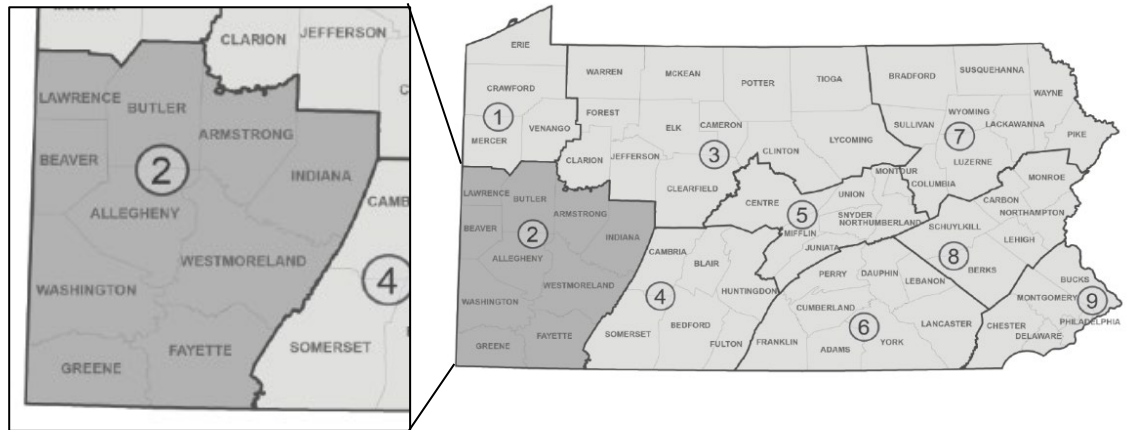




Focus Area 2

Allegheny
Armstrong
Beaver
Butler
Fayette
Greene
Indiana
Lawrence
Washington
Westmoreland



Demographic Profile

Key Findings and Conclusions

- There are 547 municipalities in the region, with a near equal split of townships and boroughs (265 and 262 respectively). There are also a significant number of 3rd class cities (19) and the City of Pittsburgh, a 2nd class city.
- The region's population declined between 1960-2014, losing in excess of 400,000 in that timeframe.
- The majority of the population is distributed amongst small communities, with 418 (76%) of municipalities having populations of 5,000 or less. 317 (58%) of those communities have populations of less than 2,500.
- The region's 2021 population was predominantly White/Caucasian, with (White Alone, Not Hispanic or Latino) representing 85% of the region's total. Black/African American Alone comprise 8% and Other and 2 or more races comprise 6% of the total population. Allegheny is the most diverse county by total number of residents identifying as racial or ethnic minorities (287,633) and as a percentage of total population (23%).
- The distribution of minority populations amongst the various types of municipalities in the region is not equal or in relation to the overall population trends. Minority populations are overwhelmingly located in cities, where they make up 32% of the population.
- Poverty in this focus area is slightly lower than the statewide average (11.8%). However, this varies widely across cities where poverty is generally high, and townships where poverty is generally low.
- Homeownership rates are mixed throughout the region. Historically, most of the region's municipalities have had homeownership rates that exceed the statewide average (69%). However, this has decreased, and homeownership across the focus area (70%) is now very close to the statewide average.

Potential Implications for Historic and Cultural Resources

- Sustained population decline suggests that some communities will contract in size and services. The region's cities and boroughs are at greatest risk for declining population, which may lead to abandonment of housing and decline of institutional and commercial buildings. Strategies to assist communities make strategic decisions about how to best manage their built environment in the face of this trend should be considered.
- Growth in traditionally rural townships is likely being fueled by new commercial and residential construction, which may impact open space, vistas, agricultural landscapes, villages, and archaeological resources.
- Increasing numbers of ethnic groups other than those that are historically associated with the region may suggest that the established narratives of historical significance of communities and buildings may not carry the same



meaning with these groups. It may also suggest that there are places that these groups consider significant and worthy of preservation that may not have been documented or considered previously.

- An aging population could have several implications for historic resources. The first is the impact of fixed incomes on the ability to maintain historic properties. Second is the mobility and access needs of individuals who wish to age-in-place and the changes that might necessitate to historic buildings and communities.
- The poverty rate is steady or increasing overall, particularly in cities and boroughs. This may present economic challenges to property maintenance, investment, and revitalization efforts.
- Decreasing homeownership rates suggest that residential landlords are increasingly significant stakeholders in how properties are maintained and rehabilitated.
- The relatively small size of some municipalities in the region may present challenges with matching funds, leadership and administrative capacity for preservation programs and projects.

Current Population

- The 2020 population of the 10-county region was 2,576,200, or 20% of the total population of Pennsylvania.
- There are 20 cities within the region. Pittsburgh, located in Allegheny County, is a 2nd class city, while the other 19 are 3rd class cities located across Allegheny, Armstrong, Beaver, Butler, Fayette, Lawrence, Washington, and Westmoreland counties.
- Allegheny County is the single largest county, likely due to Pittsburgh’s presence. Greene County is the smallest, only 3% the size of Allegheny County.

Total Population:

	Allegheny	Armstrong	Beaver	Butler	Fayette	Greene	Indiana	Lawrence	Washington	Westmoreland
City	332,133	695	18,243	13,502	17,015	n/a	n/a	21,926	17,335	67,392
Borough	434,485	18,705	58,424	22,738	17,837	5,583	23,238	14,915	49,736	77,235
Township	483,474	46,158	90,938	157,523	93,940	30,371	60,008	49,839	142,674	210,126
TOTAL	1,250,578	65,558	168,215	193,763	128,804	35,954	83,246	86,070	209,349	354,663

- A majority of the focus area’s municipalities have small populations, with 418 (76%) having populations of 5,000 or less. Just 59 (11%) have populations over 10,000.
- Pittsburgh, with a population of 302,971, is the only city in this focus area with a population over 50,000.

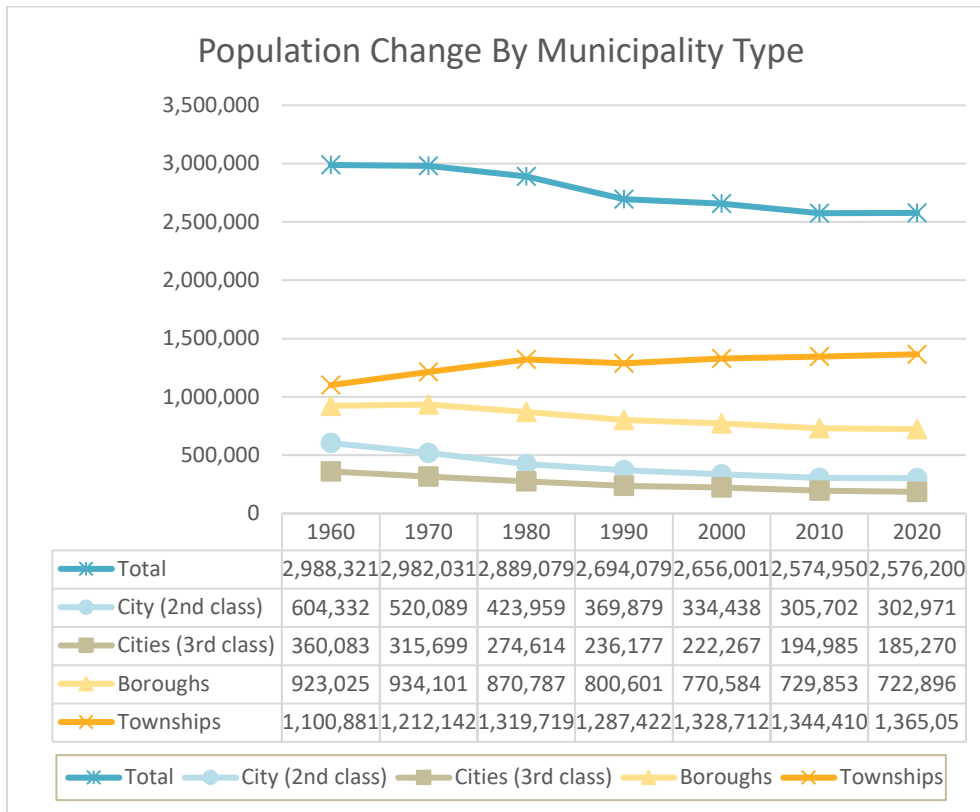
Number of Municipalities by Population:

Population (2020)	Focus Area 2	Allegheny	Armstrong	Beaver	Butler	Fayette	Greene	Indiana	Lawrence	Washington	Westmoreland
<2,500	317	46	37	29	34	25	23	30	17	43	33
2,500 to 4,999	101	24	8	12	14	8	1	6	6	12	10
5,000 to 9,999	70	25	0	10	5	7	2	0	3	7	11
>10,000	59	33	0	2	4	2	0	2	1	4	11
TOTAL	547	128	45	53	57	42	26	38	27	66	65



Population Trends 1960-2020

- Though the region’s population has been decreasing since 1960, this decrease has slowed, and there was a very slight increase between 2010 and 2020. However, this still leaves the region at a net decrease of approximately 412,000, losing 14% of the 1960 population.
- Population gains in the region’s townships were the only growing municipality type in the region. Between 1960 – 2020 the population of suburban and rural townships increased by 264,170, while all others decreased.
- Pittsburgh has lost about half of its 1960 population, going from a population of 604,332 to 302,971. Though significant, these losses have slowed in recent years, only losing 2,731 between 2010 and 2020.
- Boroughs and 3rd class cities have also been decreasing, though 3rd class cities have lost more than boroughs. 3rd class cities have lost 48% of their 1960 population, while boroughs have lost 21% of their 1960 population.



Homeownership

- Overall, the region’s homeownership rate (70%) is slightly higher than the statewide average (69%).
- However, this varies by municipality. The homeownership rate is lower in the region’s 2nd and 3rd class cities at 51%. It is highest in the region’s townships at 81%, and 65% in the region’s boroughs.
- Armstrong and Westmoreland Counties have the highest homeownership at 78%, while Allegheny County has the lowest at 65%. Armstrong and Westmoreland have homeownership rates well above the statewide average.

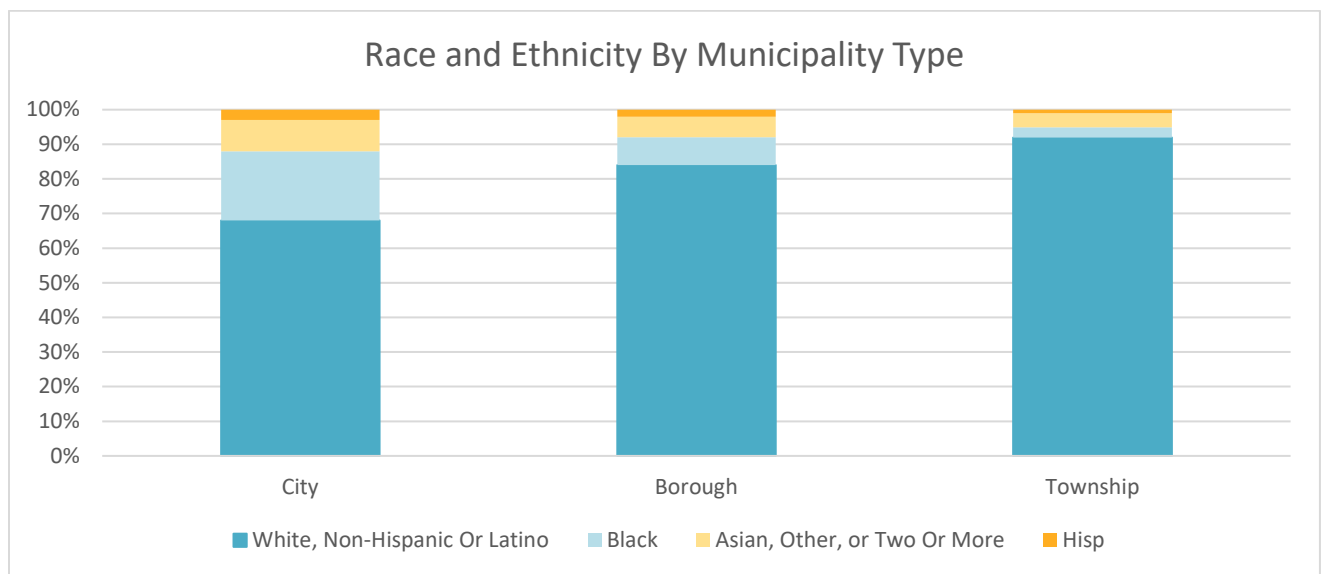
	Focus Area 2	Allegheny	Armstrong	Beaver	Butler	Fayette	Greene	Indiana	Lawrence	Washington	Westmoreland
Home Ownership Rate	70%	65%	78%	73%	77%	74%	77%	71%	75%	76%	78%



Race and Ethnicity

- The region’s population is predominantly White/Caucasian, with White Alone (Non-Hispanic or Latino) representing 85% of the region’s total. This is above the state average of 75% White Alone (Non-Hispanic or Latino).
- Allegheny County is the most racially and ethnically diverse in the region, with Black Alone making up 13% of the population, and Hispanic or Latino (Any Race) making up 8% of the population. This is likely due to Pittsburgh, as large cities are typically more diverse.
- More rural counties are typically less diverse, such as Armstrong, Butler, Fayette, Greene, Indiana, Lawrence, and Washington counties. The counties are all rural (as defined by the US census) and have lower Black and Hispanic populations than the urban counties.
- While the region overall is 85% White Alone (Non-Hispanic or Latino), within the region’s cities this population only makes up 68% of the total, below the statewide average of 75%. Townships are the most homogenous, with 91% of the population White Alone (Non-Hispanic or Latino).

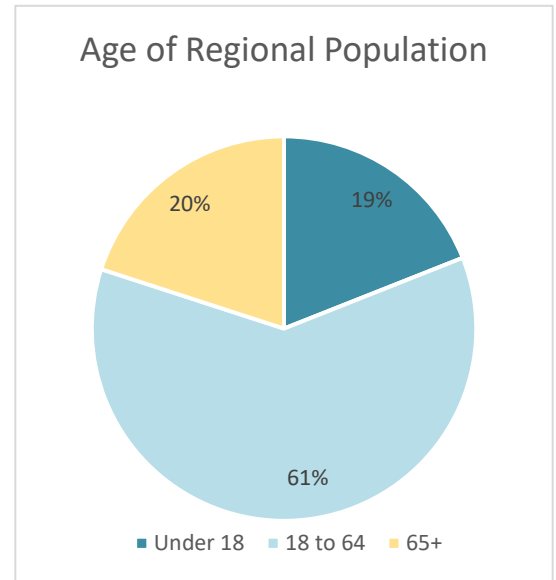
	Focus Area 2	Allegheny	Armstrong	Beaver	Butler	Fayette	Greene	Indiana	Lawrence	Washington	Westmoreland
<i>White, Non-Hispanic Or Latino</i>	85%	77%	97%	88%	94%	91%	92%	93%	91%	91%	93%
<i>Black</i>	8%	13%	1%	6%	1%	4%	3%	2%	4%	3%	2%
<i>Hispanic Or Latino</i>	2%	2%	1%	2%	2%	1%	2%	1%	2%	2%	1%
<i>Asian, Other Race, or Two or More</i>	6%	8%	2%	4%	3%	4%	3%	4%	4%	4%	3%
TOTAL	2,576,200	1,250,578	65,558	168,215	193,763	128,804	35,954	83,246	86,070	209,349	354,663





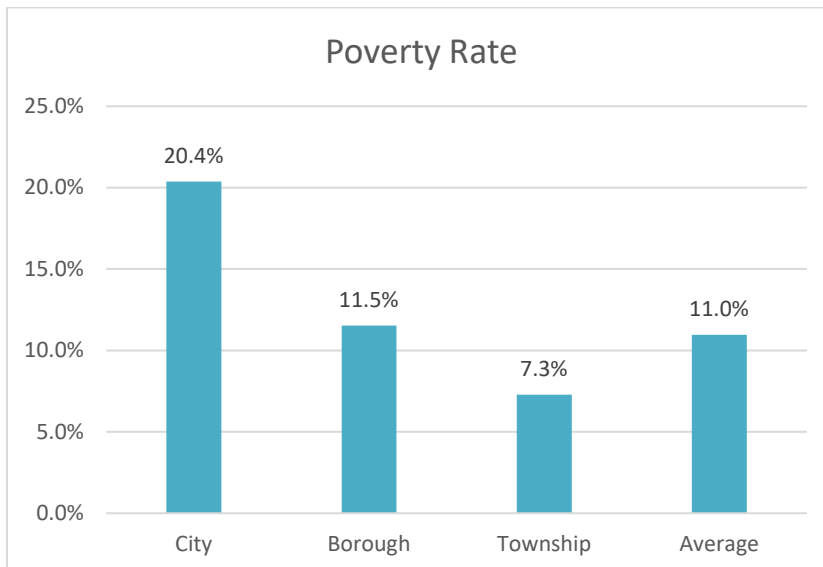
Age

- As of 2021, 61% of the focus area’s population was between 18-65; 19% was under 18, and 20% was over 65. The statewide averages are Under 18 (20%), 18-64 (61%) and over 65 (18%), so this focus area matches Pennsylvania averages closely, though it has a slightly higher Over 65 population.
- 2nd and 3rd class cities within the focus area had a smaller percentage of residents over 65 (17%), and a much higher percentage of residents 18-64 (67%).
- The focus area’s Over 65 population has grown from 18% in 2014 to 20% in 2021. Though both are below statewide averages, the statewide proportion of over 65 population has increased over the same period.
- The median age has been increasing since 2010 across all counties apart from Allegheny County, where it has decreased slightly. Most counties are above the statewide median age of 40.7, except for Allegheny and Indiana counties.



Poverty

- Poverty within this focus area (11%) is lower than the statewide average (11.8%). However, this is not evenly distributed. Cities in the focus area have a high poverty rate of 20.4%, while townships have a very low rate of 7.3%.
- Poverty rates also vary widely across the counties. Butler and Washington Counties have low poverty rates at 7.8%, and 8.8% respectively. The highest county poverty rates are in Greene, Indiana, and Lawrence Counties, at 12.6%, 13.5%, and 12.5%, respectively.





Survey Results

The following findings and survey results are from PA SHPO’s unscientific online public survey developed to inform the 2024-2034 statewide plan. It was available to the public, partners, stakeholders, and others from September 2023 through May 2024.

Key Findings

- Generally, respondents in this focus area are aligned with statewide responses. However, there are a few areas that diverge.
- When asked what historic places contribute to their community or region, respondents generally agreed with the statewide most popular answer that historic places ‘protect Pennsylvania’s unique stories and heritage for future generations’. However, focus area respondents were more likely than statewide respondents to focus on unique economic development opportunities and how these places are a part of community identity.
- When asked what types of places they are interested in preserving, and which places they feel are most threatened, respondents were significantly less likely to be concerned about agricultural properties and agricultural buildings and landscapes. Statewide, 27% of respondents think agricultural buildings and landscapes are threatened but only 13% of focus area respondents selected this option.
- Statewide, most respondents felt that historic places are most threatened by development pressures. However, in this focus area, respondents were more evenly split between development pressures and ‘vacancy/disinvestment/deferred maintenance’ as the most selected threats.
- When asked what elements would most assist historic preservation in their community or region, respondents in the focus area generally had similar responses to statewide respondents. They were however slightly more likely to think that more informed municipal employees and elected officials would bring significant benefit to historic preservation.
- When thinking about which educational initiatives would be most beneficial, statewide and focus area respondents were most interested in user resource guides on finding information. Focus area respondents were more likely than statewide respondents to also select case studies on successful preservation construction projects.
- Finally, focus area respondents were slightly more likely to know about SHPO’s existence than respondents statewide.

Focus Area Highlights

For this section, comparisons were drawn between statewide responses to survey question in contrast to focus area responses. Cells below are highlighted to show which responses are over or underrepresented by the focus area’s respondents. In total, this focus area had 350 respondents out of the 2,238 statewide respondents.

Legend:

Response rate 10%+ higher than statewide
Response rate 3%-9% higher than statewide
Response rate within 2% of statewide
Response rate 3%-9% lower than statewide
Response rate 10%+ lower than statewide



Q5. Which of the following are the most important contributions you think historic places make to your community or region? Select up to 2.	Focus Area Responses	Statewide Responses
They help sustain my community through heritage tourism.	16%	15%
They provide unique economic development opportunities.	15%	12%
They help teach and remind us about the past.	36%	40%
They protect Pennsylvania’s unique stories and heritage for future generations.	62%	64%
They encourage sustainable, walkable, ‘green’ communities.	11%	10%
They improve the beauty and quality of life of my community.	22%	25%
They are a big part of our community/regional identity.	32%	28%
Not sure / I haven't really thought about it before.	0%	0%
None of these / I don’t think they make valuable contributions.	0%	0%
Other (please specify)	2%	3%

Q6. Which of the following types of older and historic places would you prioritize for preservation in your community? Select up to 3.	Focus Area Responses	Statewide Responses
Cemeteries/burial places	35%	35%
Pre-historic archaeological sites	20%	18%
Historic archaeological sites	35%	36%
Sacred spaces/religious properties	18%	18%
Transportation infrastructure	6%	7%
Residential neighborhoods	30%	30%
Downtown commercial districts	34%	31%
Public buildings	27%	21%
Institutional buildings	8%	6%
Educational buildings	8%	7%
Agricultural properties	8%	18%
Industrial areas	8%	5%
Landscapes	20%	27%
Recreational places	12%	13%
None of these should be preserved	0%	0%
Other (please specify)	8%	9%



Q7. What types of places do you think are most threatened in your community? Select no more than 3.	Focus Area Responses	Statewide Responses
Places that reflect local/regional history and culture	41%	43%
Buildings constructed from 1960 through the early 1980s	14%	10%
Archaeological sites	16%	14%
Places associated with underrepresented histories (for example, African American, LGBTQ+, specific ethnic/racial communities)	23%	24%
Recreational places (for example, amusement parks, swimming pools, etc.)	12%	11%
Older industrial areas	18%	15%
Traditional downtown shopping/commercial areas	38%	33%
Residential areas built before 1950	23%	24%
Planned suburban housing developments/neighborhoods built after 1950	1%	2%
Religious buildings/sacred spaces	18%	14%
Agricultural buildings/landscapes	13%	27%
Unusual and/or landmark buildings	28%	28%
Cemeteries/burial places	12%	14%
Other (please specify)	5%	6%

Q8. Thinking about your response to the above question, what do you think is threatening those places? Select all that apply.	Focus Area Responses	Statewide Responses
Development pressures (rural, suburban, urban, etc.)	59%	65%
Gentrification	18%	19%
Changes in community demographics (aging populations, loss of population, etc.)	44%	39%
Vacancy/disinvestment/deferred maintenance	58%	50%
Lack of local protection/regulation	42%	43%
Local zoning practices	17%	24%
Little or no interest in historic preservation	46%	46%
Few or no preservation advocate(s)	32%	27%
Misguided or misinformed development (parking lots, housing density, widescale demolition)	36%	39%
Interest in preservation but don't know where to start	13%	14%
Other (please specify)	10%	11%



Q10. Choose up to 5 things that you think would encourage and/or assist historic preservation efforts where you live.	Focus Area Responses	Statewide Responses
Increased public funding for historic preservation.	67%	72%
Municipal employees with greater knowledge of local, state, and/or federal preservation programs.	45%	41%
Access to knowledgeable technical experts.	19%	18%
Access to qualified contractors and tradespeople.	22%	21%
Access to reputable and easy-to-understand online resources.	26%	23%
Local ordinances/regulation to protect older and historic places.	47%	48%
Informed elected officials knowledgeable about historic preservation.	49%	46%
Increased public awareness of the older and historic places in the community.	59%	59%
Adding more properties to the National Register of Historic Places.	17%	15%
Gathering and maintaining up-to-date information about older and historic places, including archaeological sites.	32%	28%
Identification and preservation of places associated with underrepresented history.	23%	25%
Connecting preservation with sustainability, economic development, and planning.	50%	52%
Other (please specify)	4%	4%

Q11. When you think about needing more funding/money for historic preservation, what 3 specific things would you like to have?	Focus Area Responses	Statewide Responses
Financial support for private residential property owners.	27%	30%
More money to history/preservation organizations and municipalities for construction projects.	47%	45%
Expand access the Pennsylvania Historic Preservation Tax Credit for income-producing properties.	25%	28%
Funding for preservation plans to help manage change in communities.	32%	31%
Money for surveys to identify historic places in a community.	20%	18%
Funding to support or restart local preservation networks and advocates.	25%	26%
Financial support for municipalities interested in starting a historic preservation program.	29%	28%
Grant or other incentive to preserve specific threatened resources.	49%	52%
Funding for local training programs for municipal employees, tradespeople, contractors, etc.	23%	21%
Other (please specify)	5%	5%



Q12. If you think education about and greater awareness of historic preservation is important, what 3 tools do you think would be most useful?	Focus Area Responses	Statewide Responses
Specific and replicable examples of successful preservation construction projects.	52%	47%
Specific and replicable examples about community archaeology projects.	18%	12%
Case studies of successful preservation planning efforts or save a threatened resource.	34%	38%
User and resource guides for finding information, researching a historic property, using state or federal preservation programs, etc.	56%	58%
Toolkits for preserving specific types of historic places, like agricultural buildings or cemeteries.	36%	40%
Toolkit for talking about historic preservation and the importance of historic places.	31%	35%
101-type information about historic preservation, including vocabulary, state and federal laws, etc.	35%	34%
101-type information about archaeology, including vocabulary, types of sites, etc.	12%	9%
I don't think education/awareness is important.	0%	0%
Other (please specify)	6%	6%

Q14. Did you know that Pennsylvania has a state preservation agency, the Pennsylvania State Historic Preservation Office (PA SHPO)?	Focus Area Responses	Statewide Responses
Yes	75%	70%
I think so, but I'm not sure	9%	12%
No	16%	18%
Other (please specify)	2%	1%

Themes & Issues Summary

Analysis of the data compiled through the statewide planning process:

- The three top historic preservation themes for Region 2 are: planning, community, and sustainability.
- The three top historic preservation issues for Region 2 are: reuse, development, and funding.
- Local stakeholders in Focus Area 2 want more coordination and collaboration of sustainable development and preservation, including adaptive reuse incentives.
- The coming decade should link historic preservation with the preservation of open space and the environment to expand support for both.
- Stakeholders also want the inclusion of voices not usually represented in historic preservation. Smart growth should be promoted through HARBS and sensitive development plans.