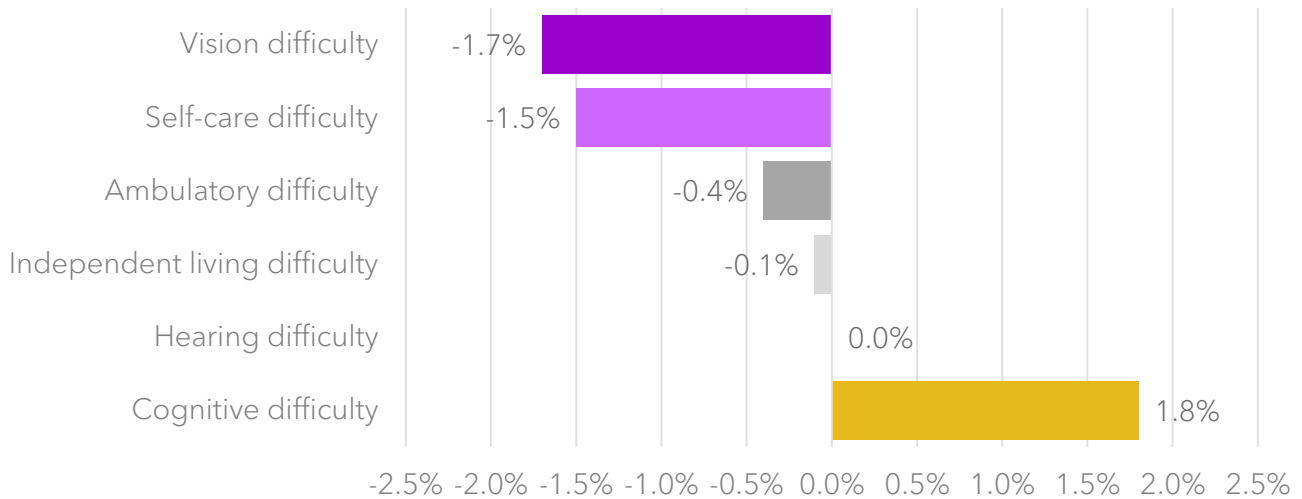


As of 2020, 18.3% of Verona residents reported having a disability, compared to 13.6%, 14.0%, and 12.7% of Allegheny County, Pennsylvania, and the United States, respectively.

The drivers of this higher overall rate appear to be the relatively high rates of **independent living** difficulties, **ambulatory** difficulties, and **cognitive** difficulties in Verona compared to Allegheny County, Pennsylvania, and the United States.



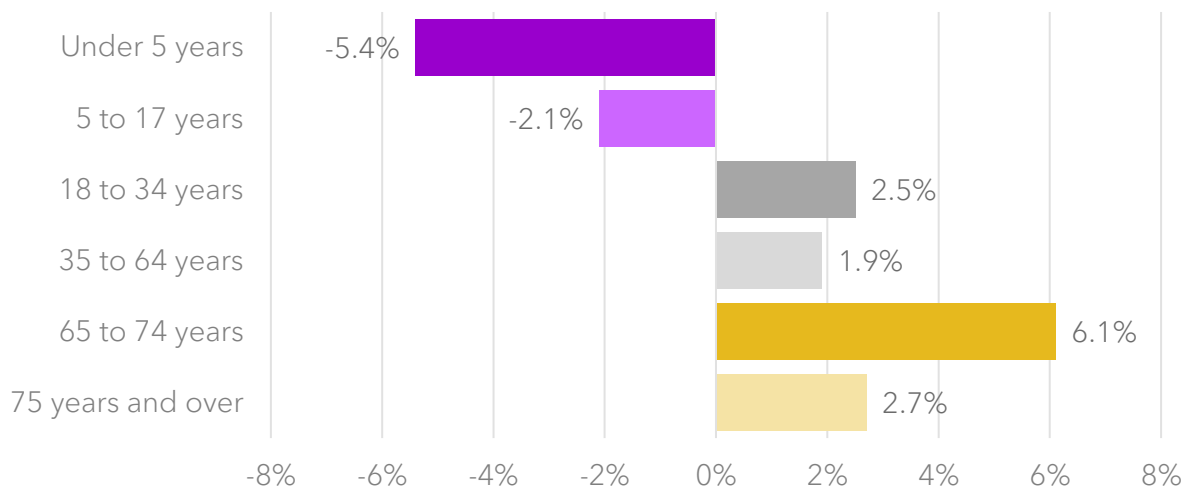
Change in Disability Rate by Type, 2015-2020



Cognitive difficulties have become more common in Verona since 2015, while vision, self-care, and ambulatory difficulties have seen reduced rates in the same time frame.

As is expected, older adults have the highest disability rates of any age group in Verona. However, the percentage of older adults with disabilities increased by 6.1 percentage points for 65- to 74-year-olds and 2.7 percentage points for those 75 years and older. Children, on the other hand, have seen lower rates of disabilities since 2015. Those under 5 years had a 5.4 percentage point decrease in disability rate and those aged 5 to 17 had a 2.1 percentage point decrease in disability rate in the same time frame.

Change in Disability Rates by Age, 2015-2020

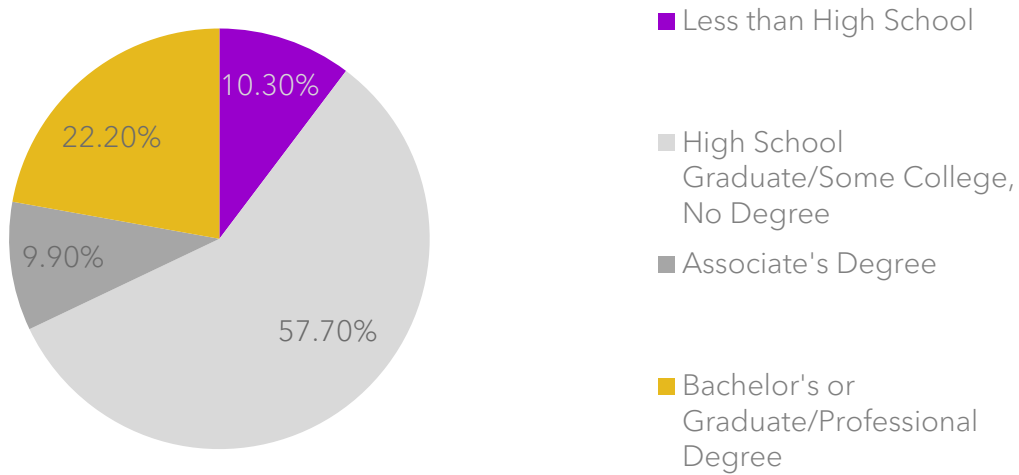


Source: Census ACS 2015 5-Year, 2020 5-Year Disability Characteristics

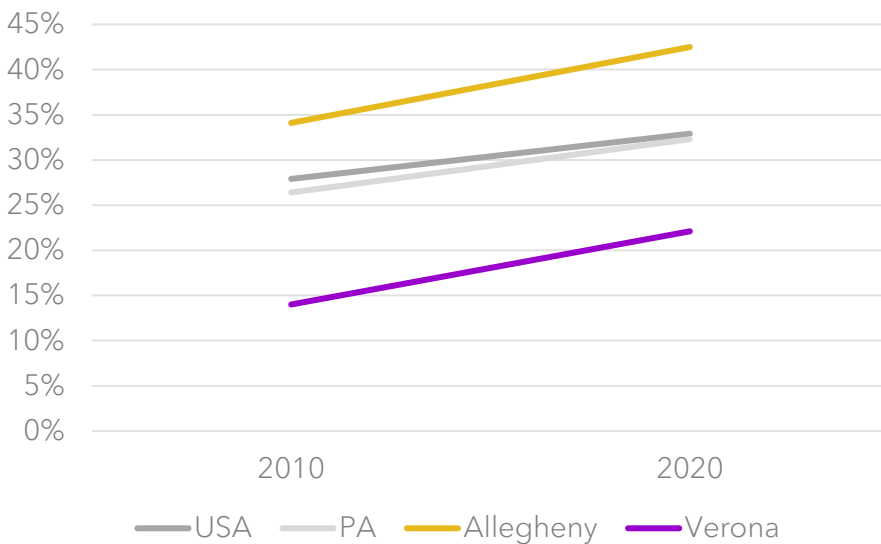
Education

Approximately **two-thirds of Verona residents over the age of 25 have a high school diploma or less**. Those who attended some college were also included in this group because no degree beyond high school was obtained. Nearly one-fourth of those 25 and older have a Bachelor's degree or higher, while one-tenth have an Associate's degree.

Educational Attainment for those 25 and Older, 2020



Percentage of Population with a Bachelor's Degree or Higher

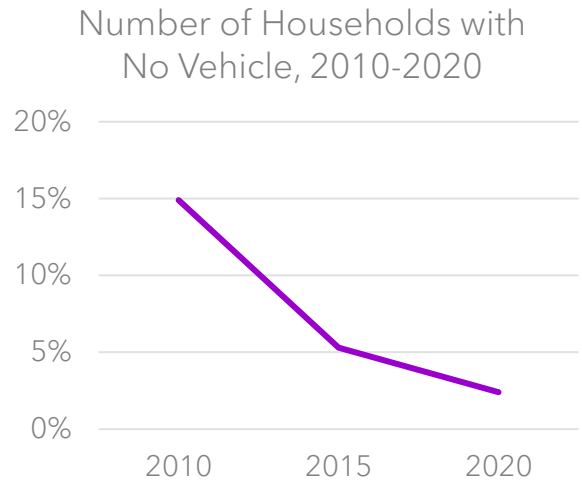
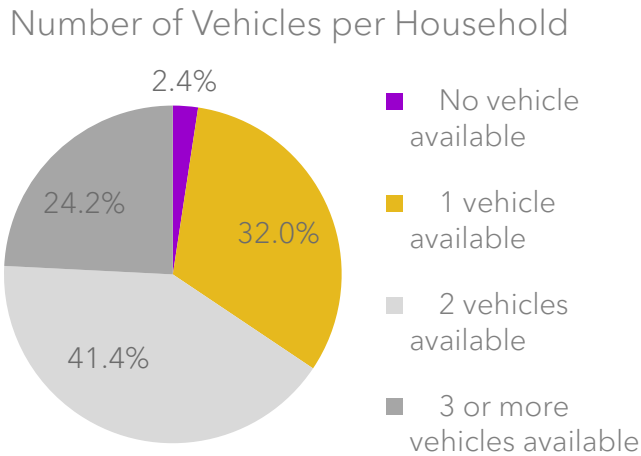


The percentage of people with a Bachelor's degree or higher has increased in the last 10 years, while all other categories saw decreases. This increase is on par with increases seen in Allegheny County, Pennsylvania, and the United States. However, **the rate of Bachelor's degrees or higher in Verona remains lower than in those other places.**

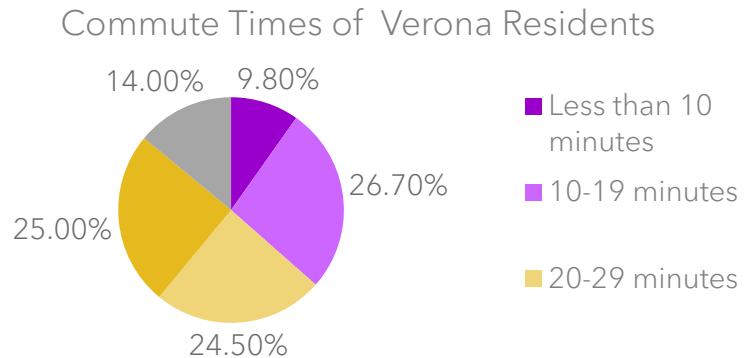
Source: Census ACS 2010 5-Year, 2020 5-Year Educational Attainment

Commuting

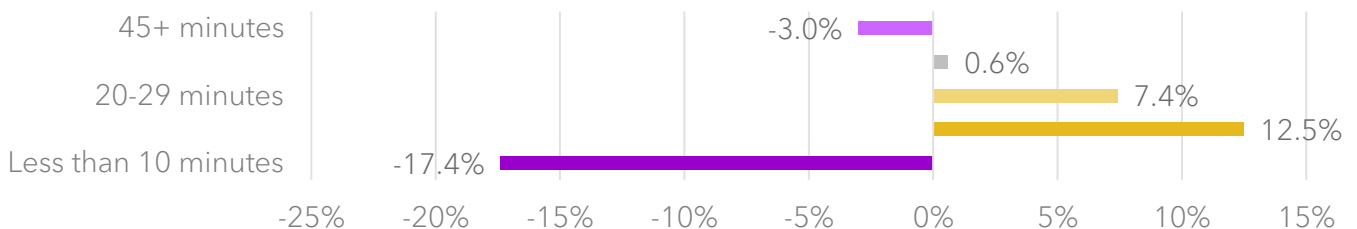
Most Verona households have at least one car. Only **2.4% of households have no cars, down from over 14% in 2010**. The reason for this decline is unclear, but could be due to changes in work locations, access to public transit, or walkability of the borough. Further investigating is required to understand this trend.



Verona residents have a wide range of commute times. Trends in commute times, however, show a large decrease in the percentage of residents commuting less than 10 minutes to work since 2010. The most recent available data is from 2020, so impacts of the COVID-19 pandemic are not yet displayed.



Change in Distribution of Commute Times of Verona Residents, 2010-2020

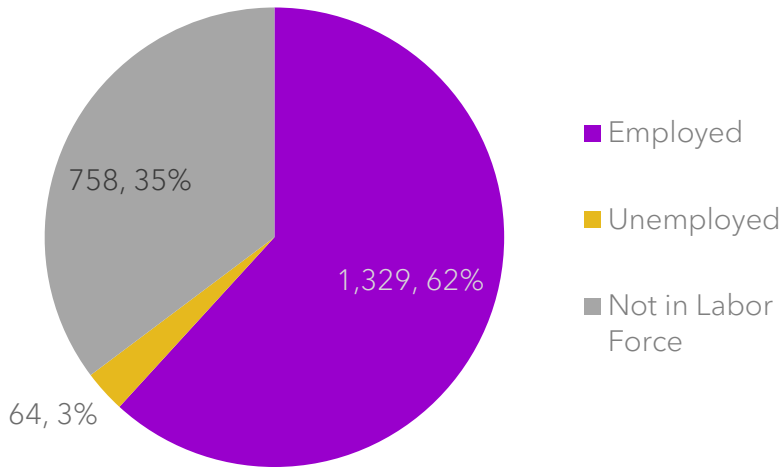


Source: Census ACS 2010 5-Year, 2015 5-Year, 2020 5-Year Means of Transportation to work by Selected Characteristics, Census ACS 2020 5-Year Commuting Characteristics by Sex

Appendix B: Employment and Income

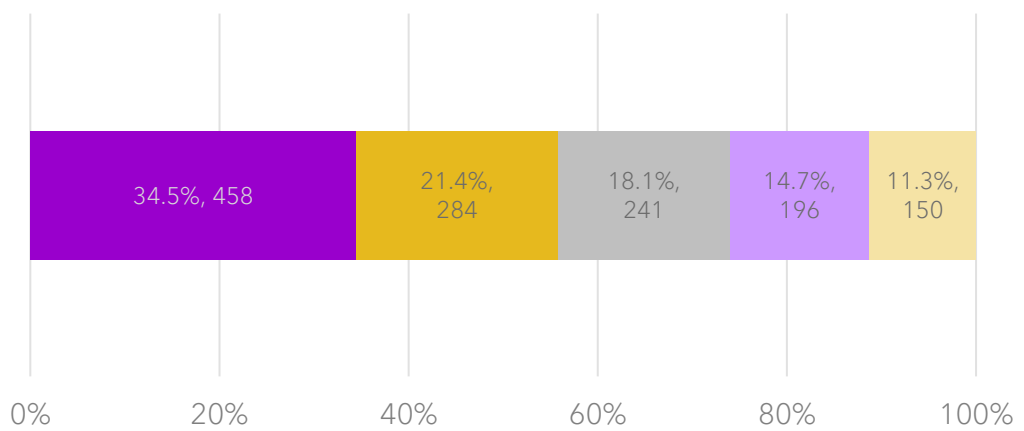
Employment

Employment Status, 2020



The labor force is made up of those aged 16 and older who are employed and those who are unemployed but are actively seeking employment. Residents aged 16 and older who are unemployed and are not seeking employment are considered “not in the labor force.” Those in the armed forces are also considered separate from the labor force. However, Verona has no members of the armed forces, so that category is not displayed in these graphs.

Residents' Occupations, 2020



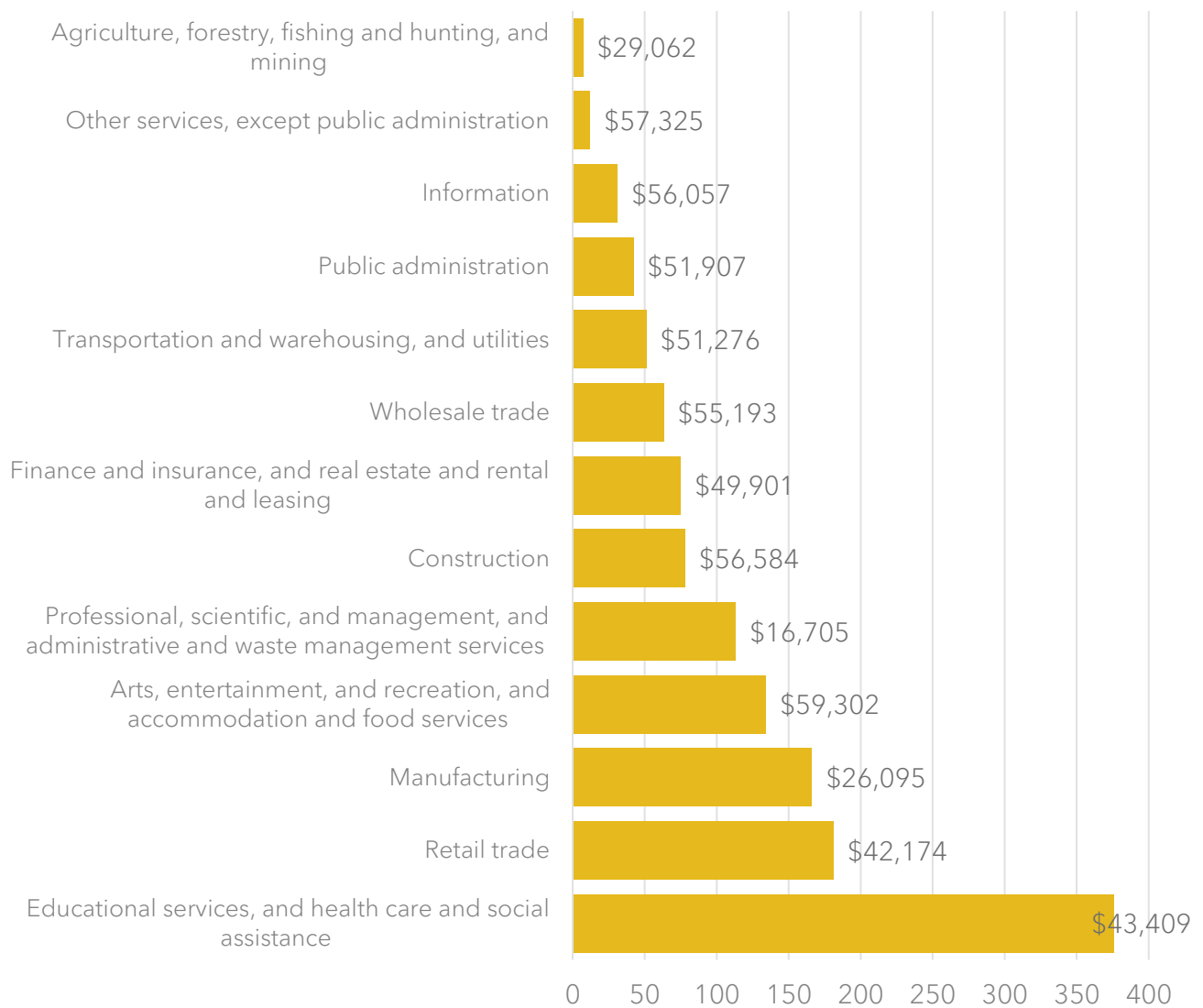
Verona residents most commonly have occupations in the Management, Business, Science, and Arts category. The most common industry, on the other hand, is Educational Services, Health Care, and Social Assistance.

- Management, business, science, and arts occupations
- Service occupations
- Sales and office occupations
- Production, transportation, and material moving occupations
- Natural resources, construction, and maintenance occupations

Occupation or Industry? According to the Census Bureau, a person's industry concerns the operations of the workplace as a whole, while a person's occupation concerns the individual's role in the workplace. For instance, a person who manages a construction company would have an occupation in the Management, Business, Science, and Arts category, but their industry would be Construction.

In this graph displaying industries of Verona residents, the length of the bars represents the number of people working in that industry. The numbers represent the median earnings of those industries in Allegheny County.

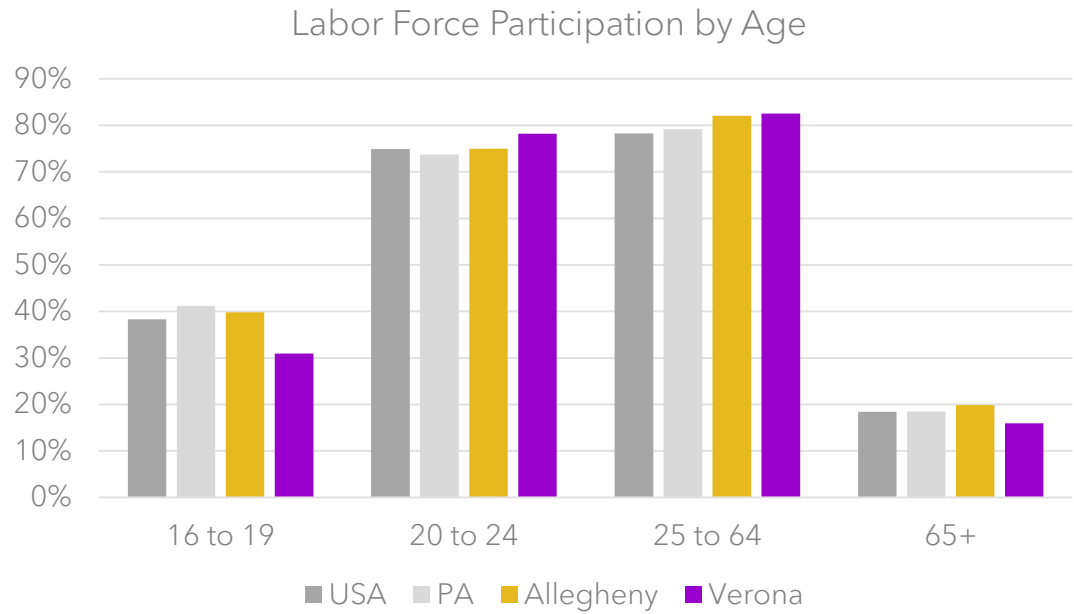
Residents' Industries and Industry Median Earnings, 2020



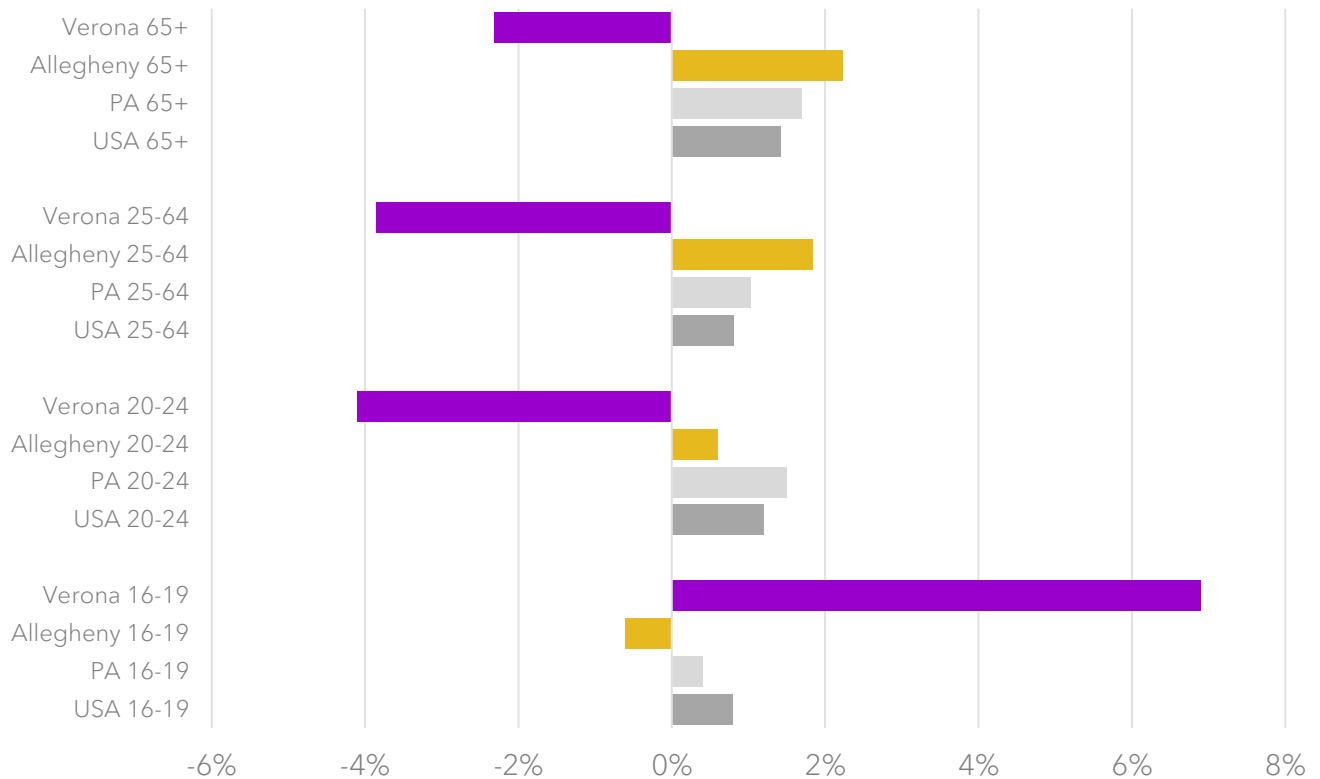
Source: Census ACS 2020 5-Year Selected Economic Characteristics

Employment and Age

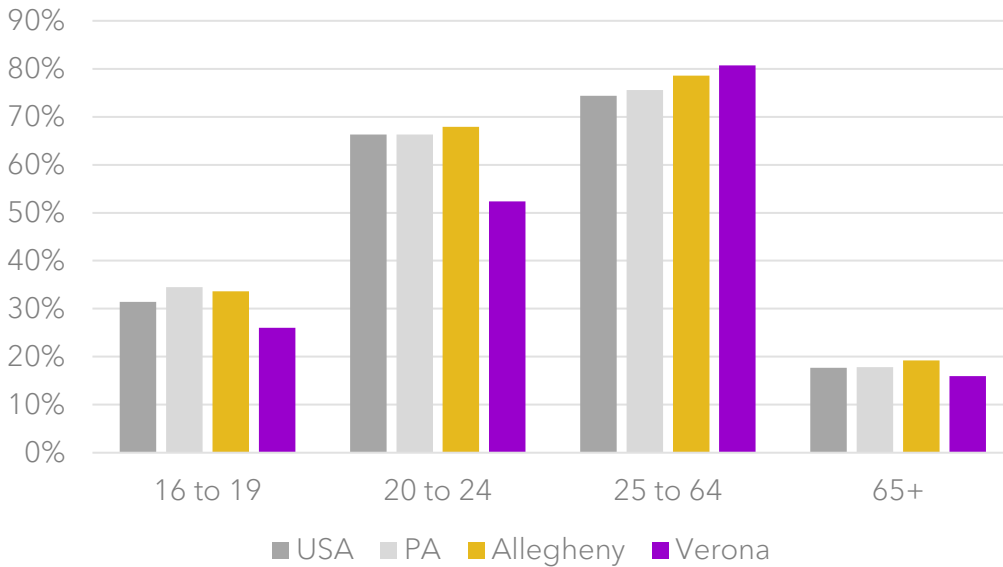
Verona residents aged 20-24 have similar labor force participation to Allegheny County, Pennsylvania, and the United States.



Change in Labor Force Participation by Age, 2015-2020



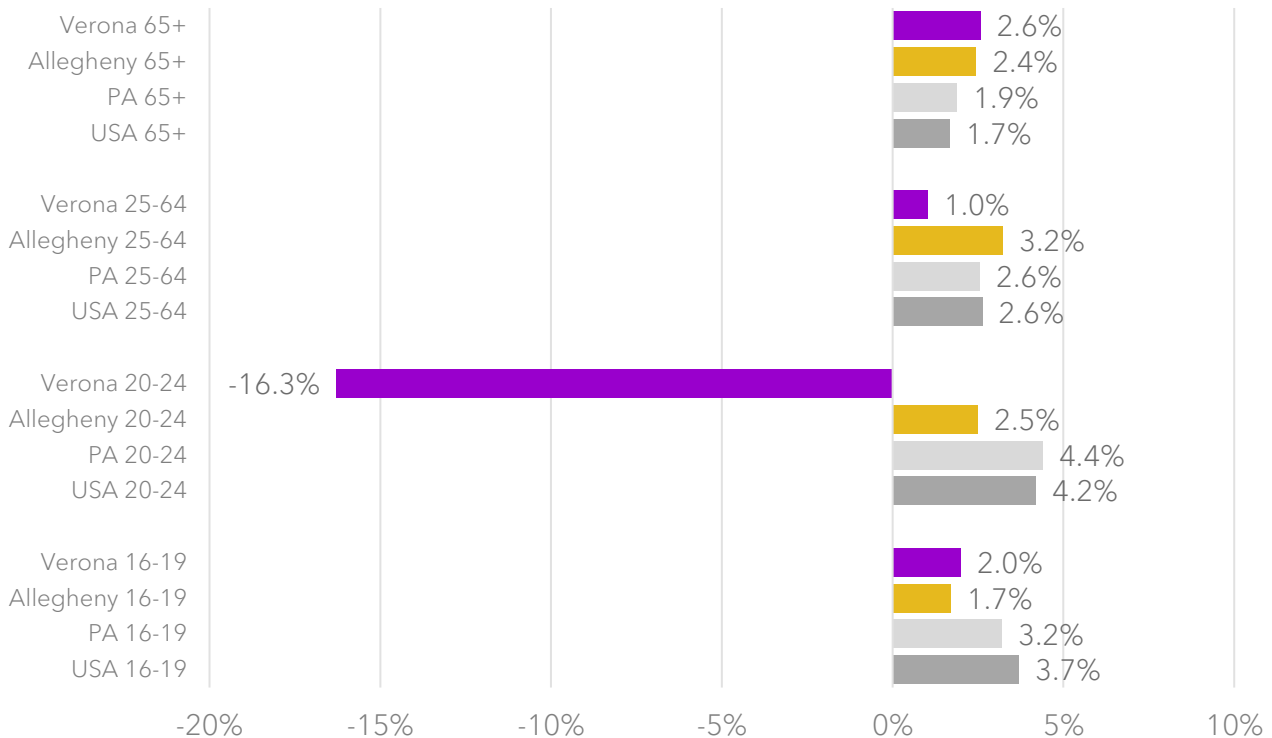
Employment to Population Ratio by Age



However, this same group has a relatively low employment to population ratio. If labor force participation is “normal” but employment to population ratio is low, then the group driving the difference is those who are unemployed in the labor force.

Verona residents aged 20-24 are more likely to be unemployed but looking for work than those in Allegheny County, Pennsylvania, and the United States.

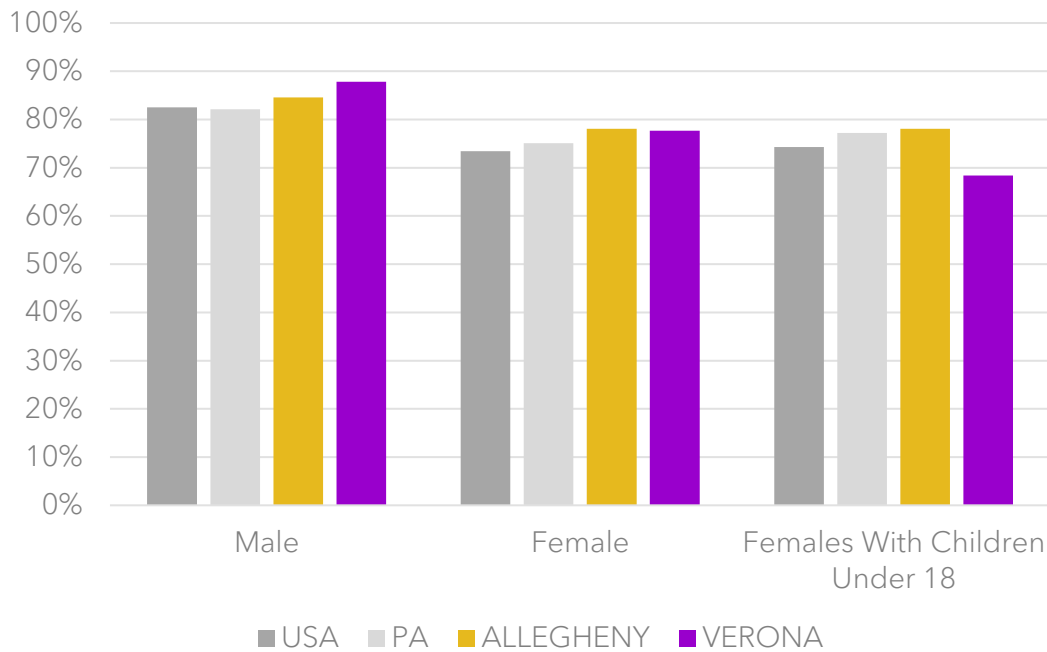
Change in Employment to Population Ratio by Age, 2015-2020



Source: Census ACS 2020 5-Year Employment Status

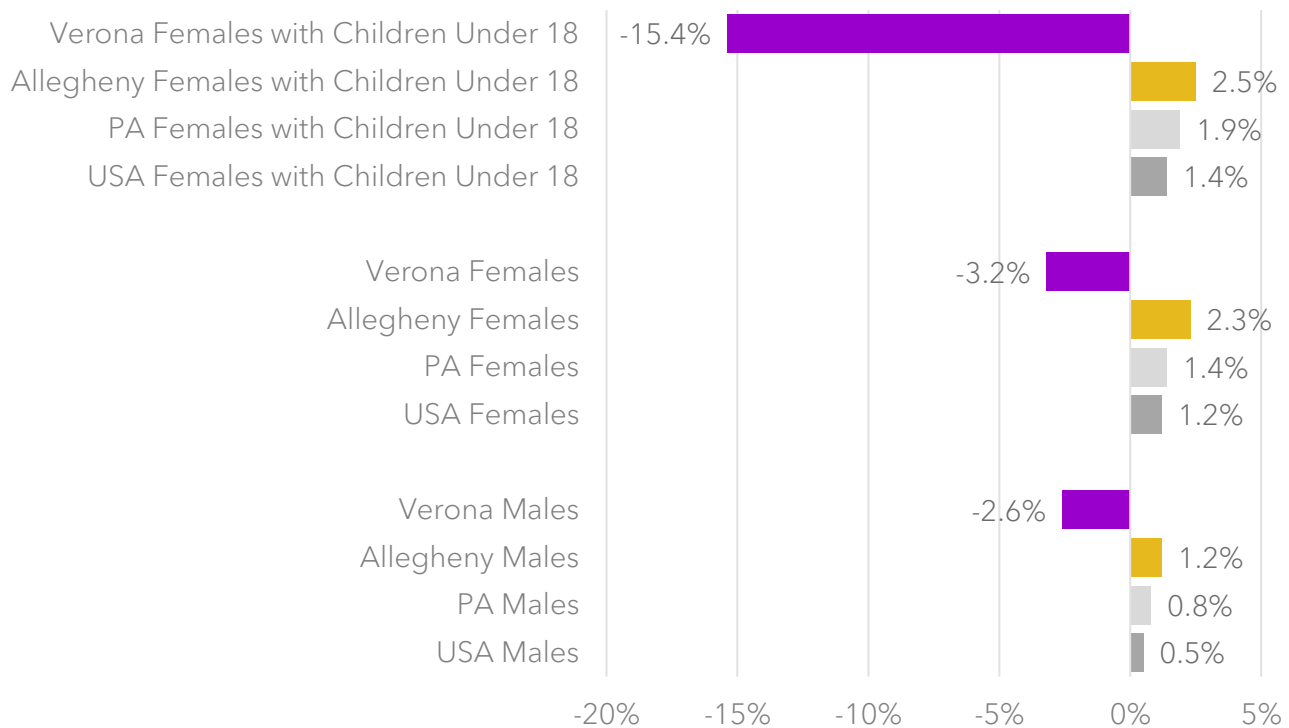
Employment and Sex

Labor Force Participation by Sex, 2020

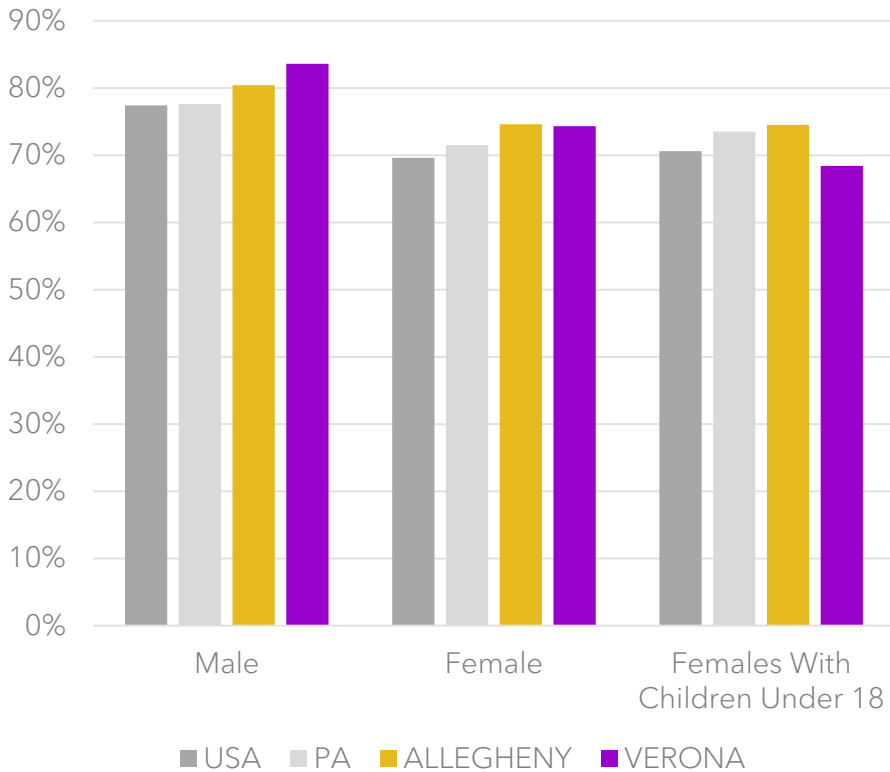


Verona females with children under 18 have slightly lower labor force participation than those in Allegheny County, Pennsylvania, and the United States. However, this rate dropped dramatically from 2015 to 2020.

Change in Labor Force Participation by Sex, 2015-2020



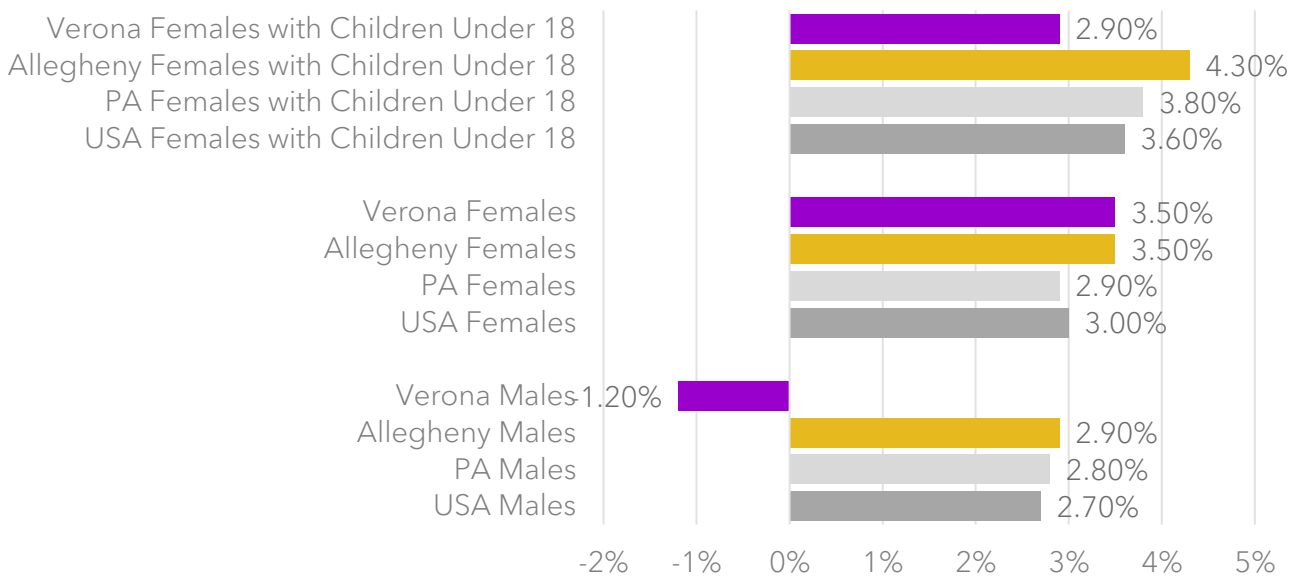
Employment to Population Ratio by Sex, 2020



As with labor force participation, Verona females with children under 18 have a slightly lower employment to population ratio than those in Allegheny County, Pennsylvania, and the United States. However, this percentage has increased slightly since 2015. If the labor force participation rate decreased dramatically while the employment to population ratio increased a small amount, then the group driving the decrease is those unemployed in the labor force.

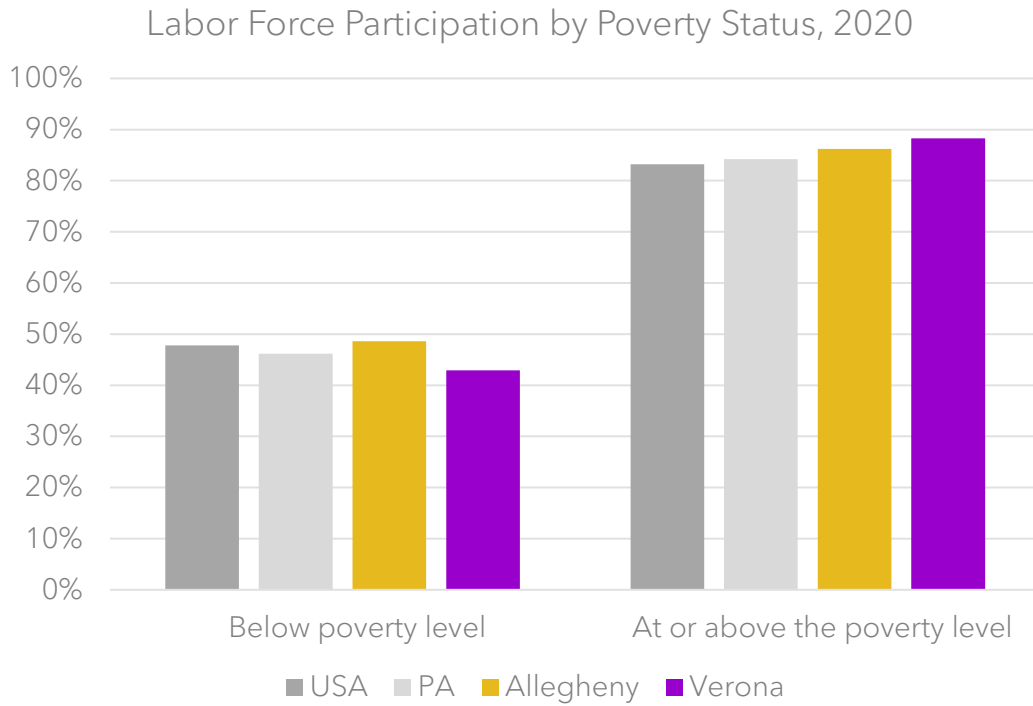
Since 2015, unemployed women with children under 18 have stopped looking for work.

Change in Employment to Population Ratio by Sex, 2015-2020

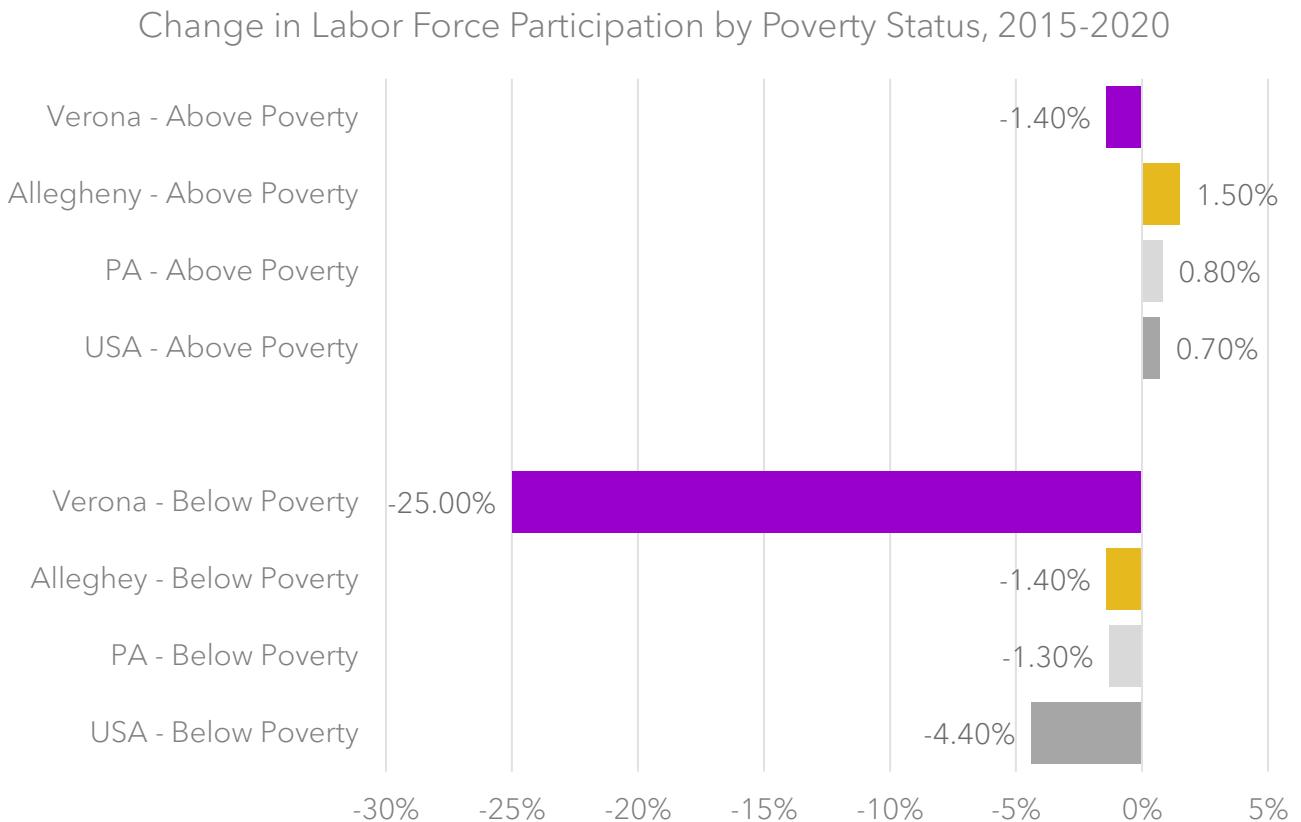


Source: Census ACS 2020 5-Year Employment Status

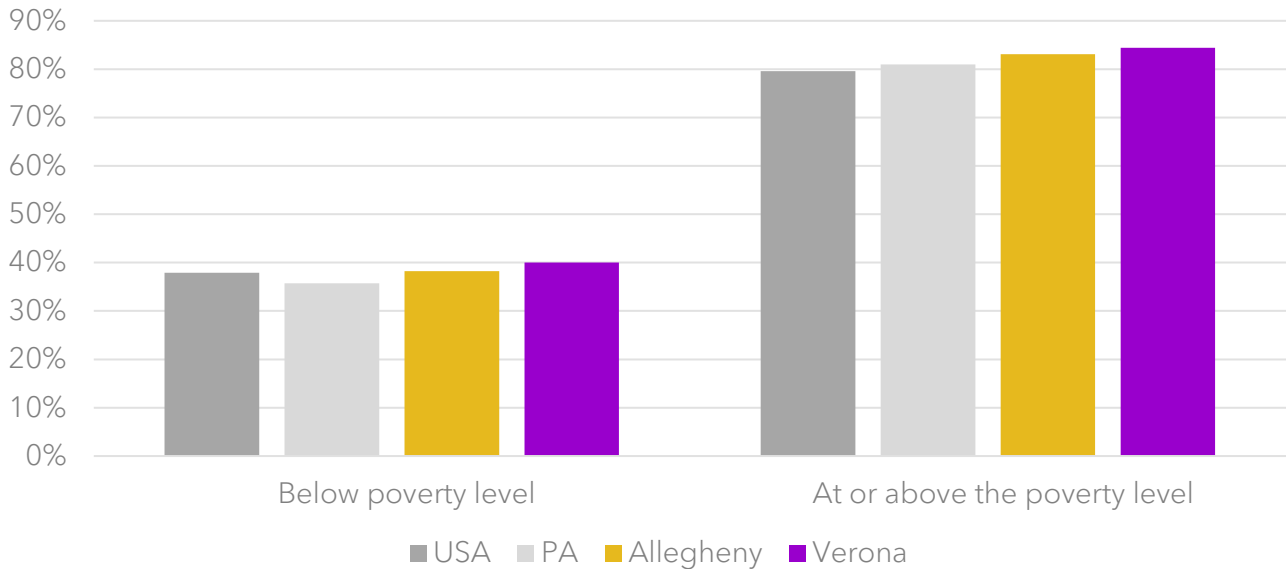
Employment and Poverty



Verona residents below the poverty line have slightly lower labor force participation than those in Allegheny County, Pennsylvania, and the United States, and the rate dropped substantially from 2015 to 2020.



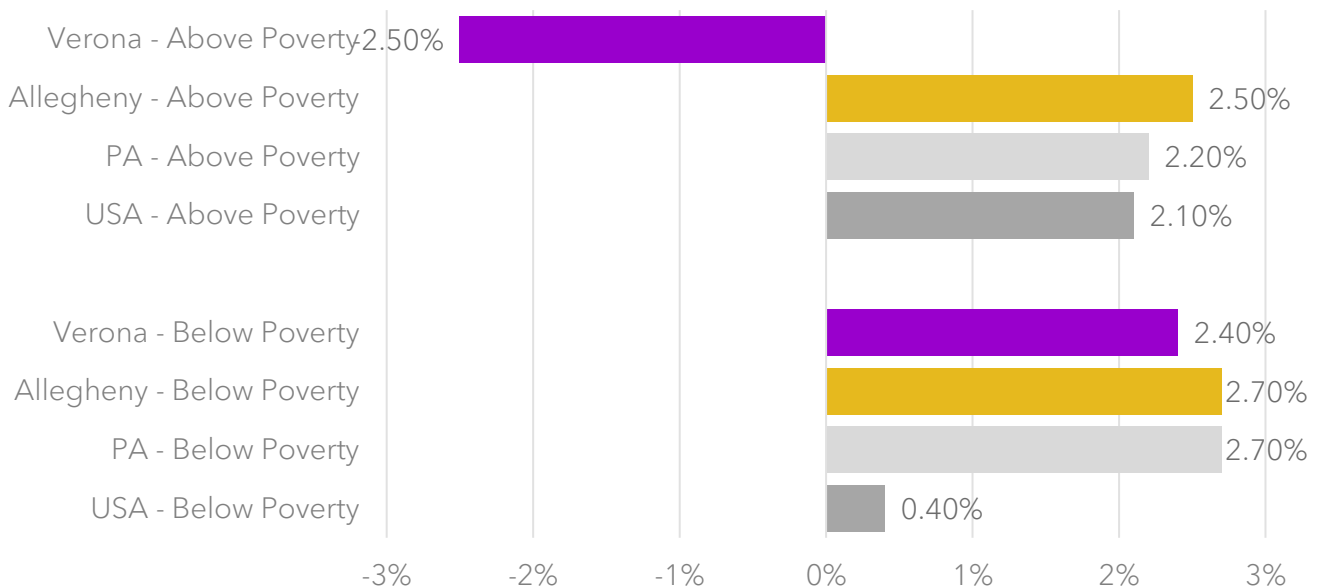
Employment to Population Ratio by Poverty Status, 2020



However, the employment to population ratio increased from 2015 to 2020, implying that the driver of the decrease in labor force participation is from unemployed individuals.

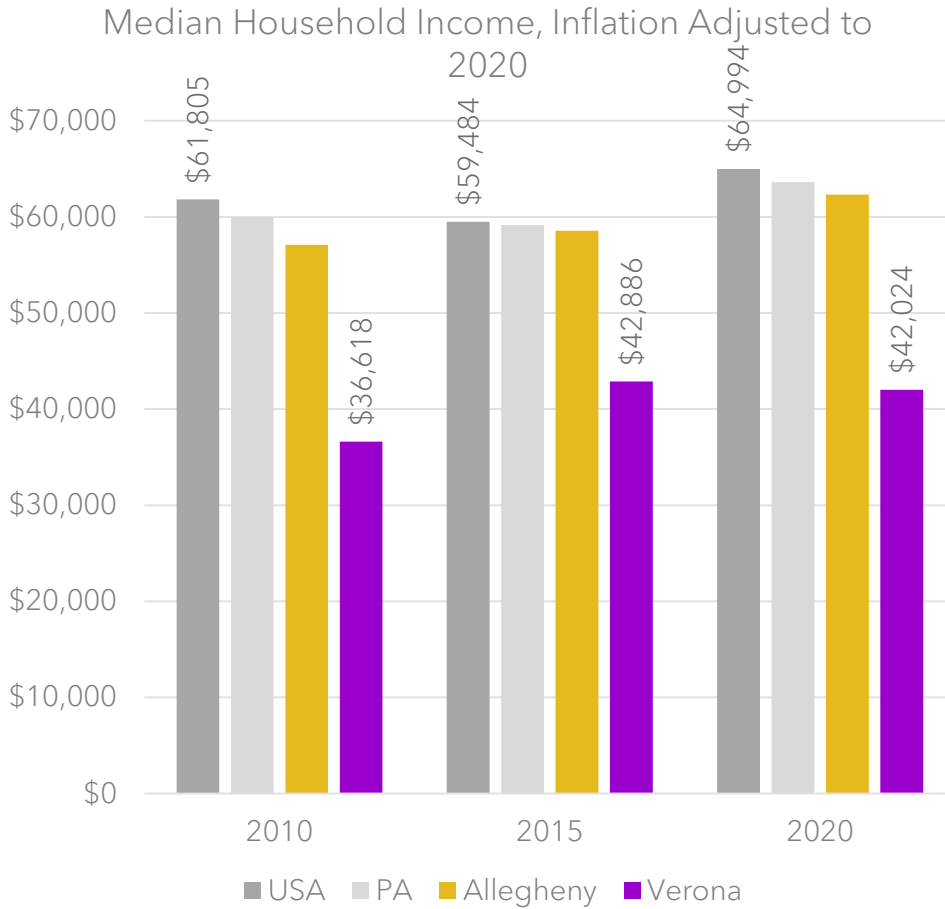
From 2015 to 2020, unemployed Verona residents below the poverty line stopped looking for work.

Change in Employment to Population Ratio by Poverty Status, 2015-2020



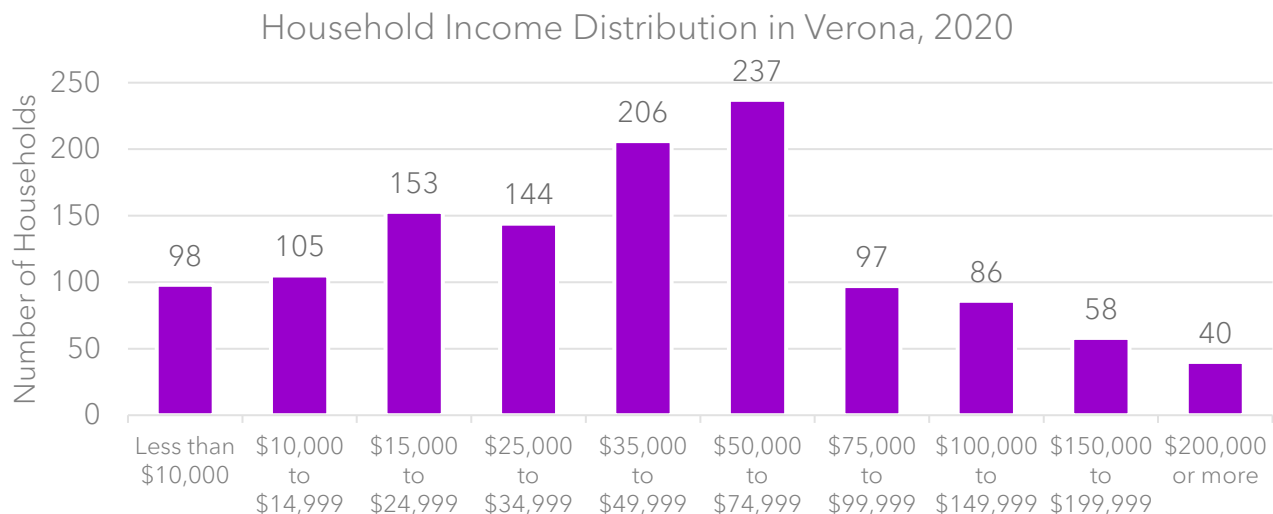
Source: Census ACS 2020 5-Year Employment Status

Income



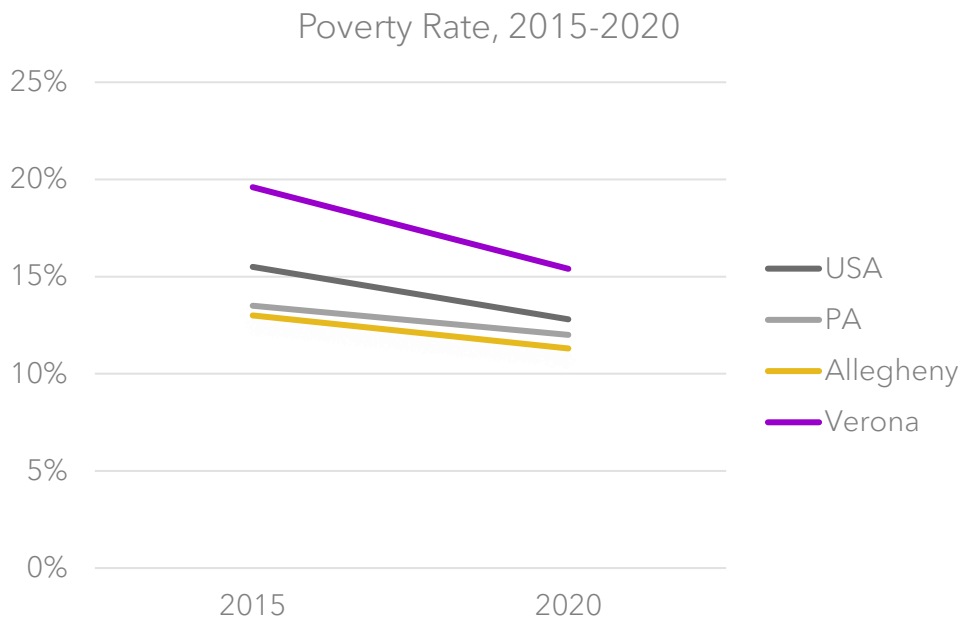
The median household income in Verona has consistently been lower than that of Allegheny County, Pennsylvania, and the United States since 2010. When those incomes are adjusted to 2020 levels of inflation, we see that **Verona households saw a decrease in real household income from 2015 to 2020**. Allegheny County, Pennsylvania, and the United States all saw increases in inflation-adjusted household income from 2015 to 2020.

As of 2020, over 200 Verona households had less than \$15,000 in income. The most common income brackets were those from \$35,000 to \$49,999 and \$50,000 to \$74,999.



Source: Census ACS 2010 5-Year, 2015 5-Year, 2020 5-Year Income in the Past 12 Months

Poverty



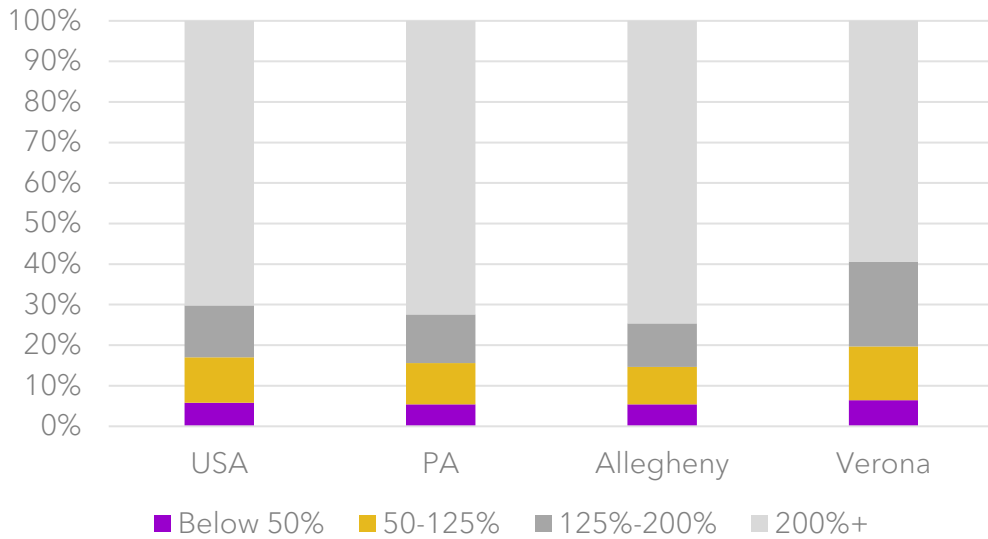
Poverty rates decreased comparably across Verona, Allegheny County, Pennsylvania, and the United States from 2015 to 2020. Verona has consistently had higher poverty rates than Allegheny County, Pennsylvania, and the United States since 2015. However, that gap is slowly closing over time.

What is poverty?

Poverty is determined at the household level. In any household, all income is added together and compared to the poverty line of that household's size. If the total income is less than the household poverty line, then everyone in that household is classified as "in poverty." In 2020, the poverty line for a single person was \$12,760. The following table lists dollar amounts that represent different ratios of the poverty line used by the Census Bureau in 2020.

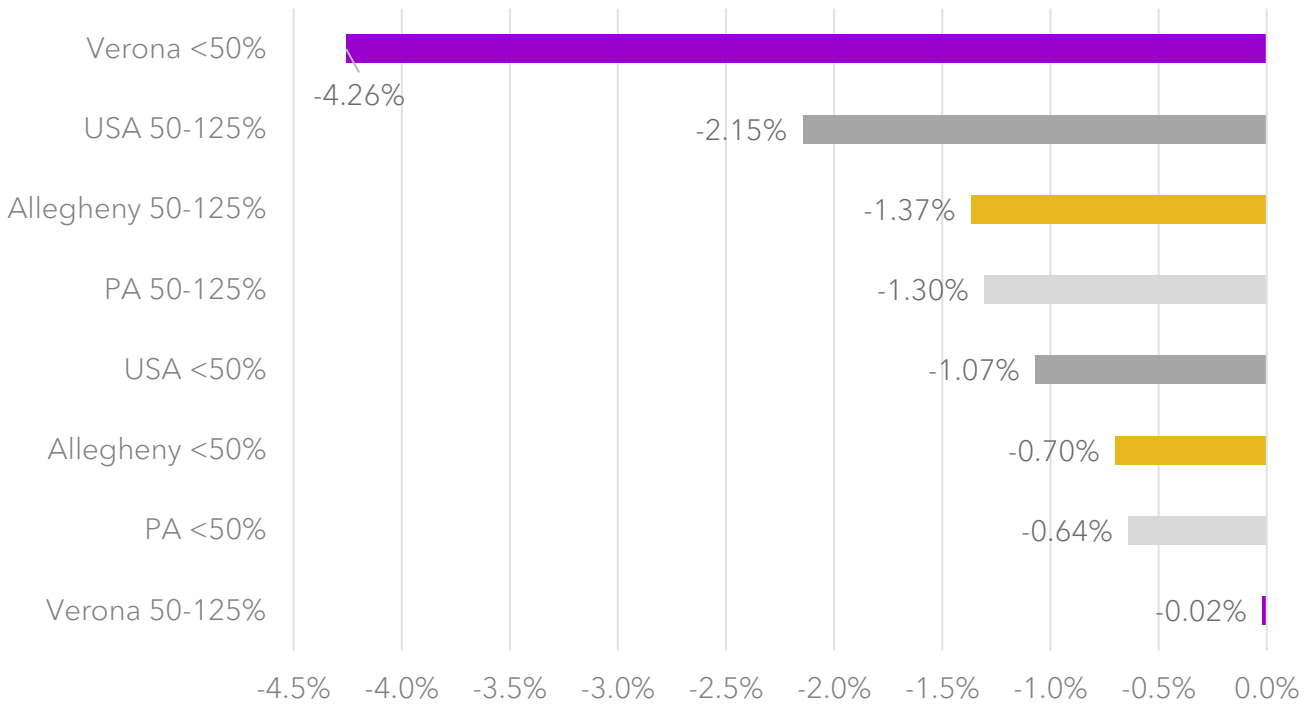
Ratio Range	Minimum	Maximum
< 50%	\$0	\$6,380
50% - 125%	\$6,380	\$15,950
125% - 200%	\$15,950	\$25,520
200% +	\$25,520	

Individual Income Distribution Relative to the Federal Poverty Line, 2020



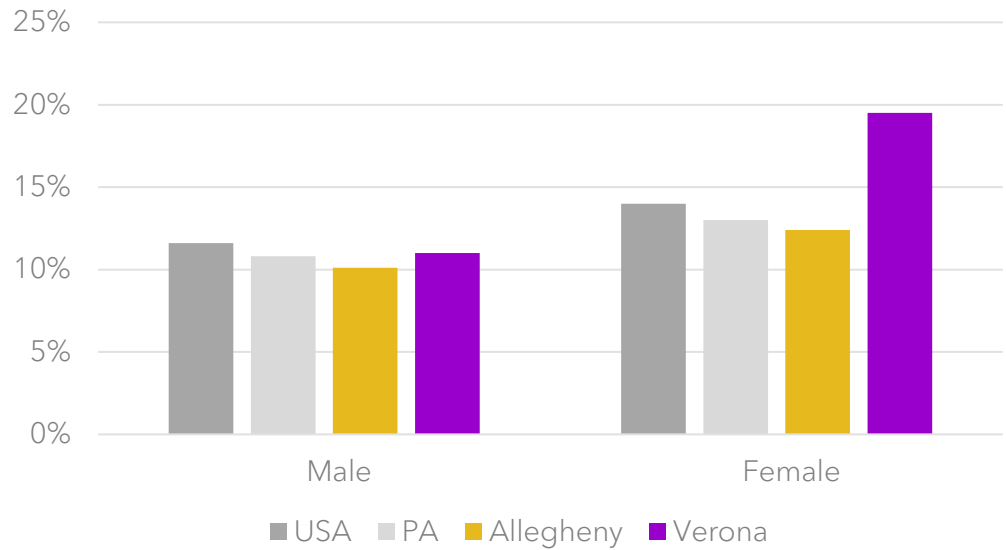
Compared to Allegheny County, Pennsylvania, and the United States, Verona has a higher percentage of people earning 50%-125% of the poverty line, as well as 125%-200% of the poverty line. These rates, however, decreased from 2015-2020.

Change in Individual Income Distribution Relative to the Poverty Line, 2015-2020

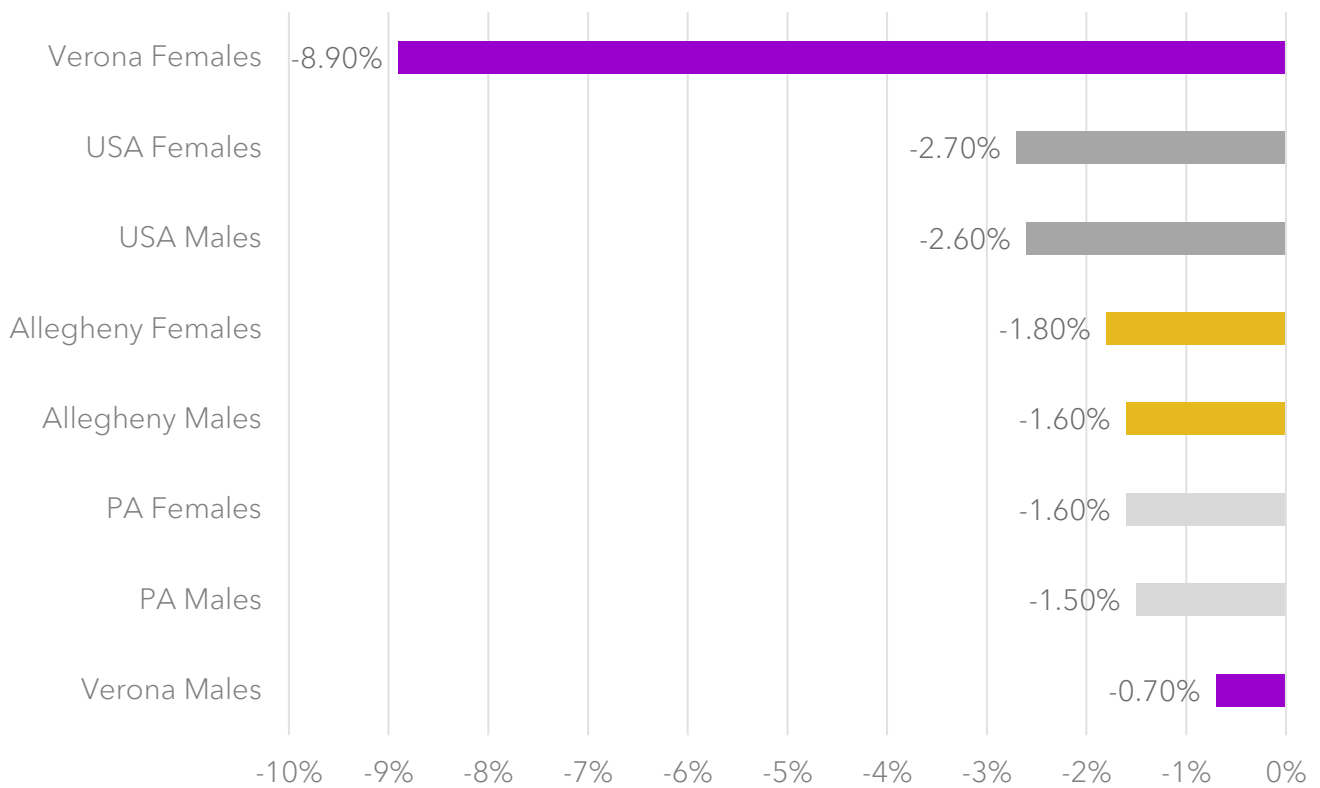


Women in Verona have higher poverty rates than men in Verona as well as women in Allegheny County, Pennsylvania, and the United States. However, women in Verona have also seen the largest decrease in poverty rates of any of those groups.

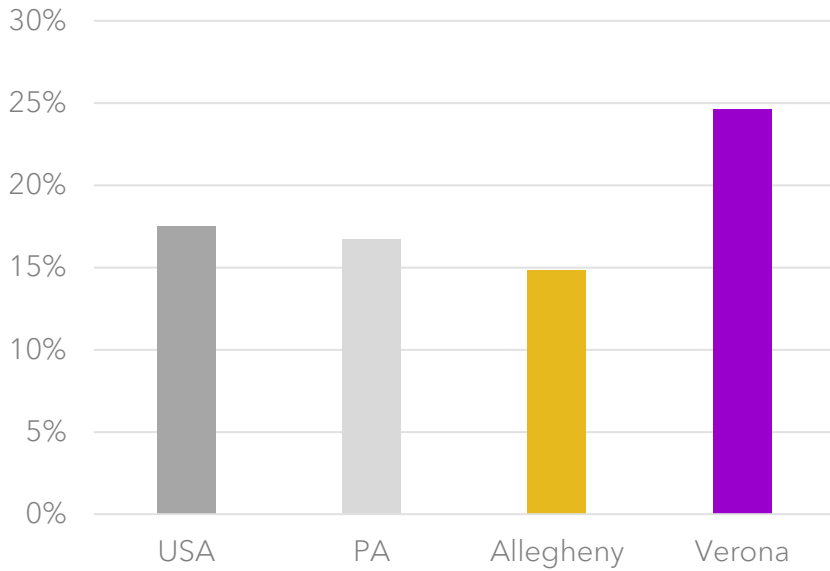
Poverty Rate by Sex, 2020



Change in Poverty Rate by Sex, 2015-2020



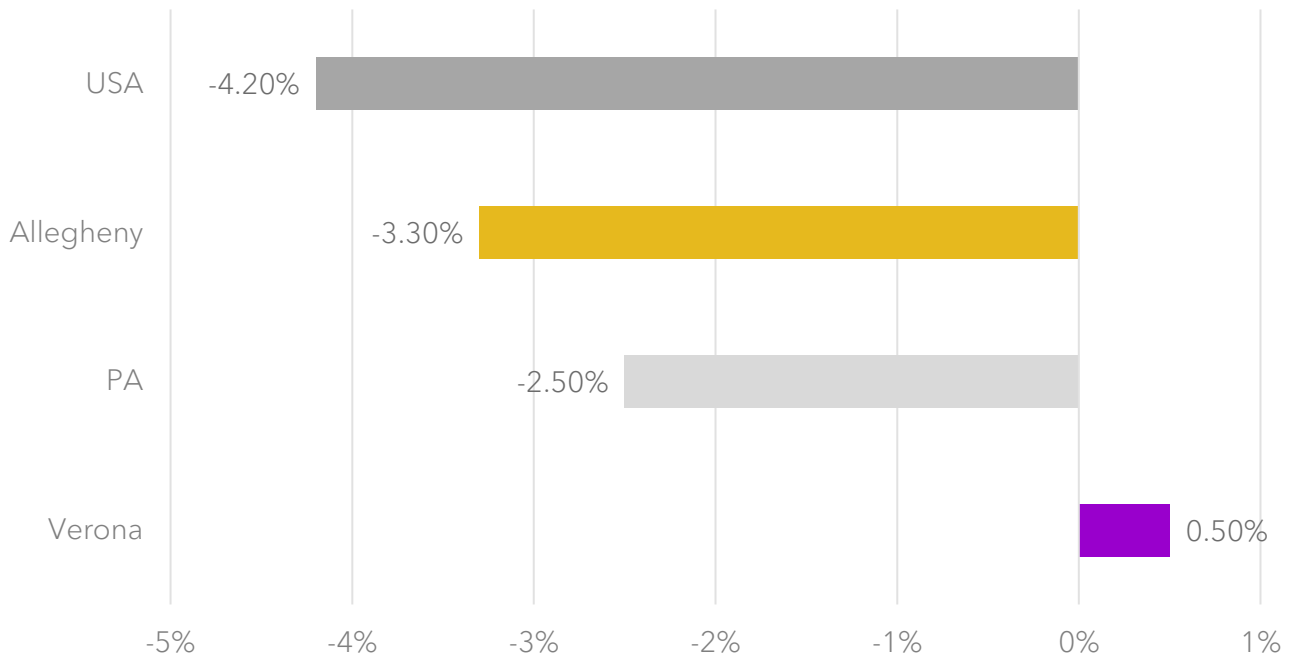
Child Poverty Rate, 2020



24.6%

of children in Verona are in poverty. Verona has a higher child poverty rate than Allegheny County, Pennsylvania, and the United States. Additionally, while those other regions have seen a decrease in child poverty, Verona saw an increase in child poverty from 2015 to 2020.

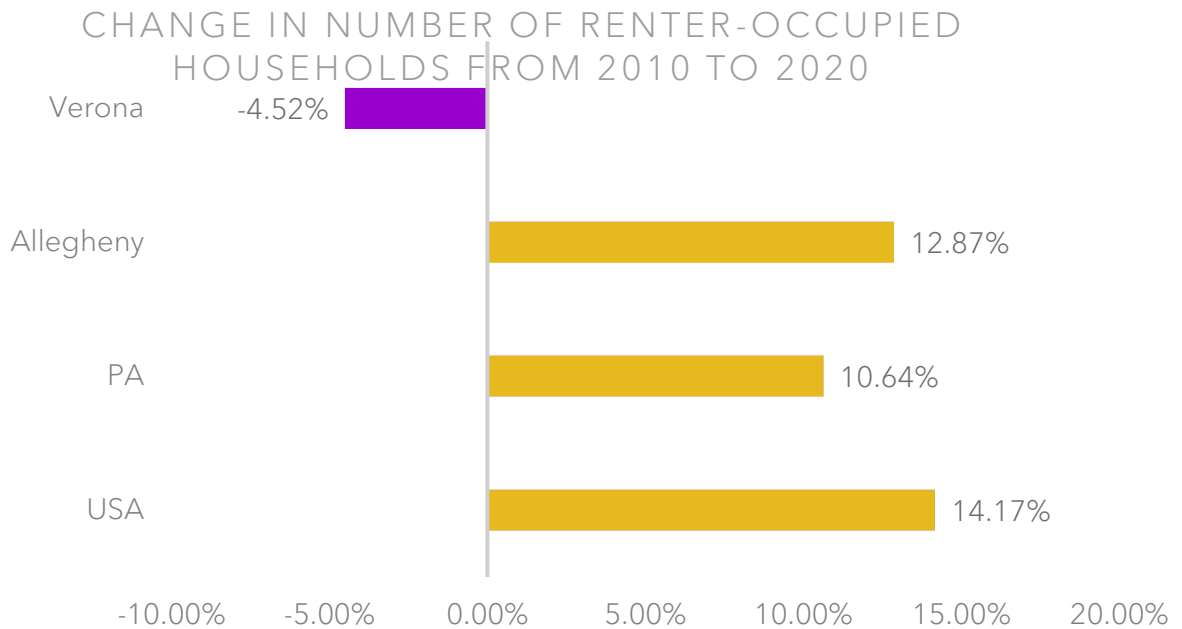
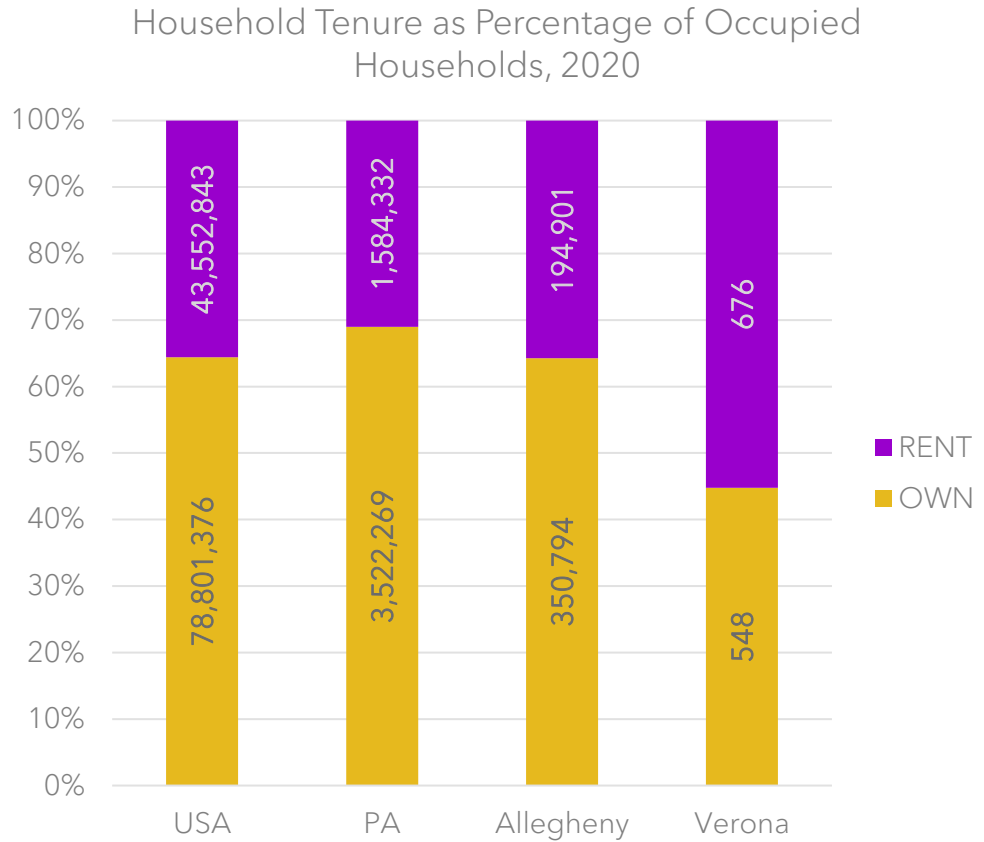
Change in Child Poverty Rate, 2015-2020



Source: Census ACS 2015 5-Year, 2020 5-Year Poverty Status in the Past 12 Months

Appendix C: Housing Households

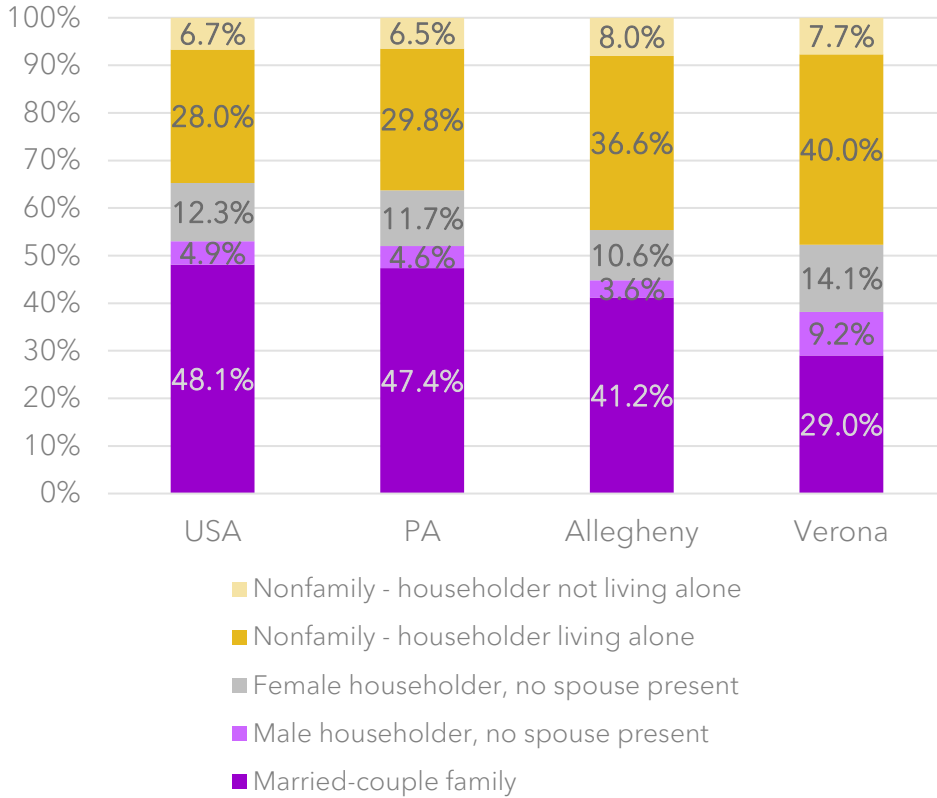
As of 2020, there were 1,224 occupied households in Verona. Of those, 548 were owner-occupied and 676 were renter-occupied. Verona has a higher percentage of renter-occupied households than Allegheny County, Pennsylvania, and the United States, but that percentage has been decreasing in recent years.



Source: Census ACS 2010 5-Year, 2020 5-Year Occupancy Characteristics

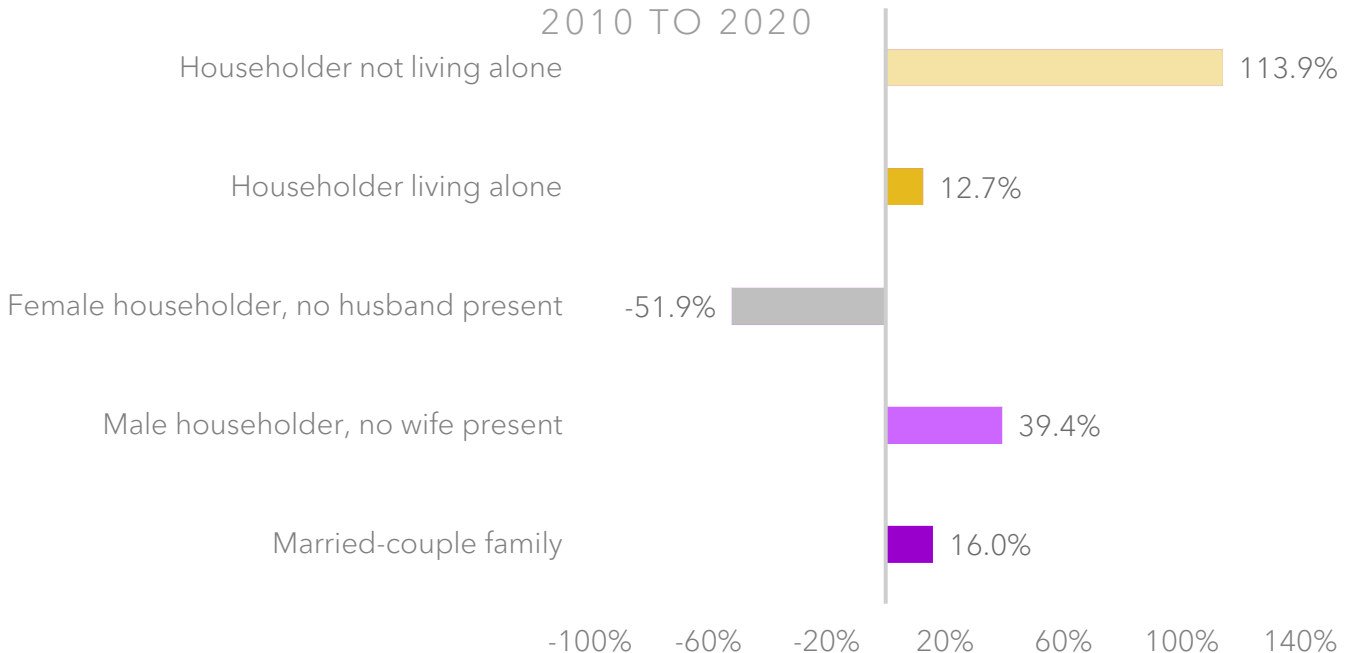
Household Type

Household Types as Percentages of Occupied Households, 2020



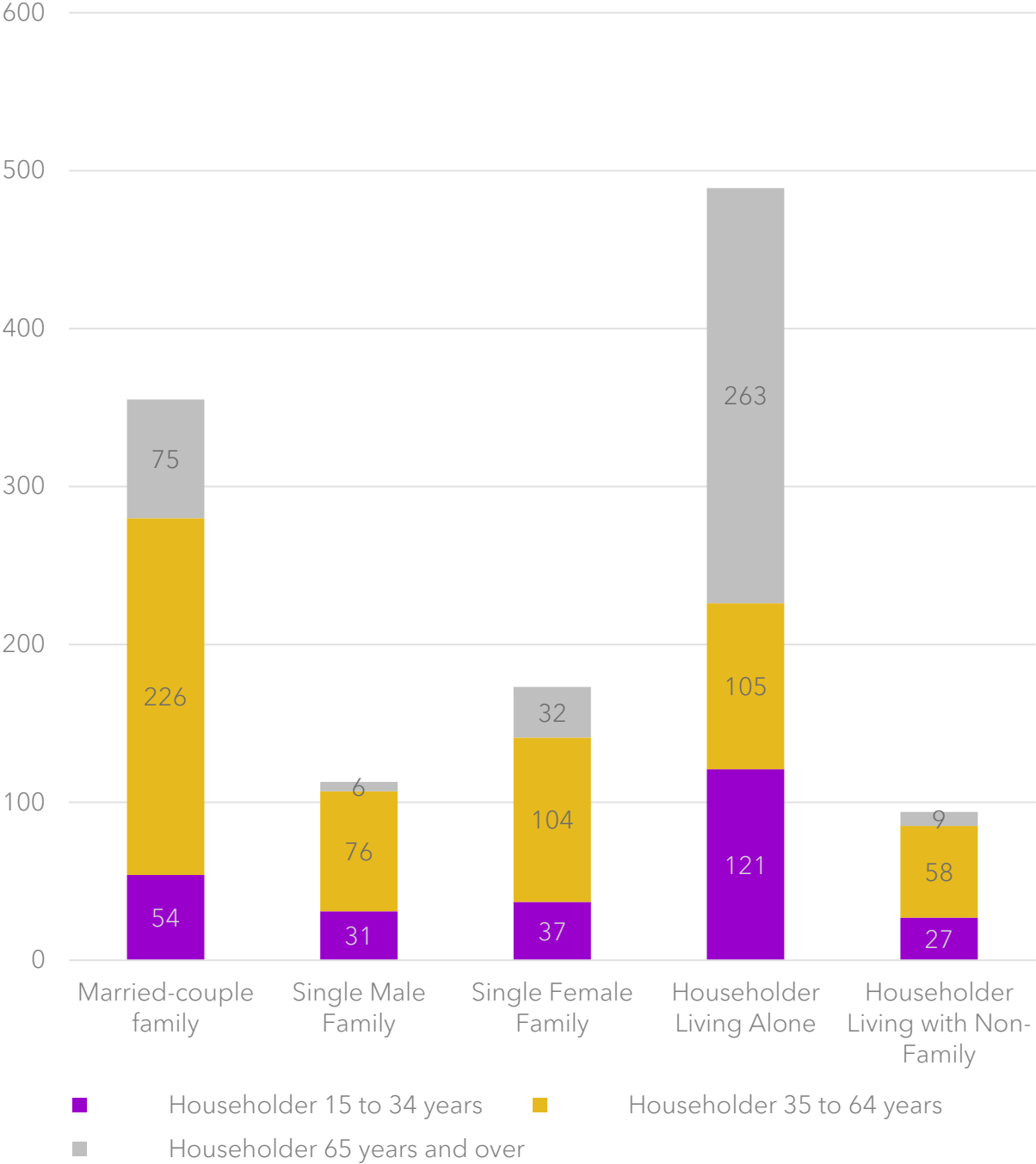
Compared to Allegheny County, Pennsylvania, and the United States, Verona has a lower percentage of married-couple families. However, Verona has higher rates of single moms and dads, as well as people living alone. While the rate of roommate-occupied households in Verona is consistent with Allegheny County, Pennsylvania, and the United States as of 2020, that rate has been increasing since 2010.

CHANGE IN PROPORTION OF HOUSEHOLD TYPES, 2010 TO 2020



Most household types in Verona are predominantly made up of householders between 35 and 64 years old. However, among single-person households, 53.8% were occupied by adults aged 65 and older.

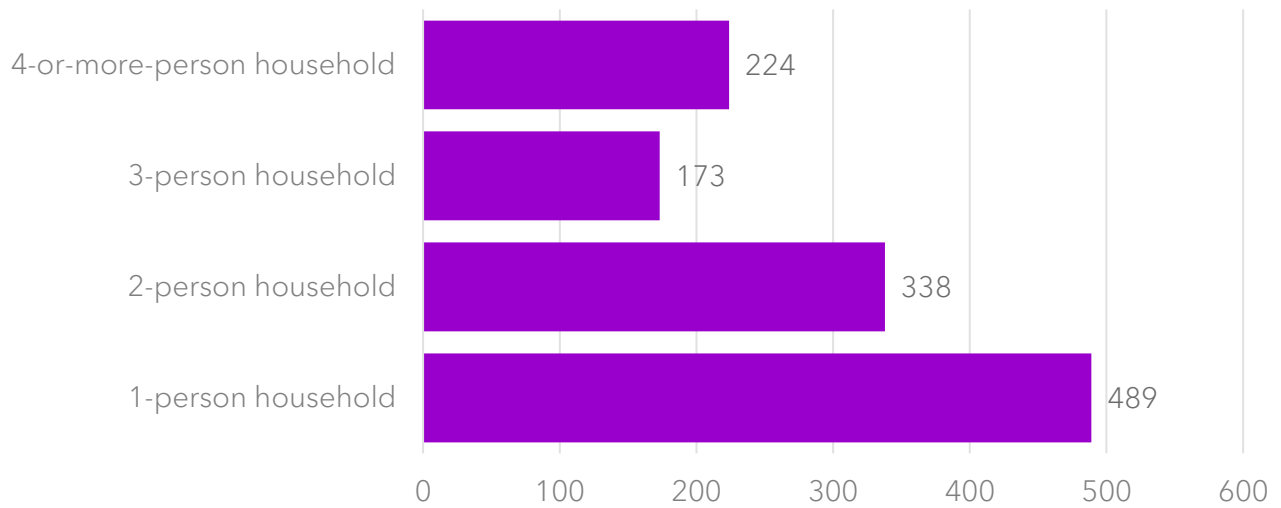
Age of Householder by Household Type, 2020



Source: Census ACS 2010 5-Year, 2020 5-Year Occupancy Characteristics

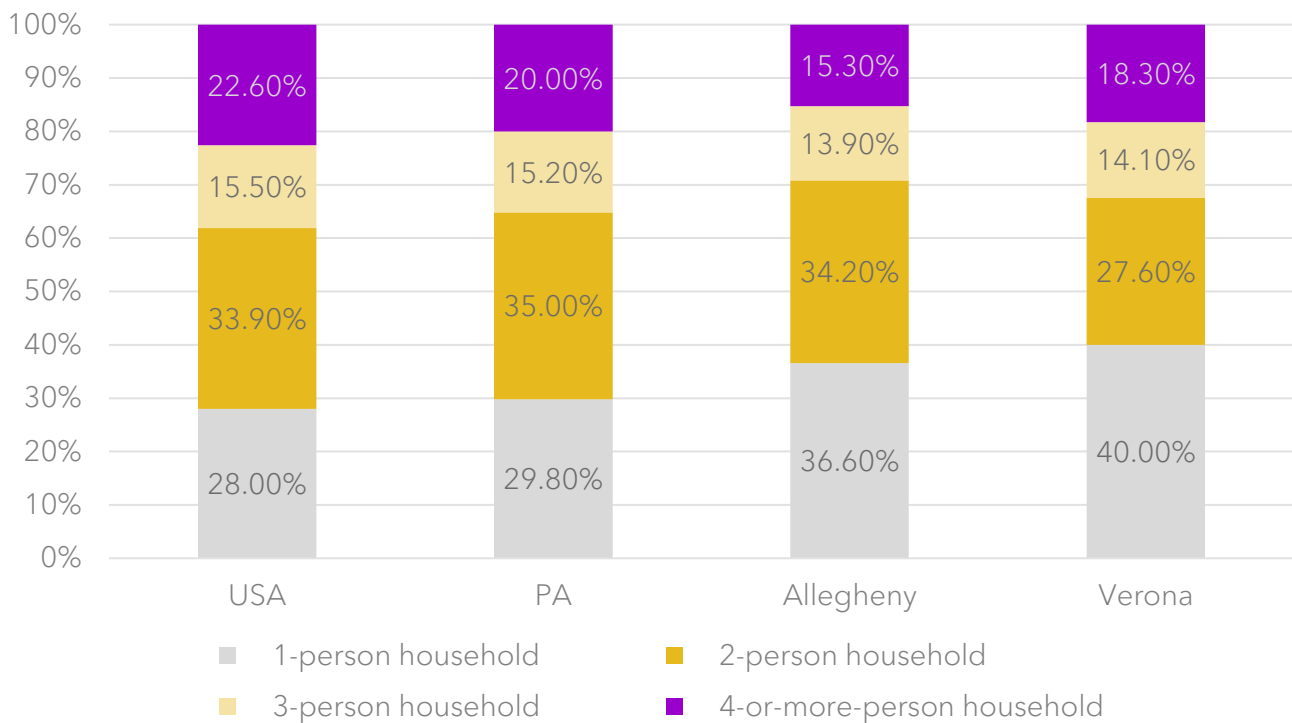
Household Size

Quantity of Each Household Size in Verona, 2020



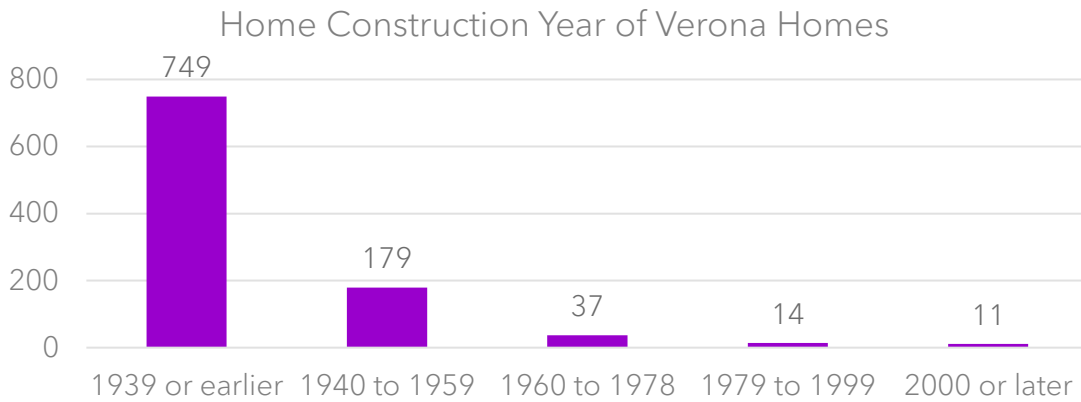
Verona has a median household size of 2, with 1-person households being the most common. Indeed, Verona has a higher rate of 1-person households than Allegheny County, Pennsylvania, and the United States.

Distribution of Household Sizes, 2020



Source: Census ACS 2010 5-Year, 2020 5-Year Occupancy Characteristics

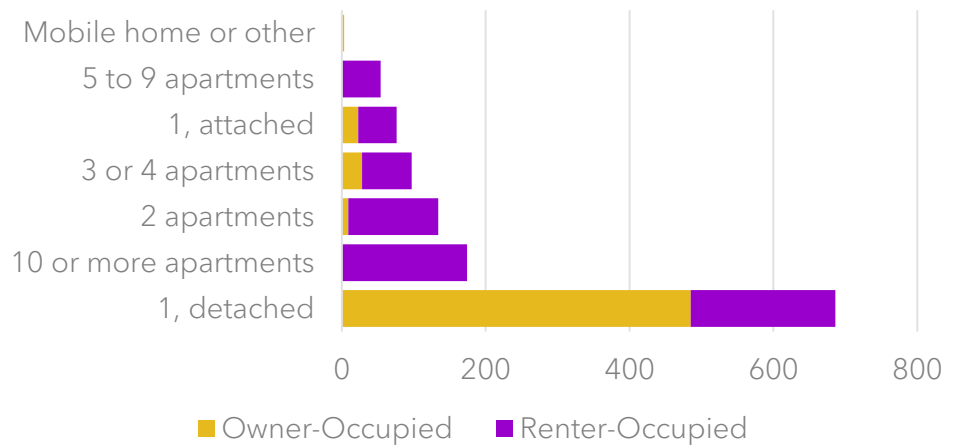
Housing Stock



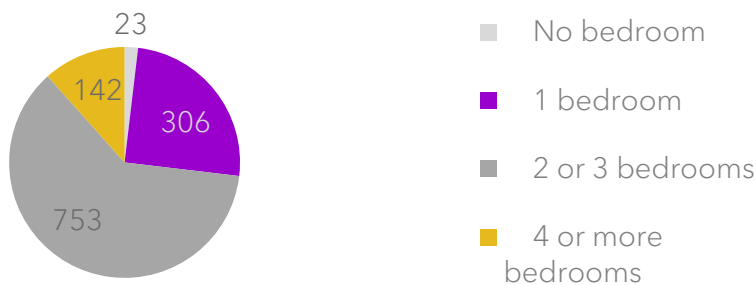
In Verona, most homes were built in 1939 or earlier. Only 11 homes have been built since 2000.

Distribution of Unit Quantities by Tenure, Verona 2020

Most homes in Verona are single-family detached, and those are predominantly occupied by homeowners. All other home types in Verona are predominantly occupied by renters.



Distribution of Bedroom Quantities in Occupied Homes of Verona, 2020



Of the 1,224 occupied households in Verona, 329 have one or no bedrooms. This suggests that of the 489 residents living alone, at least 160 of them have more bedrooms than they need.

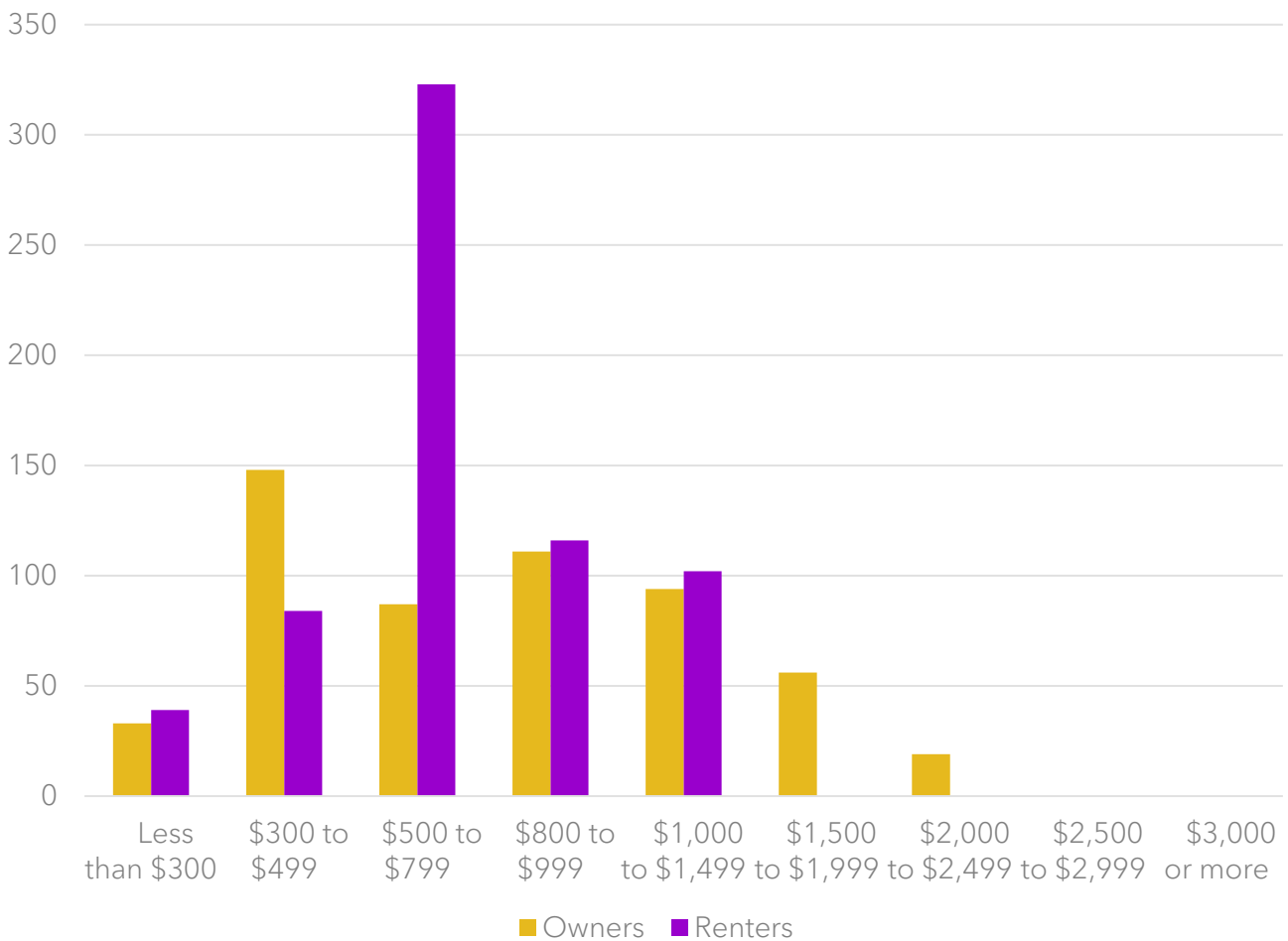
Source: Census ACS 2020 5-Year Physical Housing Characteristics for Occupied Housing Units, Allegheny County Real Estate database

Housing Affordability

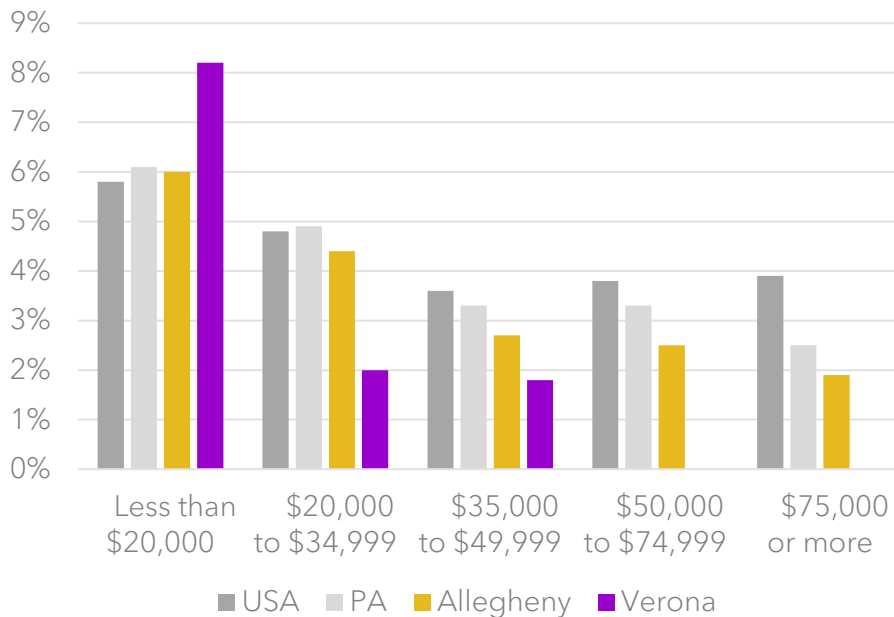
According to the Department of Housing and Urban Development, a household is housing cost-burdened if 30% or more of the household's income is spent on housing. In Verona, the median household income is \$42,024, suggesting that the median *monthly* cost-burden threshold is \$1050.06. Similar calculations for various household sizes are displayed in the table here.

Household Size	100%	30%	30% monthly
1	\$21,943	\$6,582.9	\$549
2	\$55,556	\$16,667	\$1,389
4	\$70,938	\$21,281	\$1,773
Overall	\$42,024	\$12,607	\$1,051

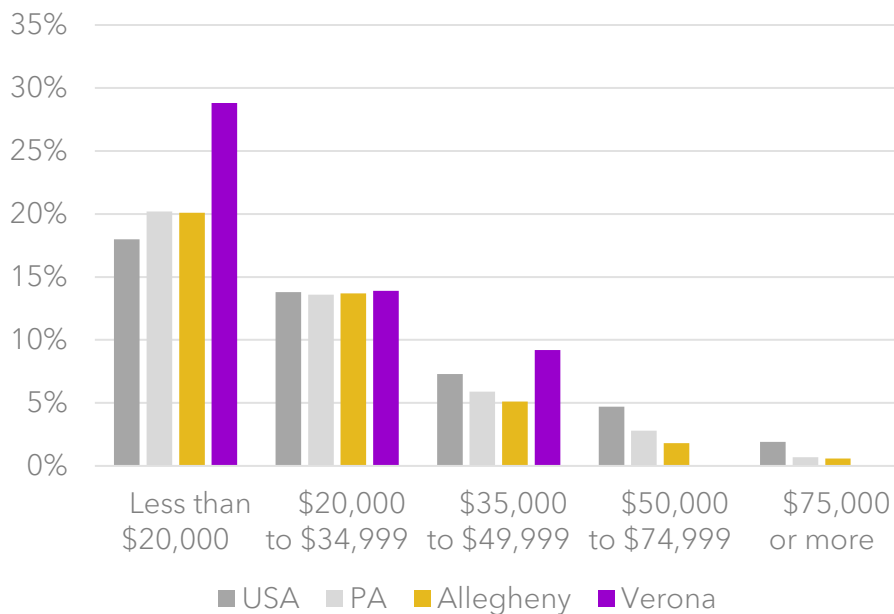
Monthly Housing Costs By Tenure, Verona 2020



Percentage of all Owner-Occupied Households that are Housing Cost Burdened, by Income Bracket, 2020



Percentage of all Renter-Occupied Households that are Housing Cost Burdened, by Income Bracket, 2020



COST BURDEN

Among all households with income less than \$20,000, Verona has higher rates of housing cost burden than Allegheny County, Pennsylvania, and the United States.

Among owner-occupied households with income \$20,000 and higher, Verona has lower rates of housing cost burden than Allegheny County, Pennsylvania, and the United States.

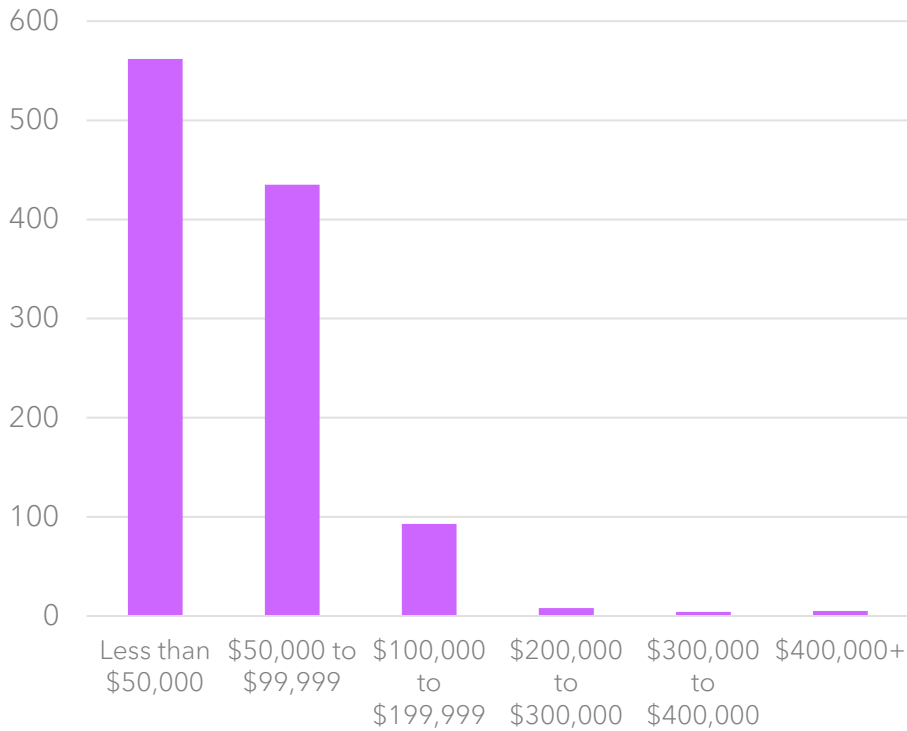
Among renter-occupied households with income between \$35,000 and \$49,999, Verona has higher rates of housing cost burden than Allegheny County, Pennsylvania, and the United States.

Across all households making \$50,000 or more in Verona, there are no cost-burdened households.

Source: Census ACS 2020 5-Year Financial Characteristics

Home Values and Sale Prices

Distribution of Assessed Values in Verona



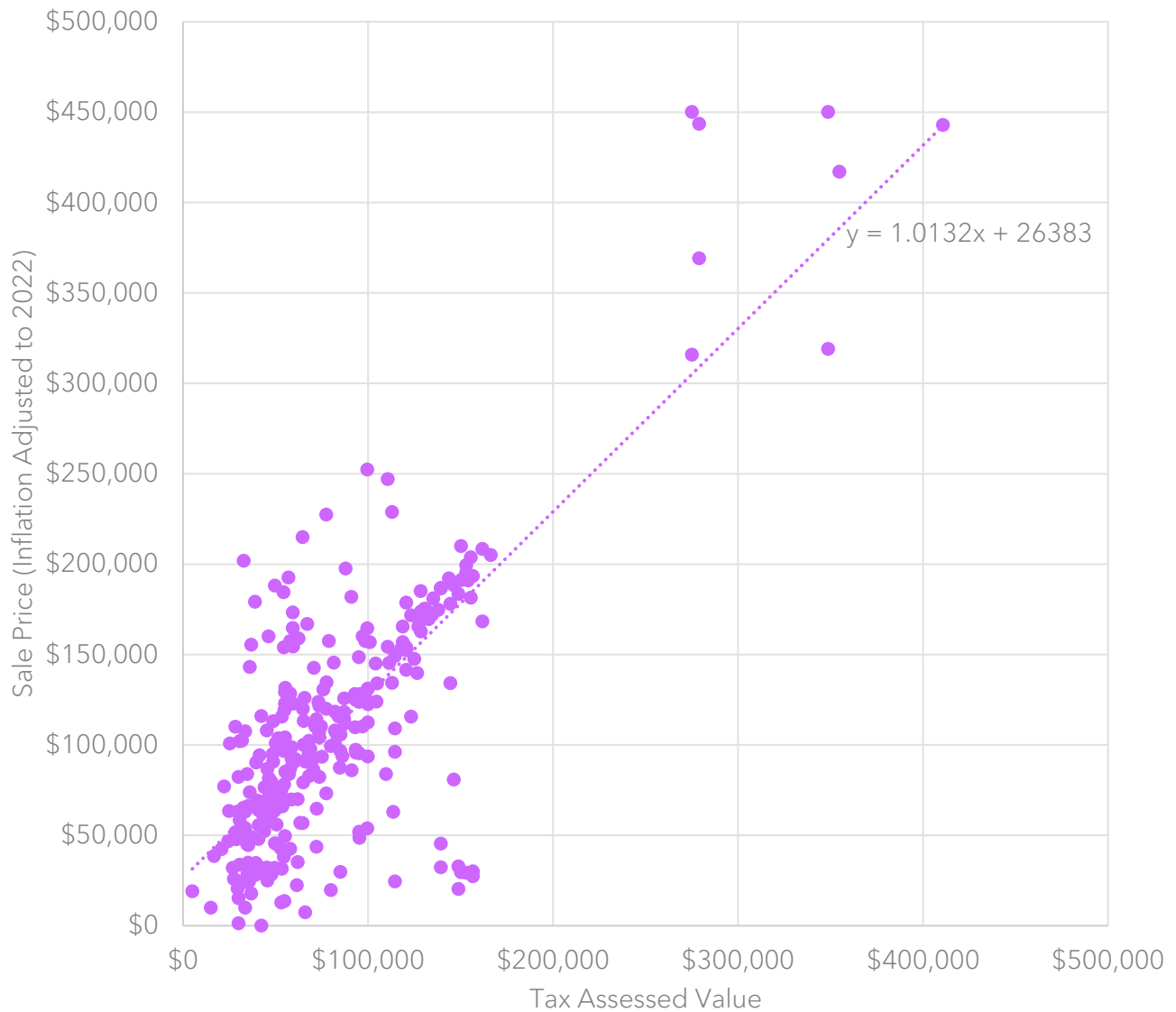
Analyses comparing home values to sale prices are based on the last 300 home sales in Verona, spanning back to the year 2004. Of these, there are more homes valued less than \$100,000 than sold for less than \$100,000. On the other hand, there are far more home sales above \$100,000 than there are homes valued above \$100,000. This suggests that these homes were being sold for more than their tax-assessed values.

Tax Assessed Value v. Sale Price of Verona Homes, Sales 2020-2022



When tax-assessed values and sale prices are plotted against one another, we get the scatter plot shown here. The trend line shows that there is a slope of almost exactly 1. This suggests that there is a linear relationship between value and price - when home value increases, sale price increases by approximately the same amount. However, this line does not start at the point (\$0, \$0). Instead, the trend line crosses the point (\$0, \$26,383). While this point itself doesn't represent a real sale, it suggests that on average, homes sell for \$26,383 more than their tax-assessed value.

Assessed Values v. Sale Prices of Verona Home Sales Since 2004



Source: Allegheny County Real Estate database, OneHome