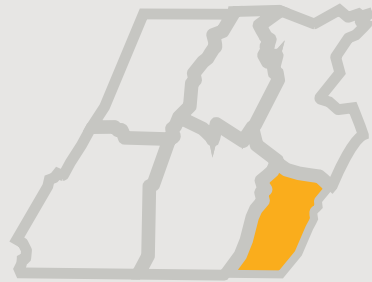


PART 2

Comprehensive Plan for the Southern Alleghenies Region

JUNE 2018

Fulton
County



ALLEGHENIES
AHEAD



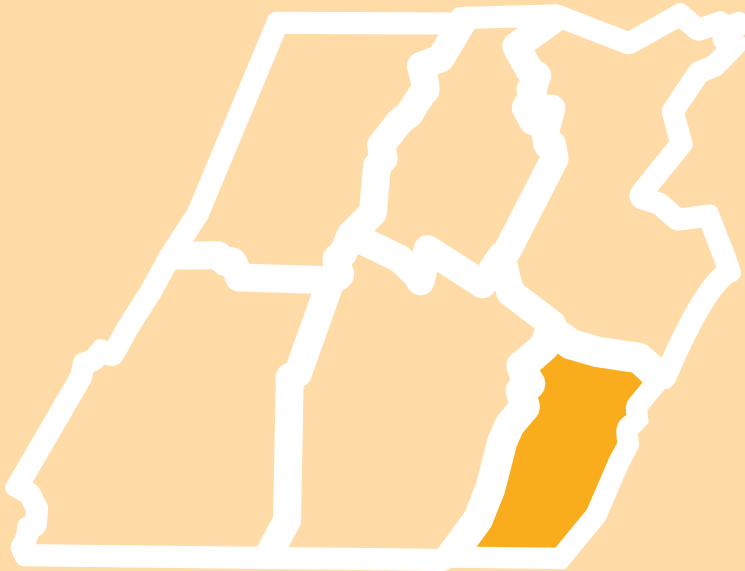


PART 2

Comprehensive Plan for the Southern Alleghenies Region

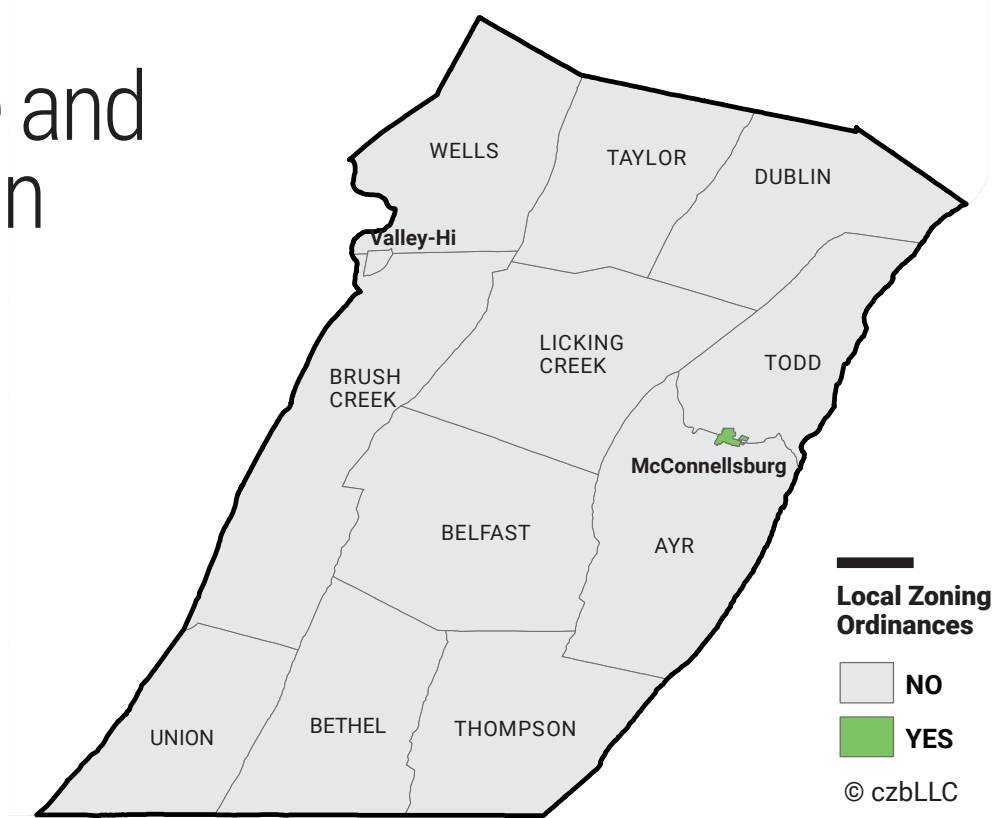
JUNE 2018

Fulton 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**

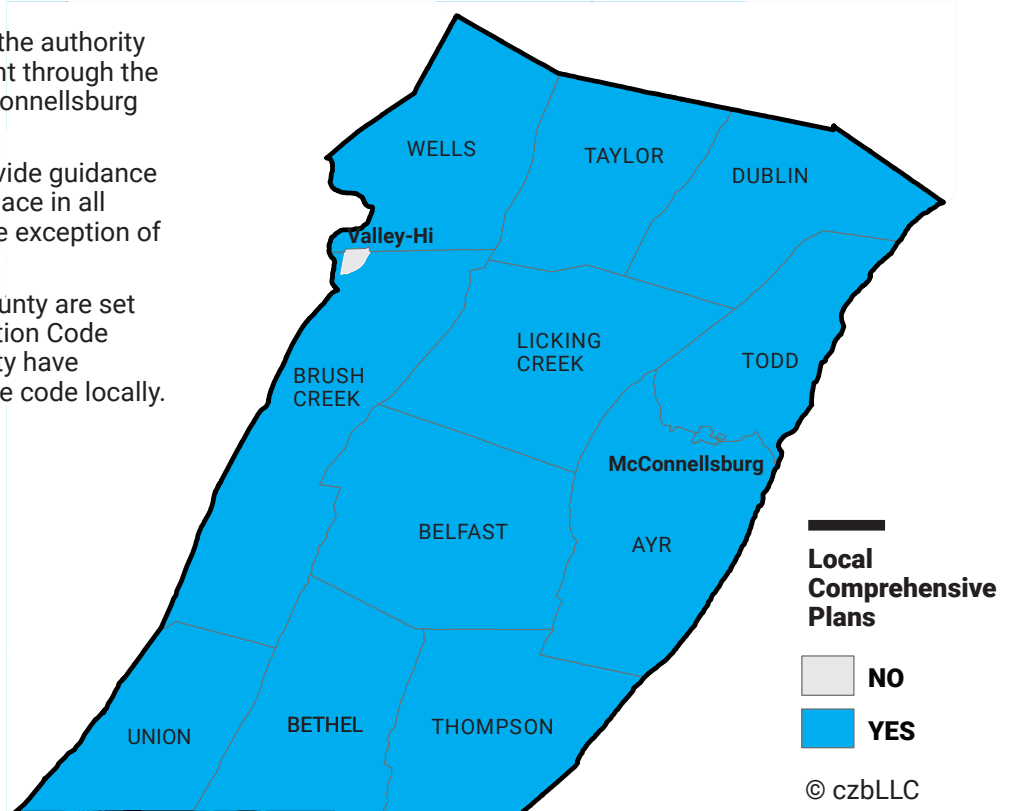
1 Land Use and Regulation



Municipalities in Pennsylvania have the authority to regulate land use and development through the adoption of zoning codes. Only McConnellsburg Borough currently has such a code.

Local comprehensive plans that provide guidance on land use issues are currently in place in all Fulton County municipalities with the exception of Valley-Hi Borough.

Construction standards in Fulton County are set by Pennsylvania's Uniform Construction Code (UCC). All municipalities in the county have elected to administer and enforce the code locally.

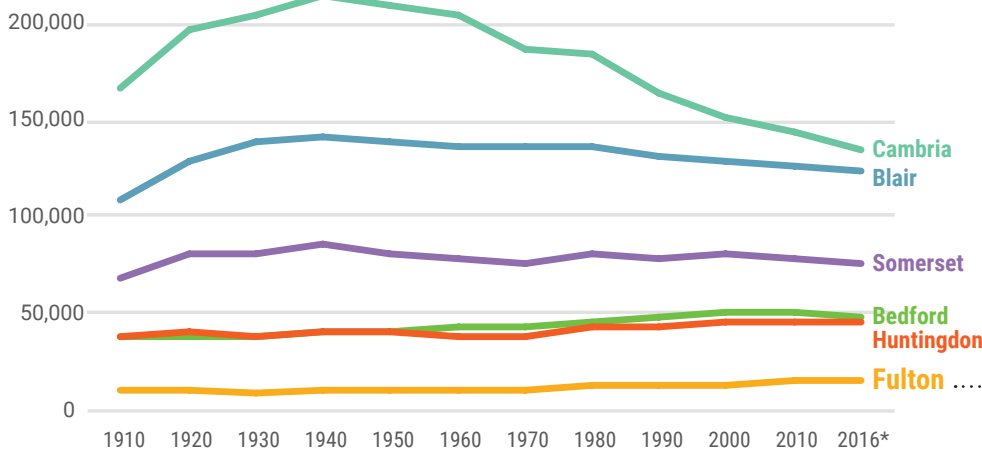


2 Population and Demographics

Fulton County’s historical population peak occurred with the 2010 Census, which counted just under 15,000 residents. Recent estimates show a small decline since then.

Within Fulton County, population change since 2000 has been highly variable. Taylor Township and Valley-Hi Borough have declined by more than 10%, while Todd, Union, and Thompson townships have grown by more than 10%. Most jurisdictions have experienced modest growth or decline.

Regional Population Trends, 1910-2016

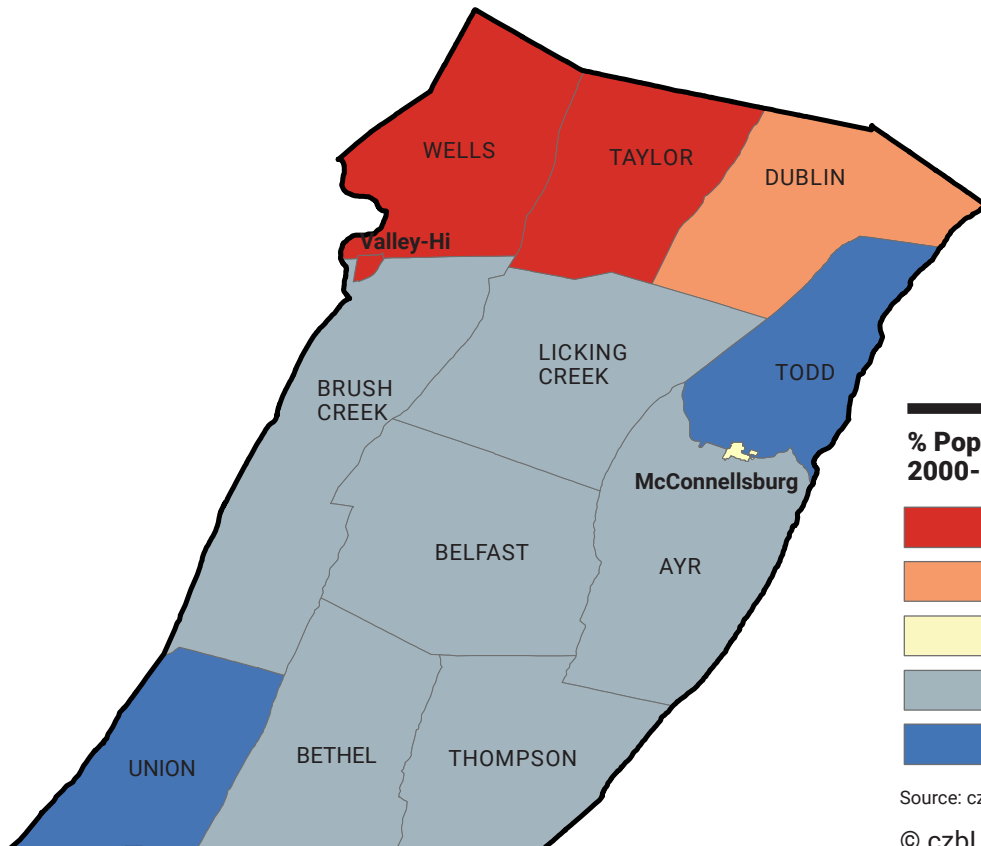


Source: czbLLC analysis of U.S. Census Bureau data.

Population Trends, Fulton County, 1910-2016

1910	9,703
1920	9,617
1930	9,231
1940	10,673
1950	10,387
1960	10,597
1970	10,776
1980	12,842
1990	12,837
2000	14,261
2010	14,845
2016*	14,640

* Estimate

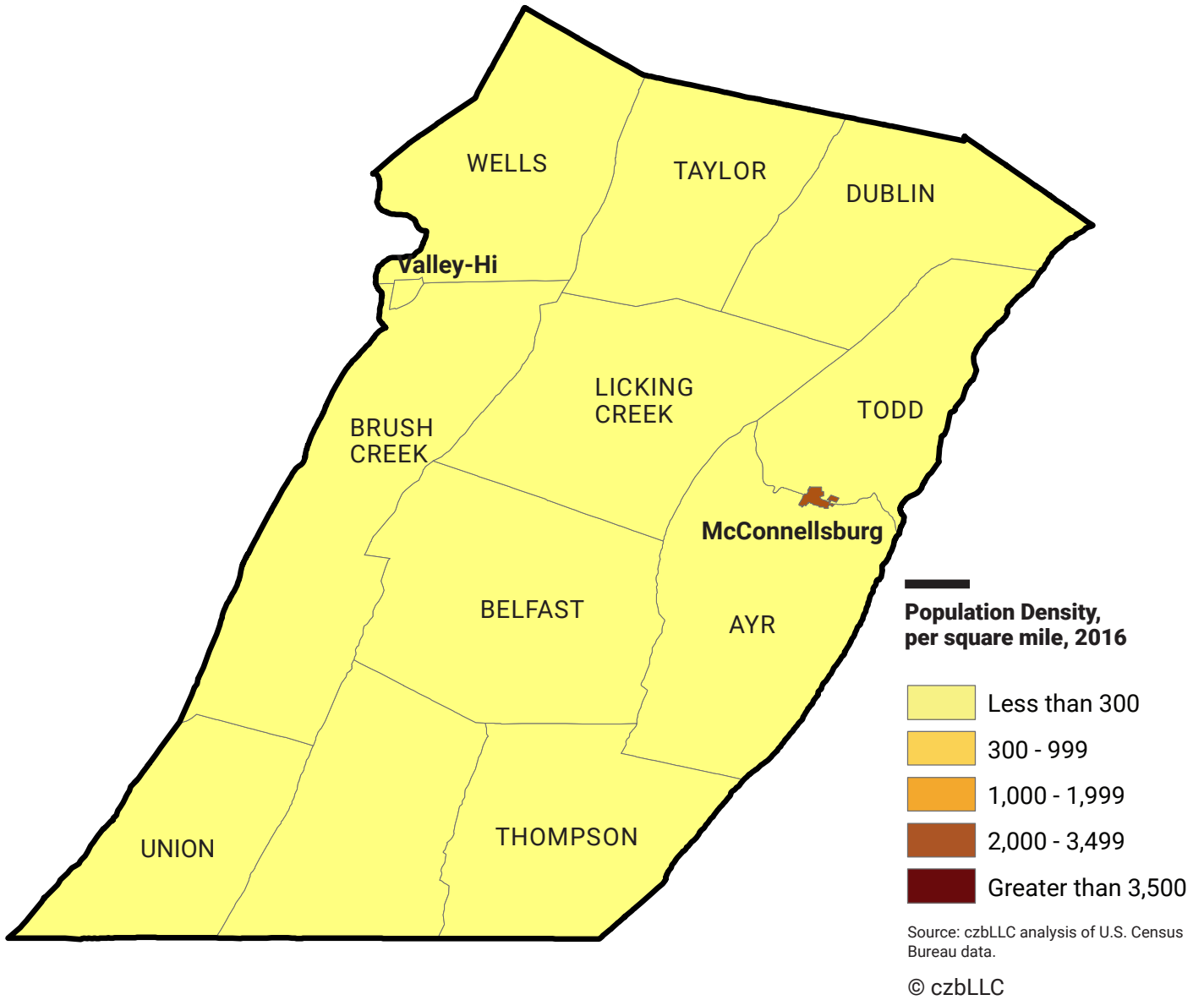


% Population Change, 2000-2016

- Greater than 10% **loss**
- -2.5% to -10%
- -2.4% to 2.4%
- 2.5% - 10%
- Greater than 10% **gain**

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	137,762	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
14,640	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.

Median household income has remained steady in Fulton County since 2000 and educational attainment levels have improved. Unlike other counties in the region, poverty levels have grown only slightly.

3 Housing

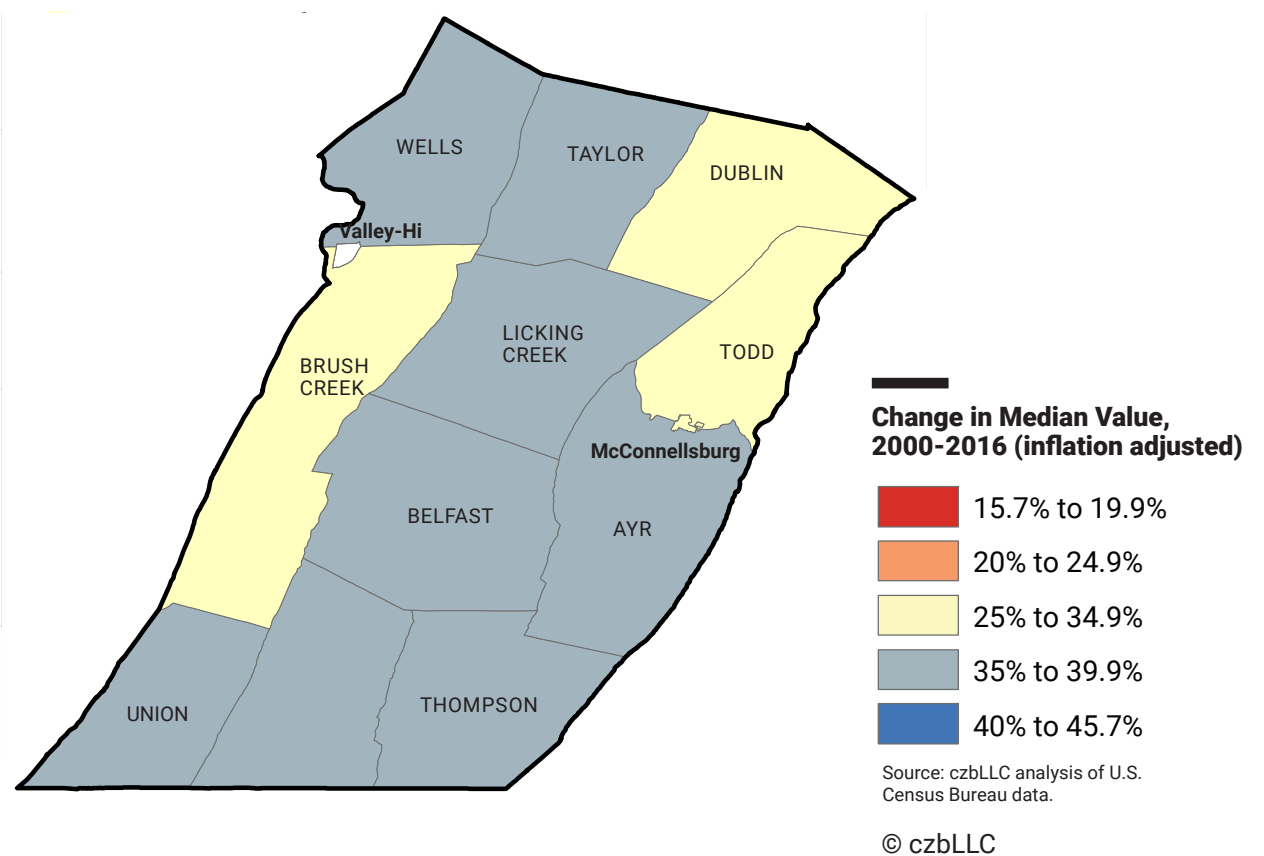
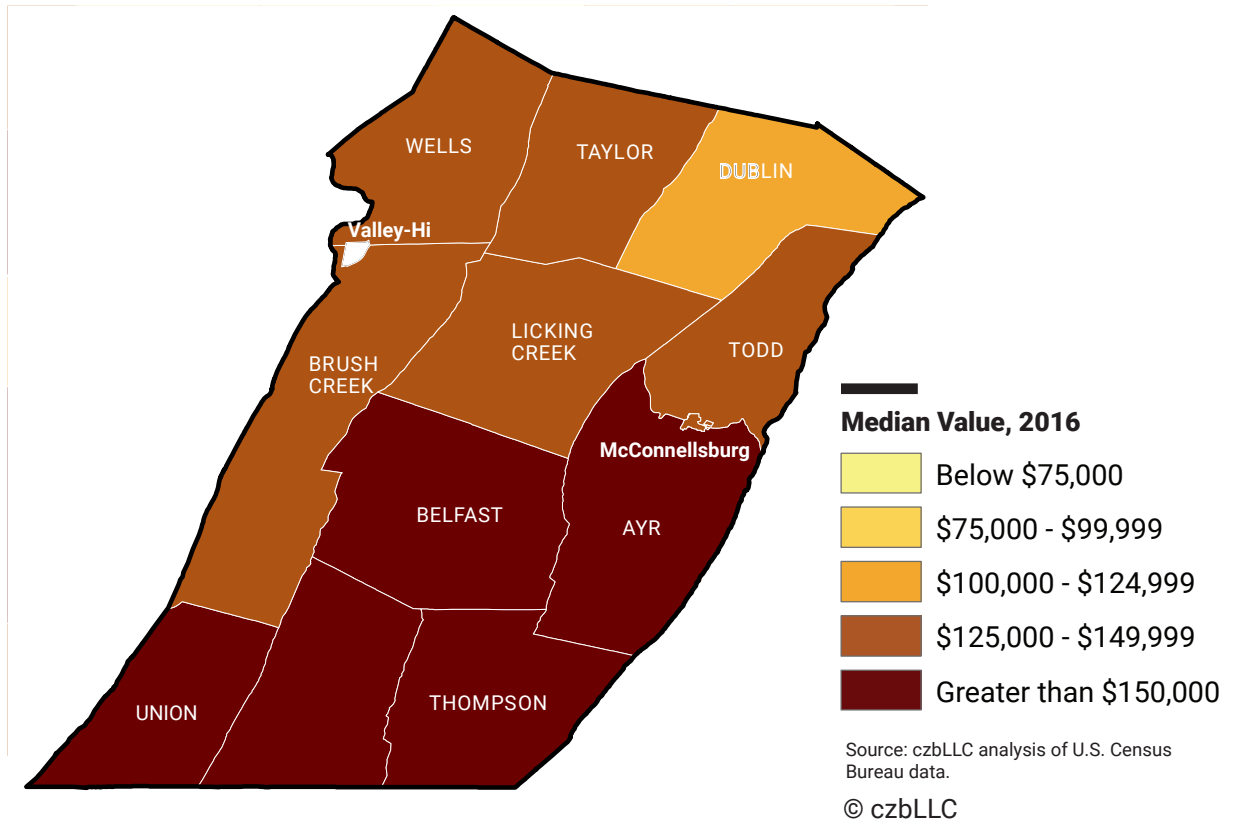
Fulton County has the region's most modern housing stock, with 26% of all units (homes and apartments) having been developed since 1990 – a number that exceeds the share of units built before 1939. Across units of all ages, 78.3% are owner-occupied – giving Fulton one of the region's highest homeownership rates.

The median value of owner-occupied homes in Fulton County is the highest in the region at \$151,700, and all municipalities have experienced at least modest growth in value since 2000 when inflation is accounted for. An influx of retirees from metropolitan areas and a high concentration of seasonal properties in some communities influence property value patterns, especially in the southern part of the county.

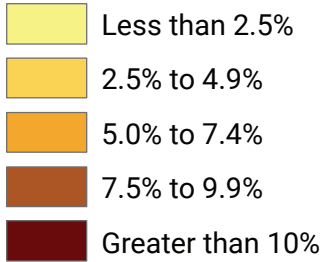
Housing Characteristics, 2016

		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

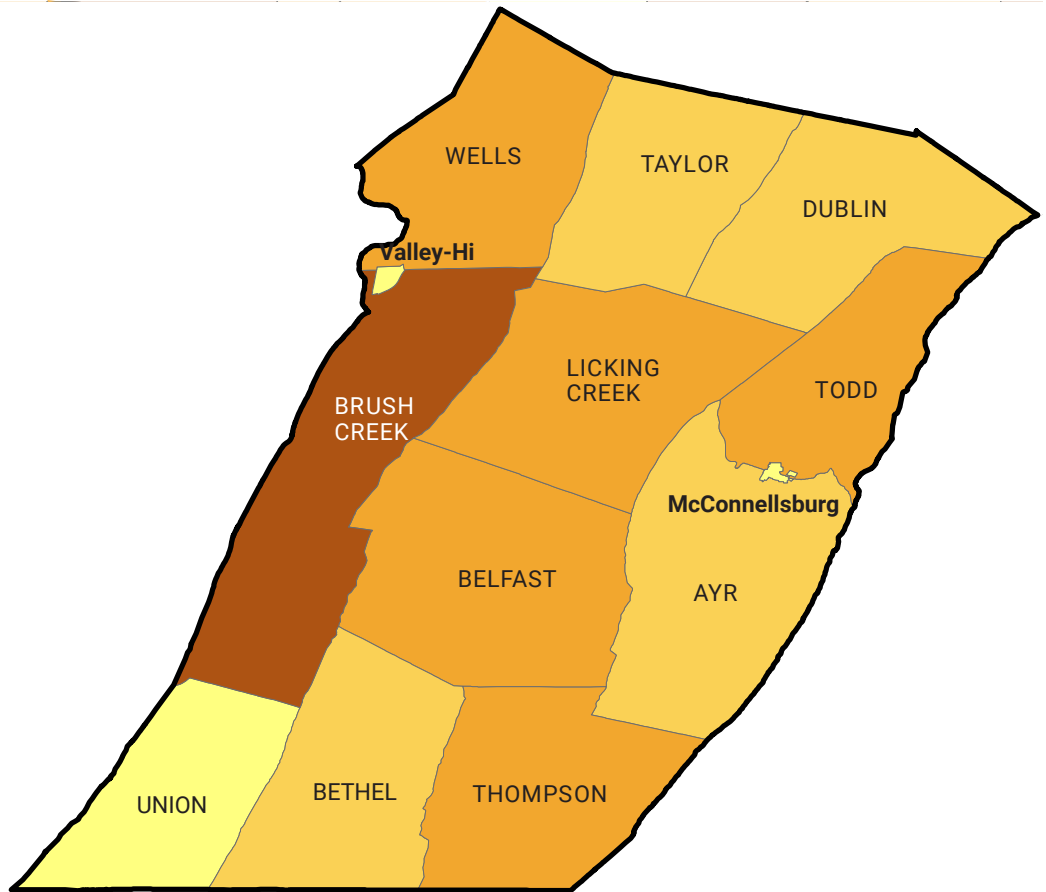
Source: czbLLC analysis of U.S. Census Bureau data.



Abandonment Rate, 2016



© czbLLC



With a value-to-income ratio of 3.1, housing in Fulton County is broadly affordable to working households and families (markets with ratios above 4.0 become harder for the median household to afford).

However, the number of low-income households that rent in the county exceeds the number of units that such households can afford, resulting in a gap of around 230 affordable rental units.

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

Despite being the region's most rural county, Fulton County has the highest percentage of civilian workers who are employed in the manufacturing sector due to the economic influence of a few major companies. Other major employment sectors include educational and health services, and retail trade.

Current plans and initiatives related to economic development in Fulton County are included in the Southern Alleghenies CEDS (Comprehensive Economic Development Strategy).

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.

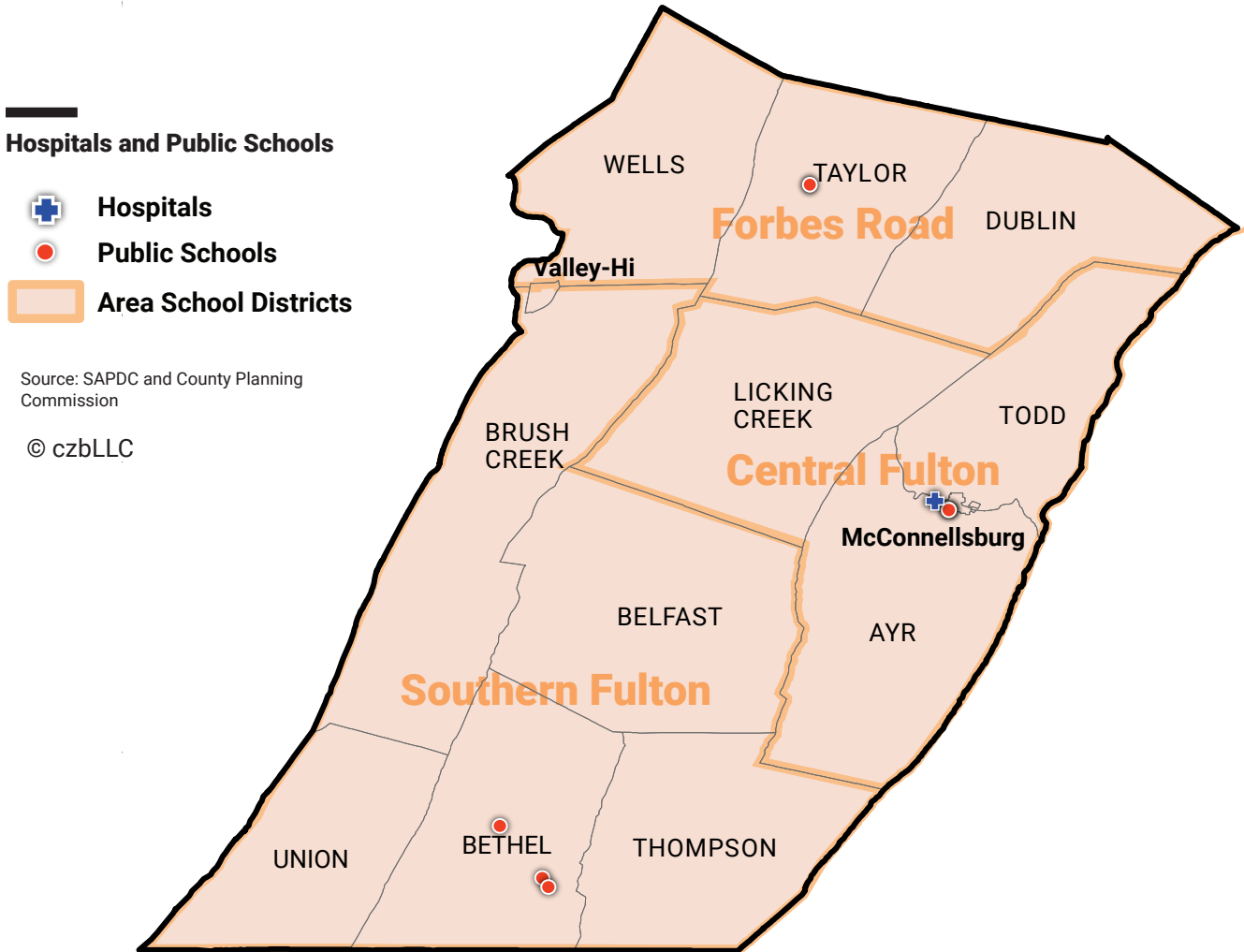
5 Transportation and Mobility

Transportation planning and investment in Fulton County is guided by the Southern Alleghenies Planning & Development Council (SAPDC), which serves as the state-designated Rural Planning Organization (RPO) for Bedford, Fulton, Huntingdon, and Somerset counties.

RPO plans include the Southern Alleghenies Transportation Improvement Program (TIP), the Twelve Year Plan (TYP), and the Long Range Transportation Plan (LRTP). The LRTP has a current planning horizon of 2017-2041.

Other plans maintained by the RPO include a Regional Bicycle and Pedestrian Plan and a Coordinated Transit and Human Services Plan.

6 Community Facilities and Services



Public Schools

Public education (K-12) is provided to students in Fulton County by three school districts, all of which are fully contained within the county.

Health Centers

Fulton County Medical Center in McConnellsburg is a traditional hospital offering a department of emergency medicine as well as a variety of inpatient and outpatient services.

Senior Services

The Huntingdon-Bedford-Fulton Area Agency on Aging operates senior centers in the following Fulton County communities: Hustontown, McConnellsburg, and Warfordsburg.

Emergency Services

Law enforcement services are provided in Fulton County by the Pennsylvania State Police.

Fulton County's Emergency Management Agency 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 Fulton County through its West Penn Power subsidiary.

Three rural electric cooperatives also operate within parts of Fulton County: the Bedford Rural Electric Cooperative, the New Enterprise Rural Electric Cooperative, and the Valley Rural Electric Cooperative.

Heating Fuel

Approximately 40% of housing units in Fulton County use fuel oil or kerosene for heating, making this the dominant heating source in the county followed by electricity and wood. Utility gas heats fewer than 1% of homes in the county – the lowest share in the region.

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 four active community water systems in Fulton County. There are also five public sewer systems in the county.

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.

The 2015 Fulton County Hazard Mitigation Plan provides guidance on disaster and hazard management relating to infrastructure and utility systems.

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%

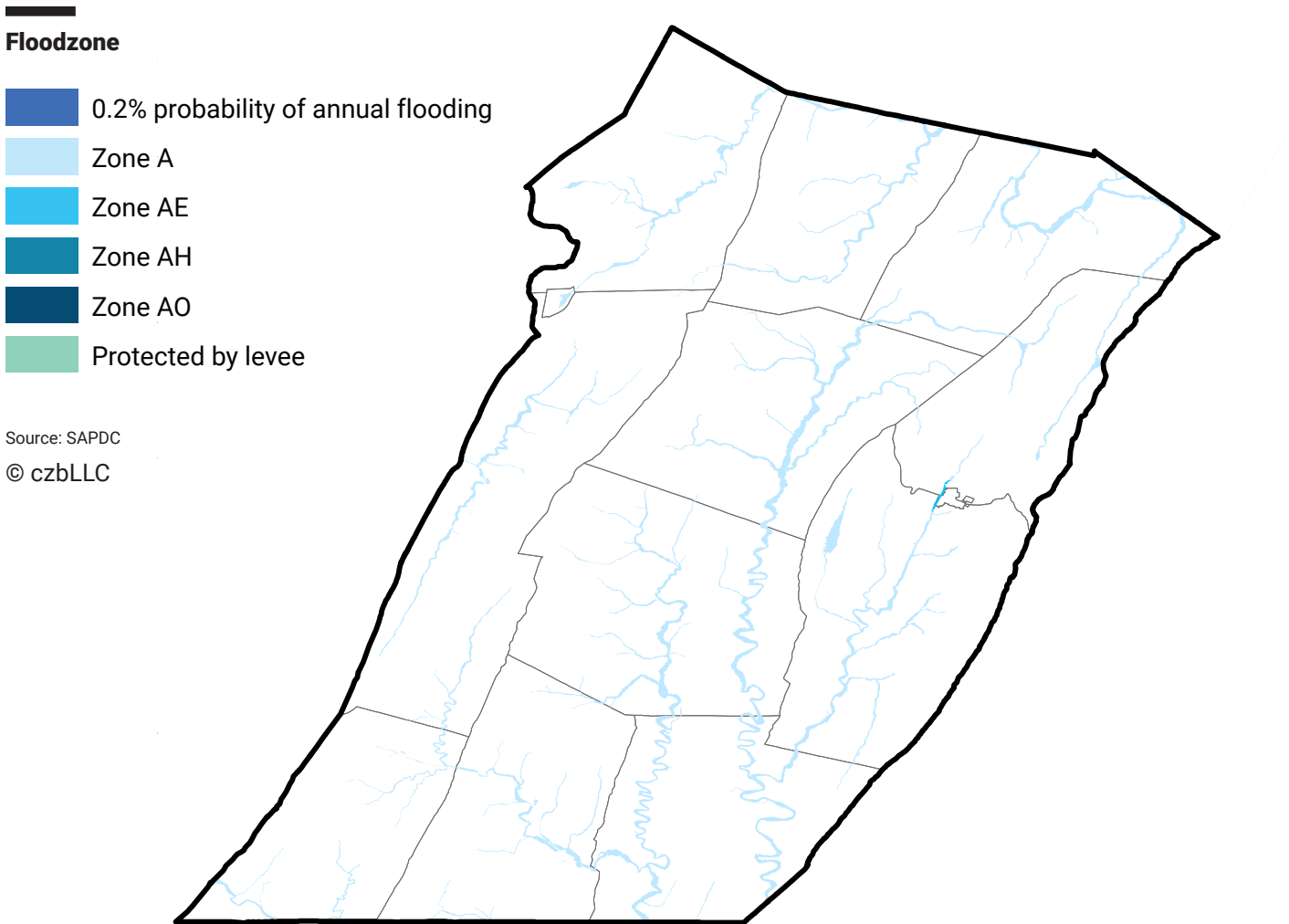
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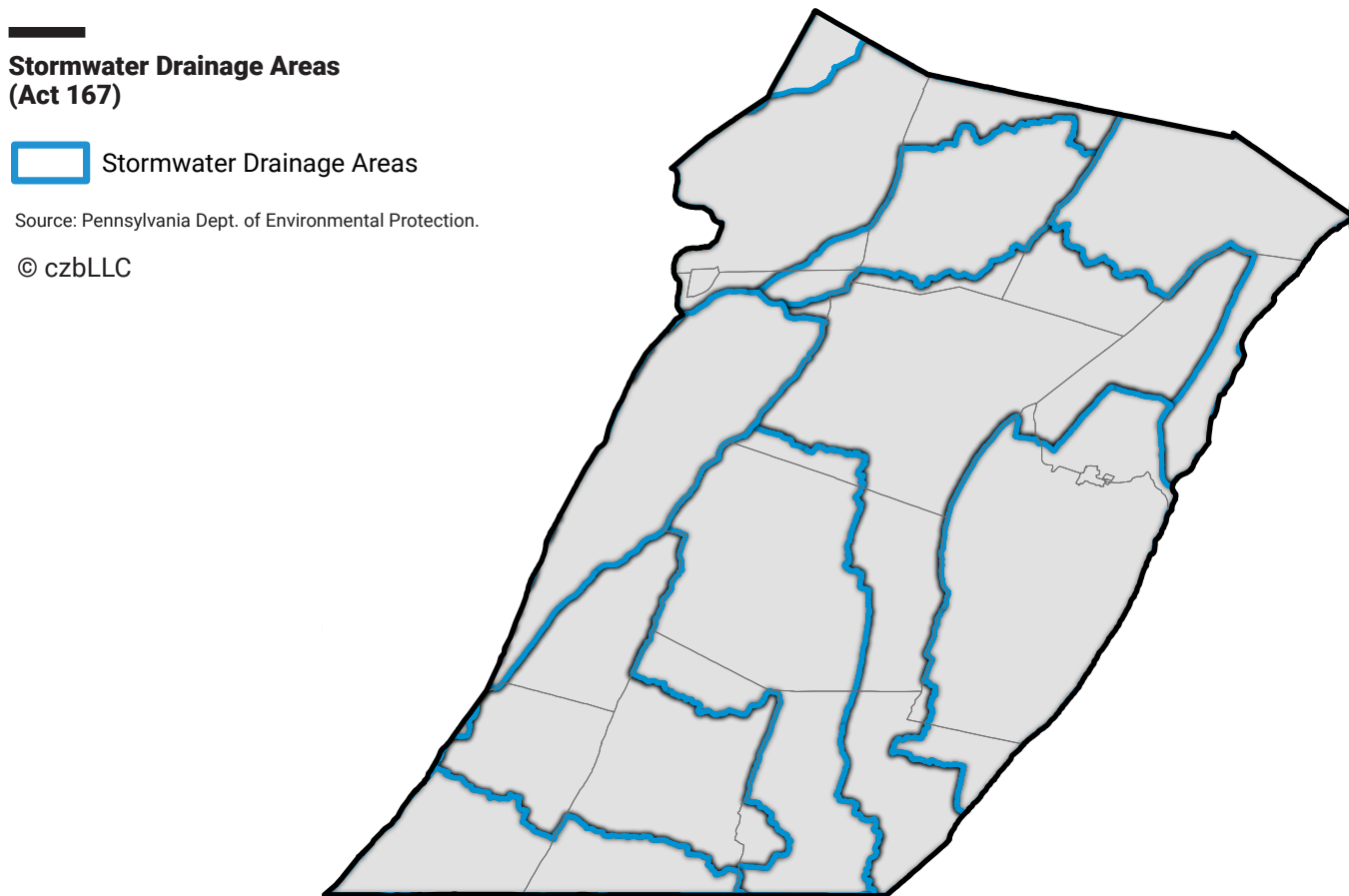
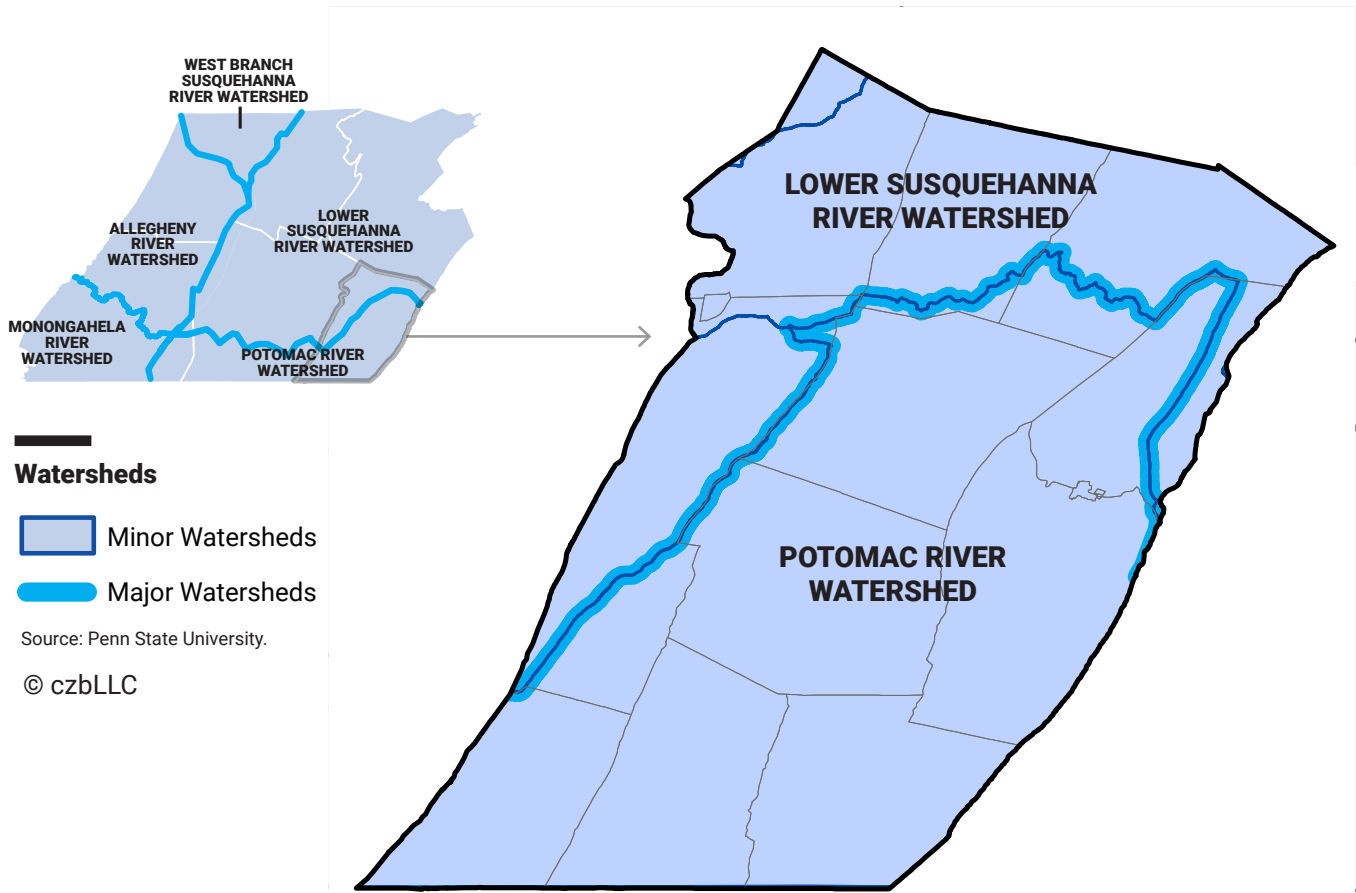
8 Environment and Natural Resources

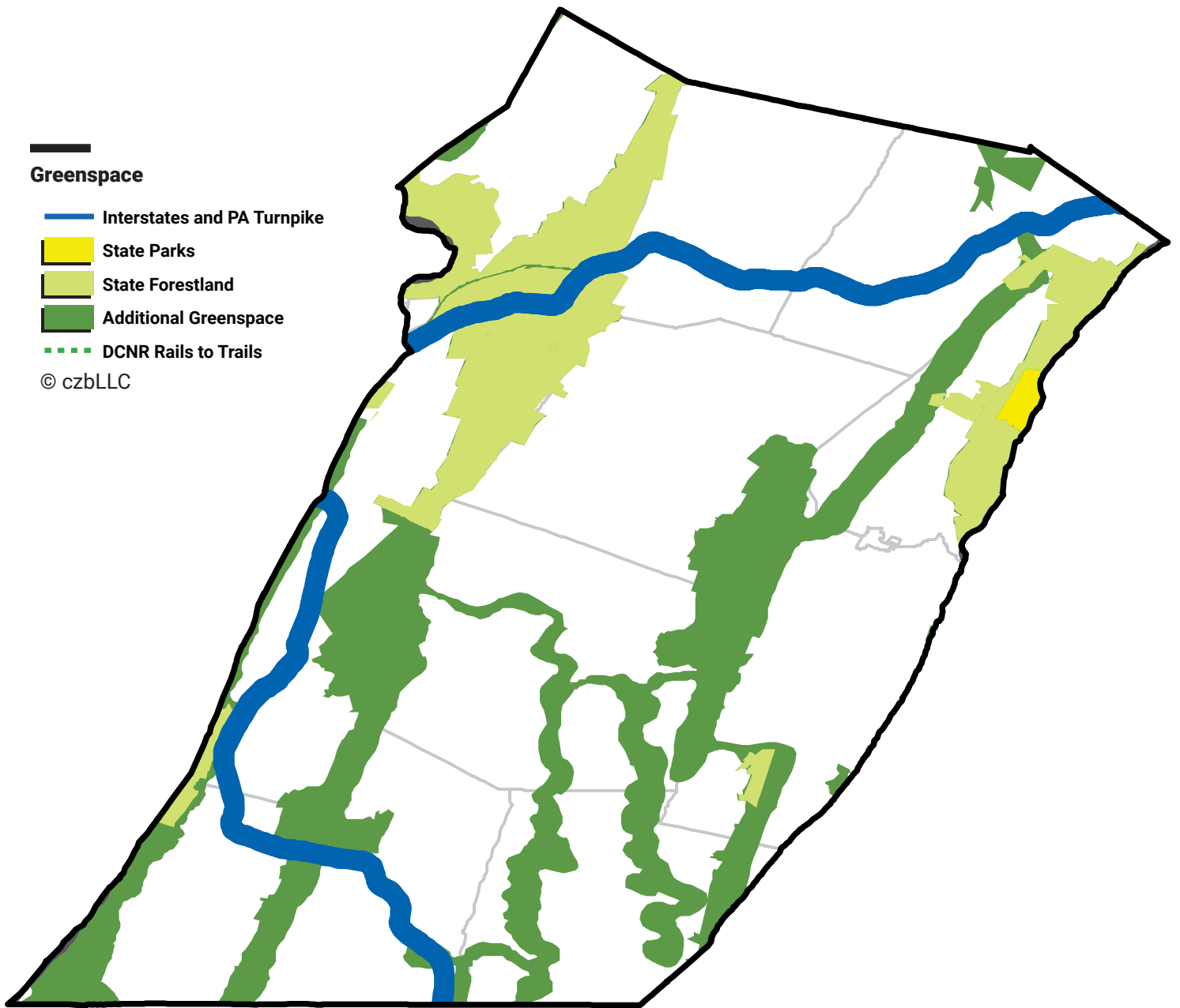
The provisions for municipal stormwater and floodplain management within Fulton County are regulated by Act 167, the Pennsylvania Stormwater Management Act, and Act 166, the Pennsylvania Floodplain Management Act.

Planning initiatives in the region and Fulton County that 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 asset include the Southern Alleghenies Greenways and Open Space Network Plan, The Old PA Pike Master Plan, the Regional Bicycle and Pedestrian Plan (SAPDC RPO), and the 2015 Fulton County Hazard Mitigation Plan.







9 Historic and Cultural Resources

Fulton County contains several sites of historic and cultural importance, eight 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.

Although four sites in Fulton County are listed as multi-property districts on the National Register, there are no local historic districts in the county under the PA Historic District Act. 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. McConnellsburg Borough, however, does have a preservation zoning overlay.

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.

PART 2
Comprehensive Plan for the Southern Alleghenies Region
JUNE 2018

Fulton County

