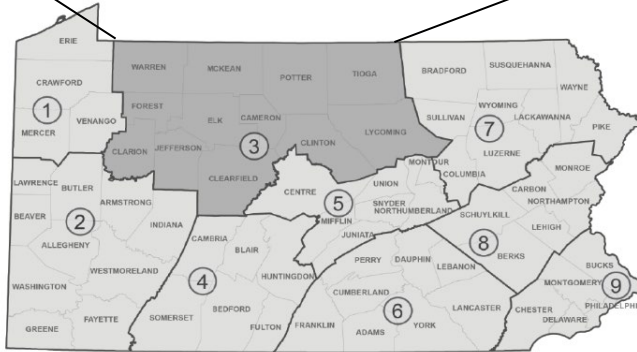
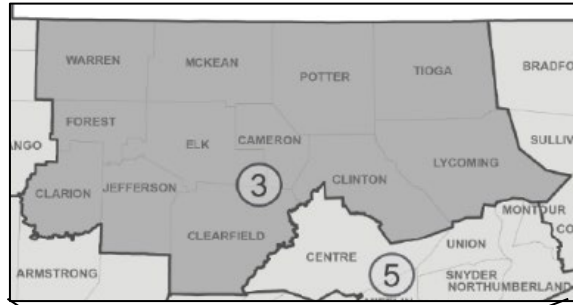




Focus Area 3

Cameron
Clarion
Clearfield
Clinton
Elk
Forest
Jefferson
Lycoming
McKean
Potter
Tioga
Warren



Demographic Profile

Key Findings and Conclusions

- There are 345 municipalities in the focus area including six cities: Williamsport, St. Mary’s, Warren, Lock Haven, Bradford, and Du Bois.
- The focus area’s population was stagnant between 1960-2000, except for mild increases in 1980 and 2000. Since 2000 the focus area has been slightly decreasing. Since 2000, the population decreased by 31,407, or a 6% decrease.
- The majority of the population is distributed amongst small communities, with 332 (97%) of municipalities having populations of 5,000 or less. 298 (86%) of those communities have populations of less than 2,500.
- The focus area’s population is predominantly White/Caucasian, with White Alone (Non-Hispanic or Latino) representing 93% of the total focus area population.
- Forest County is by far the most diverse county by non-white residents as a percentage of total population.
- Cities typically have a higher proportion of nonwhite residents than boroughs or townships within the focus area.
- Poverty within this focus area (13%) is higher than the statewide average (12%). However, this poverty is not evenly distributed. Cities and boroughs in the focus area have high poverty rates of 20% and 16%, while townships have a lower rate of 11%.
- Homeownership rates are mixed throughout the region. Historically, most of the region’s municipalities have had homeownership rates that exceed the statewide average of 69%. This trend has continued, with the current focus area homeownership rate at 74%.

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.
- The proportion 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 may present economic challenges to property maintenance, investment, and revitalization efforts.
- The relatively small size of the 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 12-county region was 492,900, or 4% of the total population of Pennsylvania.
- There are 6 cities within the region: Williamsport, St. Mary’s, Warren, Lock Haven, Bradford, and Du Bois.
- Lycoming County has the highest population in the focus area. Cameron County is the smallest county in both the focus area and in Pennsylvania at just 4,547.

Total Population:

	Cameron	Clarion	Clearfield	Clinton	Elk	Forest	Jefferson	Lycoming	McKean	Potter	Tioga	Warren
City	n/a	n/a	7,510	8,180	12,738	n/a	n/a	27,754	7,849	n/a	n/a	9,404
Borough	1,961	10,566	15,016	6,900	6,443	428	18,437	23,432	9,407	5,689	13,169	3,474
Township	2,586	26,672	57,994	22,442	11,809	6,545	26,097	63,002	23,176	10,707	27,876	25,709
TOTAL	4,547	37,238	80,520	37,450	30,990	6,973	44,534	114,188	40,432	16,396	41,045	38,587

- As this focus area contains some of the most rural counties in Pennsylvania, most of the municipalities have very small populations, with 332 (97%) having populations of 5,000 or less. Just 4 have populations over 10,000: Williamsport City, St. Mary’s City Sandy Township, and Loyalsock Township.
- Williamsport City has the highest population among municipalities in the region at 27,754. However, the population has been decreasing.

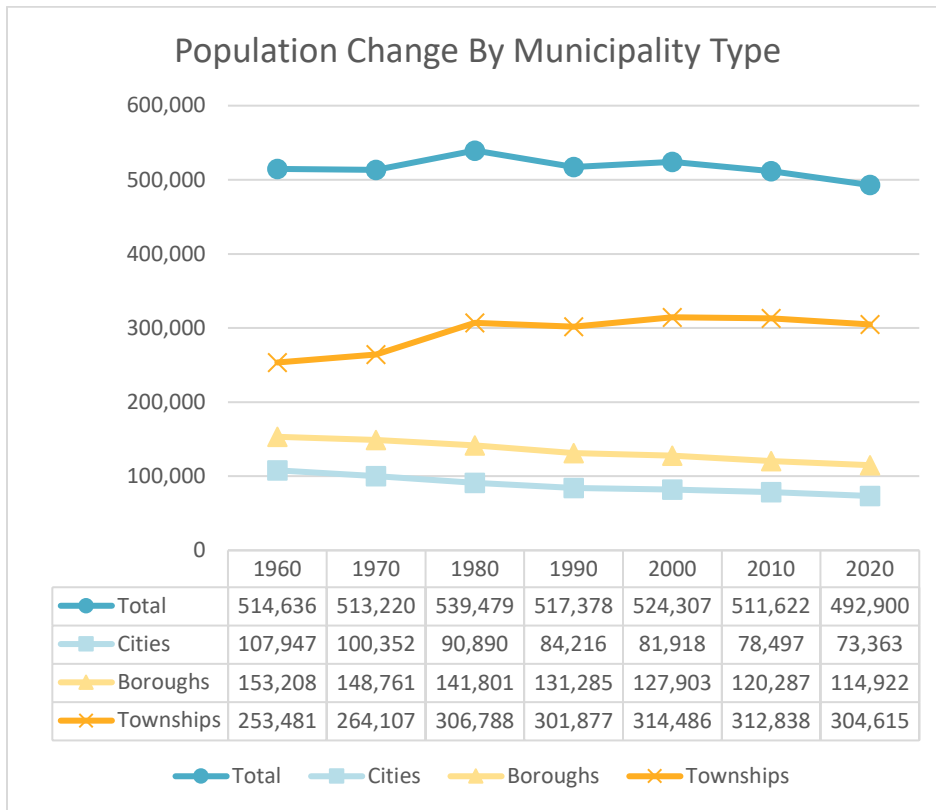
Number of Municipalities by Population:

	Focus Area 3	Cameron	Clarion	Clearfield	Clinton	Elk	Forest	Jefferson	Lycoming	McKean	Potter	Tioga	Warren
<2,500	298	7	32	39	26	9	8	30	41	17	30	35	24
2,500 to 4,999	34	0	2	6	2	2	1	3	8	4	0	4	2
5,000 to 9,999	8	0	0	3	1	0	0	1	1	1	0	0	1
>10,000	4	0	0	1	0	1	0	0	2	0	0	0	0
TOTAL	344	7	34	49	29	12	9	34	52	22	30	39	27



Population Trends 1960-2020

- The focus area’s population was stagnant between 1960-2000, except for mild increases in 1980 and 2000. Since 2000 the focus area has been slightly decreasing. Since 2000, the population decreased by 31,407, or a 6% decrease.
- Following a pattern seen in many other focus areas across Pennsylvania, population in cities and boroughs has decreased, while population in townships has increased. Since 1960, cities have decreased by 32%, boroughs have decreased by 25%, and townships have increased by 20%.
- This has meant that the proportion of focus area residents living in townships has grown. In 1960, 49% of focus area residents lived in townships, while today 62% of focus area residents live in townships, most of which have small populations.



Homeownership

- Overall, the focus area’s homeownership rate (74%) is above the statewide average (69%).
- However, this varies by municipality. The homeownership rate is lowest in the focus area’s cities at 53.3%, higher within boroughs at 65.1%, and highest in townships, where it is 84%. As most residents live in townships, this brings up the average homeownership rate.
- Forest County has one of the highest county homeownership rates in Pennsylvania at 84.6%. Clinton and Lycoming counties are the lowest in the focus area, but both are still higher than the statewide average.

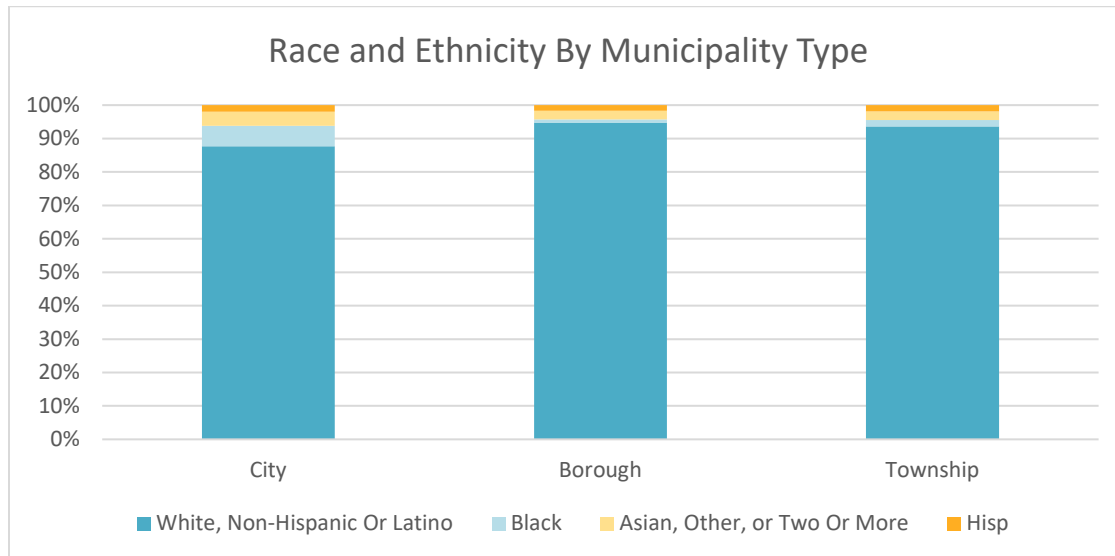
	Focus Area 3	Cameron	Clarion	Clearfield	Clinton	Elk	Forest	Jefferson	Lycoming	McKean	Potter	Tioga	Warren
Homeownership Rate	74.3%	71.2%	70.8%	77.7%	70.1%	79.9%	84.6%	75.4%	69.5%	76.0%	78.7%	75.3%	77.8%



Race and Ethnicity

- The focus area’s population is predominantly White/Caucasian, with White Alone (Non-Hispanic or Latino) representing 93% of the total focus area population. This is above the state average of 75% White Alone (Non-Hispanic or Latino).
- Forest County is by far the most racially and ethnically diverse in the region. In Forest County, White Alone (Non-Hispanic or Latino) made up just 72% of the population, which is below the state average. The county has the largest Black population in the focus area by a large margin, at 18%. It also has the highest Hispanic and Latino population, and the highest population identifying as Asian, Other Race, and Two or More Races.
- Elk and Jefferson counties are the least diverse, both with over 96% White Alone (Non-Hispanic or Latino), under 1% Black Alone, around 1% Hispanic or Latino, and around 2% Asian, Other or Two or More Races.
- Though this region is predominantly White, the focus area’s cities are slightly more diverse. In cities, 6% of the focus area population is black, while across the focus area, the population is only 2% black.

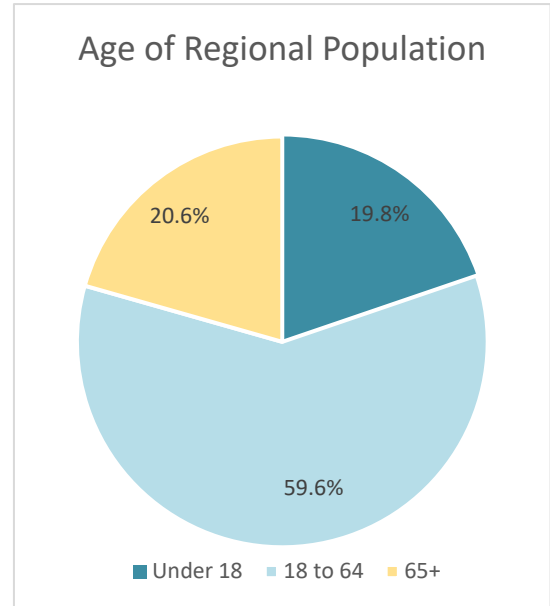
	Focus Area 3	Cameron	Clarion	Clearfield	Clinton	Elk	Forest	Jefferson	Lycoming	McKean	Potter	Tioga	Warren
White, Non-Hispanic Or Latino	93.0%	93.9%	95.2%	92.1%	94.6%	96.2%	72.0%	96.5%	89.2%	92.6%	95.8%	95.9%	95.3%
Black	2.3%	0.1%	1.4%	2.4%	1.2%	0.6%	17.7%	0.4%	4.8%	2.2%	0.4%	0.8%	0.6%
Hispanic Or Latino	1.9%	1.3%	1.1%	3.1%	1.7%	0.9%	5.3%	1.0%	2.2%	2.3%	1.5%	1.3%	1.2%
Asian, Other Race, or Two or More	2.8%	4.7%	2.2%	2.3%	2.5%	2.3%	5.0%	2.1%	3.9%	2.8%	2.3%	2.0%	2.9%
TOTAL	492,903	4,547	37,241	80,562	37,450	30,990	6,973	44,492	114,188	40,432	16,396	41,045	38,587





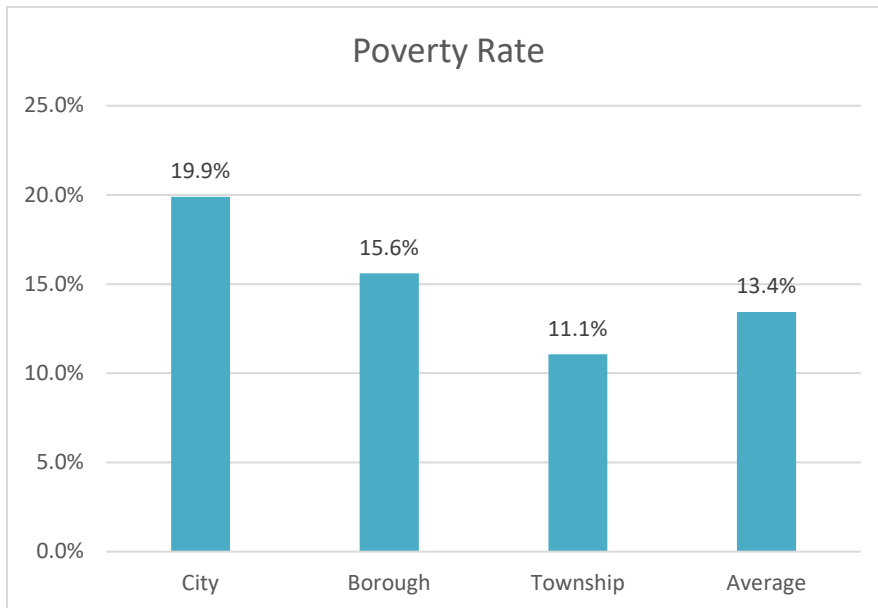
Age

- As of 2021, 60% of the focus area’s population was between 18-65; 20% was under 18, and 21% 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 population over 65.
- Cities within the focus area had a larger proportion of residents 18-64 (64%), and a lower proportion of residents over 65 (17%).
- Boroughs had a slightly higher proportion of residents under 18 (22%), while residents 18-64 and residents over 65 were both slightly lower than focus area averages.
- The focus area’s population over 65 has grown from 18% of the population in 2014 to 21% in 2021. This mirrors growth in the statewide population over 65.
- The median age has been increasing since 2010 across all counties. Most counties are above the statewide median age of 40.8, except for Clinton County at 39.7. The highest county median age in the focus area is Cameron County at 51.8.



Poverty

- Poverty within this focus area (13.4%) is higher than the statewide average (11.8%). However, this poverty is not evenly distributed. Cities and boroughs in the focus area have high poverty rates of 19.9% and 15.6%, while townships have a lower rate of 11.1%.
- Poverty rates also vary widely across the counties. Poverty is highest in Cameron County at 16.1% and Forest County at 16.7%. Elk and Warren counties are the only counties below the state average, at 9.3% and 11.5% 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

- As by far the most rural focus area, respondent priorities often differ from statewide responses in key ways.
- Around 60% of focus area respondents and statewide respondents selected that historic places ‘protect Pennsylvania’s unique stories and heritage for future generations.’ However, just 14% of focus area respondents thought that historic places ‘improve the beauty and quality of life in [their] community’, as compared to 25% statewide. In contrast, 32% of focus area respondents selected ‘They help sustain my community through heritage tourism’, which only 15% of statewide respondents selected.
- Respondents in this focus were most interested in prioritizing cemeteries and burial places, followed by downtown commercial districts, historic archaeological sites, and then public buildings.
- When asked which historic places they felt were most threatened, focus area respondents selected traditional downtown commercial and shopping areas, and places that reflect local/regional history and culture. They were much more likely than statewide residents to select downtown commercial areas and cemeteries. They were much less likely to select agricultural buildings and places associated with underrepresented histories.
- When asked about threats to these historic places, the statewide and focus area responses diverge sharply. Focus area respondents selected most ‘Vacancy/disinvestment/deferred maintenance’, ‘Changes in community demographics (aging populations, loss of population, etc.)’, and ‘Little or no interest in historic preservation’. All of these selections were significantly more common than in the statewide responses.
- Statewide, respondents were most likely to select funding as one thing that would assist historic preservation in their region. Focus area respondents were even more likely to say so at 82% of respondents. Focus area respondents were much less likely than statewide respondents to select ‘Local ordinances/regulation to protect older and historic places’. This tracks with focus area concerns over vacancy, as local regulations have less ability to impact historic places impacted by vacancy or disinvestment.
- Finally, focus area respondents were much less likely to know about PA SHPO than statewide respondents.

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 122 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.	32%	15%
They provide unique economic development opportunities.	18%	12%
They help teach and remind us about the past.	41%	40%
They protect Pennsylvania’s unique stories and heritage for future generations.	59%	64%
They encourage sustainable, walkable, ‘green’ communities.	4%	10%
They improve the beauty and quality of life of my community.	14%	25%
They are a big part of our community/regional identity.	22%	28%
Not sure / I haven't really thought about it before.	2%	0%
None of these / I don’t think they make valuable contributions.	1%	0%
Other (please specify)	1%	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	42%	35%
Pre-historic archaeological sites	21%	18%
Historic archaeological sites	34%	36%
Sacred spaces/religious properties	17%	18%
Transportation infrastructure	4%	7%
Residential neighborhoods	23%	30%
Downtown commercial districts	38%	31%
Public buildings	28%	21%
Institutional buildings	4%	6%
Educational buildings	5%	7%
Agricultural properties	9%	18%
Industrial areas	4%	5%
Landscapes	20%	27%
Recreational places	19%	13%
None of these should be preserved	0%	0%
Other (please specify)	5%	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	11%	10%
Archaeological sites	17%	14%
Places associated with underrepresented histories (for example, African American, LGBTQ+, specific ethnic/racial communities)	11%	24%
Recreational places (for example, amusement parks, swimming pools, etc.)	19%	11%
Older industrial areas	17%	15%
Traditional downtown shopping/commercial areas	49%	33%
Residential areas built before 1950	24%	24%
Planned suburban housing developments/neighborhoods built after 1950	1%	2%
Religious buildings/sacred spaces	5%	14%
Agricultural buildings/landscapes	10%	27%
Unusual and/or landmark buildings	25%	28%
Cemeteries/burial places	24%	14%
Other (please specify)	6%	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.)	26%	65%
Gentrification	7%	19%
Changes in community demographics (aging populations, loss of population, etc.)	56%	39%
Vacancy/disinvestment/deferred maintenance	61%	50%
Lack of local protection/regulation	30%	43%
Local zoning practices	11%	24%
Little or no interest in historic preservation	49%	46%
Few or no preservation advocate(s)	31%	27%
Misguided or misinformed development (parking lots, housing density, widescale demolition)	18%	39%
Interest in preservation but don't know where to start	19%	14%
Other (please specify)	11%	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.	82%	72%
Municipal employees with greater knowledge of local, state, and/or federal preservation programs.	42%	41%
Access to knowledgeable technical experts.	20%	18%
Access to qualified contractors and tradespeople.	30%	21%



Access to reputable and easy-to-understand online resources.	22%	23%
Local ordinances/regulation to protect older and historic places.	34%	48%
Informed elected officials knowledgeable about historic preservation.	43%	46%
Increased public awareness of the older and historic places in the community.	57%	59%
Adding more properties to the National Register of Historic Places.	8%	15%
Gathering and maintaining up-to-date information about older and historic places, including archaeological sites.	25%	28%
Identification and preservation of places associated with underrepresented history.	24%	25%
Connecting preservation with sustainability, economic development, and planning.	53%	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.	36%	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.	36%	31%
Money for surveys to identify historic places in a community.	19%	18%
Funding to support or restart local preservation networks and advocates.	29%	26%
Financial support for municipalities interested in starting a historic preservation program.	24%	28%
Grant or other incentive to preserve specific threatened resources.	53%	52%
Funding for local training programs for municipal employees, tradespeople, contractors, etc.	11%	21%
Other (please specify)	4%	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.	46%	47%
Specific and replicable examples about community archaeology projects.	17%	12%
Case studies of successful preservation planning efforts or save a threatened resource.	24%	38%
User and resource guides for finding information, researching a historic property, using state or federal preservation programs, etc.	59%	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.	35%	35%
101-type information about historic preservation, including vocabulary, state and federal laws, etc.	39%	34%
101-type information about archaeology, including vocabulary, types of sites, etc.	11%	9%
I don't think education/awareness is important.	0%	0%
Other (please specify)	1%	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	60%	70%
I think so, but I'm not sure	21%	12%
No	20%	18%
Other (please specify)	0%	1%



Themes & Issues Summary

Analysis of the data compiled through the statewide planning process:

- The three top historic preservation themes for Region 3 are: community, education, and incentives.
- The three top historic preservation issues for Region 3 are: access, funding, and apathy.
- Residents of Focus Area 3 believe preservation can increase community pride, a “sense of place” and awareness of the significance of historic places and opportunities for interconnectedness between preservation, education, tourism, marketing, and promotion of the region.
- A preservation approach to revitalization initiatives should promote intervention before buildings reach the blighted threshold.
- Communities in this focus area need assistance in grant writing, planning, and preservation training as well as funding to increase capacity.