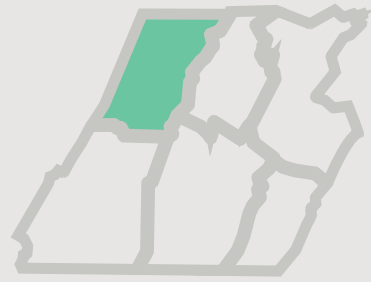


PART 2

Comprehensive Plan for the Southern Alleghenies Region

JUNE 2018

Cambria County



ALLEGHENIES AHEAD



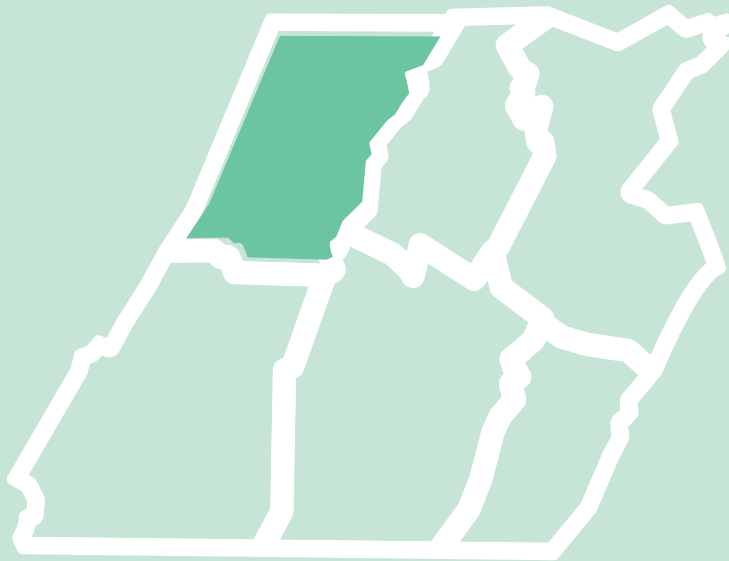


PART 2

Comprehensive Plan for the Southern Alleghenies Region

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Cambria County



1. Land Use and Regulation

2. Population and Demographics

3. Housing

4. Economy

5. Transportation and Mobility

6. Community Facilities and Services

7. Infrastructure and Utilities

8. Environment and Natural Resources

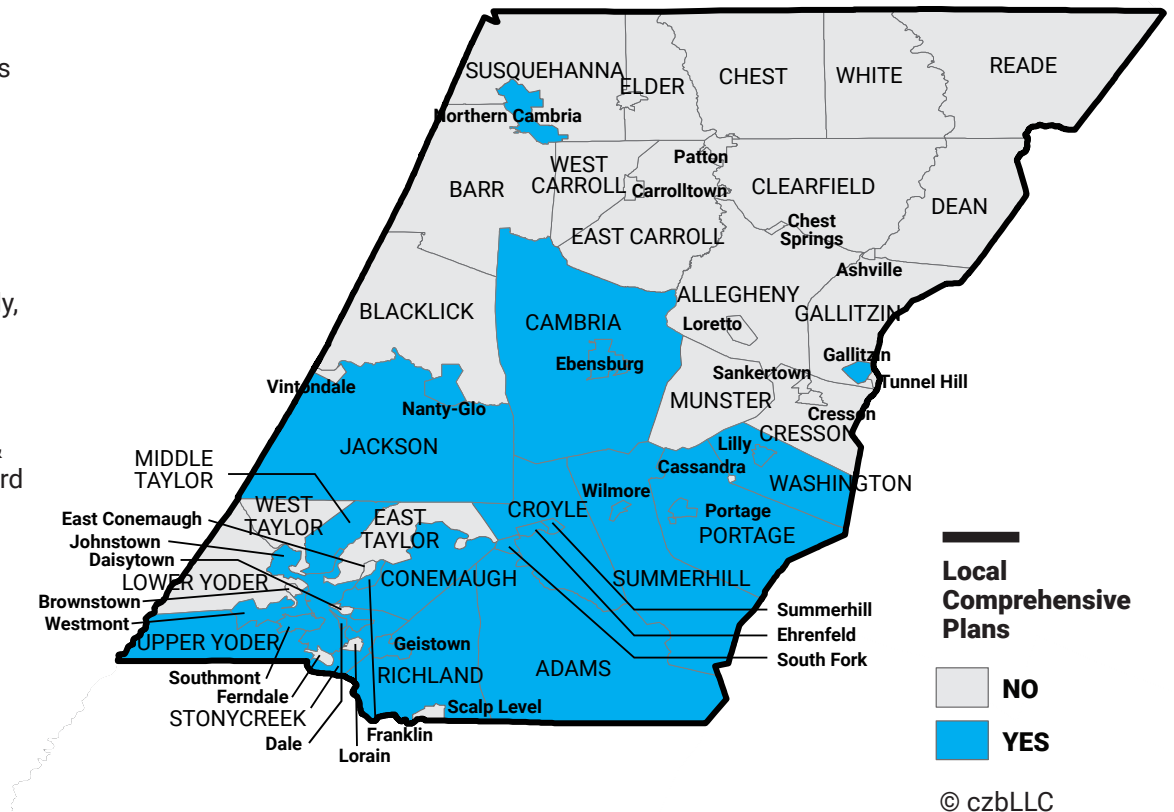
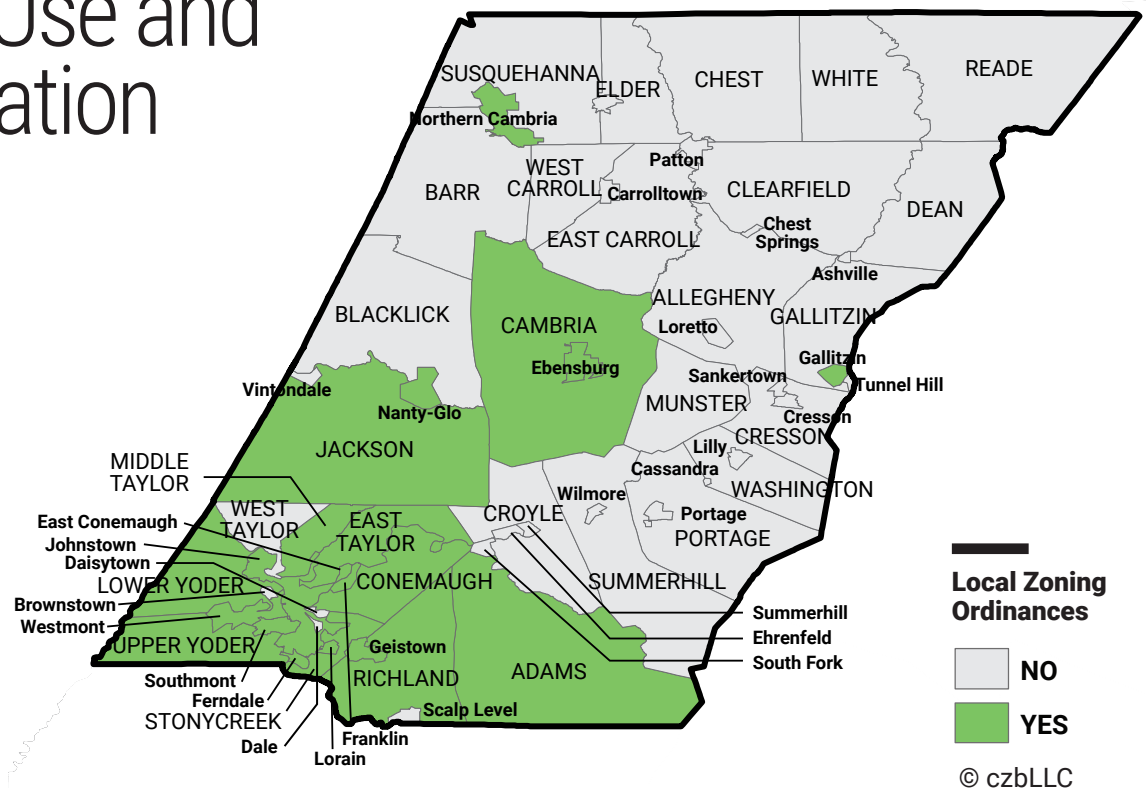
9. Historic and Cultural Resources

1 Land Use and Regulation

Municipalities in Pennsylvania have the authority to regulate land use and development through the adoption of zoning codes. In Cambria County, fewer than half of municipalities have zoning codes, and most of those are concentrated in the southwestern corner of the county.

Local comprehensive plans that provide guidance on land use issues are currently in place across most of southern and central Cambria County.

Construction standards in Cambria County are set by Pennsylvania's Uniform Construction Code (UCC). Nearly all municipalities in the county have elected to administer and enforce the code locally, while two (Southmont and Daisytown) have relinquished those duties to the Department of Labor & Industry or certified third party agencies.

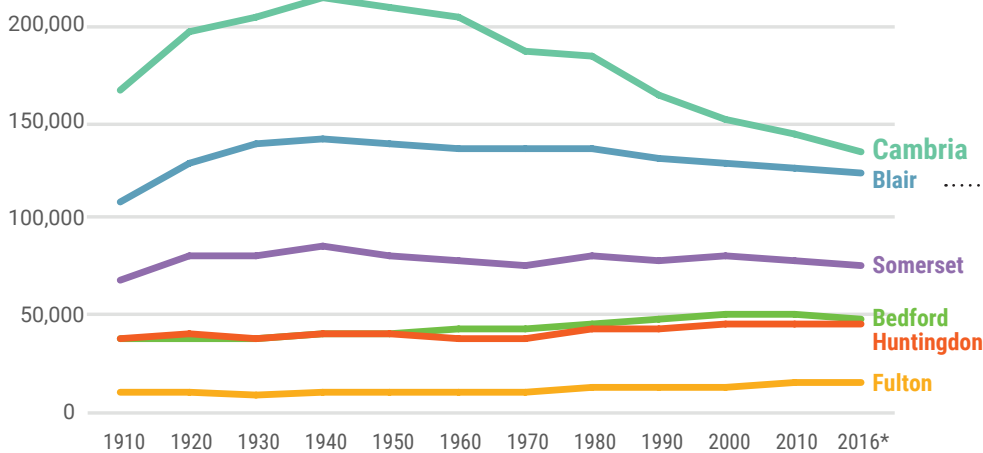


2 Population and Demographics

Cambria County's historical population peak occurred with the 1940 Census. Since then, the population has declined by 37% and is estimated to have declined by almost 9,000 since 2010.

Within Cambria County, most municipalities have declined in population since 2000, including several throughout the county that have declined by over 10%. Only a few boroughs and townships have held steady or grown since 2000, including Ebensburg.

Regional Population Trends, 1910-2016

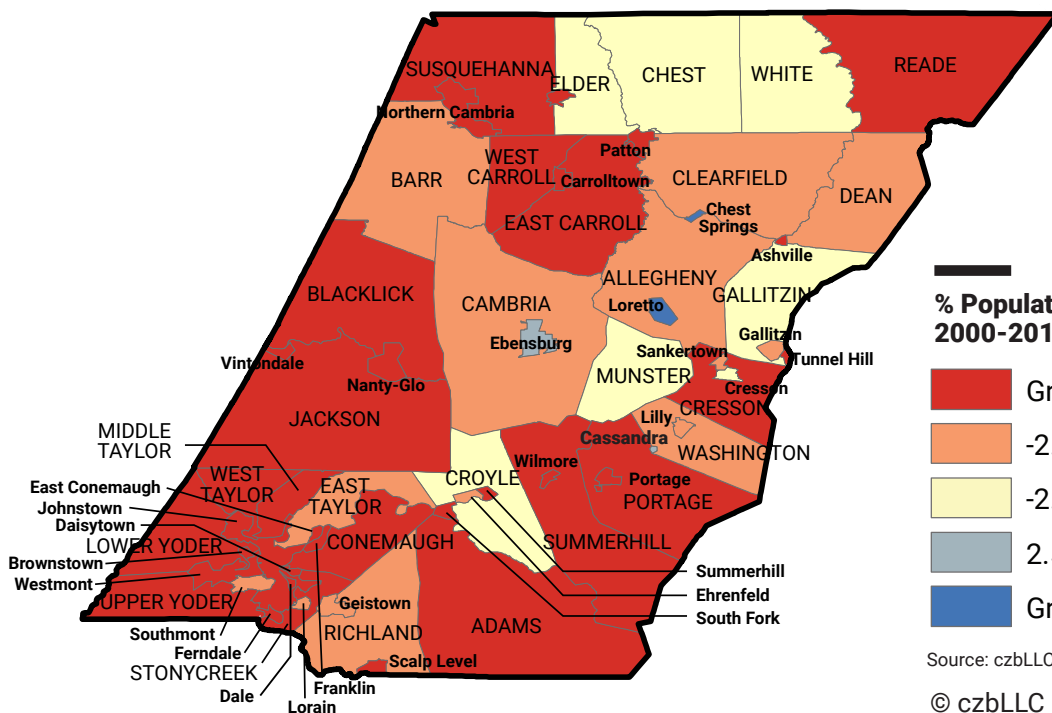


Source: czbLLC analysis of U.S. Census Bureau data.

Population Trends, Cambria County, 1910-2016

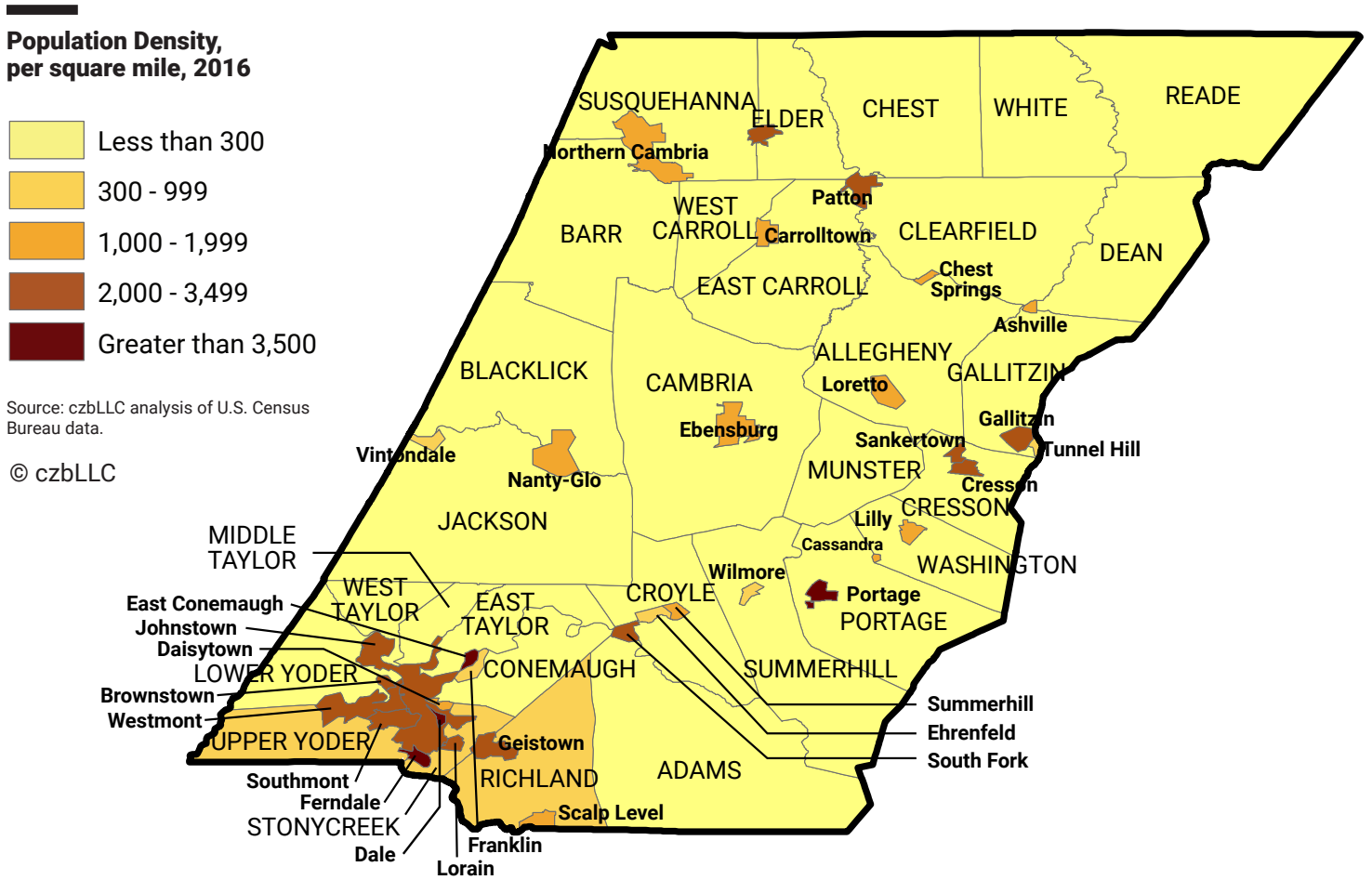
1910	166,131
1920	197,839
1930	203,146
1940	213,459
1950	209,541
1960	203,283
1970	186,785
1980	183,263
1990	163,029
2000	152,598
2010	143,679
2016*	134,732

* Estimate



Source: czbLLC analysis of U.S. Census Bureau data.

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**Population Characteristics,
2000 and 2016**

		BEDFORD		BLAIR		CAMBRIA	
		2016	2000	2016	2000	2016	2000
		48,852	49,984	125,917	129,144	134,732	152,598
Age	Under 18	15.6%	23.6%	15.2%	22.7%	14.5%	21.0%
	18-64	63.9%	60.0%	65.5%	59.9%	65.1%	59.3%
	65 and over	20.5%	16.5%	19.3%	17.4%	20.4%	19.7%
Race/Ethnicity	White	97.7%	98.5%	95.8%	97.6%	93.8%	95.8%
	Black	0.5%	0.4%	1.6%	1.2%	3.3%	2.8%
	Native American	0.2%	0.1%	0.0%	0.1%	0.1%	0.1%
	Asian	0.2%	0.3%	0.7%	0.4%	0.5%	0.4%
	Two or more races, other	1.1%	0.7%	1.8%	0.7%	2.3%	0.8%
	Hispanic, of any race	1.1%	0.5%	1.1%	0.5%	1.5%	0.9%
Income/Poverty	Median household income*	\$46,746	\$45,939	\$44,033	\$46,121	\$42,917	\$42,357
	Poverty rate	14.2%	10.3%	14.8%	12.6%	15.6%	12.5%
	Child poverty rate	20.2%	12.6%	21.8%	17.2%	24.9%	17.0%
Educational Attainment, Adults over 25	Less than high school	13.4%	21.7%	9.3%	16.3%	9.6%	20.0%
	H.S. diploma, some college, or associate's degree	72.9%	68.0%	71.1%	69.9%	70.2%	66.4%
	Bachelor's degree or higher	13.7%	10.3%	19.5%	13.9%	20.2%	13.7%

*Note: 2000 income has been adjusted for inflation to 2016 dollars.

Source: czbLLC analysis of U.S. Census Bureau data.

	FULTON		HUNTINGDON		SOMERSET	
	2016	2000	2016	2000	2016	2000
	14,653	14,261	45,844	45,586	76,201	80,023
	16.2%	24.6%	14.1%	21.7%	13.8%	22.3%
	64.4%	60.9%	67.3%	63.5%	65.7%	59.7%
	19.4%	14.5%	18.6%	14.8%	20.5%	18.0%
	97.1%	98.3%	91.9%	93.3%	95.5%	97.4%
	1.5%	0.7%	5.5%	5.1%	2.7%	1.6%
	0.2%	0.2%	0.0%	0.1%	0.1%	0.1%
	0.2%	0.1%	0.5%	0.2%	0.3%	0.2%
	0.8%	0.7%	2.0%	1.2%	1.4%	0.7%
	1.1%	0.4%	1.9%	1.1%	1.3%	0.7%
	\$49,429	\$48,958	\$45,250	\$46,756	\$45,424	\$43,385
	11.2%	10.8%	13.7%	11.3%	12.6%	11.8%
	15.9%	15.2%	19.4%	14.6%	20.3%	15.8%
	13.0%	26.8%	11.4%	25.4%	12.9%	22.5%
	73.6%	63.9%	74.0%	62.8%	71.7%	66.6%
	13.4%	9.3%	14.7%	11.9%	15.5%	10.8%

The county's population (and the region's) has been aging at a more rapid pace than the rest of the U.S. since 2000 – a process accelerated by a sharp decline in the population under age 18 and a simultaneous increase in the population 65 and older.

Although median household income has remained steady in Cambria County since 2000 and educational attainment levels have improved, poverty rates have risen – especially among children.

3 Housing

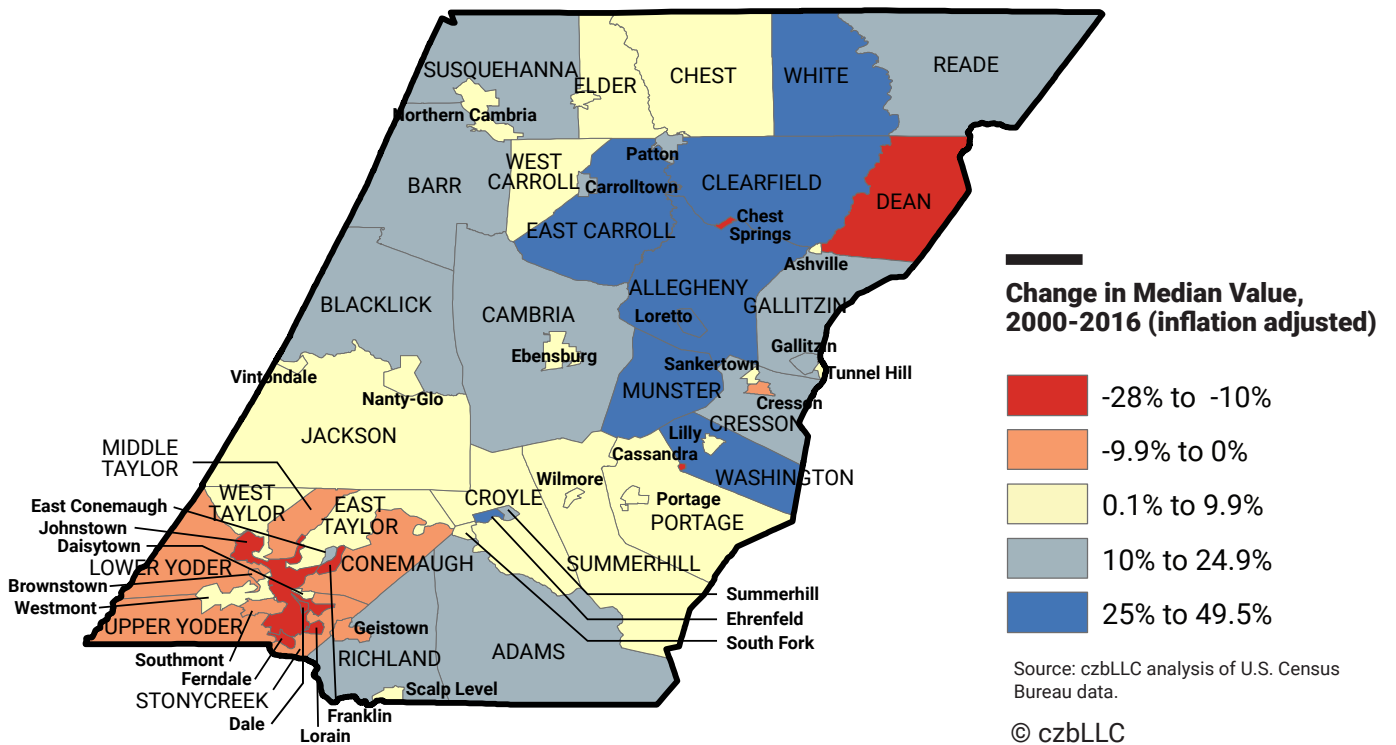
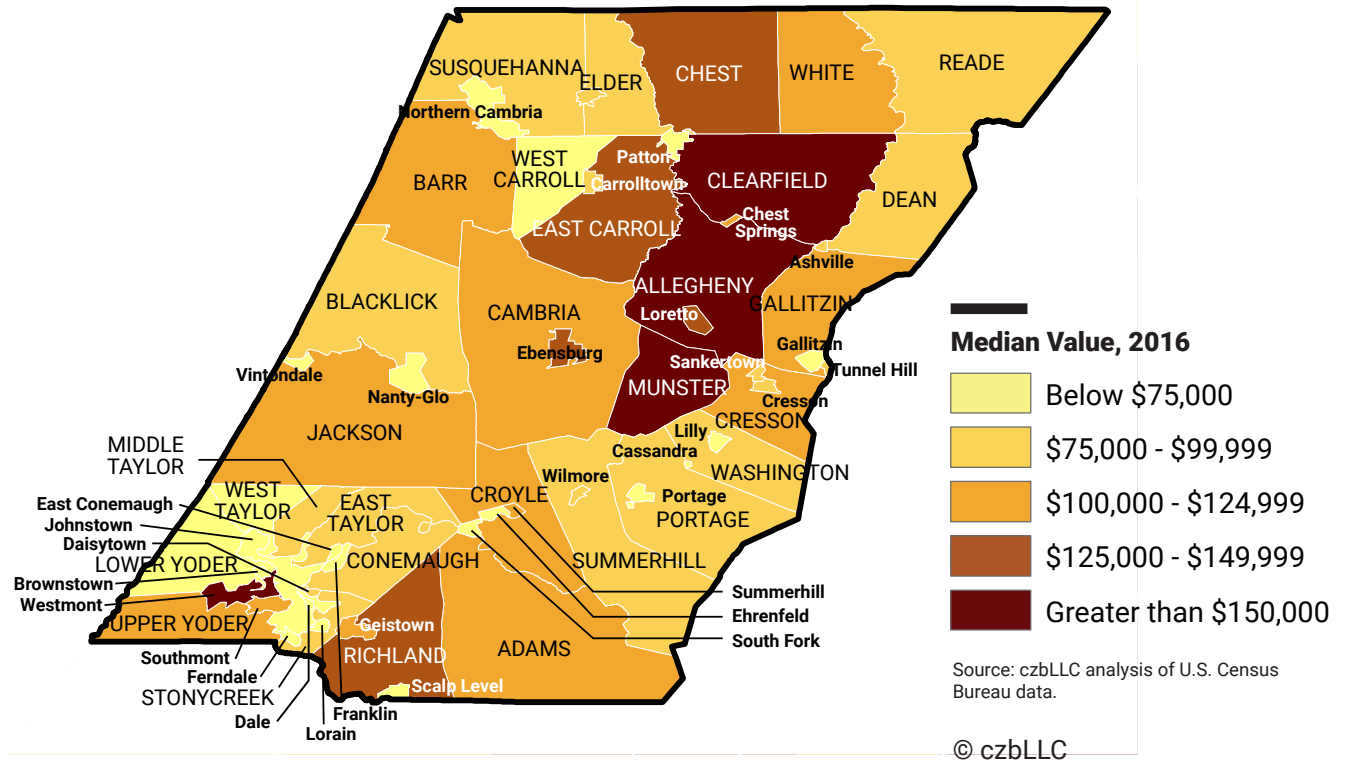
Cambria County has the oldest housing stock in the region, with exactly one-third of housing units dating from before 1939 and only 10% of units having been developed since 1990.

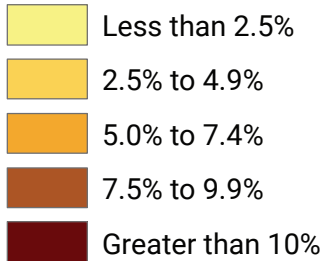
The median value of owner-occupied homes in Cambria County is the lowest in the region at \$88,200 – a reflection of the overall age of the county's homes and a market with a surplus of units. An estimated 4,600 housing units, or 7% of all units, are abandoned in the county (vacant without being seasonal, for sale, or for rent), which is nearly double state and national abandonment rates.

Housing Characteristics, 2016

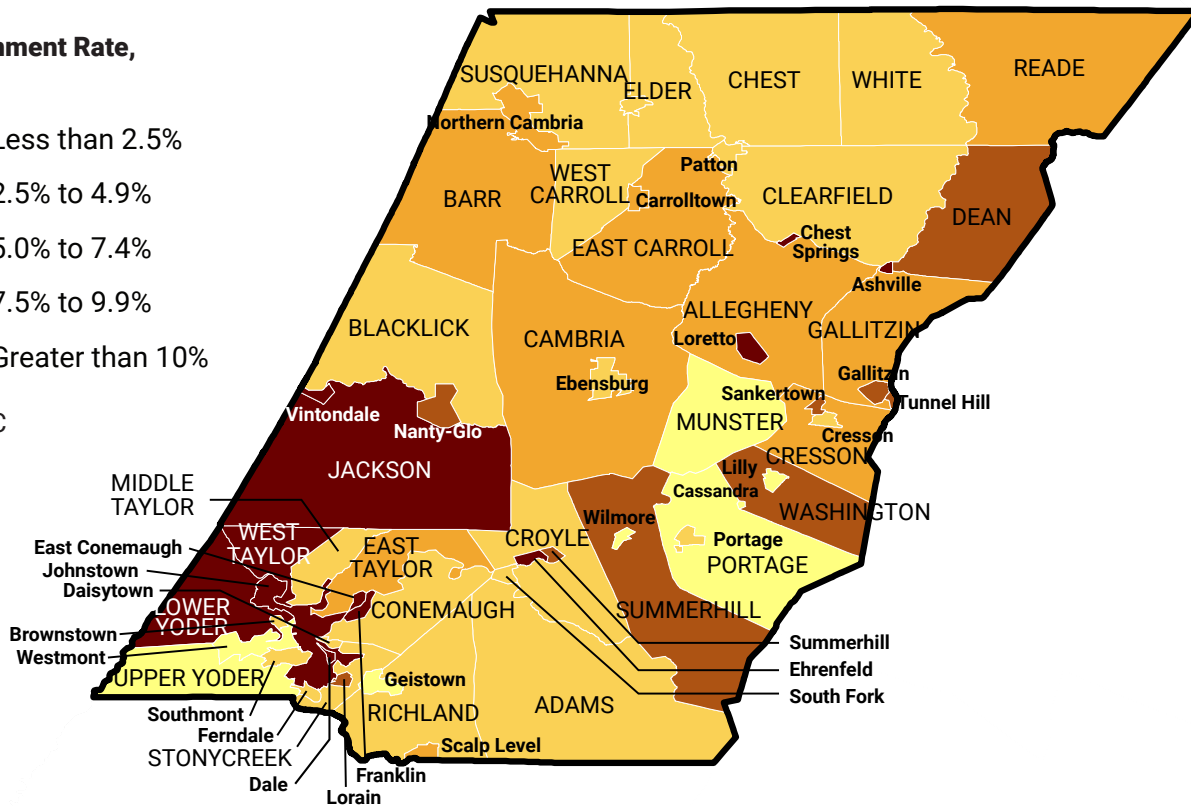
		BEDFORD	BLAIR	CAMBRIA	FULTON	HUNTINGDON	SOMERSET
Age of Housing	Housing units	24,029	56,059	65,215	7,112	22,391	37,953
	% of units built before 1939	27.3%	32.5%	33.3%	19.8%	27.4%	29.5%
	% of units built since 1990	23.2%	15.1%	10.4%	26.1%	23.2%	18.2%
Tenure	Occupied housing units	19,757	50,954	57,214	5,989	16,975	29,630
	Owner-occupied	79.8%	70.7%	74.1%	78.3%	75.4%	78.3%
	Rented	20.2%	29.3%	25.9%	21.7%	24.6%	21.7%
Vacancy	% of units vacant	17.8%	9.1%	12.3%	15.8%	24.2%	21.9%
	% of vacant units seasonal	54.6%	15.3%	13.6%	53.1%	69.8%	64.5%
	% of vacant units abandoned	29.8%	57.2%	57.5%	30.9%	20.2%	21.3%
Cost	Median home value	\$125,000	\$112,600	\$88,200	\$151,700	\$120,600	\$100,000
	Median gross rent	\$632	\$658	\$586	\$643	\$565	\$585

Source: czbLLC analysis of U.S. Census Bureau data.



**Abandonment Rate,
2016**

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With a value-to-income ratio of 2.1, housing in Cambria County is broadly affordable to working households and families (markets with ratios above 4.0 become harder for the median household to afford). In fact, the ratio is so low that it describes a market where low market values serve as a disincentive for healthy levels of maintenance by owners.

Despite the low prices and rents that make Cambria County extremely affordable to households of even modest means,

the number of renting households with very low incomes exceeds the number of apartments that they can afford without subsidy. The Johnstown Housing Authority is the county's largest provider of affordable units for low-income households, and the City of Johnstown provides rehab assistance to eligible households through its Department of Economic and Community Development.

Housing Affordability

		BEDFORD	BLAIR	CAMBRIA	FULTON	HUNTINGDON	SOMERSET
Affordability of Rental Housing for Low Income Households	Number of apartments affordable to households making less than \$20,000	940	3,416	4,851	208	1,248	1,822
	Number of renters making less than \$20,000	1,634	6,247	6,998	437	1,637	2,496
	Gap	-694	-2,831	-2,147	-229	-389	-674
Value-to-income ratio		2.7	2.6	2.1	3.1	2.6	2.2

Source: czbLLC analysis of U.S. Census Bureau data.

4 Economy

Restructuring of the county's economy in recent decades have resulted in a distinctly post-industrial economic profile. Fewer than 10% of the county's civilian workforce are now employed in manufacturing (the lowest rate in the region) while nearly 30% are employed in educational, health, and human services (the highest rate in the region). A nearly 10% decline in private sector jobs since 2006 is reflected in the region's highest unemployment rate.

Current plans and initiatives related to economic development include the CEDS (Comprehensive Economic Development Strategy) maintained by SAPDC, as well as strategic plans maintained by Johnstown Area Regional Industries (JARI), the Cambria Regional Chamber, and the Cambria County Economic Development Authority.

Labor Force and Employment, 2016

	BEDFORD	BLAIR	CAMBRIA	FULTON	HUNTINGDON	SOMERSET
Civilian labor force	23,728	60,515	62,862	7,153	19,972	35,188
Unemployment Rate	6.2%	5.8%	8.3%	6.0%	7.3%	6.7%
Worked at home	4.5%	2.5%	2.6%	3.6%	3.7%	4.4%
Mean travel time to work (minutes)	27.4	19.5	24	31.5	29.3	23.9
Civilian employed population 16 years and over	22,253	56,996	57,641	6,724	18,516	32,847
Agriculture, forestry, fishing and hunting, and mining	4.8%	1.6%	1.8%	3.9%	3.1%	4.7%
Construction	9.0%	5.9%	5.3%	9.8%	9.6%	7.4%
Manufacturing	14.4%	11.3%	9.3%	21.7%	13.7%	12.4%
Wholesale trade	2.3%	3.0%	2.6%	2.0%	1.8%	2.5%
Retail trade	13.5%	14.8%	12.3%	10.9%	10.5%	11.6%
Transportation and warehousing, and utilities	7.4%	6.7%	6.2%	5.9%	5.4%	7.5%
Information	1.1%	1.4%	1.3%	1.1%	1.2%	0.9%
Finance and insurance, and real estate and rental and leasing	3.0%	4.1%	5.3%	3.4%	3.4%	4.3%
Professional, scientific, and management, and administrative and waste management services	6.7%	6.6%	7.4%	5.0%	5.4%	6.4%
Educational services, and health care and social assistance	18.7%	26.1%	29.8%	19.7%	27.2%	23.4%
Arts, entertainment, and recreation, and accommodation and food services	9.7%	9.5%	8.0%	5.6%	7.1%	8.2%
Other services, except public administration	5.1%	5.1%	4.8%	4.7%	3.8%	5.7%
Public administration	4.4%	4.0%	5.8%	6.4%	7.8%	5.0%

Source: czbLLC analysis of U.S. Census Bureau data.

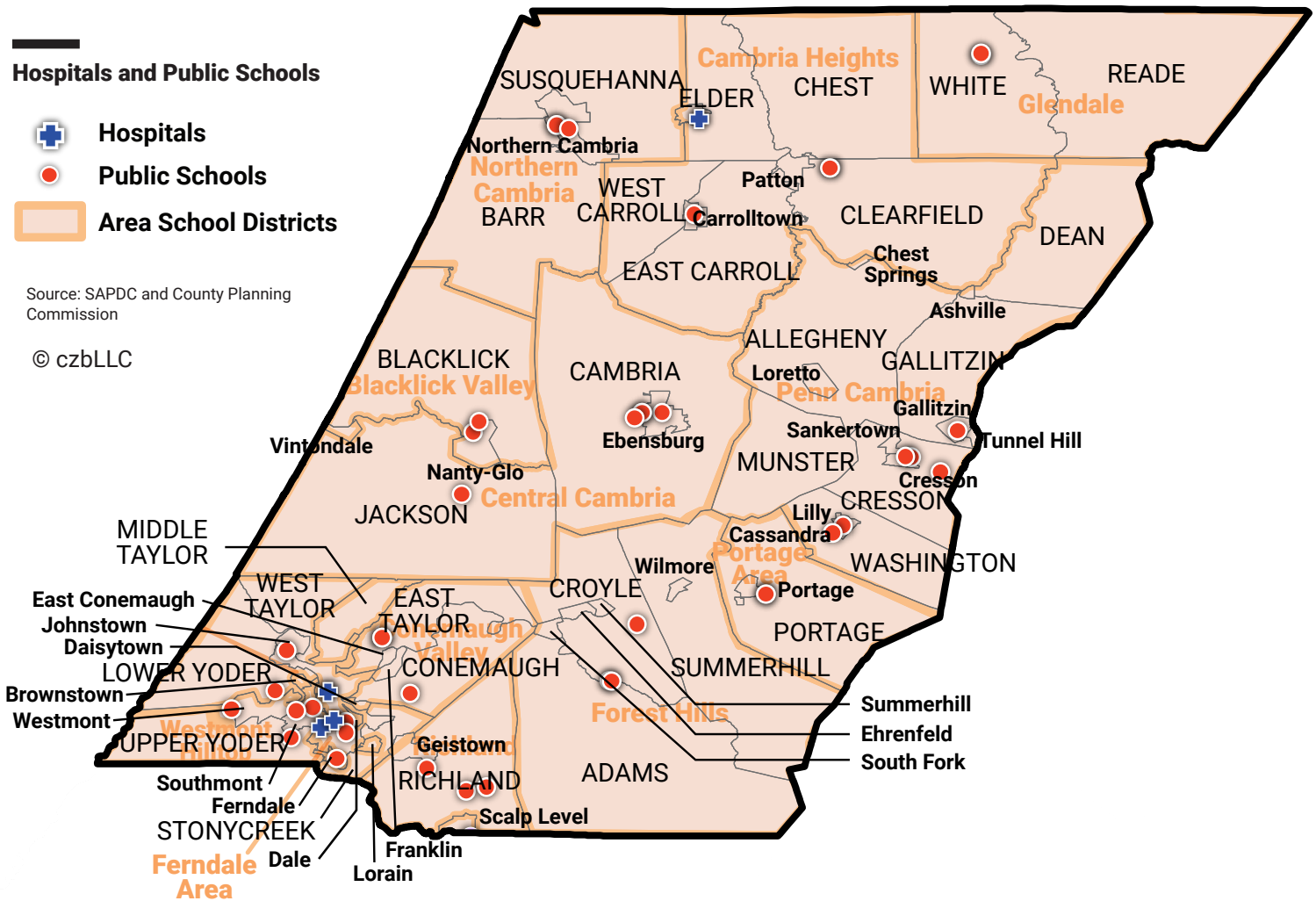
5 Transportation and Mobility

Transportation planning and investment in Cambria County is guided by the Cambria County MPO (Metropolitan Planning Organization), which serves as the state-designated transportation planning organization for the county.

MPO plans include the Cambria County Long Range Transportation Plan (updated in 2016), the biannually updated Transportation Improvement Program (TIP) and Twelve Year Program (TYP), and plans for select highway corridors.

Public transportation is provided by the Cambria County Transit Authority (CamTran), which maintains fixed urban and rural routes as well as paratransit services.

6 Community Facilities and Services



Public Schools

Public education (K-12) is provided to students in Cambria County by 14 school districts. There are also two parochial high schools and two educational centers offering vocational and career-oriented training.

Health Centers

The Conemaugh Health System operates two traditional hospitals with departments of emergency medicine in the county – Conemaugh Memorial Medical Center in Johnstown and Conemaugh Miners Medical Center in Hastings. Conemaugh Health System also operates MedWELL Urgent Care facilities in Richland and Ebensburg.

Senior Services

The Cambria County Area Agency on Aging operates senior centers in the following communities: Cresson, Ebensburg, East Hills, Forest Hills, Johnstown, Nanty Glo, Northern Cambria, Patton, and Portage.

Emergency Services

Law enforcement services are provided in Cambria County by the Pennsylvania State Police and by 32 municipal police departments.

Cambria County's Department of Emergency Services oversees disaster preparedness training and planning, and maintains a current directory of volunteer fire protection and EMS services in the county.

7 Infrastructure and Utilities

Electricity

First Energy Corporation is the primary electric provider in Cambria County through its Penelec subsidiary.

Two rural electric cooperatives also operate within Cambria County: the REA Energy Cooperative, Inc. and the United Electric Cooperative, Inc.

Heating Fuel

Just under 50% of housing units in Cambria County use natural gas for home heating – units that are largely concentrated in the county's major population center. In more rural areas, fuel oil and electricity dominate.

Water and Sewer Services

The Pennsylvania Department of Environmental Protection maintains an inventory of public drinking water systems and provides public access to this information through the Drinking Water Reporting System (DWRS). According to the system, there are currently 39 active community water systems in Cambria County.

Cambria County is served by 26 state permitted public sewer systems. The majority of these systems are owned and operated by municipal authorities.

Lawful activities such as extraction of minerals may impact water supply sources and such activities are governed by statutes regulating mineral extraction that specify replacement and restoration of water supplies affected by such activities.

Home Heating Fuel Sources, 2016

	BEDFORD	BLAIR	CAMBRIA	FULTON	HUNTINGDON	SOMERSET
Utility gas	4.1%	56.8%	45.2%	0.7%	8.1%	19.1%
Bottled, tank, or LP gas	2.9%	1.4%	1.8%	4.3%	3.2%	4.4%
Electricity	21.0%	12.7%	11.9%	28.8%	18.1%	16.6%
Fuel oil, kerosene	49.3%	22.3%	29.9%	40.0%	48.9%	39.4%
Coal or coke	3.3%	1.6%	6.6%	1.5%	3.3%	12.0%
Wood	16.9%	3.6%	3.5%	23.2%	16.4%	7.2%
Solar energy	0.1%	0.1%	0.0%	0.1%	0.0%	0.0%
Other/none	2.2%	1.5%	1.3%	1.4%	1.9%	1.3%

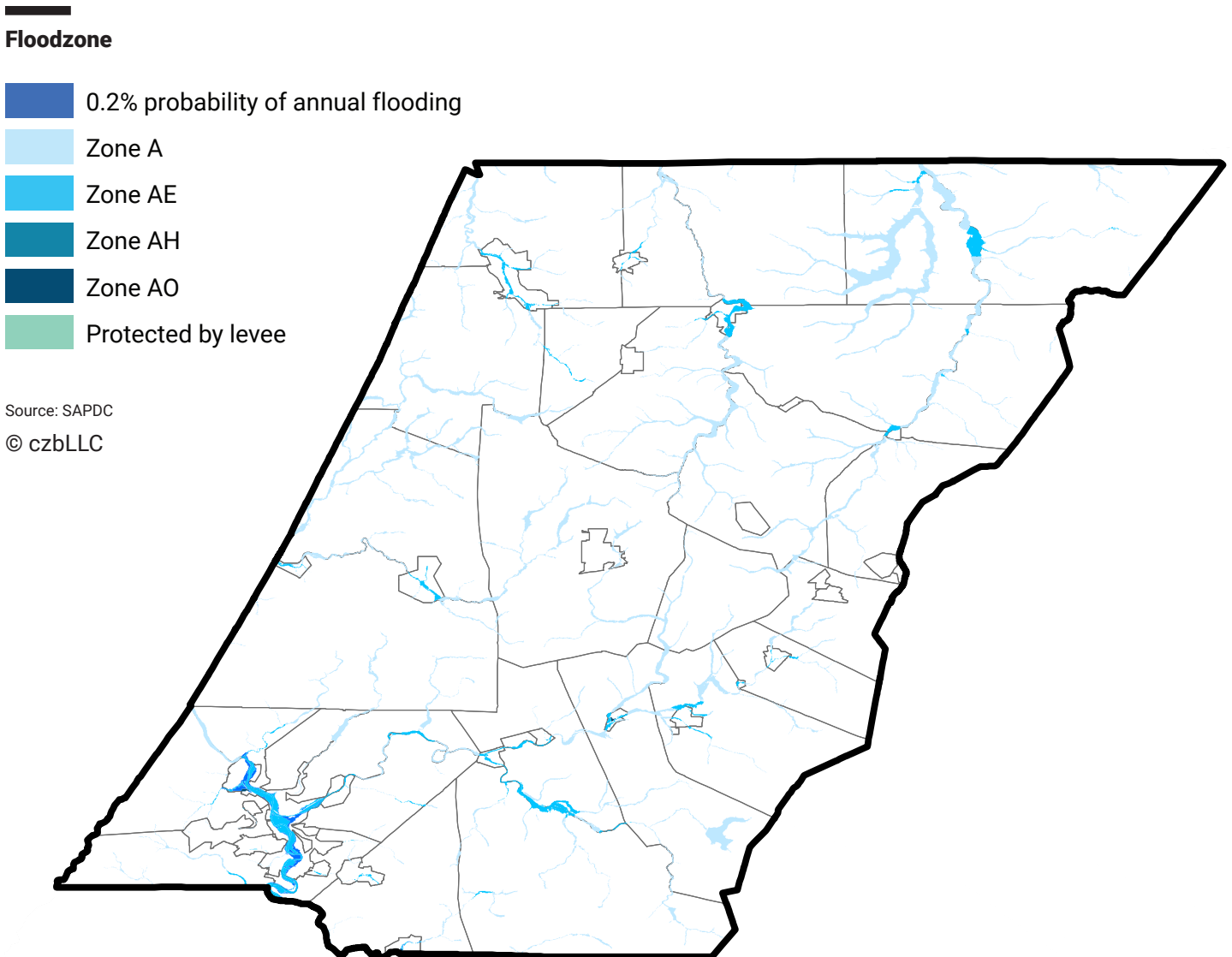
Source: czbLLC analysis of U.S. Census Bureau data.

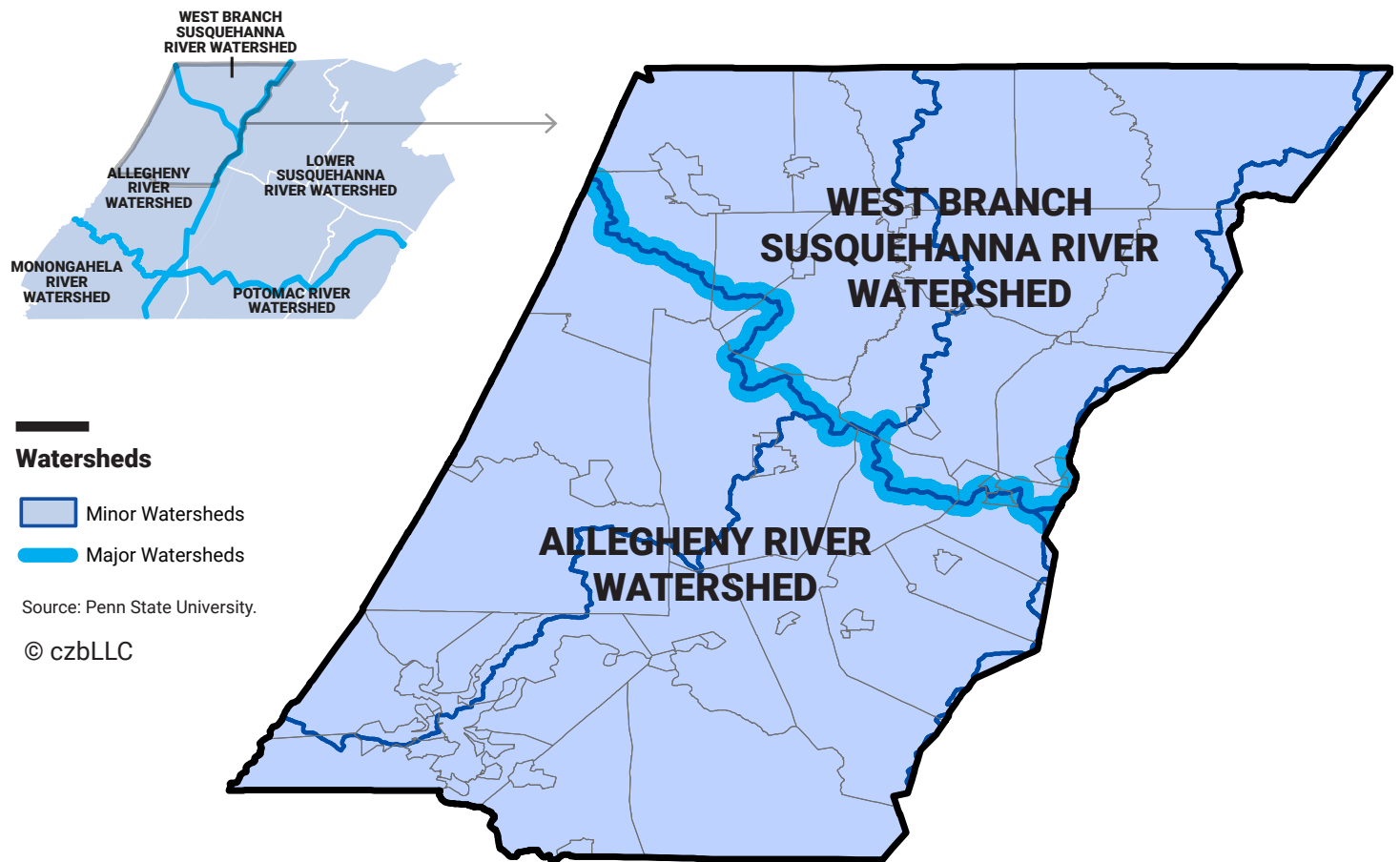
8 Environment and Natural Resources

The provisions for municipal stormwater and floodplain management within Cambria County are regulated by Act 167, the Pennsylvania Stormwater Management Act, and Act 166, the Pennsylvania Floodplain Management Act.

Several planning initiatives in the region and Cambria County relate to the management and preservation of environmental resources, as well as the development of recreational assets that provide greater public access to

the county's natural assets. These include the Southern Alleghenies Greenways and Open Space Network Plan, plans maintained by the Cambria County Conservation District and Cambria County Conservation and Recreation Authority, and initiatives linked to Vision 2025 in Johnstown. The county's Natural Heritage Inventory (2007) provides a comprehensive listing of environmental resources.



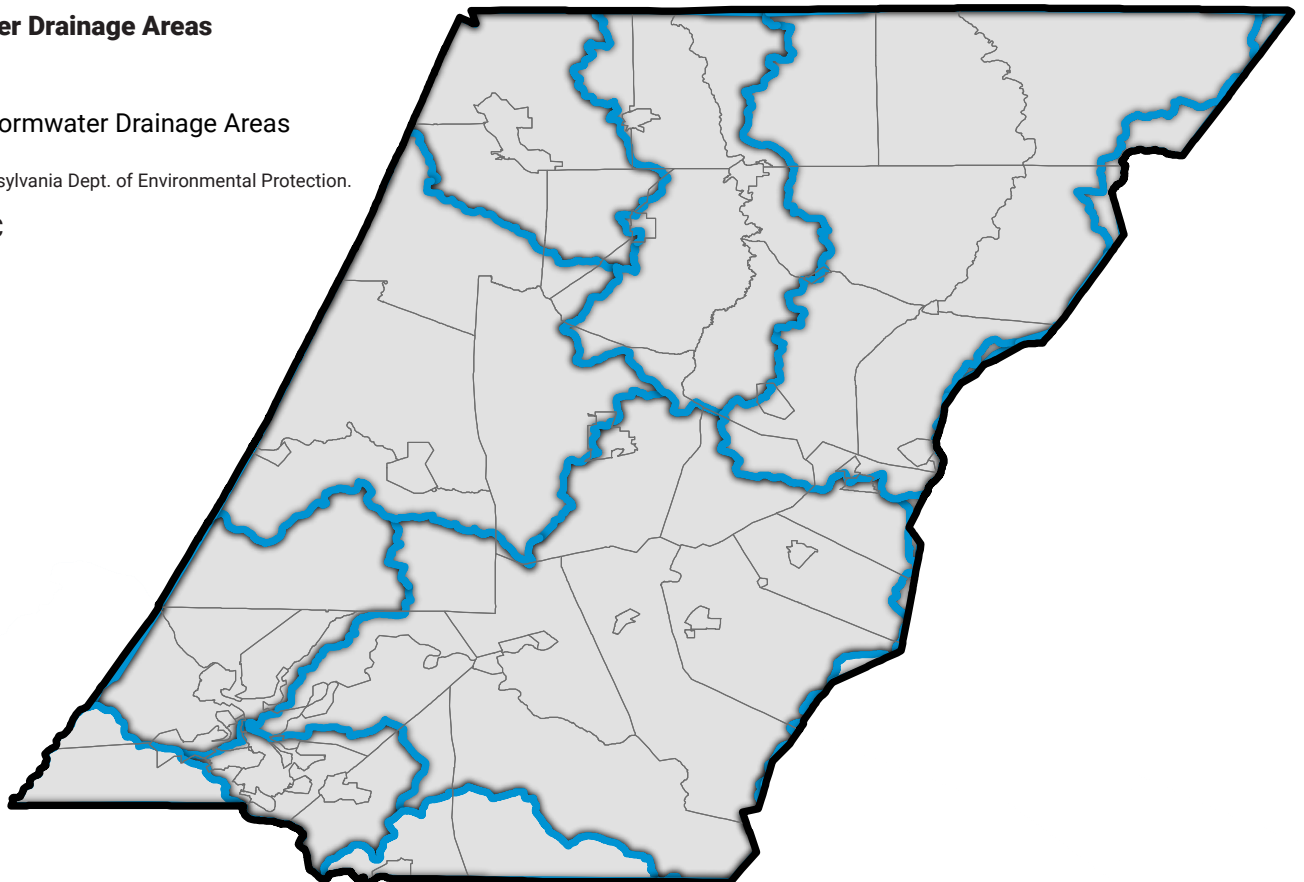


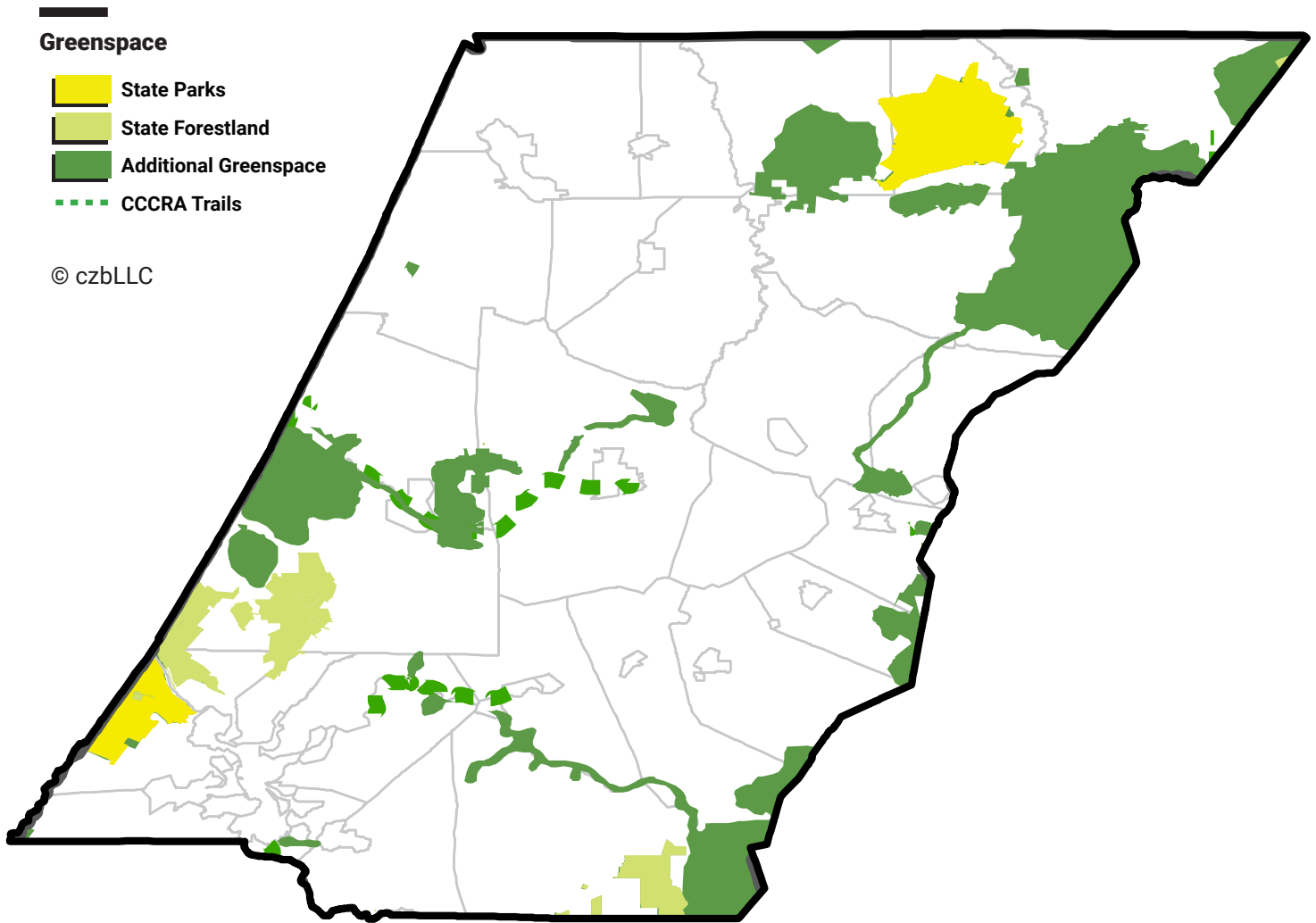
**Stormwater Drainage Areas
(Act 167)**

Stormwater Drainage Areas

Source: Pennsylvania Dept. of Environmental Protection.

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9 Historic and Cultural Resources

Cambria County contains numerous sites of historic and cultural importance, 30 of which have been successfully nominated to the National Register of Historic Places. This designation affords limited protection from adverse effects of federally or state assisted projects, but does not impact private use or treatment of properties unless private owners choose to use historic preservation tax credits to finance improvements.

Adams Township is the only jurisdiction in Cambria County – and one of only three in the region – that has

a local historic district under the PA Historic District Act (centered around the South Fork Fishing and Hunting Club). Establishment and certification of a local historic district in Pennsylvania empowers local governing bodies to regulate the erection, reconstruction, alteration, restoration, demolition or razing of buildings within district boundaries. Although Ebensburg and Westmont borough do not have local historic districts, they do have historic preservation zoning overlays.

Historic Site Designations and Preservation Planning

	BEDFORD	BLAIR	CAMBRIA	FULTON	HUNTINGDON	SOMERSET
Listings on the National Register of Historic Places	32	28	30	8	42	31
National Register Listings that are districts with multiple contributing structures	6	9	13	4	14	9
Locally-designated historic districts	1	1	1	0	0	0
Municipalities with preservation zoning overlays	0	2	2	1	1	0

Source: Pennsylvania State Historic Preservation Office (PASHPO); National Park Service.

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JUNE 2018

Cambria County

