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**REQUEST FOR QUALIFICATIONS**  
**West End Choice Neighborhood**  
**Development Partner**

**ISSUE DATE: Monday, July 20, 2026**  
**DUE DATE: 4:00 p.m. Monday, August 17, 2026**

**INTRODUCTION:**

In 2025, the Johnstown Housing Authority (JHA) and the Cambria County Planning Commission (CCPC), received a Choice Neighborhoods (CN) Planning Grant from the U.S. Department of Housing and Urban Development (HUD) to create the West End CN Plan. The Plan focuses on the mixed-use redevelopment of Coopersdale Community, a 121-unit public housing site managed by JHA. The Plan will also include several neighborhood improvement investments and people-oriented projects designed to increase opportunities for JHA residents. For more information, visit [Choicewestend.com](http://Choicewestend.com).

The West End CN Plan will include a roadmap for the future redevelopment of the Coopersdale Community including the 100% replacement of the existing 121 units within the site or in other opportunity areas, as part of new mixed income developments. Based on the completed Housing Market Analysis (attached), the West End could support up to 241 units of mixed-income rental housing and homeownership units, including the 121 units of replacement housing. In addition, the Housing Market Analysis notes the demand potential for 10 homeownership units within the Choice Neighborhood planning area.

The West End CN Plan is aligned with the City of Johnstown's Comprehensive Plan update, (in progress) and provides targeted strategies for residents that will create pathways to additional housing (rental and homeownership), improved skillsets, higher education, better employment, and a reimagined community with enhanced connectivity and services. The Plan will spur investment and help community members to initiate incremental change that improves the quality of life.



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## **INVITATION:**

JHA is requesting qualifications from qualified professional developers to partner and help finalize the Housing Element of the West End CN Plan, as outlined in more detail in the Scope section below.

Following completion of the CN Plan, the Grantees intend to apply in partnership with the selected developer for a HUD Choice Neighborhood Implementation Grant (CNI), should the opportunity be available in FY2027 or FY2028. The Grantees are committed to implementing the CN Plan, with or without future CNI funding.

Upon completion of the scope of work outlined in this RFQ to finalize the CN Plan Housing Element and apply for CNI funding, the selected developer, JHA, may work in good faith to negotiate a master developer's agreement for implementation. JHA & the selected developer would then serve as co-developer partners, supporting the creation, maintenance, and tracking of project budgets and financing throughout the entirety of the project phases.

## **INVITATION SCOPE:**

The developer selected in response to this RFQ will be expected to undertake and deliver the following to help complete the Housing Element of the CN Plan and apply for a future CNI grant, Low Income Housing Tax Credit (LIHTC) and/or other funding sources:

1. Review and assess the Grantees' current site Concept Plans, Housing Market Study, and feedback from residents, the CN Steering Committee, and other community engagement efforts;
2. Develop and refine a Final Concept Plan for the site(s), which will be incorporated into the Final CN Plan. The Final Concept Plan should include feasible site(s) layout, defined unit types and counts, dimensions, and preliminary renderings;
3. Assist in the acquisition of several key parcels in proximity to the Coopersdale Community, providing opportunities for off-site housing.



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4. Develop a feasible project phasing plan, which will be incorporated into the Final CN Plan, that accounts for the CN build-first goals to avoid resident displacement;
  5. Assess the financial feasibility and develop an initial funding structure with potential sources, including a preliminary operating pro forma and development budget, with the understanding that the selected developer will ultimately take the lead in securing local, state, federal, and private funding to accomplish the site(s) development;
  6. As a member of the team, assist in material preparation for the Final CN Plan and the Choice Implementation Grant application, including materials that demonstrate developer capacity.

#### **TIMELINE FOR DELIVERABLES:**

Draft deliverables for the Final Choice Neighborhood Plan are due **February 5, 2027**. Feedback will be provided no later than **February 19, 2027**.

#### **INVITATION EVALUATION:**

Developers must have extensive experience and financial resources to develop comprehensive housing plans. The selected developer must demonstrate the ability and experience to develop and implement a mixed-income, mixed-finance, mixed-use development, leveraging a range of funding sources such as Low-Income Housing (LIHTC) Tax Credits, Municipal Bonds, New Market Tax Credits, HOME, CDBG, FHLB, etc.

Preference will be given to developers who have successfully completed similar and other HUD related housing developments. Developers must be able to prove they have implemented and operated housing in comparable scope, scale and complexity to the Housing Element of the CN Plan.



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Developers are encouraged to present a development team with professional disciplines that will initiate and coordinate the tasks required to advance the project through various stages from conception to completion.

Other team members are allowed on a discretionary basis to the developer and therefore are not required for initial disclosure. As co-developing partner, JHA reserves the right to actively assist in the procurement of project architects, engineers, general service providers, and all major professional service consultants.

A joint review committee will consider qualifications that clearly demonstrate knowledge of, and ideally experience with, the HUD CN program and applicable federal regulations and requirements. All qualifications must conform to requirements outlined herein.

JHA reserves the right to select the firm determined to be the most responsive and responsible and that best meets their needs for the specified tasks. JHA also reserves the right to negotiate all terms of the contract(s), including price.

### **PROJECT AREA - BACKGROUND INFORMATION:**

The planning area consists of the West End, a .8 square mile neighborhood that lies between the Conemaugh River to the north, Laurel Avenue to the south, and is enclosed by Johnstown's corporate limits on both the east and west sides. The boundary follows Census Tract 136.

The West End neighborhood is primarily residential, with very limited commercial uses and several significant industrial employers, most notably Johnstown Wire Technologies. Historically, development formed around the steel and iron manufacturing buildings, which influenced the various zoning districts seen today. With a population of 3,142, the West End is nestled within a valley, surrounded by hills and natural open space.

JHA's Coopersdale Community, located within the West End, consists of six, four-story walk-up buildings with apartments ranging in size from 1BR to 5BR. The 121-unit public housing complex was built in 1959 and is adjacent to the Conemaugh River. With a population of 339, Coopersdale Community is one of several properties that JHA manages, with a diverse range of age groups.





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## OVERALL PROGRAM GOALS, VISION, AND PRINCIPLES:

The Grantees have established the following program goals for the revitalization effort:

1. Create a vibrant, safe, community of high-quality design that meets or exceeds industry standards, and that attracts and retains a broad income mix of residents;
2. Create a sustainable, livable environment featuring a mixture of tenures that could include family and senior housing, rental and homeownership, and non-residential uses *(currently, the Plan calls for up to 241 mixed-income rental housing units [inclusive of the 121 replacement JHA units] and 10 affordable homeownership units targeted at first-time homebuyers. Community facilities and potential supportive commercial development opportunities will be determined in consultation between the JHA and CCPC);*
3. Physically integrate new development into the fabric of the West End community, respecting the local context and character of the neighborhood;
4. Ensure a high percentage of existing residents can return to redeveloped properties;
5. Create high-quality, sustainable new development that meets or exceeds industry standards and incorporates state-of-the-art energy conservation and green practices;
6. Maximize the leverage of public housing funds with the use of the mixed-finance process, including Low Income Housing Tax Credits, private funding, and other financial sources;
7. Maximize economic development opportunities for residents, businesses, and women- and minority-owned businesses;
8. Promote all phases of the program and ensure long-term financial stability of developments;
9. The developer may consider the development of off-site replacement units on JHA-owned properties or sites that can be acquired by JHA or the developer;



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10. Promptly achieve milestones and deliver development products; and

11. Comply with all applicable federal, state and local laws, regulations, policies, edicts, approval requirements, and court orders.

The Vision for the West End is as follows:

*Coopersdale is a historic, diverse, and resilient community committed to building a safe, vibrant, and accessible neighborhood for all. By honoring its formative past, residents and community partners work together to strengthen housing opportunities, enhance recreational spaces, and support local businesses. As a community, we overcome challenges to create opportunities that build a future of prosperous growth for the West End.*

In addition, housing principles guided discussions about development types and strategies reflected in the West End CN Plan. They were informed by residents, the Steering Committee, JHA and CCPC staff, and City officials.

Housing Principles:

1. Housing is not a “one size” that fits all and should respond to numerous lifestyles.
2. The home ownership units should be separated from the rental units and have individual entrances.
3. Common spaces, such as stairwells and corridors, should have controlled access and be well-lit.
4. A central amenity should bring the community together.
5. Create outdoor space with better lighting, seating, and shade.
6. Open spaces should be engaging, lively, and amenity-rich, encouraging frequent use and community appreciation.



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7. Crossing Cooper Avenue is difficult and therefore most community amenities should be located on the west side.
  8. Parking lots should be small and integrated discreetly throughout the community.
  9. Existing buildings are too large and have an institutional appearance, which makes the community feel out of scale and character with the surrounding neighborhood.
  10. The architecture should be contextual, utilizing the types and styles found in the neighborhood and Johnstown.
  11. Create a flexible, community space in a mixed-use building that meets the everyday needs of its residents.
  12. Harness the Conemaugh River as a community asset through scenic & visual enhancements.
  13. This is the northern gateway to the City and should promote the entire community.

#### **REGULATORY SUMMARY:**

The mixed-finance developments will be implemented under HUD's "Mixed Finance" Rule for public housing and HUD's "Subsidy Layering" Rule. The Mixed Finance Rule permits public housing authorities to: (i) allow the development of projects that include nonpublic housing units in addition to public housing units; (ii) enter into partnership or other arrangements with nonprofit and for-profit private developers to own the mixed-finance development; and (iii) transfer operating and capital subsidies to public housing units. In addition, mixed finance developments will be subject to HUD's Cost Control and Safe Harbor Standards.

Consistent with Presidential Executive Orders 11625, 12138 and 12432, and Section 3 of HUD Act of 1968, (implemented by 24 CFR Part 75), JHA will make efforts to ensure that small and minority-owned businesses, women's business enterprises, labor surplus area businesses and



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individuals or firms located in or owned in substantial part by people residing around the mixed finance developments are used when possible.

The selected developer will be required to comply with procurement requirements, relevant regulations, and any other applicable provisions of federal, state, and local laws. The developer must not have any interest which would conflict with the performance of services required by this RFQ or the future CN Plan housing project implementation.

### **SUBMISSION REQUIREMENTS:**

The instructions below provide guidance for the preparation and submission of qualifications. Their purpose is to establish the requirements, content, and specific format for organizing qualifications so that submittals are complete, contain all essential information, and can be evaluated fairly. The following represents the extent of the instructions and conditions that are required to be met.

- a. **Letter of interest:** The cover letter must list the development team members and identify the primary contact person. The letter must include a statement that the qualifications will remain valid for not less than 90 days from the date of submission.
- b. **Profile of the Developer:** Provide a narrative overview of the developer's experience in the planning, construction and management of projects similar to what is proposed, including financial capacity. Include the following information:
  - **Comparable Projects:** Provide a narrative profile for each of the three most comparable projects completed in the last five years, including location, cost, sources of financing, number of units, bedroom mix, income levels served, community engagement, and PHA/non-profit partners or codevelopers, if any.
  - **Key Staff:** Provide profiles of staff, including the Project Manager, who will be involved in the redevelopment effort. Specify the roles of key staff in carrying out this development initiative and their previous experience with comparable housing development and redevelopment.



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- **Property Management:** Provide a one-page narrative describing the corporate approach to property management, with reference to management of mixed-income, mixed-finance, and mixed-use rental developments of similar sizes.
  - **Organizational Chart:** Provide a corporate organizational chart. Include all related entities proposed for the development team.
  - **References:** Provide 3 references. Prefer references from the “Most comparable projects” profiled above.
  - **Financial Capacity:** Describe the financial capacity of the developer and provider of guarantees.
  - **Guarantees:** Describe guarantees provided for prior projects and discuss how the developer intends to honor all guarantees should the need arise.

JHA may request additional documents and information in connection with demonstrating the developer’s financial capacity.

- c. **Profiles of Proposed Development Team Members:** Include supplemental narrative description of each proposed firm, not to exceed two pages per development team member.
  - Provide resumes of key staff, including the project contact, who will be involved in the redevelopment effort. Specify the roles of key staff in carrying out this development initiative and their previous experience with comparable housing development and redevelopment.
- d. **Technical Response to Proposed Concept Plans:** Include the developer’s initial response to the conceptual plans for on-site housing, market conditions, and the guiding principles for housing development. Specific site designs or renderings are not required in the submission. The response should address:
  - Quality of design
  - Sensitivity to neighborhood context



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- Inclusion of energy efficiency and “green” design features
  - Inclusion of visitable and accessible features
- e. **Financing:** Describe how the developer would pursue financing for the redevelopment effort if selected as development partner. Identify the various funding sources that are appropriate for creating mixed-income developments and the developer’s capacity to obtain awards.
- Note: HUD’s Cost Control and Safe Harbor Standards will be the basis for negotiating business terms of a potential development partnership, including predevelopment costs, developer fee, and other cost sharing provisions.
- f. **Community Participation:** Describe how the team will continue to involve the community in the redevelopment activities. Note the approach and methods the team will utilize to assure meaningful participation by community stakeholders and government entities in the planning and implementation.
- g. **MBE/WBE/Section 3:** JHA and the City are interested in maximizing the economic benefits of revitalization for the residents and businesses of the West End. The response must include a discussion of the approach and methods the developer will utilize to assure stimulation of the local economy by using local businesses including construction contractors, subcontractors, suppliers, legal counsel, accounting, etc. Additionally, the response should address the approach and methods the developer will utilize to: (i) seek and enable strong participation by minority-owned and women-owned businesses; and (ii) assure significant employment of residents of JHA and other individuals eligible as Section 3 participants.
- h. **Cost:**
- Provide a firm fixed fee for the Housing Element Plan services (current scope). Describe any potential add-ons and the firm’s fixed fee for any add-on services.



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## INSURANCE AND BONDS:

The selected developer will be required to maintain General Liability, Worker's Compensation, Automobile Liability, Professional Liability, and other forms of Insurance, with firms authorized to do business in the Commonwealth of Pennsylvania, during the duration of performance of activities pursuant to this RFQ. The developer will also be required to indemnify JHA against claims and obligations due to actions and activities of the developer and not arising from negligence or misconduct of JHA and its employees.

## SUBMISSION AND CONTENT QUALIFICATIONS

Submittals must be made in electronic form and in strict accordance with the requirements of this RFQ. Following evaluation of qualifications and approval by JHA, the respondents who are found to be responsive to the RFQ will be ranked.

Communication regarding the solicitation and written questions may be submitted via email to **Michael Alberts** [malberts@jhaonline.org](mailto:malberts@jhaonline.org). Written answers to all submitted questions will be distributed anonymously and publicly at [jhaonline.org/rfq](http://jhaonline.org/rfq).

All qualifications must be received no later than **4:00 p.m. Monday, August 17, 2026**. All qualifications will be valid for 90 days.

Submit qualifications to the following addresses:

Michael Alberts  
Executive Director  
Johnstown Housing Authority  
[malberts@jhaonline.org](mailto:malberts@jhaonline.org)

All qualifications will be considered as they are construed by the Grantees, with the Grantees reserving the right to reject any and all materials and the right to request oral presentations of all or some of the proposers. The Grantees request that information be succinct. After reviewing the qualifications, additional information may be requested by the Grantees.



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### **AMENDMENTS TO THE RFQ:**

The Grantees reserve the right to cancel or revise in part or in its entirety this RFQ, including, but not limited to, the selection schedule, the submittal date, and the submittal requirements. The Grantees reserve the right to reject any and all qualifications and to waive minor irregularities. The Grantees further reserve the right to seek new qualifications when doing so is reasonably in the best interest of JHA. All prospective respondents will be notified by written addenda if the Grantees cancel or revise this RFQ.

### **SELECTION PROCESS:**

A selection panel of JHA and CCPC representatives will review all responsive submissions to this RFQ. The selection panel shall be sole judge as to evaluation and ranking of submittals. Based on the evaluation and ranking, interviews may be conducted with selected respondents.

### **AWARD(s):**

It is anticipated that the top-ranked respondent(s) will be interviewed (at the Grantees' option). The final selection of pre-qualified respondents will not create a binding contract or obligation on the part of JHA to enter into a master developer's agreement or any other agreement with any of the pre-qualified respondents.

### **ATTACHMENTS:**

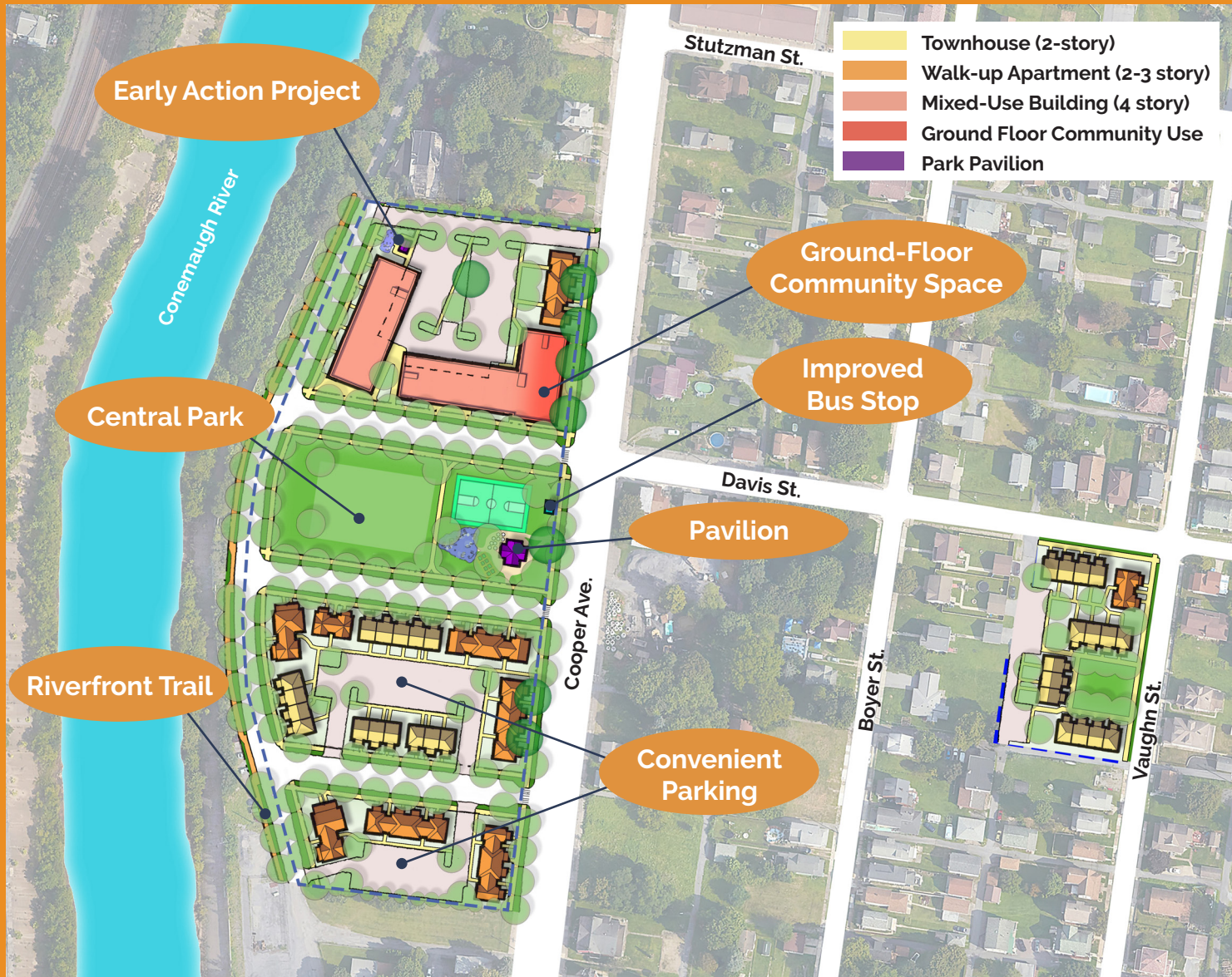
Attachment A – Draft Housing Concepts  
Attachment B - Housing Market Analysis  
Attachment C – Community Snapshot



# **ATTACHMENT A**

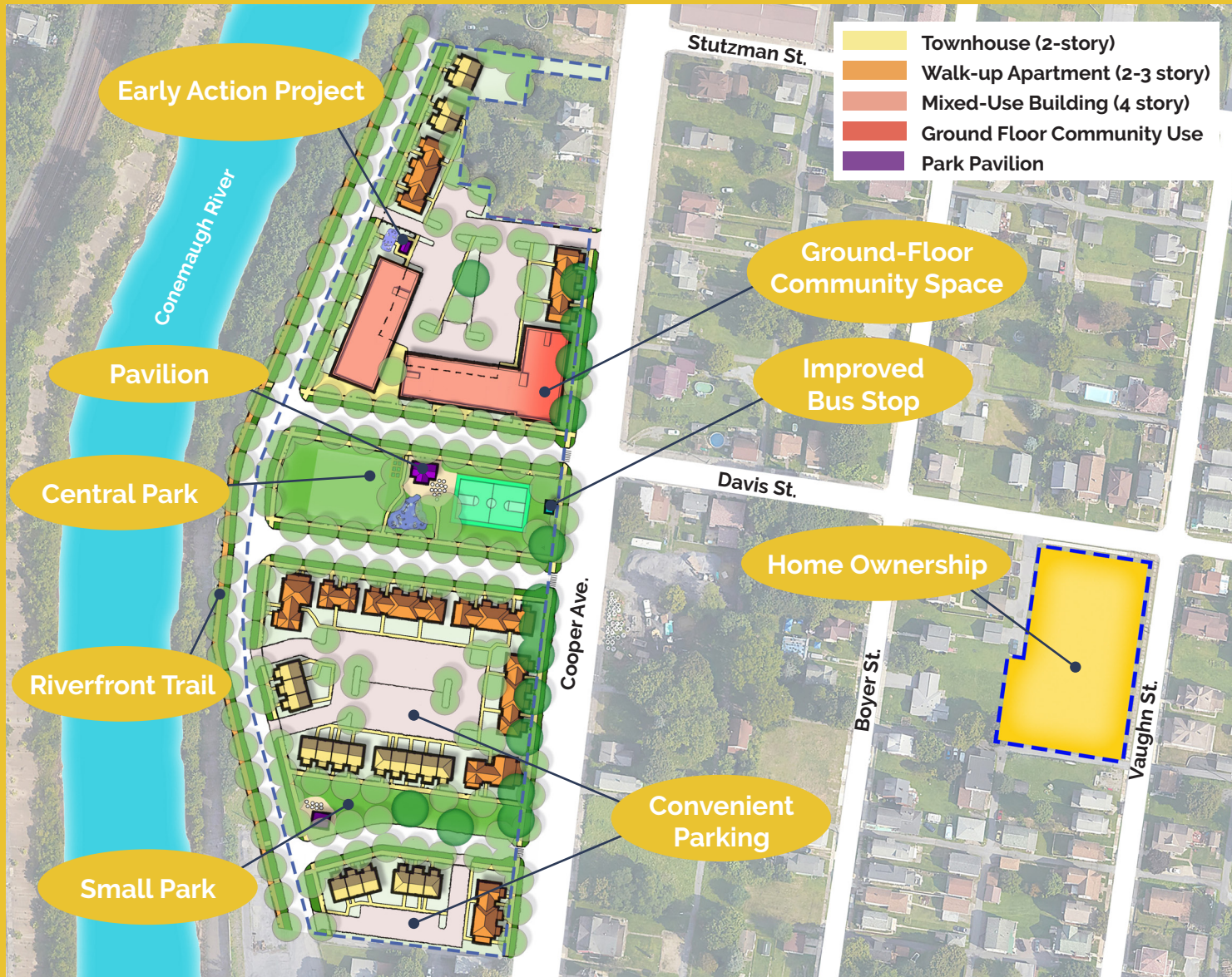
## **DRAFT HOUSING CONCEPTS**

*Future redevelopment may differ from proposed designs*



# ALTERNATIVE A





## ALTERNATIVE B





## ALTERNATIVE C

# **ATTACHMENT B**

## **HOUSING MARKET ANALYSIS**



**REAL ESTATE MARKET ANALYSIS**  
**WEST END CHOICE NEIGHBORHOOD**  
**Johnstown, PA**

**Prepared for**  
Collabo  
October 2025

REAL ESTATE STRATEGIES, INC.  
PO Box 1426  
Paoli, PA 19301  
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## 1. INTRODUCTION

The Johnstown Housing Authority (JHA) in partnership with the Cambria County Planning Commission was one of nine applicants selected in September 2024 to receive a \$500,000 Choice Neighborhood Planning Grant from the US Department of Housing and Urban Development. Johnstown’s West End neighborhood has been designated as the Choice Neighborhood (CN) that will be the focus of the transformation planning effort. The target HUD-funded housing property in the CN is Coopersdale Community (Coopersdale), a 121-unit family public housing complex on Cooper Avenue that was constructed in 1959. Coopersdale consists of six four-story walk-up buildings with apartments ranging in size from 1BR to 5BR. The Coopersdale buildings and their major systems are functionally obsolete and have suffered from significant deferred maintenance. The West End Transformation Plan will seek to replace 100% of existing units at Coopersdale in mixed-income developments either within the Choice Neighborhood (CN) boundaries or in other areas of opportunity.

Figure 1.1 presents the boundaries of the CN; the inset on the upper right shows the relative location of the CN within the City of Johnstown, PA. The CN follows the boundaries of Census Tract 136. The Conemaugh River and a rail line divide the CN into two sections that are linked by the Laurel Avenue Bridge at the southern end of the defined neighborhood. Coopersdale is in the eastern part of the CN. Another JHA public housing property—Oakhurst Homes, a 400-unit townhouse and low-rise complex that was built in the 1940s and 1950s—is in the western part of the CN.

**FIGURE 1.1**  
**WEST END CHOICE NEIGHBORHOOD BOUNDARIES**



Source: Collabo

A significant amount of analysis and public outreach work has been completed to date, coordinated by planning consultant Collabo. This market analysis documents market support for mixed-income residential development in the delineated Choice Neighborhood.

### Coopersdale Community

The 121 units at Coopersdale are currently 95% occupied. The unit distribution by size is shown in Table 1.1.

**TABLE 1.1**  
**COOPERSDALE UNIT DISTRIBUTION**

| Unit Type | Units |
|-----------|-------|
| 1BR/1BA   | 6     |
| 2BR/1BA   | 49    |
| 3BR/1BA   | 38    |
| 4BR/1BA   | 24    |
| 5BR/1BA   | 4     |
| TOTAL     | 121   |

The 339 individuals living at Coopersdale make up just over 10% of the CN population. Approximately 63% of Coopersdale residents are children, youth, and young adults under age 20. Only eight residents are ages 60 or older. JHA notes that Coopersdale has the highest turnover of any of the Authority's public housing communities because of the isolation of the property, the four-story walk up design, and the condition of the aging buildings.

### Johnstown Housing Authority

JHA operates 1,504 public housing units; this inventory is typically 97%-98% occupied. While most of JHA's public housing sites are in or immediately outside of Johnstown, the Authority has two family properties elsewhere in Cambria County. JHA maintains a consolidated public housing waiting list based on unit size for its 983 family public housing units. As of July 2025, there were 1,223 applicant households on this list, of which 58% were waiting for 1BR units. Another 30% of family waitlist households were waiting for 2BR units; 9% of applicants need 3BR units. There were 35 families waiting for very large units—4BR or 5BR. The Housing Authority also keeps a separate waiting list for its 521 age-restricted units. There were 106 applicants waiting for senior apartments; all but eight of these applicants are one-person households.

### Study Approach

To complete this market study RES undertook the following tasks:

- Collected and reviewed plans and background material about the neighborhood, Coopersdale, and the broader region.
- Conducted a fieldwork visit to the CN.
- Defined a primary market area (PMA) within which housing in the CN will compete for renters and purchasers.



- Reviewed economic trends impacting the Greater Johnstown area
- Reviewed recent housing analyses including Elevate Johnstown, and regional and County-specific housing market information included in the Alleghenies Ahead planning documents.
- Used Ribbon Data's proprietary HISTA tabulations (Households by Income, Household Size, Housing Tenure, & Householder Age), Census data, and demographics from Claritas and Esri to understand housing and economic trends and prepare a housing demand analysis for the PMA.
- Researched existing income-restricted and market-rate rental communities and interviewed local municipal representatives to identify planned and proposed additions to regional housing supply.
- Interviewed local rental housing managers and real estate agents to obtain first-hand information on housing market trends, renter and homebuyer profiles, perceptions of the CN, and residential preferences in the broader PMA.
- Reviewed housing sales data and trends in the CN and PMA including price, unit types, and sales volume data.
- Reconciled supply and demand to identify supportable housing types and pricing with market support that could be components of a Choice Neighborhood Transformation Plan.

### **Limitations of the Engagement**

Real Estate Strategies, Inc. has not ascertained the legal and regulatory requirements applicable to the proposed project, including state and local government regulations, permits and licenses. No effort was made to determine the possible effect on the proposed project of present or future federal, state, or local legislation or of any environmental or ecological matters.

The information contained herein is based on estimates, assumptions and other information developed from research of the market, our knowledge of the real estate industry and other factors, including certain information provided by representatives of the client. Some assumptions inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results will vary from those described, and the variations may be material. Furthermore, RES has not evaluated management's effectiveness, nor are we responsible for future marketing efforts and other management actions upon which actual results will depend.

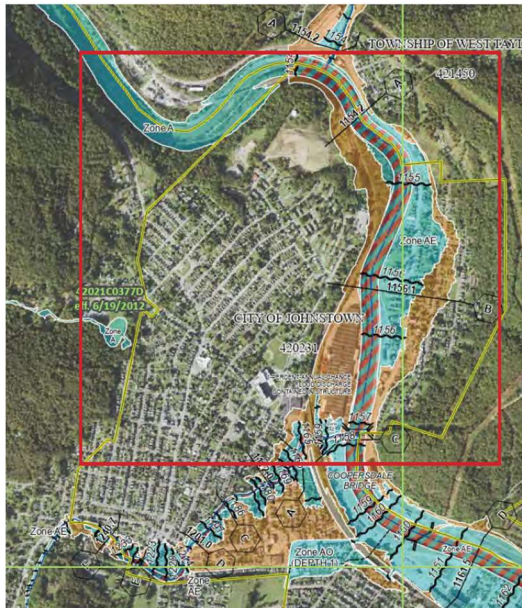
The information contained herein is intended for the use of the clients in developing a Choice Neighborhood Transformation Plan targeting the redevelopment of Coopersdale and the West End CN. The materials herein are based on economic conditions and supply and demand factors researched between May and September 2025.

## 2. CITY OF JOHNSTOWN AND THE CHOICE NEIGHBORHOOD (CN)

### Location

The City of Johnstown, Pennsylvania (2025 population estimate: 18,353) is located in southern Cambria County, Pennsylvania close to the Somerset County line. These two counties make up the Johnstown-Somerset, PA Consolidated Statistical Area (CSA). The Conemaugh River flows through the City, and the hilly topography on either side of the river created the City's linear shape, which extends approximately 5.5 miles north to south. Johnstown was a hub of the iron and steel industries in the 1800s and early 1900s. The West End including was home to many manufacturing workers and their families. The presence of the river both attracted the industry that helped to grow the City and ultimately was one factor contributing to the area's economic decline. As noted in the Community Snapshot, "[o]ver the years a combination of natural disasters and economic shifts impacted the city and ultimately Coopersdale. The Johnstown Floods of May 31, 1889, March 17, 1936 and July 20, 1977 rattled the city's economy and damaged many businesses. Iron and steel companies began to shut down operations due to continuing flooding and outsourcing manufacturing. Population also began to decline." Rail lines parallel the west side of the river through the CN

**FIGURE 2.1**  
**FLOOD ZONE MAP**



Source: FEMA; Collabo

NOTE: Blue shading denotes 100-year flood risk; tan shading denotes 500-year flood risk

Today, extensive flood control walls and related infrastructure line the Conemaugh River including the portion that flows through the CN. The flood zone map in Figure 2.1 shows the extent of the currently defined flood hazard areas in the CN. The existing JHA Coopersdale site and part of the broader Coopersdale neighborhood is in the FEMA 100-year flood hazard area (shaded blue on the map).

Peripheral areas are in the 500-year flood hazard area (shaded tan). Most of the CN on the west side of the River is not in a flood risk zone.

The CN was defined as Census Tract 136 and has a population of 3,269. It is bounded by the Johnstown City line to the west, north and east and by Laurel Avenue to the south. Laurel Avenue offers the only bridge connection between the two parts of the CN. Although primarily single-family residential buildings on small lots, there are some non-residential uses in the CN. A small neighborhood shopping center at Laurel Avenue and N. Sheridan Street. Tenants include a Save-a-Lot grocery store, Dollar General, Pyramids Lounge and Catering, and several other small tenants. The vacant former Johnstown Middle School is a very large four-story brick building with large windows that would appear to be a good candidate for adaptive reuse. Adjacent to the school building and the shopping center, is one of several community gardens managed and partially funded by nonprofit organizations.

### **Public Transit and Accessibility**

CamTran, Cambria County's public transit service, has two bus routes serving the West End seven days a week--#7 Coopersdale and #15 Oakhurst. Bus frequencies during the week range from every 20 to 40 minutes depending on route and time of day. There is evening service during the week but not on the weekends. Route 56 (Harold Avenue/Strayer Street), Broad Street, and Cooper Avenue (Route 403) connect the West End to immediately adjacent parts of Johnstown as well as to the PMA communities to the north. Broad Street becomes Roosevelt Boulevard which runs north-south into the downtown area. On the Coopersdale side of the river, Iron Street provides a connection to downtown through a stretch of industrial land along the east side of the river.

### **Crime**

The CN has a similar crime risk rating compared to the City of Johnstown as a whole according to Esri's CrimeRisk database.<sup>1</sup> The CN's 2024 property crime risk index is 119, higher than the national average of 100. The 2024 property crime risk in the City as a whole is 106. The 2024 personal (violent) crime risk in the CN is 162, similar to the Citywide index--167. JHA reports that some tenant households have moved from other cities in Pennsylvania and Ohio. These households perceive Johnstown as a safer, less chaotic community compared to their previous places of residence.

### **Shopping and Services**

Many West End and Coopersdale residents walk to get their groceries, relying on the Dollar General and, until its recent closure, an adjacent Save-a-Lot supermarket in the small neighborhood shopping center at Laurel Avenue and N. Sheridan Street. Laurel Avenue Garden located across the street from the shopping center, provides free produce and fruits to residents. Koch's Deli & Grocery on Strayer Avenue at Corinne Street is a corner store that is a longtime neighborhood business. Other food stores are located further away and require a vehicle or public transit to reach. Although it remains outside the planning

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<sup>1</sup> The database is a block group level and higher analysis of crime data derived from the FBI's Uniform Crime Reports (UCR) and data collected by individual law enforcement jurisdictions nationwide. CrimeRisk produces a series of indices based on several major crime types, including aggregate indices for personal and property crimes. An index of 100 means that the crime risk matches the national average. Figures below 100 indicate crime risks lower than the US average, while an index greater than 100 reflects an area with a crime risk higher than the national average.

area, Giant Eagle Supermarket at 1223 Broad Street is another grocery store that residents use. It is 0.8 miles from Coopersdale.

### **Education**

The Greater Johnstown School District serves children in the CN. Johnstown Elementary School is outside of the City in Westmont, a 3.3-mile drive from Coopersdale, but an hour or more by public transit. Johnstown Middle school is in south end of the City, 4.1 miles from Coopersdale (30-50 minutes by bus). Greater Johnstown Senior High School is also in the south end of the City a similar distance from Coopersdale. The University of Pittsburgh's Johnstown campus is in Richland Township southeast of the City, approximately 11 miles from Coopersdale and the balance of the CN. RES identified one childcare center in the CN. Linda's Day Care is on Cooper Avenue a short walk from the Coopersdale public housing site.

### **Recreation and Entertainment**

As described in the Community Snapshot, only two recreational areas exist within the West End neighborhood. The first is located at the intersection of Brush Avenue and Duwell Street, convenient for residents of Oakhurst and Morrellville. This space is equipped with playground equipment, a basketball court, benches, picnic table, and a shelter/gazebo.

The second recreational area is between Sheridan and Stone Streets, which is adjacent to the vacant Johnstown Middle School. This location serves as a baseball field which also doubles as a soccer field.

Coopersdale Community provides playground equipment and basketball courts for youth on-site. A narrow gateway park—open space with no equipment or facilities--borders the riverfront beginning 0.25 miles north of Coopersdale.

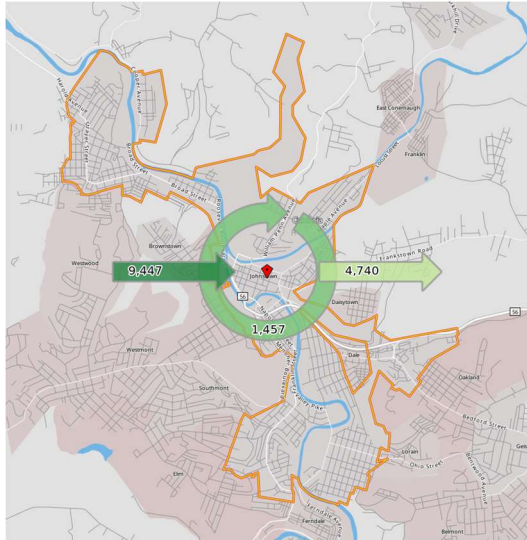
### **Health Care**

There are not any health care services available in the CN. Conemaugh Memorial Medical Center is 4.2 miles south of Coopersdale, a nine-minute car ride. Transit access to the hospital requires a transfer to a second bus route at the downtown Transit Center with total time varying from 23 to 55 minutes.

### **Commuting Patterns**

The US Census Bureau OnTheMap (OTM) application provides data on commuting patterns between US geographies. OTM data show that Johnstown is an employment hub with twice as many workers commuting into the City as residents who commute out. This worker inflow and outflow is depicted in Figure 2.3 below.

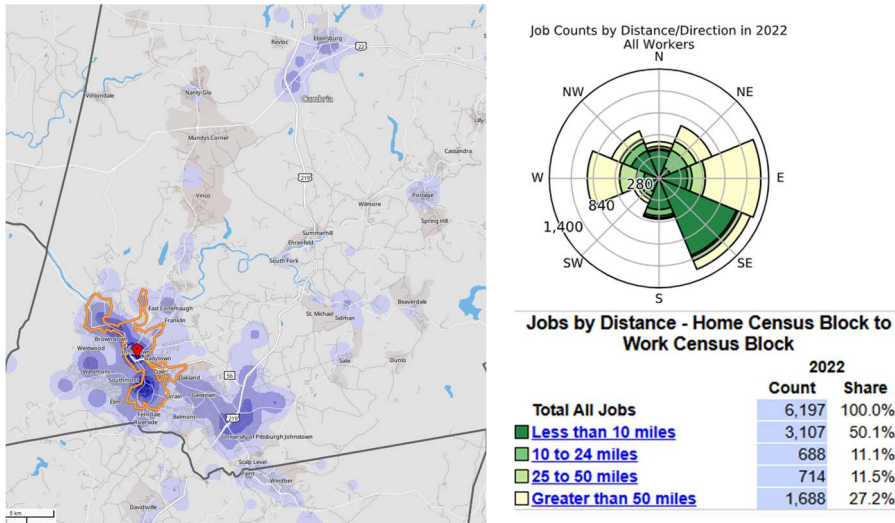
**FIGURE 2.3**  
**WORKER FLOWS IN, OUT, AND WITHIN THE CITY OF JOHNSTOWN**



Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination, 2022 data

As shown in Figure 2.4, half of all employed Johnstown residents commute less than 10 miles; just over one third of employed residents work in Johnstown or in Richland Township to the southeast. More than 27% of workers commute more than 50 miles to locations in both Cambria and Somerset Counties. With the advent of remote work, these data do not distinguish between jobs where residents travel to a workplace versus a business location that employs a Johnstown resident working remotely. These statistics may overstate the number of residents commuting long distances to work.

**FIGURE 2.4**  
**JOHNSTOWN RESIDENTS: WORK LOCATIONS**



Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination, 2022 Data

Several industrial businesses operate in the CN close to Coopersdale including Johnstown Wire Technologies, Quaker Sales Corporate Office, and Empire Building Supplies.

### Employment and Labor Force

Table 2.1 provides 10-year trend data for the CSA labor force. A downward trend in employment levels was exacerbated by the onset of the Covid-19 pandemic in 2020. Since 2020, employment levels have remained generally stable fluctuating between 85,500 and 86,600 over the past three years. At the same time, the CSA labor force has continued a long-term contraction leading to declining unemployment rates post-pandemic.

**TABLE 2.1**  
**AVERAGE ANNUAL LABOR FORCE DATA: JOHNSTOWN-SOMERSET PA CSA**

| Year | Labor Force | Employment | Unemployment | Unemployment |
|------|-------------|------------|--------------|--------------|
|      |             |            |              | Rate (%)     |
| 2015 | 97,671      | 91,020     | 6,651        | 6.8          |
| 2016 | 98,950      | 92,305     | 6,645        | 6.7          |
| 2017 | 96,563      | 90,771     | 5,792        | 6.0          |
| 2018 | 95,178      | 90,233     | 4,945        | 5.2          |
| 2019 | 94,755      | 89,892     | 4,863        | 5.1          |
| 2020 | 92,481      | 84,129     | 8,352        | 9.0          |
| 2021 | 90,476      | 84,760     | 5,716        | 6.3          |
| 2022 | 90,036      | 85,535     | 4,501        | 5.0          |
| 2023 | 90,459      | 86,605     | 3,854        | 4.3          |
| 2024 | 89,462      | 85,722     | 3,740        | 4.2          |

Source: U.S. Bureau of Labor Statistics, LAUS series

The contraction in the labor force is partially related to the aging of the regional population. Table 2.2 provides data on the employment status of PMA residents. The number of adults who are not in the labor force is only slightly lower than the number of employed adult residents in the market area.

**TABLE 2.2**  
**PMA EMPLOYMENT STATUS**

| West End Choice PMA<br>Employed Civilian Population Aged 16+ Years<br>Employment Status<br><i>Current Year Estimates - 2025</i> |        |
|---------------------------------------------------------------------------------------------------------------------------------|--------|
| Status                                                                                                                          | Number |
| Employed                                                                                                                        | 10,746 |
| Unemployed                                                                                                                      | 729    |
| Armed Forces                                                                                                                    | 21     |
| Not in Labor Force                                                                                                              | 10,447 |
| Unemployed                                                                                                                      | 6.35%  |

Sources: Ribbon Demographics; Claritas



**TABLE 2.3**  
**PMA EMPLOYED POPULATION AGE 16+ BY INDUSTRY**

| West End Choice PMA<br>Employed Civilian Population Aged 16+ Years by Industry<br>Current Year Estimates - 2025 |                    |                     |
|-----------------------------------------------------------------------------------------------------------------|--------------------|---------------------|
| Industry                                                                                                        | Number<br>Employed | Percent<br>Employed |
| Accommodation/Food Services                                                                                     | 946                | 8.6%                |
| Administrative/Support/Waste Management                                                                         | 668                | 6.1%                |
| Agriculture/Forestry/Fishing/Hunting/Mining                                                                     | 25                 | 0.2%                |
| Arts/Entertainment/Recreation                                                                                   | 294                | 2.7%                |
| Construction                                                                                                    | 647                | 5.9%                |
| Educational Services                                                                                            | 596                | 5.4%                |
| Finance/Insurance/Real Estate/Rent/Lease                                                                        | 526                | 4.8%                |
| Health Care/Social Assistance                                                                                   | 2,106              | 19.1%               |
| Information                                                                                                     | 302                | 2.7%                |
| Management of Companies and Enterprises                                                                         | 1                  | 0.0%                |
| Manufacturing                                                                                                   | 1,095              | 9.9%                |
| Other Services Except Public Administration                                                                     | 501                | 4.6%                |
| Professional/Scientific/Technical Services                                                                      | 417                | 3.8%                |
| Public Administration                                                                                           | 333                | 3.0%                |
| Retail Trade                                                                                                    | 1,650              | 15.0%               |
| Transportation/Warehousing/Utilities                                                                            | 761                | 6.9%                |
| Wholesale Trade                                                                                                 | 139                | 1.3%                |
| <b>Total:</b>                                                                                                   | <b>11,007</b>      | <b>100.0%</b>       |

Sources: Ribbon Demographics; Claritas

Table 2.3 shows the distribution of PMA resident employment by industry. Although employment is diversified over a range of sectors, notable concentrations are in health care/social assistance (19.1%), retail trade (15.0%), manufacturing (9.9%), and accommodation/food services (8.6%).

Table 2.3 below lists the top 10 employers in Cambria and Somerset Counties. This list has reportedly remained relatively stable over time.

**TABLE 2.3**  
**TOP 10 EMPLOYERS IN CAMBRIA AND SOMERSET COUNTIES**

#### Top 10 Employers in Cambria County

1. DLP Partner Conemaugh LLC
2. State Government
3. Federal Government
4. Wal-Mart Associates Inc
5. Cambria County
6. Saint Francis University
7. DLP Conemaugh Physician Practices
8. Sheetz Inc
9. Lockheed Martin Aeroparts Inc
10. Giant Eagle Inc

#### Top 10 Employers in Somerset County

1. State Government
2. UPMC Somerset
3. VR US Holdings Inc
4. CSS Medical Center at Windber
5. Somerset County
6. Somerset Area School District
7. Wal-Mart Associates Inc
8. Wheeler Brothers Inc
9. DeVilbiss Healthcare LLC
10. CVS PA Distribution Inc

Source: JARI

### 3. RESIDENTIAL PRIMARY MARKET AREA DEMOGRAPHIC CHARACTERISTICS

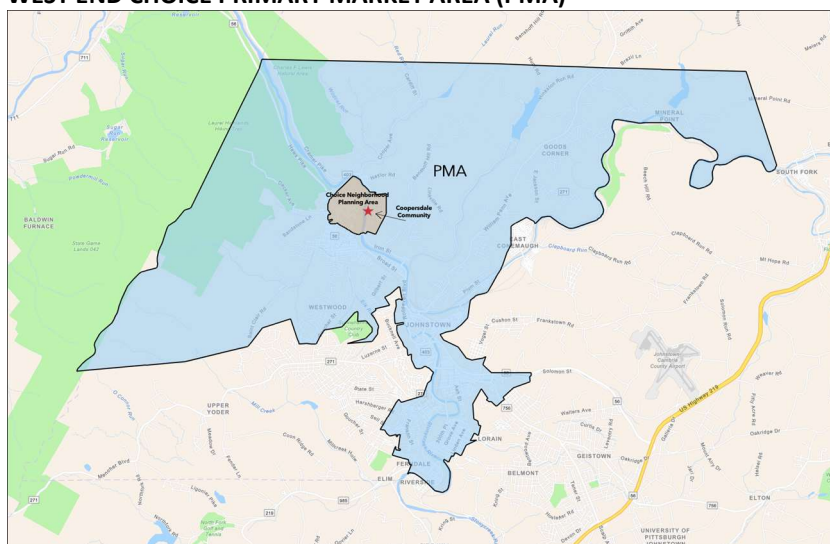
#### Market Area Definition

A Primary Market Area (PMA) is the area within which new housing in the West End Choice Neighborhood will compete for tenants or buyers. The market area is based on demographic and economic trends, access to employment, school district boundaries, and discussions with local real estate professionals who understand typical commuting trends and housing preferences in the market area. RES has defined the PMA as including the 13 census tracts<sup>2</sup> listed in Table 3.1. These tracts include the entire City of Johnstown and the balance of the Greater Johnstown School District (Lower Yoder, Stonycreek, and West Taylor Township), most of the individual geographies that make up the Ferndale School District (Middle Taylor Township, Brownsdale, Dale, Ferndale), and East Taylor Township which is in close proximity to the CN. Figure 3.1 below shows the boundaries of the PMA and the CN as well as the location of Coopersdale Community.

**TABLE 3.1**  
**PMA CENSUS TRACTS**

|        |        |
|--------|--------|
| 000100 | 010100 |
| 000200 | 011000 |
| 000300 | 011400 |
| 000500 | 013400 |
| 000600 | 013500 |
| 000700 | 013600 |
| 001200 |        |

**FIGURE 3.1**  
**WEST END CHOICE PRIMARY MARKET AREA (PMA)**



<sup>2</sup> The Ribbon Demographics HISTA tabulations are used in the Demand section of this report. The smallest geography available for these tabulations is census tract, which led to the PMA boundaries extending into low density rural areas of the townships surrounding Johnstown's West End.

## Economic and Demographic Characteristics

The tables below provide a demographic overview of the PMA in comparison to the Johnstown-Somerset, PA Consolidated Statistical Area (CSA). Current-year estimates and five-year projections are from demographic data vendors Claritas and Ribbon Demographics. Detailed demographics for the CN are provided in the Community Snapshot that Collabo has prepared for this transformation planning effort and are not duplicated in this report.

### Population

Table 3.2 presents population trends for the comparison geographies. Between 2010 and 2020, the PMA population declined by 11.6%. The overall CSA population also declined, but at a slower rate—6.2%. Population in the PMA is projected to decline 2.1% over the five-year period 2025-2030; population in the CSA is projected to decline 1.8% during this period.

**TABLE 3.2**  
**POPULATION TRENDS**

| West End Choice PMA          |        |        |  |
|------------------------------|--------|--------|--|
| Total Population             |        |        |  |
| Census 2010                  | 31,517 |        |  |
| Census 2020                  | 27,864 |        |  |
| Current Year Estimates 2025  | 26,858 |        |  |
| Five-Year Projections 2030   | 26,286 |        |  |
| Change 2010 - 2020           | -3,653 | -11.6% |  |
| Estimated Change 2020 - 2025 | -1,006 | -3.6%  |  |
| Projected Change 2025 - 2030 | -572   | -2.1%  |  |

| Johnstown-Somerset, PA CSA   |         |       |  |
|------------------------------|---------|-------|--|
| Total Population             |         |       |  |
| Census 2010                  | 221,390 |       |  |
| Census 2020                  | 207,601 |       |  |
| Current Year Estimates 2025  | 201,347 |       |  |
| Five-Year Projections 2030   | 197,740 |       |  |
| Change 2010 - 2020           | -13,789 | -6.2% |  |
| Estimated Change 2020 - 2025 | -6,254  | -3.0% |  |
| Projected Change 2025 - 2030 | -3,607  | -1.8% |  |

Sources: US Census; Claritas; Ribbon Demographics

### Households

Table 3.3 shows household growth trends for the PMA and CSA. Household increases or loss directly impact demand for housing. Between 2010 and 2020, the PMA lost nearly 11% of its households, while the number of households in the CSA overall declined by 3.8%. Over the next five years, the PMA is projected to lose 228 households (1.8%). The CSA overall is projected to lose an additional 1.5% of its household count. Average household size is trending downward in both geographies.

**TABLE 3.3**  
**HOUSEHOLD GROWTH TRENDS AND AVERAGE HOUSEHOLD SIZE**

| West End Choice PMA          |        |        |  |
|------------------------------|--------|--------|--|
| Total Households             |        |        |  |
| Census 2010                  | 14,594 |        |  |
| Census 2020                  | 13,018 |        |  |
| Current Year Estimates 2025  | 12,620 |        |  |
| Five-Year Projections 2030   | 12,392 |        |  |
| Change 2010 - 2020           | -1,576 | -10.8% |  |
| Estimated Change 2020 - 2025 | -398   | -3.1%  |  |
| Projected Change 2025 - 2030 | -228   | -1.8%  |  |
| Average Household Size 2010  | 2.14   |        |  |
| Average Household Size 2020  | 2.12   |        |  |
| Average Household Size 2025  | 2.11   |        |  |
| Average Household Size 2030  | 2.10   |        |  |

| Johnstown-Somerset, PA CSA   |        |       |  |
|------------------------------|--------|-------|--|
| Total Households             |        |       |  |
| Census 2010                  | 90,031 |       |  |
| Census 2020                  | 86,578 |       |  |
| Current Year Estimates 2025  | 84,625 |       |  |
| Five-Year Projections 2030   | 83,320 |       |  |
| Change 2010 - 2020           | -3,453 | -3.8% |  |
| Estimated Change 2020 - 2025 | -1,953 | -2.3% |  |
| Projected Change 2025 - 2030 | -1,305 | -1.5% |  |
| Average Household Size 2010  | 2.32   |       |  |
| Average Household Size 2020  | 2.27   |       |  |
| Average Household Size 2025  | 2.26   |       |  |
| Average Household Size 2030  | 2.25   |       |  |

Sources: US Census; Claritas; Ribbon Demographics

### Population Age

Table 3.4 provides data on the distribution of population by age in the two comparison geographies. The estimated 2025 median age of the population in both the PMA and the CSA is relatively old at 44.6 and 46.2 years respectively. (The 2025 median age estimate for the US overall is 39.6 years; for Pennsylvania the median is 41.7 years.) In the PMA, 24% of the population is at least 65 years old; 20.4% of residents are under the age of 18. Overall in the CSA, 25.7% of the population is at least 65 years old; 24% of the population is under 18.

**TABLE 3.4**  
**POPULATION DISTRIBUTION BY AGE**

| <b>West End Choice PMA</b> |                    |       |                       |       |                         |       |
|----------------------------|--------------------|-------|-----------------------|-------|-------------------------|-------|
| <b>Population By Age</b>   |                    |       |                       |       |                         |       |
|                            | <b>Census 2020</b> |       | <b>2025 Estimates</b> |       | <b>2030 Projections</b> |       |
| 0 to 4 Years               | 1,664              | 6.0%  | 1,410                 | 5.2%  | 1,328                   | 5.1%  |
| 5 to 9 Years               | 1,639              | 5.9%  | 1,615                 | 6.0%  | 1,472                   | 5.6%  |
| 10 to 14 Years             | 1,633              | 5.9%  | 1,593                 | 5.9%  | 1,494                   | 5.7%  |
| 15 to 17 Years             | 997                | 3.6%  | 895                   | 3.3%  | 903                     | 3.4%  |
| 18 to 20 Years             | 819                | 2.9%  | 877                   | 3.3%  | 881                     | 3.4%  |
| 21 to 24 Years             | 1,123              | 4.0%  | 1,139                 | 4.2%  | 1,156                   | 4.4%  |
| 25 to 34 Years             | 3,156              | 11.3% | 3,093                 | 11.5% | 2,891                   | 11.0% |
| 35 to 44 Years             | 3,011              | 10.8% | 2,934                 | 10.9% | 2,946                   | 11.2% |
| 45 to 54 Years             | 3,486              | 12.5% | 3,085                 | 11.5% | 2,817                   | 10.7% |
| 55 to 64 Years             | 4,320              | 15.5% | 3,764                 | 14.0% | 3,342                   | 12.7% |
| 65 to 74 Years             | 3,542              | 12.7% | 3,761                 | 14.0% | 3,922                   | 14.9% |
| 75 to 84 Years             | 1,761              | 6.3%  | 2,034                 | 7.6%  | 2,417                   | 9.2%  |
| 85 Years and Up            | 713                | 2.6%  | 658                   | 2.4%  | 717                     | 2.7%  |
| <i>Median Age (Years)</i>  | <i>44.6</i>        |       | <i>44.6</i>           |       | <i>45.3</i>             |       |

| <b>Johnstown-Somerset, PA CSA</b> |                    |       |                       |       |                         |       |
|-----------------------------------|--------------------|-------|-----------------------|-------|-------------------------|-------|
| <b>Population By Age</b>          |                    |       |                       |       |                         |       |
|                                   | <b>Census 2020</b> |       | <b>2025 Estimates</b> |       | <b>2030 Projections</b> |       |
| 0 to 4 Years                      | 9,647              | 4.6%  | 9,398                 | 4.7%  | 9,227                   | 4.7%  |
| 5 to 9 Years                      | 10,469             | 5.0%  | 9,844                 | 4.9%  | 9,233                   | 4.7%  |
| 10 to 14 Years                    | 11,325             | 5.5%  | 10,628                | 5.3%  | 9,698                   | 4.9%  |
| 15 to 17 Years                    | 7,077              | 3.4%  | 6,621                 | 3.3%  | 6,440                   | 3.3%  |
| 18 to 20 Years                    | 8,001              | 3.9%  | 8,171                 | 4.1%  | 8,069                   | 4.1%  |
| 21 to 24 Years                    | 8,973              | 4.3%  | 9,601                 | 4.8%  | 9,851                   | 5.0%  |
| 25 to 34 Years                    | 21,995             | 10.6% | 21,570                | 10.7% | 21,427                  | 10.8% |
| 35 to 44 Years                    | 22,944             | 11.1% | 21,935                | 10.9% | 21,229                  | 10.7% |
| 45 to 54 Years                    | 26,180             | 12.6% | 23,740                | 11.8% | 21,539                  | 10.9% |
| 55 to 64 Years                    | 32,349             | 15.6% | 28,170                | 14.0% | 24,676                  | 12.5% |
| 65 to 74 Years                    | 28,060             | 13.5% | 29,506                | 14.7% | 30,929                  | 15.6% |
| 75 to 84 Years                    | 14,026             | 6.8%  | 15,934                | 7.9%  | 18,820                  | 9.5%  |
| 85 Years and Up                   | 6,555              | 3.2%  | 6,229                 | 3.1%  | 6,602                   | 3.3%  |
| <i>Median Age (Years)</i>         | <i>46.3</i>        |       | <i>46.2</i>           |       | <i>46.7</i>             |       |

Sources: Census; Claritas; Ribbon Demographics

### Household Income

Table 3.6 provides the estimated 2025 distribution of households by income in the PMA and CSA. The estimated 2025 PMA median household income is \$38,682, roughly 70% of the overall CSA median, \$54,839. There is a concentration of households in the PMA with extremely low incomes: 36.1% of PMA households had annual income below \$25,000 in 2025, compared to 22.6% in the greater CSA. Despite this, nearly 4,000 PMA households have incomes between \$35,000 and \$75,000.

**TABLE 3.6**  
**HOUSEHOLD INCOME DISTRIBUTION**

| <b>West End Choice PMA</b>  |                       |               |                         |               |
|-----------------------------|-----------------------|---------------|-------------------------|---------------|
| <b>Households by Income</b> |                       |               |                         |               |
|                             | <b>2025 Estimates</b> |               | <b>2030 Projections</b> |               |
| Less than \$15,000          | 2,895                 | 22.9%         | 2,728                   | 22.0%         |
| \$15,000 - \$24,999         | 1,666                 | 13.2%         | 1,660                   | 13.4%         |
| \$25,000 - \$34,999         | 1,274                 | 10.1%         | 1,220                   | 9.8%          |
| \$35,000 - \$49,999         | 1,935                 | 15.3%         | 1,812                   | 14.6%         |
| \$50,000 - \$74,999         | 2,059                 | 16.3%         | 2,081                   | 16.8%         |
| \$75,000 - \$99,999         | 1,112                 | 8.8%          | 1,134                   | 9.2%          |
| \$100,000 - \$124,999       | 670                   | 5.3%          | 684                     | 5.5%          |
| \$125,000 - \$149,999       | 370                   | 2.9%          | 391                     | 3.2%          |
| \$150,000 - \$199,999       | 400                   | 3.2%          | 398                     | 3.2%          |
| \$200,000 and up            | 239                   | 1.9%          | 284                     | 2.3%          |
| <b>Total</b>                | <b>12,620</b>         | <b>100.0%</b> | <b>12,392</b>           | <b>100.0%</b> |
| <b>Median Income</b>        | <b>\$38,682</b>       |               | <b>\$39,868</b>         |               |

| <b>Johnstown-Somerset, PA CSA</b> |                       |               |                         |               |
|-----------------------------------|-----------------------|---------------|-------------------------|---------------|
| <b>Households by Income</b>       |                       |               |                         |               |
|                                   | <b>2025 Estimates</b> |               | <b>2030 Projections</b> |               |
| Less than \$15,000                | 10,555                | 12.5%         | 9,969                   | 12.0%         |
| \$15,000 - \$24,999               | 8,544                 | 10.1%         | 8,248                   | 9.9%          |
| \$25,000 - \$34,999               | 8,631                 | 10.2%         | 8,262                   | 9.9%          |
| \$35,000 - \$49,999               | 11,610                | 13.7%         | 11,269                  | 13.5%         |
| \$50,000 - \$74,999               | 15,358                | 18.1%         | 14,891                  | 17.9%         |
| \$75,000 - \$99,999               | 10,465                | 12.4%         | 10,373                  | 12.4%         |
| \$100,000 - \$124,999             | 7,246                 | 8.6%          | 7,286                   | 8.7%          |
| \$125,000 - \$149,999             | 4,628                 | 5.5%          | 4,791                   | 5.8%          |
| \$150,000 - \$199,999             | 4,212                 | 5.0%          | 4,443                   | 5.3%          |
| \$200,000 and up                  | 3,376                 | 4.0%          | 3,788                   | 4.5%          |
| <b>Total</b>                      | <b>84,625</b>         | <b>100.0%</b> | <b>83,320</b>           | <b>100.0%</b> |
| <b>Median Income</b>              | <b>\$54,839</b>       |               | <b>\$56,568</b>         |               |

Sources: US Census; Claritas; Ribbon Demographics

#### Households by Race and Hispanic Origin

Table 3.7 shows the distribution of households by race and Hispanic ethnicity in the PMA and the CSA as a whole. Both areas have a high percentage of White residents. The PMA is notably more diverse. In 2025, the PMA population was nearly 30% non-White. Hispanic/Latino residents made up 4.3% of the PMA population in 2025, and this percentage is expected to grow to 5.2% by 2030. Persons identifying as Black/African American Alone made up 18.7% of the population; this proportion is expected to increase to 22.6% by 2030.



**TABLE 3.7**  
**HOUSEHOLDS BY RACE AND HISPANIC ORIGIN**

| <b>West End Choice PMA</b>              |                    |       |                       |       |                         |       |  |
|-----------------------------------------|--------------------|-------|-----------------------|-------|-------------------------|-------|--|
| <b>Population By Race and Ethnicity</b> |                    |       |                       |       |                         |       |  |
|                                         | <b>Census 2020</b> |       | <b>2025 Estimates</b> |       | <b>2030 Projections</b> |       |  |
| White Alone                             | 21,159             | 75.9% | 18,966                | 70.6% | 17,177                  | 65.3% |  |
| Black/African American Alone            | 4,149              | 14.9% | 5,035                 | 18.7% | 5,939                   | 22.6% |  |
| American Indian/Alaskan Native Alone    | 53                 | 0.2%  | 77                    | 0.3%  | 93                      | 0.4%  |  |
| Asian Alone                             | 106                | 0.4%  | 116                   | 0.4%  | 126                     | 0.5%  |  |
| Native Hawaiian/Pacific Islander Alone  | 15                 | 0.1%  | 17                    | 0.1%  | 20                      | 0.1%  |  |
| Some Other Race Alone                   | 262                | 0.9%  | 279                   | 1.0%  | 303                     | 1.2%  |  |
| Two or More Races                       | 2,120              | 7.6%  | 2,368                 | 8.8%  | 2,628                   | 10.0% |  |
| Hispanic/Latino                         | 948                | 3.4%  | 1,150                 | 4.3%  | 1,365                   | 5.2%  |  |

| <b>Johnstown-Somerset, PA CSA</b>       |                    |       |                       |       |                         |       |  |
|-----------------------------------------|--------------------|-------|-----------------------|-------|-------------------------|-------|--|
| <b>Population By Race and Ethnicity</b> |                    |       |                       |       |                         |       |  |
|                                         | <b>Census 2020</b> |       | <b>2025 Estimates</b> |       | <b>2030 Projections</b> |       |  |
| White Alone                             | 189,538            | 91.3% | 181,014               | 89.9% | 174,858                 | 88.4% |  |
| Black/African American Alone            | 7,709              | 3.7%  | 8,616                 | 4.3%  | 9,645                   | 4.9%  |  |
| American Indian/Alaskan Native Alone    | 204                | 0.1%  | 276                   | 0.1%  | 352                     | 0.2%  |  |
| Asian Alone                             | 982                | 0.5%  | 995                   | 0.5%  | 1,020                   | 0.5%  |  |
| Native Hawaiian/Pacific Islander Alone  | 51                 | 0.0%  | 55                    | 0.0%  | 59                      | 0.0%  |  |
| Some Other Race Alone                   | 1,316              | 0.6%  | 1,482                 | 0.7%  | 1,665                   | 0.8%  |  |
| Two or More Races                       | 7,801              | 3.8%  | 8,909                 | 4.4%  | 10,141                  | 5.1%  |  |
| Hispanic/Latino                         | 3,502              | 1.7%  | 4,343                 | 2.2%  | 5,245                   | 2.7%  |  |

Sources: US Census; Claritas; Ribbon Demographic

#### 4. PMA HOUSING SUPPLY CONDITIONS

##### Summary of Local and Regional Housing Market Studies and Initiatives

Several reports and studies have been released over the last five years examining the rental and sales market and proposing long-term housing strategies in Johnstown, Cambria County, and the greater Southern Alleghenies region.

**“Elevate Johnstown: A Market-Rate Housing Strategy” (Elevate Johnstown)** was prepared by CzbLLC and released in May 2020. Elevate Johnstown focuses on strategies to reverse downtown Johnstown's population and household decline, which has resulted in a cycle of vacant housing, blight, and weakened municipal finances. The report recommends developing 70 to 100 new market-rate housing units in downtown Johnstown by 2030. The initiative aims to attract and retain skilled workers, aid in the city's fiscal recovery, and strengthen community collaborations to improve the housing market.

According to Elevate Johnstown, the city struggles to attract new buyers and renters from outside the area due to the distance from other economic centers and geographic/topographic features that separate Johnstown from surrounding regions. Most rental and for-sale housing is aging and relatively affordable. The Elevate Johnstown report revealed that based on income, households in the Greater Johnstown area could spend an estimated \$220 million more annually on housing, but they have not had to do so because of the limited supply of new, quality housing. This has created a large "willingness to pay" gap, as the cost of developing new housing exceeds what the market is willing to pay.

The plan identifies two main financial hurdles to new development in Johnstown:

- **The Equity Gap:** Lenders perceive high risk in the Johnstown market and require a greater equity stake in projects. The report suggests a strategy of raising risk capital from multiple investors, potentially up to 33% of the project cost.
- **The Achievable Rent Gap:** The break-even rent for a new unit is at least \$600 higher than the market's willingness to pay. The report suggests filling the gap by public, philanthropic, or long-term private investors.

Elevate Johnstown reported that a survey of over 300 employees from major local employers revealed a preference for new **downtown** apartments with a preference for two-bedroom units, in-unit laundry, off-street parking, and amenities. The preference for smaller units aligns with survey results that showed 34% of respondents were two-person households and another 15% lived alone. Over one third of respondents also claimed a strong preference for single-family dwellings with yards, and therefore would not be interested in living in downtown Johnstown. The report acknowledges that the high concentration of over 400 units of income-restricted housing and concentration of poverty in downtown Johnstown may deter some potential residents, but each new market-rate unit will help to create a healthier socioeconomic balance.

The "**Alleghenies Ahead on Housing: A Regional Housing Strategy**," (**Alleghenies Ahead Strategy**) released in February 2023 by the Southern Alleghenies Planning & Development Commission, outlines a plan to address persistent housing issues in the Southern Alleghenies region, which is comprised of six counties (Bedford, Blair, Cambria, Fulton, Huntington, Somerset). According to the Alleghenies Ahead Strategy, the core problem in the six-county area is soft demand resulting from a long-standing pattern of population/household decline, a surge in chronic vacancies, and lagging home values and rents. Soft demand limits investment and prevents the market from resolving blight, improving existing housing conditions, or spurring new construction on its own.

According to the report, soft demand is a particular issue in Cambria County:

- Residential vacancies increased 337% from 2000 to 2020, the greatest increase in the six-county region
- The number of households declined 5.9% from 2000 to 2020, the largest decline in the six-county area
- The County saw the lowest growth in median home value in the region during this period (51%), lower than the overall rate of inflation (53%)
- Over one-third of households earn under \$35,000, severely restricting the ability to afford decent housing
- Home values and rents are well below national averages
- Challenges in Cambria County are particularly pronounced in its urban centers, like the City of Johnstown, where the housing stock is aging with around 50% built before 1940

The report proposes a deliberate and strategic intervention to produce a more competitive housing supply and stronger demand. Like the Elevate Johnstown report, the Allegheny Ahead Strategy recommends diverse interventions including subsidies for new and rehabbed housing, a private equity pool for new developments, and proactive demolition of blighted properties. The implementation relies on localized coalitions of diverse stakeholders, including local government, developers, and economic development agencies. The success of the strategy depends on these coalitions taking initiative and making difficult choices. The Strategy also recommends a new Southern Alleghenies Housing Task Force to coordinate efforts.

**Vision Together 2025** is a coalition of non-profit, for-profit, and civic leaders that joined together for the purpose of revitalizing the greater Johnstown area through a collaborative, community-driven approach. The organization's mission is to bring together community resources and residents to create a stronger and more vibrant region. To achieve this, Vision Together 2025 has outlined seven priority goals, which are divided into "People Priorities" and "Economic Priorities." These goals, which are designed as a living document that adapts over time, focus on fundamental improvements to the quality of life and future of Johnstown. Initiatives under these goals include developing current and future leaders, improving health and wellness, enhancing the economic vitality of the region, investing in and growing recreational amenities, and promoting Johnstown as a desirable place to live, work, and visit.

Both the Alleghenies Ahead Strategy and Elevate Johnstown, as well as other initiatives that focus on improving the housing market in Johnstown, align with the mission of Vision Together 2025. Recently, Vision Together 2025 developed a housing initiative to build 21 homeownership units in the City of Johnstown within six years, with a goal of completing one in 2025. The houses are expected to be three-bedroom, 1,000 square foot homes. According to the Robert Forcey, the executive director of Vision Together 2025, the homes will be sold in the low \$100,000s, and first-time homebuyers are eligible for grants through the City of Johnstown’s HOME funds. Six lots have already been identified and at least one build is anticipated in Fall 2025.

The City of Johnstown’s **FY 2025-2029 Five Year Consolidated Plan and FY 2025 Annual Action Plan**, released on August 15, 2025, are HUD-mandated detailed strategies for using federal grant funds (Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME)) to address the city’s housing and community development needs. The Consolidated Plan was developed through extensive community input, including surveys and interviews with residents, agencies, and community leaders and addresses how the City will use resources on activities that will benefit low- and moderate-income residents and help to prevent or eliminate slums and blight.

### Building Permit Data Trends

The U.S. Department of Housing and Urban Development’s (HUD) State of the Cities Data System (SOCDS) provides information on residential construction permits. RES used SOCDS data to analyze residential development trends in Cambria County from 2015 through 2024. During this ten-year period, a total of 738 residential permits were issued. As of now, no permits have been reported for 2025. Table 4.1 below presents the permit data from 2015 to 2024.

**TABLE 4.1**  
**TOTAL ANNUAL RESIDENTIAL HOUSING BUILDING PERMITS AND PERCENT SINGLE-FAMILY, CAMBRIA COUNTY, 2015-2024**

| Year | Total Units | % Single Family |
|------|-------------|-----------------|
| 2015 | 47          | 100%            |
| 2016 | 164         | 100%            |
| 2017 | 83          | 100%            |
| 2018 | 66          | 100%            |
| 2019 | 54          | 100%            |
| 2020 | 59          | 95%             |
| 2021 | 62          | 100%            |
| 2022 | 94          | 100%            |
| 2023 | 47          | 94%             |
| 2024 | 62          | 94%             |

Source: SOCDS, RES

Over the past decade, more than 98% of residential permits in the county were for single-family homes. Several townships—including Washington, Richland, Portage, Croyle, Clearfield, Crest, Blacklick, Allegheny, and Adams—consistently saw between one and ten single-family housing permits issued annually. The City of Johnstown recorded the highest single-year total, with 93 permits for single-family

homes issued in 2016. In 2024, a permit was issued for a four-unit multifamily building in Westmont Borough.

### Tenure and Occupancy Characteristics

Claritas estimates that there are 15,988 housing units in the PMA in 2025. Of these, over 21% are vacant. 43.4% of the PMA's occupied housing units are estimated to be renter-occupied and 56.6% are owner-occupied. The CSA has a 16.3% residential vacancy rate and a substantially higher percent of owner-occupied units (74.8%) compared to the PMA (56.6%). The tenure split in each geography is projected to remain stable between 2025 and 2030.

**TABLE 4.2**  
**HOUSING UNITS: OCCUPANCY AND TENURE 2025**

| <b>West End Choice PMA</b>           |               |                |
|--------------------------------------|---------------|----------------|
| <b>Housing Unit Summary</b>          |               |                |
| <i>Current Year Estimates - 2025</i> |               |                |
|                                      | <b>Number</b> | <b>Percent</b> |
| Housing Units                        | 15,988        | 100.0%         |
| Vacant Housing Units                 | 3,368         | 21.1%          |
| Renter-Occupied                      | 5,472         | 43.4%          |
| Owner-Occupied                       | <u>7,148</u>  | <u>56.6%</u>   |
| <b>Total Occupied:</b>               | <b>12,620</b> | <b>100.0%</b>  |

| <b>Johnstown-Somerset, PA CSA</b>    |               |                |
|--------------------------------------|---------------|----------------|
| <b>Housing Unit Summary</b>          |               |                |
| <i>Current Year Estimates - 2025</i> |               |                |
|                                      | <b>Number</b> | <b>Percent</b> |
| Housing Units                        | 101,113       | 100.0%         |
| Vacant Housing Units                 | 16,488        | 16.3%          |
| Renter-Occupied                      | 21,356        | 25.2%          |
| Owner-Occupied                       | <u>63,269</u> | <u>74.8%</u>   |
| <b>Total Occupied:</b>               | <b>84,625</b> | <b>100.0%</b>  |

### Residential Structure Types and Age

Table 4.3 provides data on the distribution of the residential inventory by structure type in the comparison geographies. The PMA has a greater diversity of housing types compared to the housing stock in the Johnstown-Somerset CSA overall, which is predominantly single-family homes. The most common type of home in the PMA is also single-family detached units, but these represent 61% of the inventory. Single-family attached units are the next most common housing type in the PMA, accounting for 14.7% of total housing units. Multi-family dwellings are over 22% of the total units in the PMA, the majority of which have 6 to 19 units in the structures.

The CSA overall is more rural in character, with single-family detached homes dominating the housing market (73.7%). Mobile homes are the next most common unit type, representing nearly 7% of the total inventory of housing units.

The data in Table 4.4, along with the building permit information presented above, show that the addition of new housing stock in both the PMA and CSA is limited. In the PMA, fewer than 1% of homes were constructed in the past 15 years. Nearly 75% of the homes were built in the 1950s or earlier, with 39% of the housing stock in the PMA constructed before 1940. In comparison, while the CSA also has an aging housing supply, it is generally newer than the PMA. Approximately 39% of homes in the CSA were built before 1940; only 8.1% of the CSA inventory was constructed in the last 25 years.

**TABLE 4.3**  
**HOUSING UNITS BY STRUCTURE TYPE: 2025 ESTIMATES**

| <b>West End Choice PMA</b>                 |               |                |
|--------------------------------------------|---------------|----------------|
| <b>Housing Units by Units in Structure</b> |               |                |
| <i>Current Year Estimates - 2025</i>       |               |                |
| <b>Unit</b>                                | <b>Number</b> | <b>Percent</b> |
| I Unit Detached                            | 9,804         | 61.3%          |
| I Unit Attached                            | 2,352         | 14.7%          |
| 2 Units                                    | 625           | 3.9%           |
| 3 to 4 Units                               | 797           | 5.0%           |
| 5 to 19 Units                              | 1,079         | 6.7%           |
| 20 to 49 Units                             | 194           | 1.2%           |
| 50 or More Units                           | 895           | 5.6%           |
| Mobile Home                                | 242           | 1.5%           |
| Other                                      | 0             | 0.0%           |
| <b>Total:</b>                              | <b>15,988</b> | <b>100.0%</b>  |

| <b>Johnstown-Somerset, PA CSA</b>          |                |                |
|--------------------------------------------|----------------|----------------|
| <b>Housing Units by Units in Structure</b> |                |                |
| <i>Current Year Estimates - 2025</i>       |                |                |
| <b>Unit</b>                                | <b>Number</b>  | <b>Percent</b> |
| I Unit Detached                            | 74,476         | 73.7%          |
| I Unit Attached                            | 6,283          | 6.2%           |
| 2 Units                                    | 2,790          | 2.8%           |
| 3 to 4 Units                               | 2,850          | 2.8%           |
| 5 to 19 Units                              | 4,519          | 4.5%           |
| 20 to 49 Units                             | 1,407          | 1.4%           |
| 50 or More Units                           | 1,841          | 1.8%           |
| Mobile Home                                | 6,855          | 6.8%           |
| Other                                      | 92             | 0.1%           |
| <b>Total:</b>                              | <b>101,113</b> | <b>100.0%</b>  |



**TABLE 4.4**  
**HOUSING UNITS BY YEAR STRUCTURE BUILT: 2025 ESTIMATES**

| <b>West End Choice PMA</b>                   |               |                |
|----------------------------------------------|---------------|----------------|
| <b>Housing Units by Year Structure Built</b> |               |                |
| <i>Current Year Estimates - 2025</i>         |               |                |
| <b>Year</b>                                  | <b>Number</b> | <b>Percent</b> |
| 2020 or Later                                | 43            | 0.3%           |
| 2010 - 2019                                  | 79            | 0.5%           |
| 2000 - 2009                                  | 334           | 2.1%           |
| 1990 - 1999                                  | 476           | 3.0%           |
| 1980 - 1989                                  | 465           | 2.9%           |
| 1970 - 1979                                  | 1,537         | 9.6%           |
| 1960 - 1969                                  | 1,318         | 8.2%           |
| 1950 - 1959                                  | 2,808         | 17.6%          |
| 1940 - 1949                                  | 2,695         | 16.9%          |
| 1939 or Earlier                              | <u>6,233</u>  | <u>39.0%</u>   |
| <b>Total:</b>                                | <b>15,988</b> | <b>100.0%</b>  |

| <b>Johnstown-Somerset, PA CSA</b>            |                |                |
|----------------------------------------------|----------------|----------------|
| <b>Housing Units by Year Structure Built</b> |                |                |
| <i>Current Year Estimates - 2025</i>         |                |                |
| <b>Year</b>                                  | <b>Number</b>  | <b>Percent</b> |
| 2020 or Later                                | 421            | 0.4%           |
| 2010 - 2019                                  | 2,296          | 2.3%           |
| 2000 - 2009                                  | 5,510          | 5.4%           |
| 1990 - 1999                                  | 7,509          | 7.4%           |
| 1980 - 1989                                  | 8,456          | 8.4%           |
| 1970 - 1979                                  | 14,493         | 14.3%          |
| 1960 - 1969                                  | 8,771          | 8.7%           |
| 1950 - 1959                                  | 13,955         | 13.8%          |
| 1940 - 1949                                  | 10,480         | 10.4%          |
| 1939 or Earlier                              | <u>29,222</u>  | <u>28.9%</u>   |
| <b>Total:</b>                                | <b>101,113</b> | <b>100.0%</b>  |

## Rental Housing Supply

### Income-Restricted General Occupancy Rental Housing

RES identified 1,653 existing income-restricted units in the PMA. There are 14 rental buildings/complexes for family/general occupancy or senior/disabled occupancy in the PMA. 96% of these units are rent-subsidized (tenants pay 30% of income for rent and utilities). The rent-subsidized inventory includes both public housing and other income-restricted developments—such as Low-Income Housing Tax Credit (LIHTC) properties—that have unit-based subsidies. Of the rent-subsidized, non-LIHTC developments, most are public housing complexes (1,400 units); four are HUD subsidized with a total of 187 units. The remaining 4% of income-restricted units are Low Income Housing Tax Credit (LIHTC) units, most of which charge fixed rents with no unit-based subsidies. Of the 1,653 total units in the PMA, the majority (891 or 54%) are for family/general occupancy. The remaining 46% are for senior-aged tenants. The family

properties are mostly garden-style apartments and townhouses and have a diverse range of unit configurations (1-5 bedrooms). The two PMA LIHTC properties are both senior buildings serving tenants age 55 and older. These properties have fixed, income-based rents are targeted to 20%, 40%, 50% and 60% AMI households. The senior LIHTC properties are low-rise buildings with elevators and 1BR and 2BR units.

A summary of the income-restricted affordable properties in the PMA is provided below in Table 4.5. Figure 4.1 is a map showing their locations.

**TABLE 4.5**  
**SUMMARY OF EXISTING INCOME-RESTRICTED AFFORDABLE HOUSING UNITS, PMA**

| Summary of Affordable Housing Units in the PMA |                  |                      |             |       |
|------------------------------------------------|------------------|----------------------|-------------|-------|
| LIHTC                                          | % LIHTC          | Non-LIHTC/Subsidized | % Non-LIHTC | Total |
| 66                                             | 4%               | 1,587                | 96%         | 1,653 |
| General/Family                                 | % General/Family | Senior               | % Senior    | Total |
| 891                                            | 54%              | 762                  | 46%         | 1,653 |

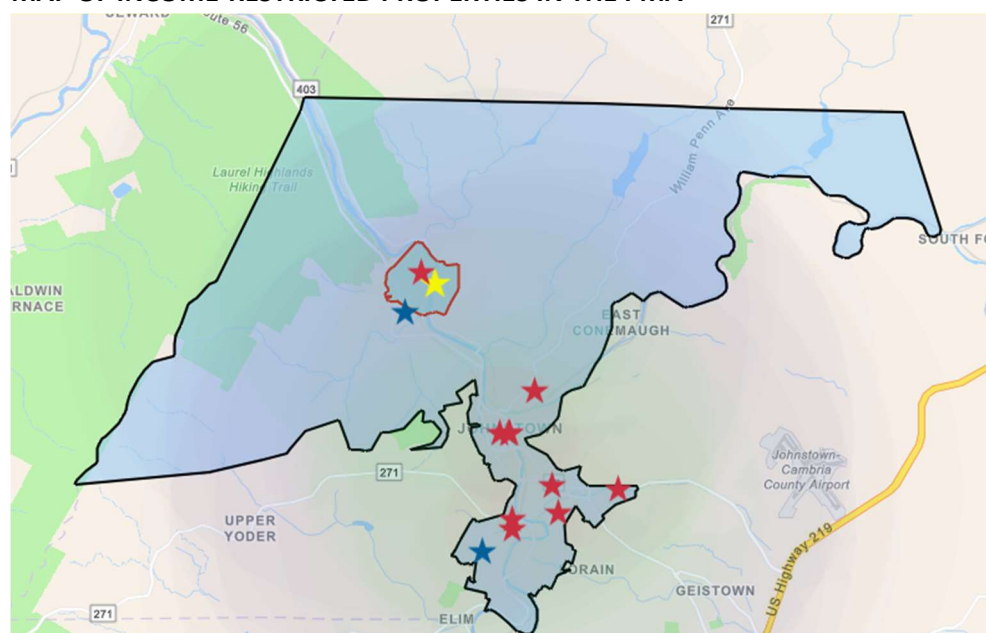
Source: RES

Geographically, the affordable housing developments in the PMA are clustered in the West End neighborhood, downtown Johnstown, and the south Johnstown region around Ferndale. The West End community has three affordable housing developments; one located just outside of the boundary:

- The CN target property Coopersdale (121 units, 100% family public housing)
- Oakhurst Homes (Phases I and II, 100% public housing)
  - 400 total units
  - Built in 1943 (100 units) and 1951 (300 units)
  - 70 separate buildings, mostly 2-story attached homes
  - 1-4 bedrooms
  - Includes refrigerator, range, and washer/dryer hookups
  - 97% occupied with all vacancies attributed to turnover vacancy (ie, there are households on the waiting list who are expected to occupy the unit)
  - Hundreds of households are on the JHA combined waitlist with nearly 58% requesting 1BR units
- Chandler School Apartments
  - Located one block away from the CN boundary
  - Senior LIHTC building
  - 23 units, predominantly one-bedroom configurations
  - Built in 1990; placed in service in 2004
  - 30-60% AMI income restriction
  - Includes refrigerator and electric range
  - Two vacant: one is leased and not yet occupied, and the other is undergoing renovations

Property managers at both Chandler School Apartments and Oakhurst report strong demand for 1BR units in both age-restricted and general occupancy buildings. At Chandler School Apartments, the manager noted that most applicants are long-term residents from the nearby West End neighborhood. She also mentioned that rents for units designated at 60% of the Area Median Income (AMI) are set near the 50% AMI maximum rents, as tenants—despite meeting the 60% AMI income qualifications—have historically struggled to afford the higher rate. Leasing activity at Chandler School Apartments has been steady, with units typically filling quickly after becoming available. Management does not see a need to maintain a waitlist.

**FIGURE 4.1**  
**MAP OF INCOME-RESTRICTED PROPERTIES IN THE PMA**



Source: Esri, RES



RES spoke with properties managers at all five non-public housing affordable properties in the PMA, as well as a representative from Johnstown Housing Authority to gather information on current rents, occupancy, and demand trends. Table 4.6 summarizes information on the family/general occupancy and age-restricted properties surveyed.

**TABLE 4.6:**  
**SURVEY OF EXISTING INCOME-RESTRICTED PROPERTIES: PMA**

| Property Name/Address                                                             | Affordable Units | Style                        | Unit Types (BR/BA)                                                                   | Unit Sizes (SF)   | Rents                                                                                              | Included in Rent       | Occupancy/Waiting List                                                                                                                                                                                                                  | Housing Type    | Details/Other                                                                                                                                                                                                                 |
|-----------------------------------------------------------------------------------|------------------|------------------------------|--------------------------------------------------------------------------------------|-------------------|----------------------------------------------------------------------------------------------------|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>UHTC</b>                                                                       |                  |                              |                                                                                      |                   |                                                                                                    |                        |                                                                                                                                                                                                                                         |                 |                                                                                                                                                                                                                               |
| Chandler School Apartments<br>280 Garfield Street<br>Johnstown, PA 15906          | 23               | 1900<br>4-story<br>elevator  | 1 BR/1 BA (15)<br>2 BR/1 BA (8)                                                      | UNK<br>UNK        | 40%: \$477; 50%/60%: \$573<br>50%/60%: \$661                                                       | WST                    | 91% occupied*<br>no waiting list                                                                                                                                                                                                        | Senior<br>55+   | 40%, 50%, 60% AMI, acquisition and rehab, placed in service in 2004, includes refrigerator and range, gas heat and hot water, \$108 UA; community room; private parking lot; community laundry room                           |
| Roxbury Place<br>1308 Franklin Street<br>Johnston, PA 15905                       | 43               | 2019<br>3-story<br>elevator  | 1 BR/1 BA (32)<br>2 BR/1 BA (11)                                                     | 621<br>850        | 1BR 20%: \$245; 1BR 50%: \$625<br>1BR 60%: \$705; 2BR 20%: \$295<br>2BR 50%: \$725; 2BR 60%: \$810 | WST<br>Gas             | 100% occupied<br>6 applicants on waiting list                                                                                                                                                                                           | Senior<br>55+   | 20%, 50%, 60% AMI, includes refrigerator, range, and disposal; gym, community room, activity room, laundry on each floor; private parking lot; 20% AMI: 1BR (2) 2BR (3), 50% AMI: 1BR (14) 2BR (3), 60% AMI: 1BR (16) 2BR (5) |
| <b>Subtotal: Existing UHTC Units</b>                                              | <b>66</b>        |                              |                                                                                      |                   |                                                                                                    |                        |                                                                                                                                                                                                                                         |                 |                                                                                                                                                                                                                               |
| <b>Subsidized Affordable Rentals</b>                                              |                  |                              |                                                                                      |                   |                                                                                                    |                        |                                                                                                                                                                                                                                         |                 |                                                                                                                                                                                                                               |
| 128 Arthur Street<br>Johnstown, PA 15902                                          | 12               | 1949<br>2-story<br>walkup    | 1 BR/1 BA (2)<br>2 BR/1 BA (8)<br>3 BR/1 BA (2)                                      | 700<br>800<br>900 | Rent Subsidized                                                                                    | All utilities included | Some units being renovated                                                                                                                                                                                                              | General/Family  | Includes refrigerator and range; renovated bathroom and kitchen, fresh paint, new floors and windows; community laundry rm; 3 MR units: 1BR (\$754), 2BR (\$935), 3BR (\$1,261)                                               |
| Garden Terrace Apartments<br>730 Bloom Street<br>Johnstown, PA 15902              | 101              | 1979<br>8-story<br>elevator  | 1 BR/1 BA (101)                                                                      | 620               | Rent Subsidized                                                                                    | All utilities included | 97% occupied*<br>small waiting list                                                                                                                                                                                                     | Senior<br>62+   | Includes refrigerator, range, disposal; tile and vinyl floor; central A/C, community room, craft room, outside shuffleboard, community laundry room; PBV/Section 8                                                            |
| Valley Pike Manor<br>1029 Franklin Street<br>Johnstown, PA 15905                  | 74               | 1981<br>6-story<br>elevator  | 1 BR/1 BA (74)                                                                       | UNK               | Rent Subsidized                                                                                    | All utilities included | 100% occupied<br><20 applicants on waiting list                                                                                                                                                                                         | Senior<br>62+   | Includes refrigerator and range, private patio; exercise room, community room, movie room, on-site beauty salon, community laundry room; Section 202                                                                          |
| <b>Subtotal: Existing Subsidized Rental Units</b>                                 | <b>187</b>       |                              |                                                                                      |                   |                                                                                                    |                        |                                                                                                                                                                                                                                         |                 |                                                                                                                                                                                                                               |
| <b>Public Housing</b>                                                             |                  |                              |                                                                                      |                   |                                                                                                    |                        |                                                                                                                                                                                                                                         |                 |                                                                                                                                                                                                                               |
| Coopersdale (Subject Property)<br>255 Cooper Avenue<br>Johnstown, PA 15906        | 121              | 1959<br>4-story<br>walkup    | 1 BR/1 BA (6)<br>2 BR/1 BA (49)<br>3 BR/1 BA (38)<br>4 BR/1 BA (24)<br>5 BR/1 BA (4) |                   | Rent Subsidized                                                                                    |                        | 95% occupied*<br>1BR: 709 applicants on combined waitlist<br>2BR: 374 applicants on combined waitlist<br>3BR: 105 applicants on combined waitlist<br>4BR: 22 applicants on combined waitlist<br>5BR: 13 applicants on combined waitlist | General/Family  | Includes refrigerator and range; basketball court; community room; community laundry room; 4 separate buildings                                                                                                               |
| Oakhurst Homes<br>553 Sheridan Street<br>Johnstown, PA 15906                      | 100              | 1943<br>2-story<br>townhomes | 1 BR/1 BA (19)<br>2 BR (72)<br>3 BR (9)                                              |                   | Rent Subsidized                                                                                    |                        | 99% occupied*<br>1BR: 709 applicants on combined waitlist<br>2BR: 374 applicants on combined waitlist<br>3BR: 105 applicants on combined waitlist<br>4BR: 22 applicants on combined waitlist<br>5BR: 13 applicants on combined waitlist | General/Family  | Includes refrigerator and range; in-unit W/D hookups, private backyards; community room, playground, 16 separate buildings                                                                                                    |
| Oakhurst Homes Extention (Phase II)<br>553 Sheridan Street<br>Johnstown, PA 15906 | 300              | 1951<br>2-story<br>townhomes | 1 BR/1 BA (23)<br>2 BR (131)<br>3 BR (125)<br>4 BR (21)                              |                   | Rent Subsidized                                                                                    |                        | 96% occupied*<br>1BR: 709 applicants on combined waitlist<br>2BR: 374 applicants on combined waitlist<br>3BR: 105 applicants on combined waitlist<br>4BR: 22 applicants on combined waitlist<br>5BR: 13 applicants on combined waitlist | General/Family  | Includes refrigerator and range; in-unit W/D hookups, private backyards; community room, playground, 54 separate buildings                                                                                                    |
| Prospect Apartments<br>341 Gray Avenue<br>Johnstown, PA 15901                     | 110              | 1941<br>2-story<br>townhomes | 1 BR/1 BA (22)<br>2 BR (61)<br>3 BR (22)<br>4 BR (5)                                 |                   | Rent Subsidized                                                                                    |                        | 97% occupied*<br>1BR: 709 applicants on combined waitlist<br>2BR: 374 applicants on combined waitlist<br>3BR: 105 applicants on combined waitlist<br>4BR: 22 applicants on combined waitlist<br>5BR: 13 applicants on combined waitlist | General/Family  | Includes refrigerator and range; in-unit W/D hookups; community room, playground; 19 separate buildings                                                                                                                       |
| Solomon Apartments<br>1201 Solomon Street<br>Johnston, PA 15902                   | 248              | 1959<br>3-story<br>walkup    | 1BR/1 BA (6)<br>2 BR (120)<br>3 BR (93)<br>4 BR (26)<br>5 BR (3)                     |                   | Rent Subsidized                                                                                    |                        | 98% occupied*<br>1BR: 709 applicants on combined waitlist<br>2BR: 374 applicants on combined waitlist<br>3BR: 105 applicants on combined waitlist<br>4BR: 22 applicants on combined waitlist<br>5BR: 13 applicants on combined waitlist | General/Family  | Includes refrigerator and range; community room; community laundry room; 14 separate buildings                                                                                                                                |
| Connor Tower (Fulton I)<br>527 Vine Street<br>Johnstown, PA 15901                 | 169              | 1972<br>13-story<br>elevator | 1 BR/1 BA (167)<br>2 BR/1 BA (2)                                                     |                   | Rent Subsidized                                                                                    |                        | 98% occupied*<br>106 applicants on combined waitlist for JHA senior buildings                                                                                                                                                           | Senior/Disabled | Includes refrigerator and range; community room                                                                                                                                                                               |
| Loughner Plaza<br>51 Akers Street<br>Johnstown, PA 15905                          | 50               | 1985<br>4-story<br>elevator  | 1 BR/1 BA (50)                                                                       |                   | Rent Subsidized                                                                                    |                        | 97% occupied*<br>106 applicants on combined waitlist for JHA senior buildings                                                                                                                                                           | Senior/Disabled | Includes refrigerator and range; community room                                                                                                                                                                               |
| Town House Tower<br>420 Vine Street<br>Johnstown, PA 15901                        | 120              | 1976<br>11-story<br>elevator | 1 BR/1 BA (120)                                                                      |                   | Rent Subsidized                                                                                    |                        | 99% occupied*<br>106 applicants on combined waitlist for JHA senior buildings                                                                                                                                                           | Senior/Disabled | Includes refrigerator and range; community room                                                                                                                                                                               |
| Vine Street Towers<br>525 Vine Street<br>Johnstown, PA 15901                      | 182              | 1971<br>15-story<br>elevator | 0 BR/1 BA (28)<br>1 BR/1 BA (140)<br>2 BR/1 BA (14)                                  |                   | Rent Subsidized                                                                                    |                        | 98% occupied*<br>106 applicants on combined waitlist for JHA senior buildings                                                                                                                                                           | Senior/Disabled | Includes refrigerator and range; community room                                                                                                                                                                               |
| <b>Subtotal: Public Housing</b>                                                   | <b>1,400</b>     |                              |                                                                                      |                   |                                                                                                    |                        |                                                                                                                                                                                                                                         |                 |                                                                                                                                                                                                                               |
| <b>TOTAL EXISTING AFFORDABLE HOUSING UNITS</b>                                    | <b>1,653</b>     |                              |                                                                                      |                   |                                                                                                    |                        |                                                                                                                                                                                                                                         |                 |                                                                                                                                                                                                                               |

\*turnover vacancy. WST = water sewer trash UNK = Unknown PBV = Project-Based Vouchers MR = market rate UA= utility allowance AMI = area median income JHA = Johnstown Housing Authority

The 14 affordable properties surveyed ranged from historic buildings built in 1900 to newer LIHTC buildings constructed as recently as 2019. 47% of apartments are 1BR units, 29% are 2BR, 17% are 3BR, 5% are 4BR, and the remaining 2% are studio and 5BR units. As stated previously, most of the affordable housing properties within the PMA are public housing properties managed by the Johnstown Housing Authority. All properties surveyed provide limited in-unit amenities: a refrigerator and range. Three properties (Oakhurst Homes I and II and Prospect) have hookups for washers and dryers in the individual units.

Senior buildings offer various community amenities including a community room, game room, laundry on each floor. One has an on-site salon. Some units have private patios. Off-site parking is standard across most developments, and all provide a community laundry facility. Three of the four JHA senior developments are high-rise elevator buildings located in downtown Johnstown. Built in 1985, Loughner Plaza is the newest senior building, and the only low-rise senior JHA development. It is in South Johnstown and has 50 units.

The property managers surveyed described demand as stable for all unit configurations. The nine JHA public housing buildings share two waitlists: one for senior buildings and one for general occupancy/family housing. The senior building waitlist has 106 applicants in total. The general occupancy/family housing waitlist has over 1,200 applicants. Almost 58% of applicants on the general occupancy/family housing waitlist are requesting 1BR units. Another 31% are requesting 2BR units and 9% are requesting 3BR units. The 2% of waitlist households remaining are waiting for 4BR and 5BR units. At privately-operated properties that maintain waitlists, household counts ranged from six to 20 applicants. The length of the waitlist was unrelated to the age of the property or whether units were layered with additional subsidies. According to interviews with property managers for these buildings/complexes, demand for PMA affordable properties is stable with a steady flow of applicants; units are typically filled shortly after they become available either from the waitlist or from a new outside applicant within a week or two. Property managers in both senior and general occupancy/family buildings report that the longest waitlists are for 1BR units.

The 43-unit Roxbury Place is the newest LIHTC property in the PMA that charges unsubsidized fixed rents. Built in 2009, this property offers 1BR and 2BR units targeted to seniors age 55+ in the 20%, 50%, and 60% AMI income bands. Contract rents were reported as \$245 (20% AMI), \$625 (50% AMI), and \$705 (60% AMI) for 1BR units, and \$295 (20% AMI), \$725 (50% AMI), and \$810 (60% AMI) for 2BR units. The property is 100% leased and has a small waitlist of six applicants. According to the property manager, a unit becomes available around every other month and is re-leased within one to two months. Most applicants are from the greater Johnstown area. Roxbury Place has a community center, fitness center, activity room and has a laundry room on each floor.

The only other LIHTC property in the PMA is another senior building, located on the edge of the West End neighborhood. Chandler School Apartments was built in 1900 and was adaptively reused and renovated with LIHTCs in 2004. It has 23 units available to qualifying tenants in the 40%, 50%, and 60% AMI brackets.



According to the property manager, there is steady demand, but not enough to warrant maintaining a waiting list. Rents are kept intentionally low as the property manager reports tenants qualifying for the 60% AMI units have had difficulty paying 60% AMI rents. The 50% and 60% AMI contract rents are therefore the same at \$573 (1BR units) and \$661 (2BR units). Chandler School Apartments also has a few 40% 1BR units renting for \$477. Currently there are two vacant units: one is undergoing renovation, and the other is leased and awaiting tenant move-in.

Three rent-subsidized apartment properties were identified in the PMA. The two larger ones are both age-restricted senior developments: Garden Terrace Apartments (101 units) and Valley Pike Manor (74 units). Both properties are nearly 100% occupied with any vacancies attributed to turnover. Each development has a small waiting list with under 20 applicants. Built in 1979, Garden Terrace Apartments has 101 1BR units and has a community room, craft room, and outside shuffleboard for tenants. Valley Pike Manor, built in 1981, has robust onsite amenities including a movie room and on-site beauty salon. 128 Arthur Street is a small general occupancy development with 12 units. Units have been recently renovated. Three units are market-rate (unrestricted) with rents set at \$754 (1BR), \$935 (2BR), and \$1,261 (3BR). According to the property manager, the building is attempting to obtain PBVs and income-restrict the market rate-units.

The newest general occupancy/family LIHTC building is located just outside of the market area in Ebensburg. Crossroads Meadow is a Woda-managed property built in 2007 serving qualifying tenants in the 50% and 60% AMI qualifying brackets. It has 50 1BR, 2BR, and 3BR units. Current rents are \$874 (50% AMI) and \$958 (60% AMI) for a 1BR unit, \$936 (50% AMI) and \$1,100 (60% AMI) for a 2BR unit, and \$1,025 (50% AMI) and \$1,260 (60% AMI) for a 3BR unit. Units include a refrigerator, range, dishwasher, and hookups for a washer and dryer. According to the property manager, demand is much higher for 1BR and 2BR apartments; they struggle to lease the 3BR units. The waitlist for 1BR and 2BR units is six months to one year in length. While most applicants are from surrounding rural municipalities (Cresson, Northern Cambria, Nanty Glo), applications are also received from Johnstown residents who have a housing choice voucher.

The market analysts did not identify any new affordable housing developments in the PMA development pipeline.

### Market-Rate Rental Housing

Using various property management and leasing websites, RES identified 352 market-rate rental units in three multifamily buildings/complexes in the PMA (two in downtown and one west of downtown Johnstown). There are an additional 30 townhouses and single-family homes listed for rent within the PMA boundary on Apartments.com. Because the market-rate multifamily apartment market is so limited, RES also looked at three additional properties that were located just outside the PMA border to provide additional data. These apartments account for an additional 418 rental units. RES spoke with property managers at all six properties to obtain current rents and occupancy levels and to inquire about regional trends for market-rate apartments. Data from the survey of the three market-rate apartment complexes

within the PMA and the three properties just outside the PMA boundaries are summarized in Tables 4.7 and 4.8 below. The apartments located just outside of the PMA are identified with a double asterisk.

Unlike the spatial distribution of the affordable developments, the market-rate apartments are more tightly clustered in downtown Johnstown and in southeast Johnstown (outside the city limits), towards Geistown and the University of Pittsburgh-Johnstown. There are no market-rate apartment complexes within the CN boundaries.

In total, there are 770 units in the six market-rate properties analyzed. The market-rate apartments are all dated, built in either the 1950s or the 1970s. All six properties have 1BR and 2BR unit configurations; two properties also have 3BR units, and one also has 4BR units. The three properties within the PMA boundaries only have 1BR and 2BR units.

Market-rate multifamily rents in most properties surveyed include water, sewer, and trash; some include included all utilities. Occupancy rates are high, ranging between 97% and 100%. All property managers interviewed agree that the demand for apartments in the market area is steady and consistent, with 1BR and 2BR unit configurations being particularly in demand. Property managers noted that the market is lacking any new inventory, and the demand for newer product is high.

Lincoln Lee Manor Apartments and Market Street Commons, both built in 1973, are high-rise elevator buildings located in downtown Johnstown. The units in these properties are smaller than those typically found in the broader market area. Each building offers 1BR and 2BR units, maintains full occupancy, and has a small waitlist of fewer than 20 applicants. Market Street Commons stands out in the area due to its added amenities, which include a fitness center, community room, garden, private gated parking, and in-unit microwaves.

Edward Hill & Norwood Gardens Apartments is the only other multifamily market-rate property located within the PMA. Situated west of the other two communities, it commands higher contract rental rates but includes all utilities. Contract rents for 1BR units range from \$700 to \$730, depending on the unit's finishes and floor level, while 2BR units are priced between \$740 and \$770. The property is 97% occupied and offers limited in-unit and community amenities.

In addition to the three market-rate properties within the PMA, there are three apartment communities located just outside the PMA boundary. Two of these—Aspen Woods Townhomes and Bloomfield Apartments—are situated near the University of Pittsburgh-Johnstown to the south of the Johnstown city line. Both were constructed in the 1970s and maintain occupancy levels near 100%. Aspen Woods Townhomes offers a range of unit types and is the only rental community in the greater Johnstown area that includes 4BR units. It also features the most extensive set of in-unit and community amenities in the area, with refrigerators, ranges, microwaves, dishwashers (in select units), and washers and dryers (also in select units). Rents for 3BR units range from \$880 to \$905, while 4BR units start at \$975—approximately 34% below the 60% AMI tax credit maximum rent for Cambria County. According to the property manager, demand at Aspen Woods remains strong due to limited inventory in the Johnstown area, resulting in a

short waiting list and rapid turnover of available units. Outside of Aspen Woods, RES was unable to find any other rental listing 4BR and 5BR units in the greater market area.

Bloomfield Apartments is a smaller complex with 81 1BR and 2BR units. Its rents are about 25% lower than those at Aspen Woods, likely due to fewer community amenities and less modern interiors. Both properties include water, sewer, and trash services in the rent.

Luxor Gardens Apartments is a 220-unit apartment community located in South Johnstown, constructed in the 1950s. The property offers a mix of 1BR, 2BR, and 3BR units, including 81 subsidized units and 139 unrestricted units. Each apartment includes a refrigerator, range, and microwave. Unsubsidized rents range from \$850 to \$1,050. According to the property manager, there is consistent demand for 1BR and 2BR units.

**TABLE 4.7**  
**SUMMARY OF MARKET-RATE RENTAL PROPERTIES IN THE GREATER PMA**

| Unit Configuration | Smallest Unit Size | Largest Unit Size | Lowest Asking Rent | Highest Asking Rent |
|--------------------|--------------------|-------------------|--------------------|---------------------|
| 1 BR / 1-1.5 BA    | 400 SF             | 750 SF            | \$635              | \$850               |
| 2 BR / 1-1.5 BA    | 600 SF             | 900 SF            | \$720              | \$950               |
| 3 BR / 1-1.5 BA    | 854 SF             | 1,123 SF          | \$880              | \$1,050             |
| 4 BR / 1.5 BA      | 1,267 SF           | 1,267 SF          | \$975              | \$1,000             |

*Source: RES, Data from Internet Research and Interviews, September 2025*

**TABLE 4.8**  
**SURVEY OF MARKET-RATE APARTMENTS IN AND JUST OUTSIDE OF THE PMA**

| Property Name/Address                                                       | Total Units | Style                           | Unit Types (BR/BA)                                            | Unit Sizes (SF)                          | Rents                                                      | Utilities Included        | Occupancy                                   | Details/Other                                                                                                                                                                                               |
|-----------------------------------------------------------------------------|-------------|---------------------------------|---------------------------------------------------------------|------------------------------------------|------------------------------------------------------------|---------------------------|---------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                             |             |                                 |                                                               |                                          |                                                            | In Rent                   |                                             |                                                                                                                                                                                                             |
| Aspen Woods Townhomes**<br>1005 Aspen Woods Lane<br>Johnstown, PA 15904     | 198         | 1972<br>2-story<br>walkup       | 1 BR/1 -1.5 BA<br>2 BR/1-1.5 BR<br>3 BR/1.5 BA<br>4 BR/1.5 BA | 726-750<br>809-840<br>854-1,111<br>1,267 | \$810-\$820<br>\$850-\$860<br>\$880-\$905<br>\$975-\$1,000 | WST                       | 100% occupied<br>short waitlist             | Includes refrigerator, range, & microwave;<br>laundry room; playground; basketball court; also<br>have 2BR (\$1,060) and 3 BR (\$1,180) large suites<br>with extra bathroom, in-unit W/D, and<br>dishwasher |
| Bloomfield Apartments**<br>329 Theatre Drive<br>Johnstown, PA 15904         | 81          | 1976<br>3-story<br>garden-style | 1 BR/1 BA<br>2 BR/1 BA                                        | 700<br>900                               | \$670<br>\$815                                             | WST                       | 99% occupied                                | Includes refrigerator, range, dishwasher, and<br>private balcony; not updated; community<br>laundry room; special rents for traveling nurses                                                                |
| Edward Hill & Norwood Gardens<br>1781 Goucher Street<br>Johnstown, PA 15905 | 128         | 1950<br>3-story<br>walkup       | 1 BR/1 BA<br>2 BR/1 BA                                        | 525<br>660                               | \$700-\$730<br>\$740-\$770                                 | All utilities<br>included | 97% occupied                                | Includes refrigerator and range; community<br>laundry room                                                                                                                                                  |
| Lincoln Lee Manor Apartments<br>244 Walnut Street<br>Johnstown, PA 15901    | 59          | 1973<br>7-story<br>elevator     | 1 BR/1 BA<br>2 BR/1 BA                                        | 550<br>700                               | \$675<br>\$825                                             | WST                       | 100% occupied<br>small waitlist             | Includes refrigerator, range, and dishwasher;<br>community room; community laundry room                                                                                                                     |
| Luxor Gardens Apartments**<br>1201 Heeney Avenue<br>Johnstown, PA 15904     | 139         | 1955<br>2-story<br>walkup       | 1 BR/1 BA<br>2 BR/1 BA<br>3 BR/1 BA                           | 620<br>826<br>1,123                      | \$850<br>\$950<br>\$1,050                                  | WST                       | 98% occupied<br>1BR and 2BR<br>most popular | Includes refrigerator, range, and microwave;<br>community laundry room, playground; also have<br>81 subsidized units;                                                                                       |
| Market Street Commons<br>350 Market Street<br>Johnstown, PA 15901           | 165         | 1973<br>7-story<br>elevator     | 1 BR/1 BA<br>2 BR/1 BA                                        | 400<br>600                               | \$635<br>\$720                                             | All utilities<br>included | 100% occupied<br>waitlist of <20 applicants | Includes refrigerator, range, and microwave;<br>fitness center, community room, community<br>garden and picnic area, community laundry<br>room, private, gated parking lot; not updated                     |

\*\*just outside PMA  
WST = water sewer trash

### Market-Rate Sales Housing

RES analysts reviewed home sales trends in the PMA and conducted a more in-depth analysis of sales activity within the CN. In the six-month period between March 17, 2025 and September 17, 2025, there were 10 single-family home sales in the CN. Table 4.9 below summarizes the sales trends during this period and Figure 4.2 shows the location of recent homes sales in the CN. Sales were predominantly on the western side of the CN clustered around Harold Avenue/Strayer Street.

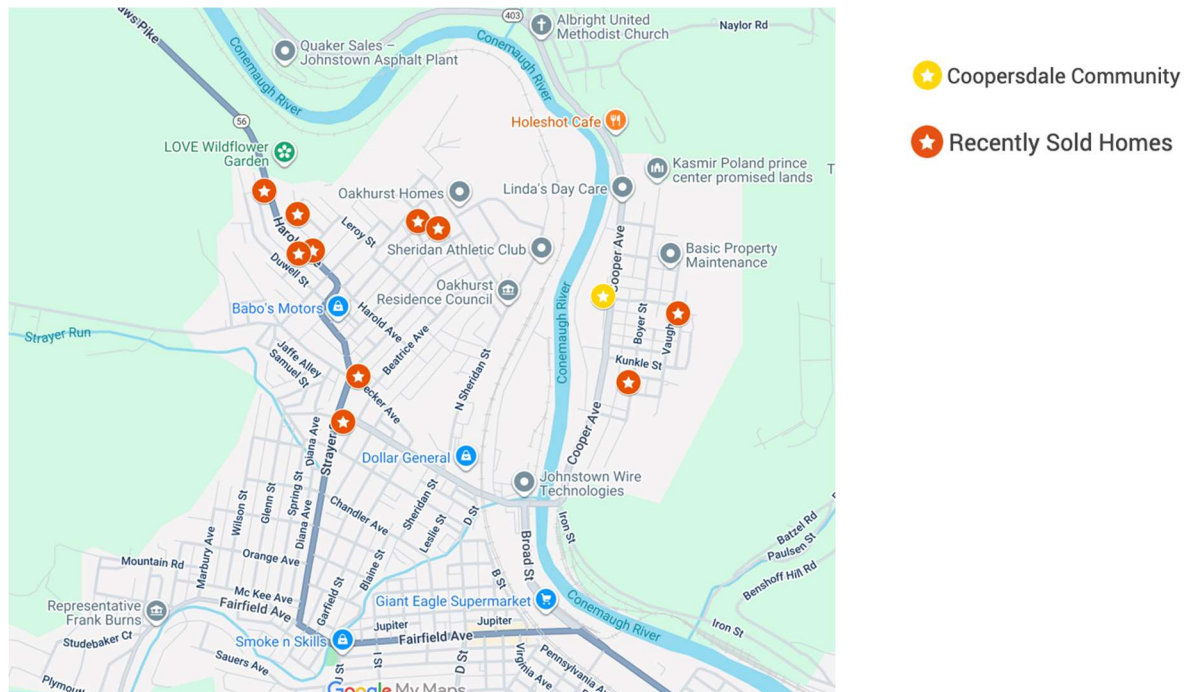
**TABLE 4.9**  
**CN RESIDENTIAL SALES MARKET TRENDS: MARCH 17, 2025 - SEPTEMBER 17, 2025**

|                                    |          |
|------------------------------------|----------|
| <b>Highest Original List Price</b> | \$59,900 |
| <b>Lowest Original List Price</b>  | \$20,000 |
| <b>Average List Price</b>          | \$44,511 |
| <b>Highest Sales Price</b>         | \$56,000 |
| <b>Lowest Sales Price</b>          | \$20,000 |
| <b>Average Sales Price</b>         | \$41,940 |
| <b>Average Sales Price/SF</b>      | \$36.78  |
| <b>Average Bedrooms</b>            | 3.0      |
| <b>Average Bathrooms</b>           | 1.6      |
| <b>Average Year Built</b>          | 1940     |
| <b>Average Days on Market</b>      | 31       |

*Source: RES, Realtor.com, Zillow.com*

All the properties were single-family homes built between 1926 and 1966, most of which are detached structures. Two properties were single-family attached, and the last was a condominium. Nine of the ten properties were outdated and/or needed considerable work to make the home habitable. The one property that was modestly renovated was sold as renter-occupied, presumably to an investor. Two of the properties were being sold in as-is condition and needed significant investment; one of those required a cash-only purchase. Most of the properties sold very close to list price with a median list price of \$45,000 and median sales price slightly higher (\$46,500). 80% of homes had three bedrooms and 90% had one or two bathrooms.

**FIGURE 4.2**  
**CN RESIDENTIAL SALES MARCH 17, 2025 - SEPTEMBER 17, 2025**



Sources: RES; Realtor.com; Google Maps, Accessed September 17, 2025

As of September 17, 2025, Realtor.com and Zillow.com showed 10 properties for sale or pending sale in the CN, including active, contingent, and pending listings. Seven of these were active listings and all ten were single-family detached homes. The properties were built between 1900 and 1961, with most constructed in the 1920s and 1930s. Similar to the recently sold listings described above, most active listings in the CN have three bedrooms and one to two bathrooms.

List prices ranged from \$35,000 for a tenant-occupied home in need of significant repairs to approximately \$75,000 for a modestly updated 1,600-square-foot single-family residence. Three of the properties had undergone moderate renovations and ranged in size from 1,200 to 1,600 square feet. Renovated homes were generally priced between \$60,000 and \$75,000. Most listings feature small, private yards, and at least half included a detached garage.

According to data compiled by the National Association of Realtors and reported on Realtor.com and Zillow.com, the housing market within the greater Johnstown area presents a complex landscape, with varied trends evident in both the city proper and its surrounding regions. Within the City of Johnstown there are 13 distinct neighborhoods. Data from July 2025 shows a median list price of \$80,000, representing a 33% decrease in year-over-year trends. Sales prices have historically been very close to



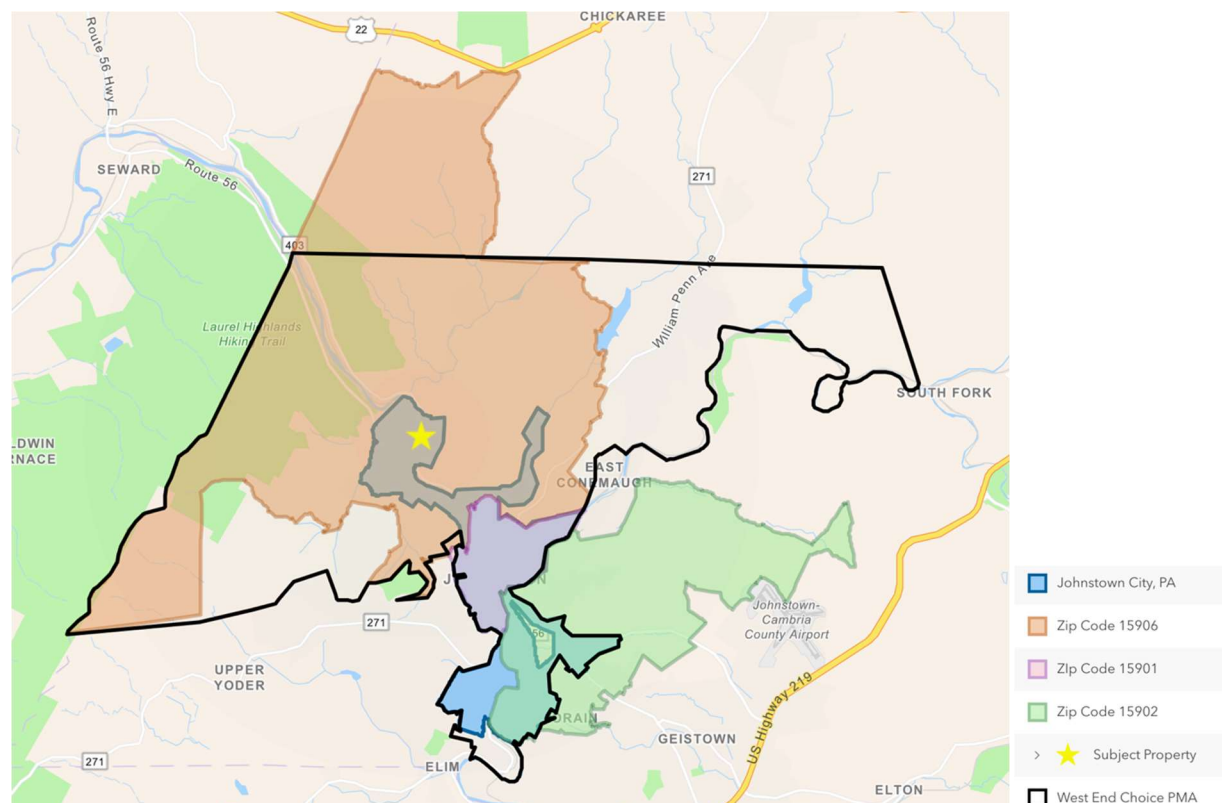
list prices. Homes in Johnstown are moving relatively quickly, with a median of 33 days on the market, suggesting a competitive environment.

Looking at the three zip codes that most closely match the PMA geography (15906, 15901, and 15902) helps to further differentiate market areas within Johnstown. Zip code 15906, where the CN is located, also expands north and northwest into rural regions. Despite encompassing a large geographic region, there have not been recently sold listings outside of the city limits. 75% of homes over the past year (in zip code 15906) sold between \$30,000 and \$50,000; only two properties sold for over \$75,000.

Zip code 15901 encompasses downtown Johnstown. With nine residential sales over the last six months, the properties are much more diverse with a mix of condos, townhouses, and single-family residential dwellings. Properties also had a wide range of sales prices, between \$18,000 and \$110,000, with the higher priced sales being properties with high-end renovations.

Zip code 15902 represents an urban section of Johnstown located south of the downtown area, as well as suburban neighborhoods further south and east. The 50 sales between March and September 2025 ranged from \$10,000 to \$300,000. All the properties priced over \$100,000 were in more suburban neighborhoods with properties built predominantly in the 1960s and having over 2,000 SF and larger lot sizes. The urban properties closer to the downtown center were priced between \$10,000 and \$99,000. A map of the zip codes discussed above is below in Figure 4.3.

**FIGURE 4.3**  
**PREDOMINANT ZIP CODES IN PMA**



The urban neighborhood of Morrellville, located just south of the West End neighborhood, had a median list price of \$43,000 and median sales price of \$39,000 over the last 12 months. According to sales data, list and median sales prices decreased over the previous year, and median days on market trended slightly higher (38) than for the City of Johnstown overall(33). Moxham Historic District, located south of downtown Johnstown, is one of the few neighborhoods experiencing both list and sales prices trending upward over the past year. The median list price over the last year as reported by Realtor.com is \$65,000.

As indicated in the review of previous studies of the real estate market in Johnstown and Cambria County, new home construction in the PMA is virtually nonexistent. In the greater Johnstown area, the market for new construction homes is limited due to a combination of economic and demographic factors. The area has experienced a persistent population decline and a challenging job market, which has led to a high number of vacant or blighted properties and a low median household income. These conditions contribute to a housing market with relatively low home prices, making it less profitable for developers to invest in new construction projects. Additionally, the abundance of older, existing homes could be a disincentive for potential buyers and builders. While there are some custom home builders in the area, the overall trend is a market characterized by a surplus of older, affordable housing rather than a demand for new, large-scale developments.

#### Affordable Homeownership in CN

In the 1990s, JHA sponsored an affordable homeownership initiative to move eligible residents into new homes on a block bounded by Davis, Boyer and Vaughn Streets in Coopersdale. Four homes were built and remain in good condition. There is enough vacant land on the block to add five or six additional homes, and the block is surrounded by a multiple vacant lots that could be targeted infill opportunities.

The Vision Together 2025 initiative described earlier plans to build 21 new 3BR ranch homes on infill sites throughout Johnstown. The land has been donated by the City and the homes will be sold at cost to income-qualified first-time homebuyers. The City's First Time Homebuyers Program offers opportunities to increase affordability

- A mortgage at one point below prime from one of the City's lending partners. The applicant must meet income guidelines and must not have owned other real estate in the past three years. Applicants are required to put a modest 3% down payment on the home. This program offers loan forgiveness at the end of the designated lien period if the property has not been sold and has been properly maintained.
- Closing cost assistance of up to \$3000, depending on qualifying factors, forgiven after 5 years..
- For households buying existing homes, A loan of up to \$20,000 from the City is available to address code violations, lead-based paint hazards and weatherization improvements. Additionally, a contingency fund equal to 10% of the original loan amount is made available for one year after the sale is closed in order to address any other rehabilitation needs that arise. This deferred rehabilitation loan can be forgiven after ten years.

### Realtor, Property Manager, and Developer Interviews

RES interviewed local real estate agents, property managers, and developers regarding market trends, opportunities, and challenges in the West End Choice Neighborhood and the City of Johnstown. The real estate agents interviewed are all actively involved with buying and selling properties in the PMA and had multiple real estate transactions in the CN between March 17, 2025, and September 17, 2025. Similarly, property managers and developers interviewed are all currently working on projects or employed at properties within the market area. The following were major themes identified from interviews conducted in September 2025:

- **Multi-generational neighborhood:** West End buyers are most often long-term multi-generational residents of the neighborhood who have strong attachment to the community and are looking to upgrade their home or move from a rental property to a first home.
- **Healthy sellers' market:** Given the low inventory of homes available, properties have recently been selling quickly (around 30 days on market) and often for over list price.
- **Need for new construction:** According to real estate agents, there is a need for new, single-family detached houses. The housing stock in the greater Johnstown area is dated, particularly in the West End, and has limited appeal to buyers. According to agents, buyers are seeking move-in ready homes for under \$80,000 in the West End.
- **Development challenges:** Builders are challenged to build new homes as development/construction costs exceed what buyers are willing to pay.
- **Household decline:** The entire Johnstown area is challenged by household loss. Some residents also move out of the CN to change school districts or purchase/rent a property with more land.
- **Cash buyers:** Since COVID more than one-third of all homebuyers have paid cash rather than financing their purchase. These cash buyers include both owner-occupants and investors.
- **Property conditions:** Many homes are in deteriorating condition, as listed properties are estate sales of sellers that have owned the property for decades without renovations. This poses a challenge to new buyers, especially those who are first-time homebuyers and lack available funds to repair the property.
- **Need for affordable housing:** Agents interviewed agreed that most households looking to move into the West End are looking for affordable rental housing. Because of high occupancy levels, available subsidized rental units for general occupancy are currently nonexistent within the CN despite high demand for this product.
- **Buyer demographics:** Post COVID, buyers in the CN tend to fall into three categories:
  - **Investors:** Purchasing and renting the properties (with or without renovations)
  - **Out-of-town buyers:** Johnstown offers an affordable option for single-family homeownership, thanks to its competitive home prices and favorable tax structure—especially when compared to other markets in the Northeast. According to local real estate agents, many buyers since 2000 have relocated from major urban centers like Manhattan, Philadelphia, and Washington, D.C., often due to the flexibility of remote work.

- **Current West End residents:** Buyers looking to purchase in the CN are often long-term renters in the neighborhood or buyers of families who have lived in the neighborhood for multiple generations.
- **Cater to an aging demographic:** According to one agent interviewed, the average age in Cambria County is around 47 years old, and the residents of West End are even older. Local real estate professionals agreed that new properties should cater towards an aging population by building ranch homes that are ADA-compliant.
- **Price points:** Real estate agents interviewed recommend a sales price in the \$40k-\$50k range. Brokers agreed that high-end, new construction should be priced between \$60,000 and \$80,000 for a three-bedroom single-family detached home. Clearly these price points are not achievable without substantial subsidy (such as soft second mortgages).

## HOUSING DEMAND

Demand for new or substantially rehabilitated housing in a market area is a function of household growth, the need to replace housing units that are damaged, deteriorated and/or obsolete, household age and income patterns, and the degree of housing cost burden for existing residents.

### Demand Generated by Household Growth

As presented in Table 3.1, Ribbon Demographics/Claritas projects that the PMA will lose 229 households over the next five years, the continuation of a downward trend. Because of the lack of new housing construction in the PMA, it is likely that some households have stayed in the Greater Johnstown area but moved to municipalities outside the PMA. Household growth will not be a demand generator for housing in the West End Choice Neighborhood development program.

### Replacement Demand

Additional demand for new or substantially renovated housing units will be generated by the need to replace older housing units that are deteriorated, obsolete or lost from the inventory. To calculate replacement demand, RES used HUD's Components of Inventory Change (CINCH) data set, which provides data on the percentage of housing stock lost from inventory due to factors such as fire, disaster, deteriorated condition, and conversion to non-residential use. For the U.S. overall, the most recent CINCH data (2015-2017) indicate that an average of 0.8% of the nation's housing stock is lost each year, including 0.5% of occupied units.

Given the lack of new residential development in the PMA over the past 40 years, there is pent-up replacement demand. To account for this RES applied a 1.0 % occupied housing replacement factor to the number of renter- occupied units in the PMA in 2025: 5,472 units. This calculation produces an annual PMA rental replacement demand of 55 housing units: 275 rental units over five years or 385 rental units over the course of a seven-year Choice redevelopment program. These figures would include replacement of the 121 units at Coopersdale. PMA replacement demand net of the 121 units at Coopersdale would be 154 rental units over five years and 264 rental units over seven years.

### Gross Demand and Capture Rate

Given the extensive demand for new rental supply across the entire PMA, it is reasonable to assume that that the CN could capture:

- 100% of the replacement Coopersdale units (121 units)
- 50% of the remaining replacement demand (77 units over five years or 132 units over seven years)

This analysis suggests an overall **seven-year Choice Neighborhoods rental development program approximately 250 mixed-income rental units.**

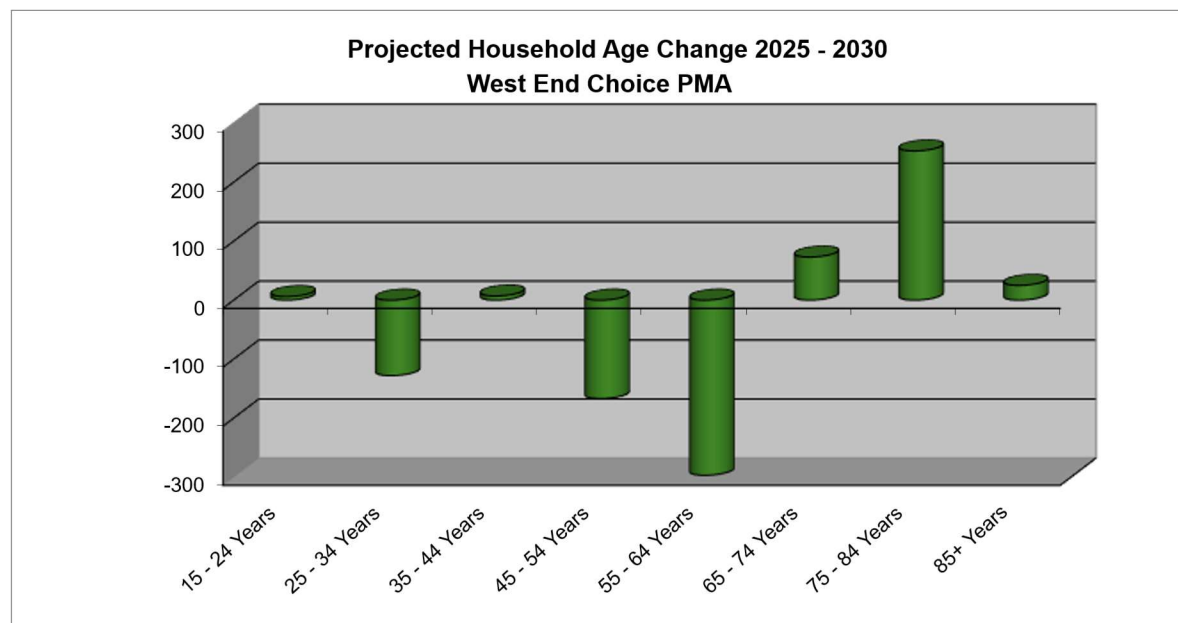
Typically, deteriorated owner-occupied units are either renovated by new buyers or become part of a market area's rental stock. Because of the extremely limited amount of new for-sale construction in the

PMA over the past 30 years, it is appropriate to consider a component of homeownership as part of the Choice Development Plan. Complementing the recent plan by Vision 2025 to build 21 new first-time homebuyer units throughout the City of Johnstown over six years, a **conservative goal for a seven-year Choice Neighborhoods development program producing an average of two homeownership units/year targeted to first-time homebuyers that would be clustered for maximum impact in the CN.** Owner-occupants living in the CN should be targeted for outreach regarding existing home renovation funds available. It would be reasonable to focus these efforts in the area where new homeownership units are being built in order to create a critical mass of new investment.

### Demand by Household Income, Size, Tenure and Age

Shifting household age patterns in a housing market area influence relative demand for the type and size of housing units. Figure 5.1 shows the projected PMA household change by age cohort between 2025 and 2030. The number of PMA households aged 65+ is projected to increase by 351 (7.7%) over the next five years. The aging of the Baby Boom generation is reflected in the concentration of growth in the 65+ age cohorts. Significant decline is expected in the size of the 55-64 age cohort. The number of households in the 15-24 and 35-44 age cohorts are projected to remain fairly stable, while decline is projected in the 25-34 and 45-54 age cohorts.

**FIGURE 5.1**  
**PMA HOUSEHOLD CHANGE BY AGE COHORT: 2024-2029**



Sources: Claritas, Ribbon Demographics

Ribbon Demographics, in partnership with demographic data vendor Claritas, has developed proprietary tabulations of households by household income, size, tenure, and age (HISTA Tabulations). These data are particularly useful in identifying the number, type, and price level of housing units that can be supported

in a market area. Tabulations are provided separately for owner and renter households, working age (15-61) and senior (62+) households, and for household sizes ranging from 1 to 6+ persons.

RES has used the HISTA data to analyze demand at different income levels separately for renter households headed by an individual younger than 62 and for households with the householder 62 and older, the standard HUD minimum age to occupy senior housing. Renter households headed by individuals ages 15 to 61 (“non-senior” or “working age” households) typically occupy family or general occupancy housing units.

**TABLE 5.1**  
**PMA RENTER HOUSEHOLDS BY INCOME AND SIZE: 2025 ESTIMATES**

| Renter Households   |              |              |              |              |                      |                       |              |
|---------------------|--------------|--------------|--------------|--------------|----------------------|-----------------------|--------------|
| Age 15 to 61 Years  |              |              |              |              |                      |                       |              |
| Year 2025 Estimates |              |              |              |              |                      |                       |              |
|                     | 1-Pers<br>HH | 2-Pers<br>HH | 3-Pers<br>HH | 4-Pers<br>HH | 5-Pers<br>Estimates* | 6+-Pers<br>Estimates* | Total        |
| \$0-10,000          | 568          | 169          | 110          | 60           | 36                   | 24                    | 967          |
| \$10,000-20,000     | 515          | 173          | 66           | 69           | 33                   | 17                    | 873          |
| \$20,000-30,000     | 144          | 93           | 48           | 47           | 32                   | 18                    | 382          |
| \$30,000-40,000     | 156          | 47           | 76           | 23           | 44                   | 27                    | 373          |
| \$40,000-50,000     | 86           | 117          | 92           | 38           | 4                    | 2                     | 339          |
| \$50,000-60,000     | 136          | 51           | 33           | 14           | 22                   | 11                    | 267          |
| \$60,000-75,000     | 41           | 48           | 48           | 5            | 14                   | 7                     | 163          |
| \$75,000-100,000    | 27           | 78           | 15           | 3            | 1                    | 0                     | 124          |
| \$100,000-125,000   | 9            | 58           | 63           | 17           | 5                    | 2                     | 154          |
| \$125,000-150,000   | 31           | 4            | 6            | 3            | 2                    | 0                     | 46           |
| \$150,000-200,000   | 10           | 20           | 1            | 3            | 1                    | 0                     | 35           |
| \$200,000+          | 7            | 2            | 5            | 3            | 1                    | 0                     | 18           |
| <b>Total</b>        | <b>1,730</b> | <b>860</b>   | <b>563</b>   | <b>285</b>   | <b>195</b>           | <b>108</b>            | <b>3,741</b> |
| Renter Households   |              |              |              |              |                      |                       |              |
| Aged 62+ Years      |              |              |              |              |                      |                       |              |
| Year 2025 Estimates |              |              |              |              |                      |                       |              |
|                     | 1-Pers<br>HH | 2-Pers<br>HH | 3-Pers<br>HH | 4-Pers<br>HH | 5-Pers<br>Estimates* | 6+-Pers<br>Estimates* | Total        |
| \$0-10,000          | 210          | 16           | 2            | 1            | 2                    | 0                     | 231          |
| \$10,000-20,000     | 718          | 67           | 23           | 4            | 2                    | 1                     | 815          |
| \$20,000-30,000     | 137          | 26           | 8            | 3            | 2                    | 0                     | 176          |
| \$30,000-40,000     | 73           | 58           | 11           | 2            | 1                    | 0                     | 145          |
| \$40,000-50,000     | 27           | 71           | 2            | 4            | 4                    | 1                     | 109          |
| \$50,000-60,000     | 15           | 10           | 6            | 2            | 1                    | 0                     | 34           |
| \$60,000-75,000     | 15           | 11           | 2            | 2            | 0                    | 0                     | 30           |
| \$75,000-100,000    | 25           | 40           | 2            | 2            | 0                    | 0                     | 69           |
| \$100,000-125,000   | 27           | 9            | 1            | 2            | 1                    | 0                     | 40           |
| \$125,000-150,000   | 9            | 3            | 1            | 0            | 0                    | 0                     | 13           |
| \$150,000-200,000   | 11           | 35           | 0            | 0            | 0                    | 0                     | 46           |
| \$200,000+          | 19           | 3            | 1            | 0            | 0                    | 0                     | 23           |
| <b>Total</b>        | <b>1,286</b> | <b>349</b>   | <b>59</b>    | <b>22</b>    | <b>13</b>            | <b>2</b>              | <b>1,731</b> |

Sources: Claritas, Ribbon Demographics

\* Estimates based on household size ratios; not cross tabulated data



As shown in Table 5.1, there are an estimated 3,741 working age renter households and 1,731 senior renter households in the PMA in 2025. The HISTA tabulations allow analysis of the number of households in a market area by AMI level. Although the estimates focus on renter households, the HISTA data help to quantify the number of higher-income renter households who may be the target market for first-time buyer homeownership units. For reference Table 5.2 provides the FY2025 HUD maximum income limits for the Johnstown-Somerset, PA CSA by AMI level.

**TABLE 5.2**  
**FY2025 HUD INCOME LIMITS: JOHNSTOWN-SOMERSET CSA**

|           | Household Size |          |          |           |           |           |           |           |
|-----------|----------------|----------|----------|-----------|-----------|-----------|-----------|-----------|
|           | 1 Person       | 2 Person | 3 Person | 4 Person  | 5 Person  | 6 Person  | 7 Person  | 8 Person  |
| 20 % AMI  | \$11,820       | \$13,520 | \$15,200 | \$16,880  | \$18,240  | \$19,580  | \$20,940  | \$22,300  |
| 30 % AMI  | \$17,730       | \$20,280 | \$22,800 | \$25,320  | \$27,360  | \$29,370  | \$31,410  | \$33,450  |
| 40 % AMI  | \$23,640       | \$27,040 | \$30,400 | \$33,760  | \$36,480  | \$39,160  | \$41,880  | \$44,600  |
| 50 % AMI  | \$29,550       | \$33,800 | \$38,000 | \$42,200  | \$45,600  | \$48,950  | \$52,350  | \$55,750  |
| 60 % AMI  | \$35,460       | \$40,560 | \$45,600 | \$50,640  | \$54,720  | \$58,740  | \$62,820  | \$66,900  |
| 70 % AMI  | \$41,370       | \$47,320 | \$53,200 | \$59,080  | \$63,840  | \$68,530  | \$73,290  | \$78,050  |
| 80 % AMI  | \$47,280       | \$54,080 | \$60,800 | \$67,520  | \$72,960  | \$78,320  | \$83,760  | \$89,200  |
| 100 % AMI | \$59,100       | \$67,600 | \$76,000 | \$84,400  | \$91,200  | \$97,900  | \$104,700 | \$111,500 |
| 120 % AMI | \$70,920       | \$81,120 | \$91,200 | \$101,280 | \$109,440 | \$117,480 | \$125,640 | \$133,800 |

Source: HUD/PHFA income limits effective 4/1/2025

AMI=Area Median income

#### PMA Renter Households Age 15-61 by AMI Level and Unit Size

Table 5.3 below provides the AMI level distribution of working age renter households in the PMA. An estimated 2,648 PMA households younger than 62 had incomes below the 2025 60% AMI limit in 2025. These households are the primary targets for income-restricted affordable rental housing. Households with incomes below 30% AMI generally require tenant vouchers or unit-based rent subsidies to afford safe and decent housing. There are an estimated 1,805 PMA working age households in this lowest income band.

**TABLE 5.3**  
**2024 RENTER HOUSEHOLDS AGES 15-61 BY AMI LEVEL: PMA**

| Johnstown West End PMA<br>Renter Households Ages 15-61<br>By Income Range: 2025 |            |         |
|---------------------------------------------------------------------------------|------------|---------|
|                                                                                 | Households |         |
| Income Range (AMI)                                                              | Number     | Percent |
| 0 - 30% AMI                                                                     | 1,805      | 48.2%   |
| 30 - 50% AMI                                                                    | 596        | 15.9%   |
| 50 - 60% AMI                                                                    | 247        | 6.6%    |
| 60 - 80% AMI                                                                    | 388        | 10.4%   |
| 80 -120% AMI                                                                    | 354        | 9.5%    |
| 120% AMI +                                                                      | 351        | 9.4%    |
| Totals                                                                          | 3,741      | 100.0%  |

Source: RES, Ribbon Demographics 2025 HISTA tabulations; HUD income limits effective April 1, 2025

596 households have incomes between 30% and 50% AMI and would be prospective tenants for general occupancy LIHTC units, potentially without rent subsidies. An estimated 241 working age renter households have incomes between 50% and 60% AMI, also within the LIHTC eligibility range. An estimated 388 renter households are estimated to have incomes between 60% and 80% AMI and could be targets for affordable homeownership programs. Renter households with incomes between 80% and 120% AMI are the likely profile of first-time home purchasers of homes without income restrictions.

Table 5.4 presents estimates of the unit sizes required by PMA households in each income band. The HISTA model has been set to create a split between studio and 1BR units that assigns 75% of one-person households to 1BR units and the balance to studio apartments. Typically, one-person households strongly prefer apartments with a separate bedroom if they can afford the rent (this is particularly true of senior households).

**TABLE 5.4**  
**UNIT SIZE REQUIREMENTS FOR PMA RENTER HOUSEHOLDS AGE 15-61**

| Estimated Unit Size Requirements: Renter Households Ages 15-61, 2025 |             |        |              |        |              |        |              |        |              |        |            |        |              |
|----------------------------------------------------------------------|-------------|--------|--------------|--------|--------------|--------|--------------|--------|--------------|--------|------------|--------|--------------|
|                                                                      | 0 - 30% AMI |        | 30 - 50% AMI |        | 50 - 60% AMI |        | 60 - 80% AMI |        | 80 -120% AMI |        | 120% AMI + |        | TOTAL        |
|                                                                      | Number      | %      | Number       | %      | Number       | %      | Number       | %      | Number       | %      | Number     | %      | Number %     |
| Studio                                                               | 242         | 13.4%  | 64           | 10.7%  | 23           | 9.3%   | 33           | 8.6%   | 47           | 13.4%  | 24         | 6.8%   | 432 11.6%    |
| One Bedroom                                                          | 897         | 49.7%  | 245          | 41.1%  | 87           | 35.1%  | 166          | 42.7%  | 191          | 53.8%  | 143        | 40.7%  | 1,727 46.2%  |
| Two Bedroom                                                          | 282         | 15.7%  | 107          | 18.0%  | 54           | 22.0%  | 105          | 27.1%  | 77           | 21.7%  | 114        | 32.5%  | 740 19.8%    |
| Three Bedroom                                                        | 279         | 15.5%  | 129          | 21.7%  | 65           | 26.4%  | 67           | 17.3%  | 36           | 10.1%  | 63         | 17.9%  | 639 17.1%    |
| Four Bedroom                                                         | 105         | 5.8%   | 51           | 8.6%   | 18           | 7.1%   | 17           | 4.4%   | 4            | 1.1%   | 8          | 2.2%   | 202 5.4%     |
| <b>Total:</b>                                                        | 1,805       | 100.0% | 596          | 100.0% | 247          | 100.0% | 388          | 100.0% | 354          | 100.0% | 351        | 100.0% | 3,741 100.0% |

Source: RES, Ribbon Demographics 2025 HISTA tabulations; HUD income limits effective April 1, 2025

- Nearly 58% of working age renter households could occupy small units—studios or 1BR apartments.
- More than 42% of working age renter households have incomes below the 30% AMI income limit and would require additional vouchers or subsidies to afford new rental units.

#### PMA Renter Households Age 62+ by AMI Level and Unit Size

Table 5.5 provides estimates of the number of PMA senior (age 62+) renter households by AMI range. A total of 2,645 PMA senior households are renters with incomes below 60% AMI. Over 41% of PMA senior renters have incomes below 30% AMI.

**TABLE 5.5**  
**2024 RENTER HOUSEHOLDS AGES 62+ BY AMI LEVEL**

**Johnstown West End PMA**  
**Renter Households Age 62+**  
**By Income Range: 2025**

| Households         |        |         |
|--------------------|--------|---------|
| Income Range (AMI) | Number | Percent |
| 0 - 30% AMI        | 889    | 51.4%   |
| 30 - 50% AMI       | 365    | 21.1%   |
| 50 - 60% AMI       | 95     | 5.5%    |
| 60 - 80% AMI       | 134    | 7.8%    |
| 80 - 120% AMI      | 67     | 3.8%    |
| 120% AMI +         | 182    | 10.5%   |
| Totals             | 1,731  | 100.0%  |

Source: RES, Ribbon Demographics 2025 HISTA tabulations; HUD income limits effective April 1, 2025

**TABLE 5.6**  
**UNIT SIZE REQUIREMENTS FOR PMA RENTER HOUSEHOLDS AGE 62+**

**Estimated Unit Size Requirements: Renter Households Age 62+, 2025**

|               | 0 - 30% AMI |        | 30 - 50% AMI |        | 50 - 60% AMI |        | 60 - 80% AMI |        | 80 - 120% AMI |        | 120% AMI + |        | TOTAL  |        |
|---------------|-------------|--------|--------------|--------|--------------|--------|--------------|--------|---------------|--------|------------|--------|--------|--------|
|               | Number      | %      | Number       | %      | Number       | %      | Number       | %      | Number        | %      | Number     | %      | Number | %      |
| Studio        | 191         | 21.5%  | 73           | 20.1%  | 12           | 12.1%  | 13           | 9.8%   | 8             | 12.5%  | 24         | 13.1%  | 321    | 18.6%  |
| One Bedroom   | 616         | 69.2%  | 244          | 66.9%  | 54           | 57.4%  | 75           | 56.0%  | 38            | 57.5%  | 111        | 61.4%  | 1,139  | 65.8%  |
| Two Bedroom   | 56          | 6.3%   | 31           | 8.6%   | 22           | 23.1%  | 39           | 29.3%  | 15            | 22.9%  | 42         | 23.2%  | 206    | 11.9%  |
| Three Bedroom | 22          | 2.5%   | 13           | 3.6%   | 6            | 5.8%   | 6            | 4.4%   | 4             | 6.0%   | 4          | 2.0%   | 54     | 3.1%   |
| Four Bedroom  | 4           | 0.4%   | 3            | 0.7%   | 1            | 1.5%   | 1            | 0.5%   | 1             | 1.1%   | 1          | 0.3%   | 10     | 0.6%   |
| <b>Total:</b> | 889         | 100.0% | 365          | 100.0% | 95           | 100.0% | 134          | 100.0% | 67            | 100.0% | 182        | 100.0% | 1,731  | 100.0% |

Source: RES, Ribbon Demographics 2024 HISTA tabulations; HUD income limits effective April 1, 2025

Nearly 85% of PMA senior households could occupy small units (studios or 1BR apartments). Despite the HISTA model's distribution of PMA small households between studio (25%) and 1BR units (75%), seniors often consider studio units undesirable because they have accumulated furniture and possessions that may not be accommodated in a smaller space. This is compounded in instances where households have rent subsidy based on their income. For the subsidized one-person renter household, the cost of renting a studio and a 1BR apartment are identical. Demand for affordable senior units with two bedrooms is far lower than for smaller units; demand for units with three or four bedrooms would typically be accommodated in properties for general occupancy.

More than 26% of PMA senior renter households, 460 households, are income-qualified to rent LIHTC units (30-60% AMI) without a subsidy. Over 51% of senior households are in the 0-30% AMI income bracket and would likely require additional subsidies to rent new affordable apartments.

### Reconciling Renter Demand and Income-Restricted Supply

Table 5.3 provides 2025 estimates of PMA renter households aged 15 to 61 by income band. An estimated 2,648 households in this age cohort have incomes below 60% AMI (typically, the highest income band in LIHTC housing). Of these, 1,805 households are estimated to have incomes below 30% AMI. There are an estimated 1,164 existing and pending income-restricted or other affordable family/general occupancy rental apartment units in the PMA, 983 of which are JHA public housing units. The current supply of income-restricted affordable units for families/general occupancy serves 44% of income-eligible (below 60% AMI) PMA working-age renter households and 59% of working-age households with incomes below 30% AMI.

Table 5.5 identifies an estimated 1,349 PMA renter households age 62+ with incomes ranging from 0-60% AMI, including 889 senior households with income below 30% AMI. The supply of PMA age- and income-restricted existing and pending rental housing totals 761 units. This total includes 521 JHA senior public housing units. The 100-unit Garden Terrace Apartments, a Section 8 property that is not technically in the PMA but is very close to the boundary, has also been included in this unit count. The current age-restricted affordable housing inventory of units represents 85.6% of the demand from senior households with incomes below 30% AMI and 64% of total income-eligible (below 60%) senior renter households. Some senior properties accept non-elderly disabled people, which can reduce the number of units available for seniors 62+.

Despite the presence of a substantial inventory of income-restricted affordable housing in the PMA, 20% of market area renter households (1,105 households) are severely cost-burdened, paying more than 50% of household income for rent. Because HUD funded housing caps renter costs at 30% of gross income, and newer LIHTC apartments qualify renters at 40% of gross income (up to 45% for senior housing), severely cost burdened households are currently not served by the existing income-restricted rental housing inventory. This level of cost burden supports the preservation of existing income-restricted units and the development of additional affordable rental housing in the PMA.

### **For-Sale Housing Demand**

Although the analysis above is focused on rental demand, there are 705 existing PMA working age renter households with incomes above 80% AMI. Another 388 working age renter households have incomes between 60% and 80% AMI. These figures suggest an opportunity to include a mixed-income home-ownership component in the CN housing strategy. The relatively large number of higher-income renter households may also reflect the current lack of housing inventory for purchase in the PMA.

## 6. HOUSING DEVELOPMENT OPPORTUNITIES AND RECOMMENDATIONS

Market support for new residential development in the West End CN will be determined in part by the supply and demand dynamics presented in this report. The broader economy, location, and social context will also influence the approach to and successful absorption of new mixed-income housing in the West End neighborhood. Key considerations leading to the recommended CN development program are summarized below.

### Strengths:

- Many Johnstown residents feel a sense of connection to the West End
- Industrial employment opportunities in the CN
- The single-family scale of much of the neighborhood offers opportunities for infill homeownership
- Transit and road connections on both sides of the river provide links to employment in downtown Johnstown and the suburban communities to the southeast.

### Weaknesses:

- The Coopersdale public housing site is isolated from balance of neighborhood and the neighborhood shopping center
- There is a significant concentration of subsidized housing units in the Oakhurst part of the CN which may limit interest in new homeownership in the immediate vicinity.
- Low population density and low traffic counts would make it difficult to attract commercial establishments to sites near Coopersdale.
- The existing Coopersdale public housing site is in 100-year flood hazard area which could preclude or complicate ability to finance replacement housing in this location.
- Because of the aging residential inventory, both for sale and rental housing in the Johnstown market is priced quite low; households in the market area are used to spending a lower percentage of their disposable income on housing than is typical in other areas of the state. Current market rent and home price levels are inadequate to attract developer interest without outside subsidy.
- The recent closure of the Save-a-Lot grocery store creates limits convenient access to fresh food for neighborhood residents.

### Opportunities:

- The rental stock throughout Johnstown is aging; new apartment product with modern amenities and energy-efficient features should attract interest from households across the income spectrum.
- Strong demand for 1BR units suggests market support for new multi-family rental properties.
- The vacant Middle School building is very attractive and adjacent to recreation. The proximity of a neighborhood shopping center (although without a grocery store, this is less of an amenity) suggests that the school building could be a strong candidate for adaptive reuse as mixed-income apartments.

### Recommended Development Program

RES identified market support during the Choice implementation timeframe (five to seven years) for up to 250 units of mixed-income rental housing a small component of affordable homeownership targeted to first-time homebuyers. Table 5.7 on the following page summarizes the recommended components for a 241 rental unit/10 homeownership unit mixed-income Choice Neighborhood housing strategy with a seven-year implementation timeframe. The following bullets outline some of the issues considered in formulating the recommended development program:

- Replacement housing is shown for the 121 Coopersdale public housing units based on the current unit distribution by bedroom size. The unit breakdown does not consider any cases of over- or under-housing of current resident households.
- The data considered in the Demand chapter of this report show that 1BR units are in the highest demand by both working age households. The need is particularly strong for working age households in the LIHTC-eligible income bands.
- Only a small percentage of Coopersdale Community residents are over the age of 62. In the market area, the unmet need for income-restricted housing is higher for working age households than for senior households. The recommended development program does not include age-restricted units, although both elderly and near elderly households would be prospective tenants for family units developed in an elevator building with controlled entry.
- The current inventory of income-restricted rental housing in the CN has a concentration of rent-subsidized units serving households with extremely low incomes. An opportunity exists for new units to serve households with incomes in the 30-60% AMI range with fixed rents (40%, 50%, and 60% AMI).
- There are approximately 388 working-age renter households in the PMA with incomes between 60-80% AMI. These would be target households for affordable homeownership opportunities in the CN.
- RES recommends developing (through new construction or gut rehabilitation of existing homes where feasible) 10 new income-restricted for-sale homes targeted to first-time homebuyers in the 60-80% AMI income range. Infill opportunities exist in the broader Coopersdale neighborhood, including the lots surrounding JHA's earlier homeownership development. Grouping new units together in conjunction with targeted rehab assistance to existing homeowners or buyers of existing homes in the surrounding blocks would create a critical mass of new investment that could improve the marketability of new homeownership units.
- It is unlikely that a grocery store would locate in the eastern part of the CN due to low traffic counts and limited population in the immediate surrounding area. The existing neighborhood shopping center is a key asset for the entire CN and the Transformation Plan should include strategies to attract a grocer into the existing vacant facility. One option may be to explore whether Koch's Deli would consider relocating and expanding in the shopping center.
- Adaptive reuse of vacant Middle School building would allow replacement units for Coopersdale residents that are closer to potential amenities on the west side of the river. The first floor of this building could be an ideal location for services that are missing in the CN—such as health care.

### **Recommended Rents and Sales Prices**

Table 5.8 provides preliminary recommendations about unit sizes and rents/sales price for components of the recommended development program. Many of the issues raised in the Elevate Johnstown downtown housing report are issues impacting pricing of new units. There has been nothing comparable built for years and residents are used to paying very low rents and sales prices, despite having the income to afford more. The recommended rents for LIHTC units were set at maximums for 30%, 40%, and 50% AMI units. 60% AMI rents were set closer to the 50% AMI maximums pursuant to recommendation from managers of the few LIHTC properties that charge fixed rents (without unit-based rent subsidies). The unrestricted rents were set closer to the 60% AMI maximum and reflect a small premium over the rents charged at the older market-rate comparables in the PMA.

There are no comparables for new construction homes in the market area. Realtors interviewed were concerned about pricing new homes above \$100,000. As Vision Together 2025 brings their scattered site first-time homebuyer units online, the sales prices achieved for those units should be used to adjust the pricing of the homeownership units in the CN development program. The recommended home sizes shown in Table 5.8 are larger than those anticipated in the Vision Together 2025 initiative, so the Choice units should be able to achieve a premium to reflect the size differential. Similarly, if new homes can be clustered and bolstered by repair and renovation assistance for owners and purchasers of existing homes in adjacent blocks, then the CN units would be able to achieve a price premium over the scattered Vision Together 2025 homes.



TABLE 5.7

## WEST END CN RECOMMENDED DEVELOPMENT PROGRAM SUMMARY: 241 RENTAL UNITS; 10 HOME OWNERSHIP UNITS

| Unit Type                       | Type           | Tenure   | Public Housing Replacement | Additional LIHTC (30-60% AMI) | Unrestricted* | Homeownership 60-100% AMI | Total | %      |
|---------------------------------|----------------|----------|----------------------------|-------------------------------|---------------|---------------------------|-------|--------|
| <b>General Occupancy Rental</b> |                |          |                            |                               |               |                           |       |        |
| 1 BR/1 BA*                      | Multifamily    | Rental   | 6                          | 44                            | 20            | --                        | 70    | 27.9%  |
| 2 BR/1-2 BA                     | Multifamily    | Rental   | 49                         | 20                            | 10            | --                        | 79    | 31.5%  |
| 3 BR/2-2.5 BA                   | Townhouse /SFD | Rental   | 38                         | 20                            | 6             | --                        | 64    | 25.5%  |
| 4 BR/2.5 BA                     | Townhouse /SFD | Rental   | 24                         |                               |               | --                        | 24    | 9.6%   |
| 5 BR/2.5 BA                     | Townhouse /SFD | Rental   | 4                          |                               |               |                           | 4     | 1.6%   |
| Total Rental Units              |                |          | 121                        | 84                            | 36            |                           | 241   |        |
| 3 BR/2-2.5 BA                   | SFD            | For sale | --                         | --                            | --            | 10                        | 10    | 4.0%   |
|                                 |                |          | --                         | --                            | --            |                           | 0     | 0.0%   |
| Total For-Sale Units            |                |          |                            |                               |               | 10                        | 10    |        |
|                                 |                |          | 121                        | 84                            | 36            | 10                        | 251   | 100.0% |
|                                 |                |          | 48%                        | 33%                           | 14%           | 4%                        | 100%  |        |

\*Rentals would be unrestricted, but the expected AMI level for targeted households is 60-80% AMI

**TABLE 5.8**  
**WEST END CN DEVELOPMENT PROGRAM SUMMARY: RECOMMENDED RENTAL RATES AND HOME SALE PRICES**

| Unit Type     | Building Type            | Replacement | Additional Units (LIHTC) | Unrestricted | Total | Unit Size  | Non-Replacement Units Recommended Contract Rents (2025 \$) |         |         |         |              | 30% AMI            | 40% AMI            | 50% AMI            | 60% AMI            | 2026 Fair         |
|---------------|--------------------------|-------------|--------------------------|--------------|-------|------------|------------------------------------------------------------|---------|---------|---------|--------------|--------------------|--------------------|--------------------|--------------------|-------------------|
|               |                          |             |                          |              |       |            | 30% AMI                                                    | 40% AMI | 50% AMI | 60% AMI | Unrestricted | Maximum LIHTC Rent | Maximum LIHTC Rent | Maximum LIHTC Rent | Maximum LIHTC Rent | Market Rent (FMR) |
| 1 BR/1BA      | Multifamily or Townhouse | 6           | 44                       | 20           | 70    | 650 SF     | \$421                                                      | \$579   | \$737   | \$796   | \$900        | \$475              | \$633              | \$791              | \$950              | \$846             |
| 2 BR/1.5-2 BA | Multifamily or Townhouse | 49          | 20                       | 10           | 79    | 800-900 SF | \$502                                                      | \$692   | \$882   | \$899   | \$1,000      | \$570              | \$760              | \$950              | \$1,140            | \$1,035           |
| 3 BR/2.5 BA   | Townhouse                | 38          | 20                       | 6            | 64    | 1,200 SF   | \$578                                                      | \$798   | \$1,017 | \$1,070 | \$1,175      | \$658              | \$878              | \$1,097            | \$1,317            | \$1,431           |
| 4 BR/2.5 BA   | Townhouse                | 24          | --                       | --           | 24    | 1,300 SF   | --                                                         | --      | --      | --      | --           | \$734              | \$979              | \$1,223            | \$1,468            | \$1,484           |
| 5BR/2.5 BA    | Townhouse                | 4           | --                       | --           | 4     | 1,450 SF   | --                                                         | --      | --      | --      | --           | \$810              | \$1,081            | \$1,351            | \$1,621            | \$1,707           |
|               |                          | 121         | 84                       | 36           | 241   |            |                                                            |         |         |         |              |                    |                    |                    |                    |                   |

NOTE: In addition to the contract rents shown , it is assumed that income-restricted units will have the following energy efficient utility allowances: 1BR-\$54; 2BR-\$68; 3BR-\$80

| Unit Type     | Number of Units | Building Type          | Unit Size (SF) | List Price Recommendation | List Price/SF |
|---------------|-----------------|------------------------|----------------|---------------------------|---------------|
| 3 BR/2-2.5 BA | 10              | Single family detached | 1,500          | \$100,000-\$120,000       | \$67-\$80     |

Source: RES

# **ATTACHMENT C**

## **COMMUNITY SNAPSHOT**





# **West End Choice Neighborhood Plan Community Snapshot**

December 2025



# Table of Contents

## Neighborhood

|                               |    |
|-------------------------------|----|
| West End Neighborhood History | 13 |
| Planning Area                 | 14 |
| Neighborhood Assets           |    |
| Open Space + Recreation       | 17 |
| Commercial                    | 19 |
| Religious Organizations       | 21 |
| Services                      | 23 |
| Industrial                    | 25 |
| Neighborhood Form & Character |    |
| Zoning                        | 27 |
| Floodplains                   | 28 |
| Transportation                |    |
| Transit Network               | 29 |

## Housing

|                                 |    |
|---------------------------------|----|
| JHA Housing Site                | 27 |
| Access, Circulation and Parking | 28 |
| Public Transportation           | 29 |
| Demographics:                   | 30 |
| Coopersdale Community           |    |

## People

|              |    |
|--------------|----|
| Demographics | 32 |
| Education    | 33 |
| Health       | 34 |
| Economy      | 35 |
| Access       | 37 |

## Project Team:



# Neighborhood

## West End Neighborhood History

### Planning Area

### Neighborhood Assets

Open Space • Recreation

Commercial

Religious Organizations

Services

Industrial

### Neighborhood Form & Character

Zoning

Floodplains

### Transportation

Transit Network





# HISTORY

Coopersdale Community is a 6 building, 121-unit public housing complex built in 1959. Located in the historic neighborhood of Coopersdale within the West End, the housing site is one of several that the Johnstown Housing Authority (JHA) maintains, making significant improvements over the years.

Johnstown was home to workers and their families that operated the steel companies during the city's industrial boom in the 1800s. The innovation and technology of iron and steel production from industry titans such as Cambria Iron Company of Johnstown and Bethlehem Steel Company became widely recognized and a model copied by other companies. This propelled the city and Coopersdale to prosper economically.

Over the years a combination of natural disasters and economic shifts impacted the city and ultimately Coopersdale. The Johnstown Flood of May 31, 1889, March 17, 1936 and July 20, 1977 rattled the city's economy and damaged many businesses. Iron and steel companies began to shut down operations due to continuing flooding and outsourcing manufacturing . Population also began to decline.

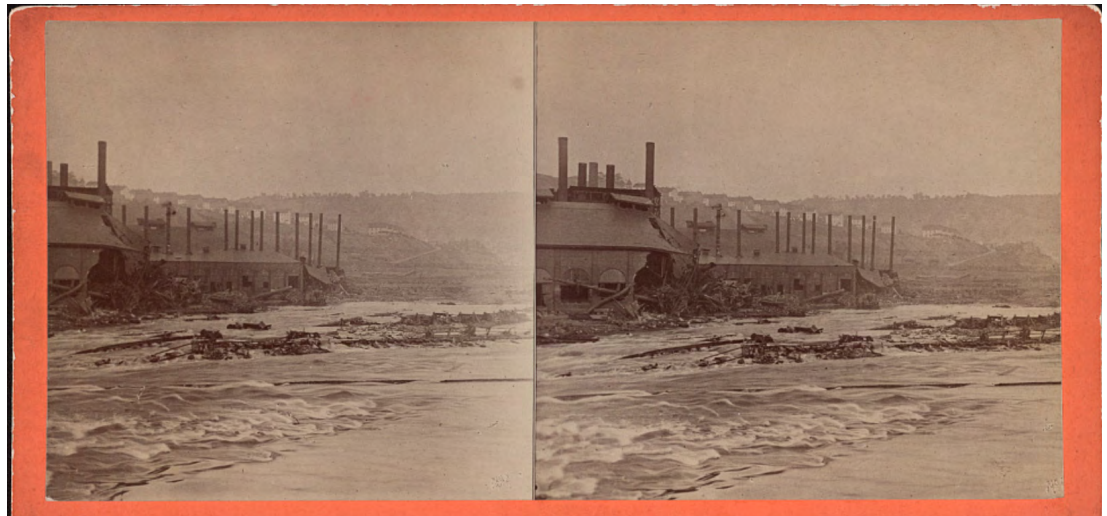
Although Johnstown endured significant hardships, the city moved forward and has diversified their economy. Coopersdale remains a strong oriented place with its early 20th-century homes intact, beautiful tree lineage, and scenic woodlands. JHA has constructed new homes and help residents of Coopersdale Community to seek homeownership.



*Cambria Iron Company, Blacksmith Shop, ~1968-69*



*Cambria Iron Company, Pattern Shop, ~1968-69*



*Johnstown disaster, May 31, 1889. Cambria Mills*



# PLANNING AREA

As the northern gateway into the City of Johnstown, the West End neighborhood boundary is an .8 square mile planning area. The West End lies between the Conemaugh River to the north, Laurel Avenue to the south, and is enclosed by Johnstown's corporate limits on both the east and west sides. The boundary follows Census Tract 136.

The West End neighborhood is primarily residential, with limited commercial and industrial land uses. Most of the development formed around the steel and iron manufacturing buildings, which dictated the various zoning districts seen today. Limited or no land use planning occurred. With a population of 3,269 residents, the planning area lies in a valley, surrounded by hills and natural open space. The following page shows the boundaries of West End at street level.

Coopersdale Community is one of several properties that JHA manages, located next to the Conemaugh River.





### Northern Boundary *(looking south)*



*Image Source: Google Maps*

Cooper Avenue (Route 403) marks the northern edge of the planning area with an annual average daily traffic count of 6,400 vehicles, based on 2023 data. This road is one entryway into Johnstown and meets the intersection of Laurel Avenue and Broad Street which leads into the downtown area.

### Eastern Boundary



*Image Source: Google Maps*

Academy Street is east of Coopersdale Community, located at a higher elevation. Residential borders the edge along with open space and dense, woodlands.

### Southern Boundary



*Image Source: Google Maps*

Laurel Avenue is the southern point of West End surrounded by residential, a small commercial plaza, and next to Garfield Middle School. Laurel Avenue Gardens, pictured above, is one of several community gardens managed and partially funded by nonprofit organizations, school districts, and a public housing development.

### Western Boundary



*Image Source: COLLABO*

Harold Avenue (Route 56) is an alternative access point into West End. This road experiences an annual average daily traffic count of 4,700 vehicles. A small residential area borders natural woods on the left side of Harold Avenue.



# NEIGHBORHOOD ASSETS

The West End has a mix of recreational, commercial, service oriented, faith-based groups, and industrial land uses. Garfield Middle School is located in the neighborhood, however, the school has been closed for sometime.

The Conemaugh River has potential to be an asset and the city is looking at ways to utilize the river as an economic and recreational attraction.

- Open Space/Recreation
- Garfield Middle School
- Services
- Religious Organizations
- Commercial
- Industrial



## OPEN SPACE + RECREATION & INSTITUTION

Only two recreational areas exist within the West End neighborhood. The first is located at the intersection of Brush Avenue and Duwell Street, for residents of Oakhurst and Morrellville. This space is equipped with playground equipment, a basketball court, benches, picnic table, and a shelter/gazebo.

The second recreational area is between Sheridan and Stone Street which is adjacent to the vacant Garfield Middle School. This location serves as a baseball field which also doubles as a soccer field.

Coopersdale Community provides playground equipment and basketball courts for youth.

Institutional uses or public/nonprofit buildings include Garfield Middle School. Although closed because of low enrollment, the building's facade remains intact. Maintenance keeps up with the school grounds as well as it's electrical, mechanical, and plumbing systems (MEP).

- Open Space/Recreation
- Garfield Middle School





### Oakhurst Neighborhood Playground



*Image Source: COLLABO*

Residents can enjoy several amenities at the park space located at Brush and Duwell Avenue. A small, open area is available as a flexible space for various activities.

### Coopersdale Community Amenities



*Image Source: COLLABO*

Coopersdale residents have good playground equipment onsite.

### Park next to Garfield Middle School



*Image Source: Google Maps*

The baseball and soccer field next to the middle school is elevated. The grounds and seating area are well maintained.

### Garfield Middle School



*Image Source: COLLABO*

Garfield Middle School will be reopened to accommodate the increasing number of students in the district. Renovations are underway to have the building ready for the anticipated 2026 school year.



# COMMERCIAL

The West End has limited commercial businesses. Residents frequented the former Save-a-Lot store that closed, which was located in a small commercial plaza at Laurel Avenue and Sheridan Street. Other shops include Dollar General and Everything Essentials.

Koch's Deli + Grocery shop is a neighborhood shop located west along Strayer Street and serves residents living within the area.

Many rely on Dollar General for their immediate grocery needs. Giant Eagle Supermarket and small food stores are other primary sources for groceries, however, they are located further away and require a vehicle or public transit to reach.

Other services outside the planning area that residents rely on include an auto exchange, a Kastle Boxing for fitness needs, and Holeshoot Cafe.

## Commercial

- |                               |                               |
|-------------------------------|-------------------------------|
| ① Dottie's Gift Shop          | ⑤ Empire Materials            |
| ② Koch's Deli + Grocery       | ⑥ Fairfield Ave Auto Exchange |
| ③ Pyramid's Lounge & Catering | ⑦ Kastle Boxing               |
| ④ Everything Essentials       | ⑧ Giant Eagle Grocery Store   |
| Need Hair? That's Fair        | ⑨ Holeshoot Cafe              |
| FedEx Onsite                  |                               |
| Dollar General                |                               |





## Commercial Plaza on Laurel Avenue



*Image Source: COLLABO*

West End and Coopersdale residents walk to get their groceries. Save-a-Lot has shut down, leaving residents to walk further to Giant Eagle Supermarket. Laurel Avenue Garden located across the street provides free produce and fruits for residents as another source to access healthy, quality food.

## Pyramid's Catering Lounge



*Image Source: COLLABO*

Pyramid's Lounge and Catering is located next to the former Save-a-Lot and caters to a wide variety of events.

## Koch's Deli + Grocery



*Image Source: COLLABO*

A neighborhood staple, Koch's Deli & Grocery provides food options for residents in the area. The business will soon cease operations, leaving the West End with very limited food access.

# RELIGIOUS ORGANIZATIONS

Coopersdale has two active religious organizations within the planning boundary. The first is Kasmir Poland Prince Center Promised Lands, located towards the northern end of Boyer Street. Second is Praise Center Ministries with three locations and one within the planning boundary.

Other religious groups are located south of Laurel Avenue, each providing a sense of community and welcoming environment. They provide a friendly support system that encourages residents to be connected with one another and the neighborhood.

The following page shows several churches, one located in West End and two between Butler and Chandler Avenue.

-  Religious Organizations
- ① Kasmir Poland Prince Center Promised Lands
  - ② Praise Center Ministries
  - ③ Christ the Saviour Orthodox Cathedral
  - ④ Morrelville Church of the Brethren
  - ⑤ Third Brethren Church
  - ⑥ Freedom Hill Baptist Church
  - ⑦ Bethany Presbyterian Church
  - ⑧ Grace Lutheran Church





**Praise Center Ministries**

*Image Source: COLLABO*

**Christ the Saviour Orthodox Cathedral**

*Image Source: Google Maps*

**Morrellville Church of the Brethren**

*Image Source: Google Maps*

The West End is home to many beautiful churches within and surrounding the planning boundary, representing a variety of religious affiliations and services.

# SERVICES

The West End is predominately residential and very few service types have developed over the years. Most medical related services are located outside of the planning area and within an approximate 15-20 minute drive time. Attentive Home Care, LLC is an independent small healthcare provider offering task assistance to senior citizens and individuals with disabilities,

Other types of businesses include automobile oriented services which consists of Babo's Motors Inc. and Brihart's Auto Repair in Coopersdale.

-  Services
- ① Babo's Motors Inc.
  - ② Brihart's Auto Repair
  - ③ Attentive Home Care, LLC
  - ④ Chuck Swaney's West End Auto
  - ⑤ Pacific Pride Service Station
  - ⑥ Fairfield Notary Service





**Babo's Motor's Inc.**

*Image Source: COLLABO*

Babo's Motors Inc. is located at the corner of a highly visible street within a residential area.

**Attentive Home Care, LLC**

*Image Source: COLLABO*

Attentive Home Care, LLC is also in a residential area and near one of the gateways into Coopersdale.

**Brihart's Auto Repair**

*Image Source: COLLABO*

Brihart's Auto Repair is adjacent to Coopers Avenue, a frequently used road. The auto shop is nestled in with residential and other small local businesses such as Empire Materials and Quaker Sale Corporate Office.



# INDUSTRIAL

Johnstown Wire Technologies (JWT) is a prominent pillar in the West End since its operations started in 1911. They continue to provide stable employment and are a leading manufacturer of high quality, value added carbon and alloy wire in North America. JWT's presence is deeply rooted into the culture of the neighborhood and has become a symbol of craftsmanship and innovation.

Quaker Sales Corporate Office has been active since 1929 providing asphalt and paving services for roads throughout the state. They are another important business staple in West End.

 Industrial

- ① Johnstown Wire Technologies
- ② Quaker Sales Corporate Office



### Johnstown Wire Technologies



*Image Source: COLLABO*

Johnstown Wire Technologies is located on the Conemaugh River and highly visible from Sheridan Street.

### Quakers Sales Corporate Office



*Image Source: COLLABO*

Quakers Sales Corporate Office is in a residential area and adjacent to Coopersdale Community.

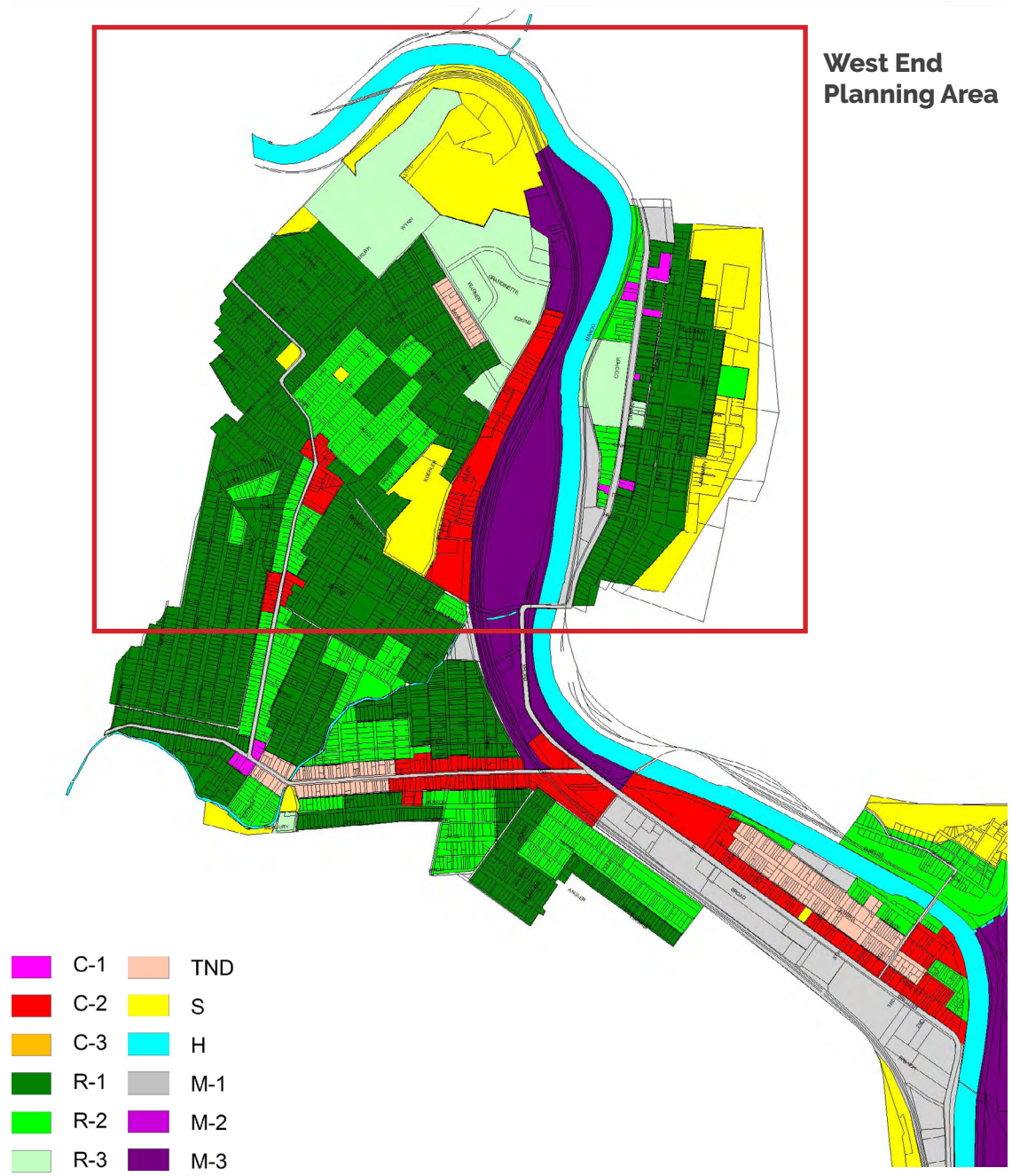


# ZONING

The zoning map serves as a tool that cities use to determine property characteristics such as the building size and activity types allowed in specific districts. This helps protect people from any type of development that may pose a nuisance or impact their quality of life.

The West End is primarily a residential neighborhood made up mostly of single-family and two-family residences. Multi-family, which are multiple residences within a single property, are present in Oakhurst and Coopersdale. Heavy industrial, represented by Johnstown Wire Technologies, is next to the Conemaugh River. A community business district is designated along the Sheridan Street corridor, however, they are nonexistent.

- R-1.....Conservatory District
- S.....One-family Residence District
- R-2.....Two-family Residence District
- R-3.....Multi-family District
- TND.....Traditional Neighborhood District
- H.....Health Service & Medical Center District
- C-1.....Neighborhood Shopping District
- C-2.....Community Business District
- C-3.....Central Business District
- M-1.....Light Industrial District
- M-2 & 3..Heavy Industrial District



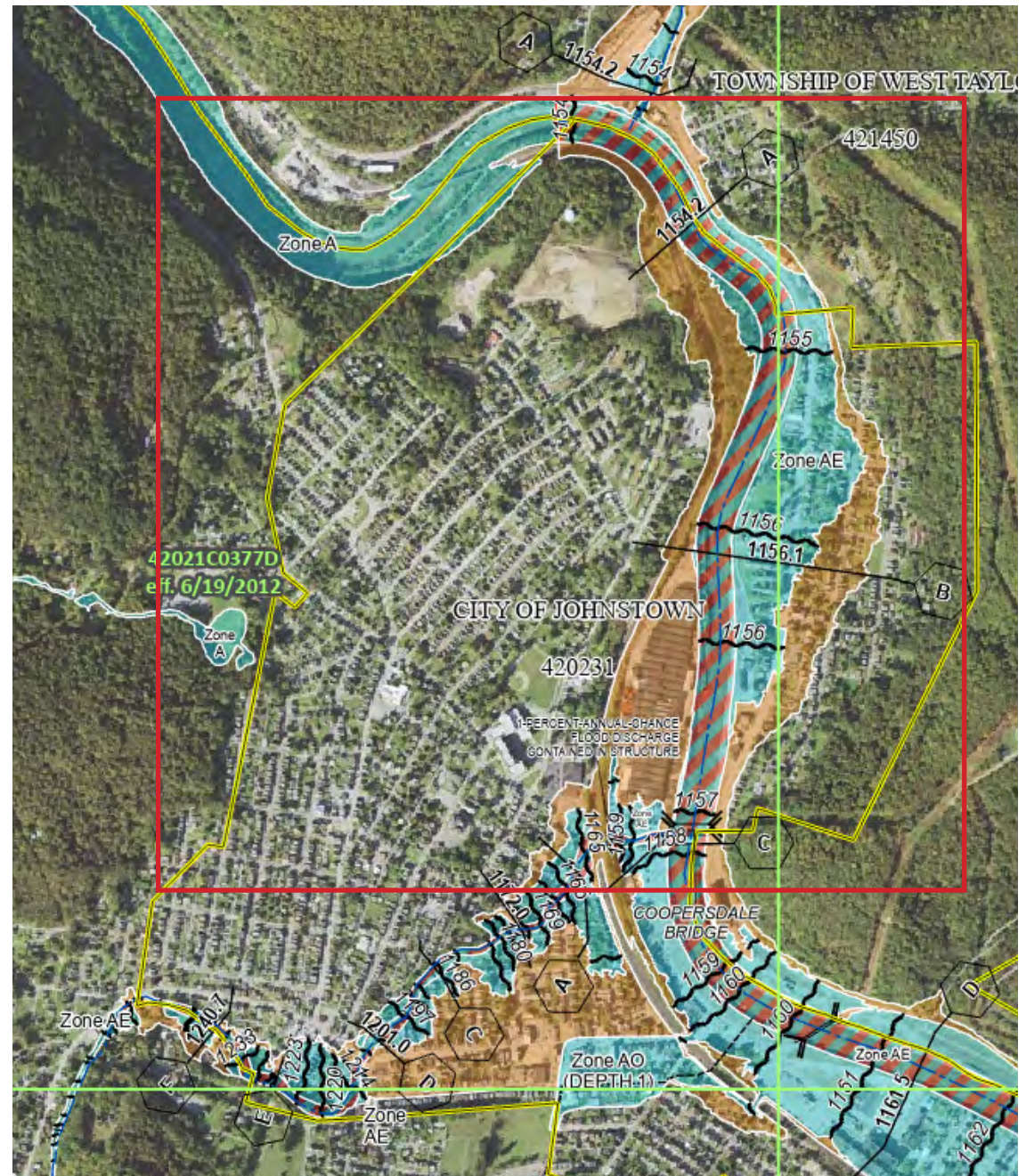


# FLOOD HAZARD

Johnstown has been resilient in managing flood events and has made significant improvements to reduce the impact.

Coopersdale Community and nearby residential areas are within the 100-year flood. This means at any given year, there is a 1% chance of a flood occurring. Properties like Johnstown Wire Technologies and the residential located east of Coopersdale Community have less than a .20% chance of being flooded.

-  1% Annual Chance Flood Hazard
-  Regulatory Floodway
-  Special Floodway
-  Area of Undetermined Flood Hazard
-  0.2% Annual Chance Flood Hazard
-  Base Flood Elevations





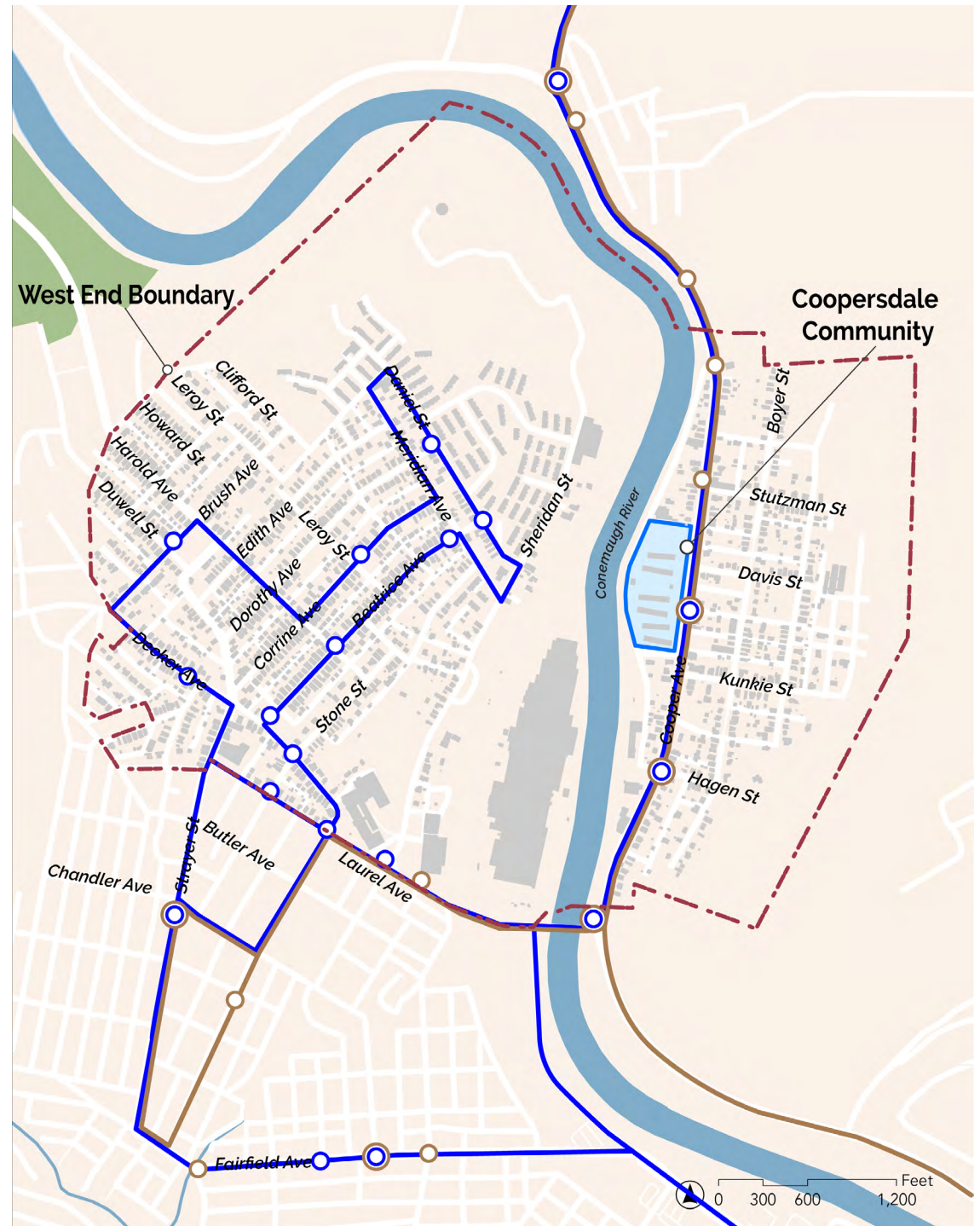
# PUBLIC TRANSIT

CamTran is Johnstown's public transportation system and provides service throughout Cambria County. Twenty-one bus lines are available for riders to utilize and reach their destination. CamTran's transit center is located in downtown.

Bus service is available in West End with the #7 Coopersdale and #15 Oakhurst.

**CamTran**

— #7 Coopersdale  
— #15 Oakhurst





# Housing

**JHA Housing Site**

**Access, Circulation and Parking**

**Public Transportation**

**Demographics:**

**Coopersdale Community**



# COOPERSDALE COMMUNITY

The JHA manages the Coopersdale Community housing located at 255 Cooper Ave. Built in 1951, the six structures have a combined total of 121 units, of which require significant rehab. JHA has made improvements over the years due to normal wear and tear. Major updates, such as the heating, ventilation, air conditioning, and ventilation (HVAC) systems, are in need of improvement.

Cooper Avenue is a frequented road. The Conemaugh River is adjacent to the housing site which may have potential as an economic and recreational use in the future.

Coopersdale Community provides a playground and basketball courts for youth and adults. Open space is available in the northern end of the site which can be used as flex space. The property also has on-site laundry services and a community room.





## ACCESS, CIRCULATION & PARKING

Coopersdale Community has three entryways and exits, leading drivers to go north or south on Cooper Avenue. Adequate parking is available for visitors and residents, which faces Cooper Ave. Trees and parkways shield pedestrians from having full visual site of the parking lot.

Sidewalks are available on both sides of Cooper Avenue. They also merge into the walking paths on-site and direct pedestrians into any one of the housing structures.



## PUBLIC TRANSIT

CamTran provides bus service in Coopersdale with two stops next to the housing site. Residents can use both the #7 and #15 bus lines to connect to other bus routes or travel to the downtown area. A bus shelter is available on the west side of Cooper Avenue and Davis Street. Bus signage is identified with small signs, one posted on the bus shelter and the second on a streetlight post.

Public transportation is available during the day however, service becomes limited in the evening hours. The schedule follows the city's business hours which is roughly between 10am - 5pm.





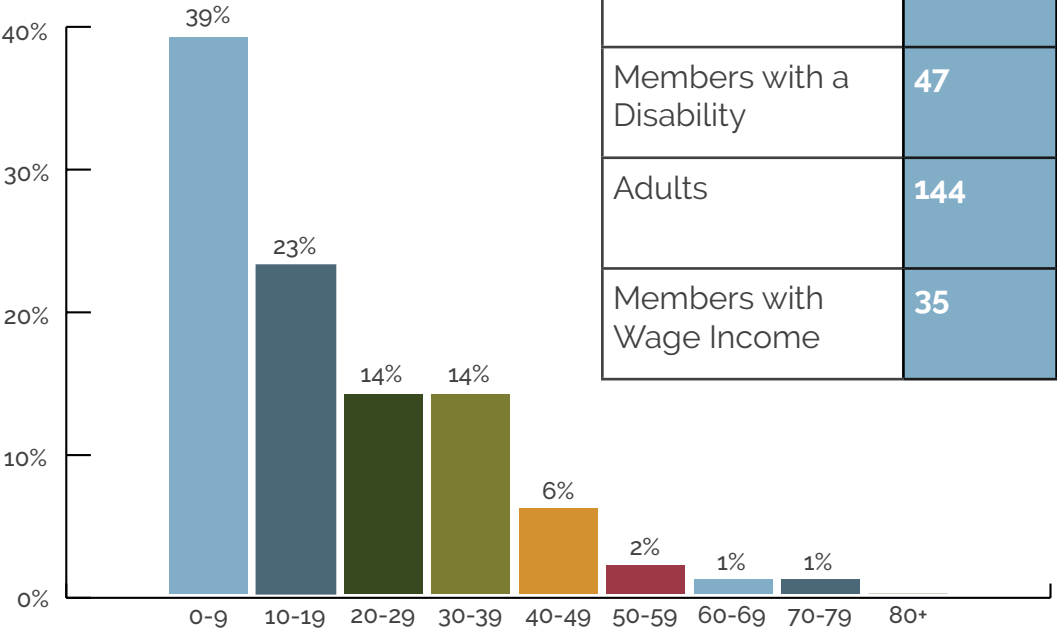
# DEMOGRAPHICS: COOPERSDALE COMMUNITY

*Coopersdale Community is predominantly Black, with youth 0-9 being the largest age group. Adults between 20-39 years old follow with 28%.*

With a population of 339 residents, Coopersdale Community features a diverse range of age groups. Children between the ages of 0-9 are the largest cohort, making up 39% of residents.

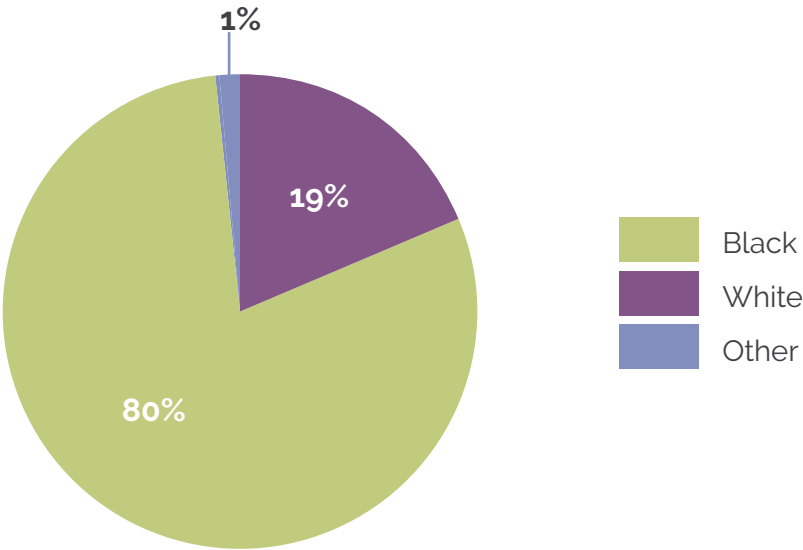
While most residents are Black, 19% are White. Only 1% of residents identify as another race/ethnicity.

POPULATION BY AGE:



|                           |     |
|---------------------------|-----|
| Total Population          | 339 |
| Members with a Disability | 47  |
| Adults                    | 144 |
| Members with Wage Income  | 35  |

POPULATION BY RACE/ETHNICITY:

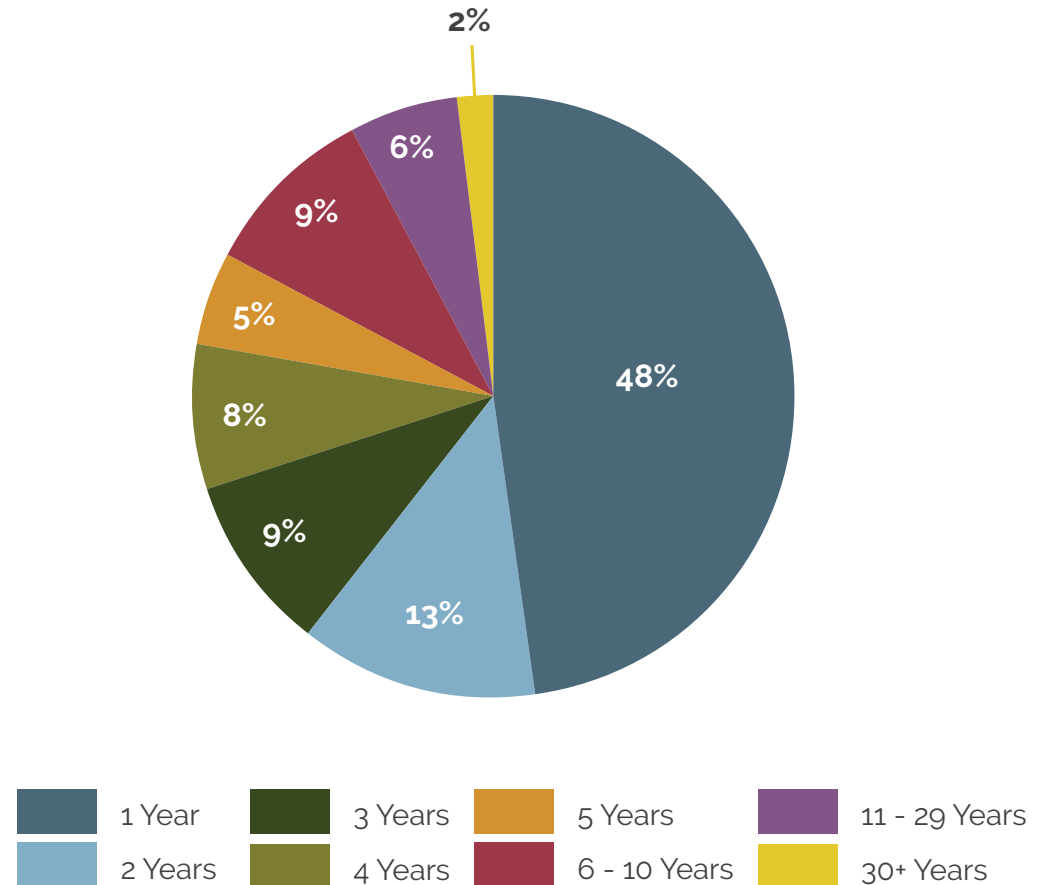


## DEMOGRAPHICS: COOPERSDALE COMMUNITY

*Almost half of residents have lived at Coopersdale Community for 1 year or less.*

Nearly half of all residents, 48%, have resided at Coopersdale Community for one year or less. In total, 61% of individuals have lived at Coopersdale Community for two years or less. Only a small share of residents, have lived at Coopersdale for five years or longer.

LENGTH OF RESIDENCE

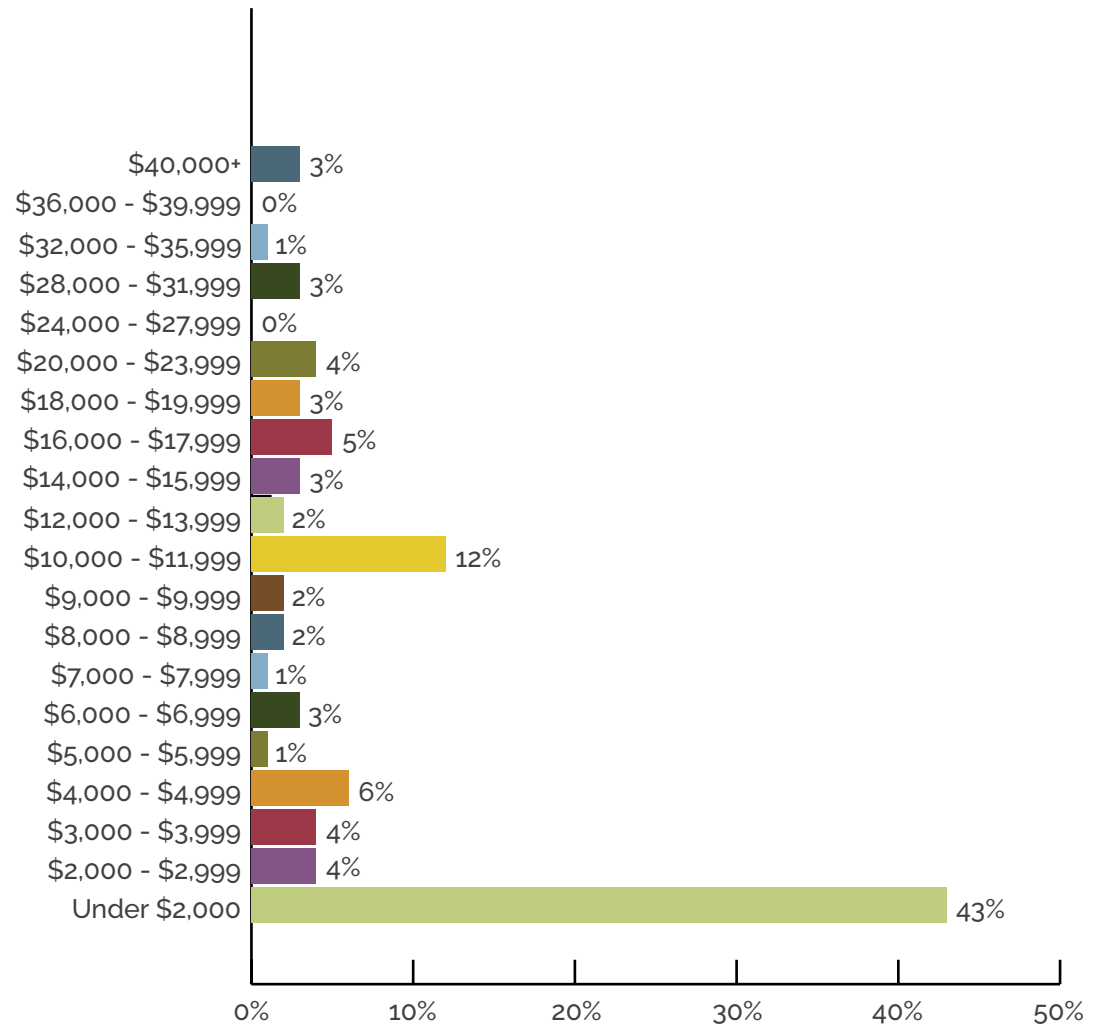


## DEMOGRAPHICS: COOPERSDALE COMMUNITY

*66% of Coopersdale families make less than \$10,000 a year.*

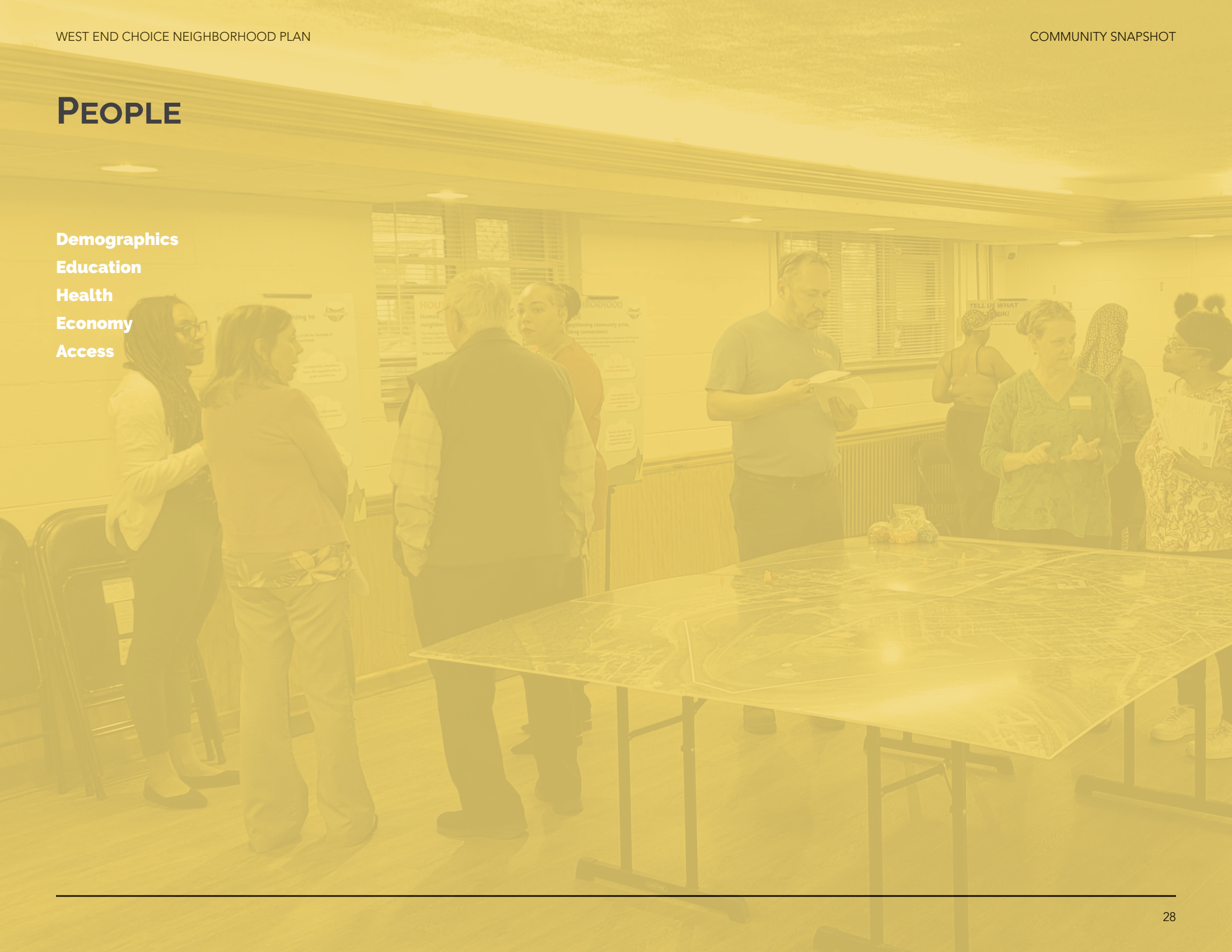
The largest percentage of Coopersdale Community families have a gross annual income of under \$2,000, accounting for 43% of households. A few households make more than \$10,000, but not enough to be financially self-sufficient.

GROSS ANNUAL INCOME OF TOTAL FAMILIES



# PEOPLE

- Demographics
- Education
- Health
- Economy
- Access





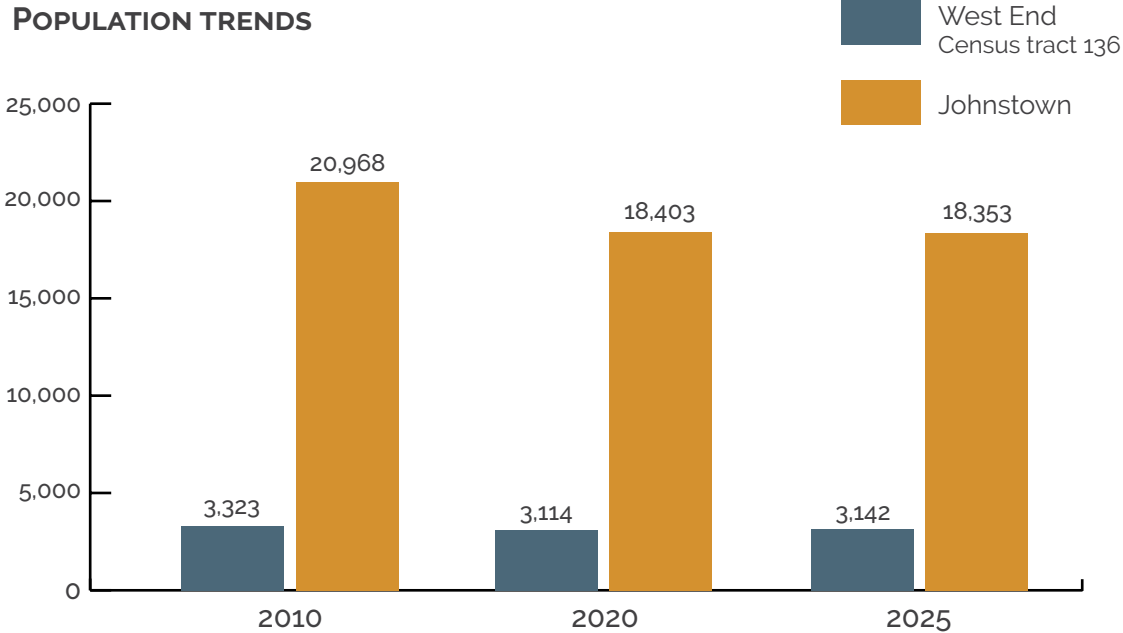
# DEMOGRAPHICS

*Both the West End and Johnstown have decreased in population over the past 15 years. The population is predominately White, however, the West End has a higher percentage of Black residents.*

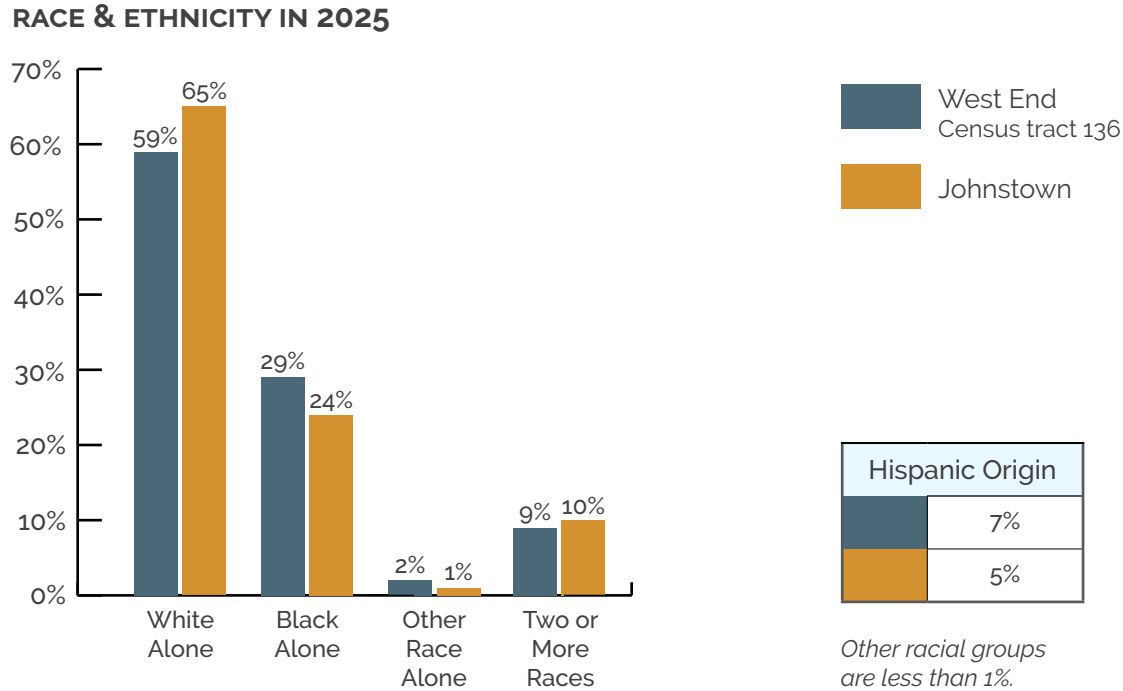
Represented by census tract 136, the West End has a population of 3,142. The area has experienced a decrease in population of 181 people between 2010 and 2025, though growth occurred from 2020 to 2025. In contrast, Johnstown has steadily declined since 2010 with no growth.

White Alone make up the largest racial group in both the West End and Johnstown, accounting for 59% and 65% of the population, respectively. Black Alone is the second largest racial percentage in both areas.

POPULATION TRENDS



RACE & ETHNICITY IN 2025



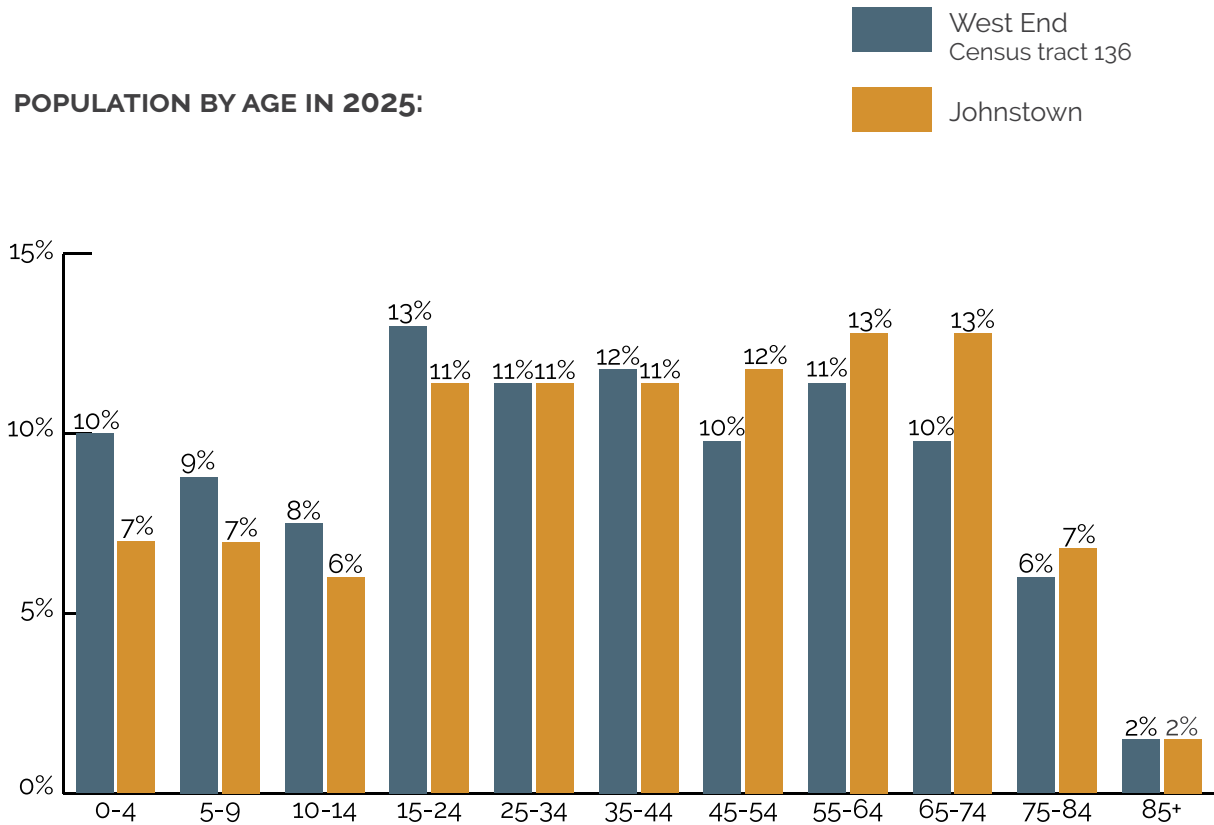
# DEMOGRAPHICS

*Residents under 24 make up a significantly larger share of the population in the West End compared to Johnstown.*

The West End features a higher concentration of residents under 24 with roughly 13% compared to Johnstown with 11%. A younger population is more prevalent in the West End while Johnstown has a higher percentage of people aged 45 and up. In Johnstown, adults 55-64 and 65-74 both make up 13% of the population.

The West End has a median age of 35 and Johnstown 42.

POPULATION BY AGE IN 2025:



WEST END  
MEDIAN AGE:

35

JOHNSTOWN  
MEDIAN AGE:

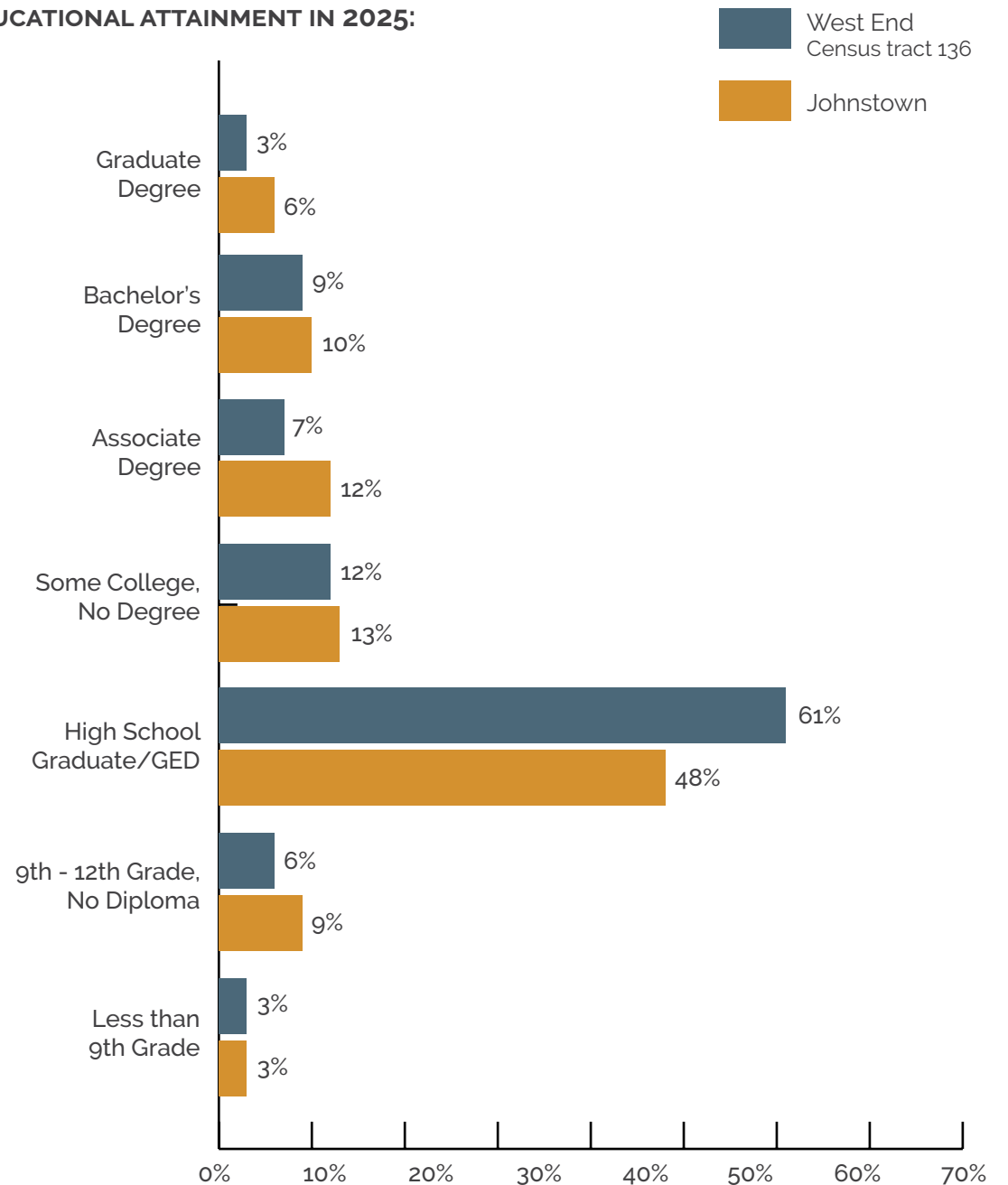
42

## EDUCATION

*The highest level of educational attainment achieved by the majority of residents in both Johnstown and the West End is a high school degree or equivalent.*

While the majority of Johnstown and West End residents have obtained a high school diploma or equivalent, very few have pursued higher education. Only 10% of Johnstown residents and 9% of the West End have received a bachelor's degree. In Johnstown, 6% have obtained a graduate degree compared to 3% in the West End.

EDUCATIONAL ATTAINMENT IN 2025:

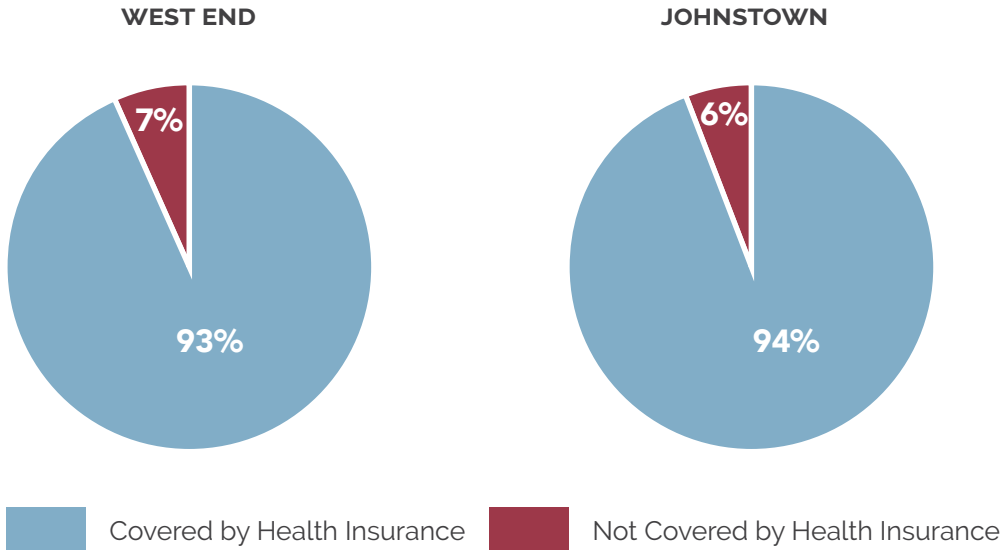


# HEALTH

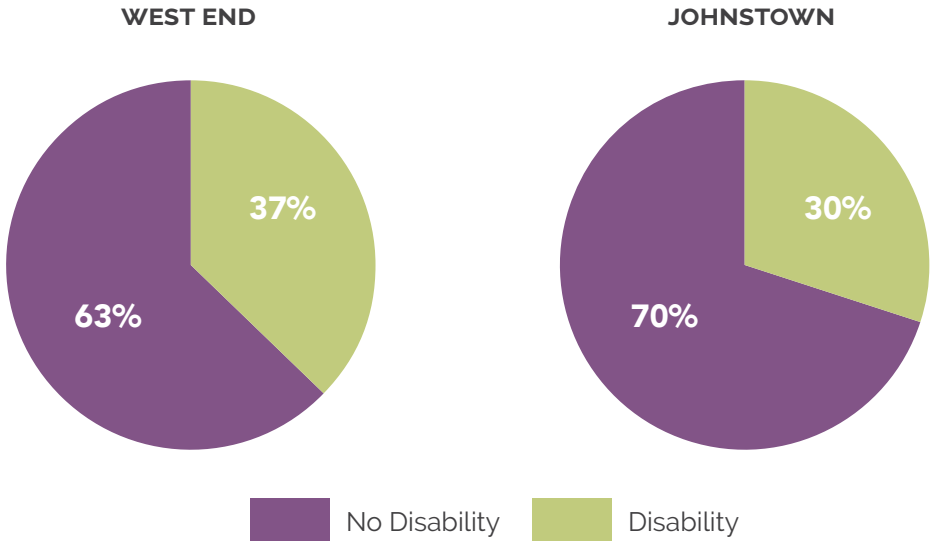
*The majority of residents in the West End and Johnstown have health insurance. Disability rates remain minimal in both areas.*

Over 90% of people in Johnstown and the West End have health insurance. Only 6% are uninsured in Johnstown relative to 7% in the West End. In terms of disability status, both areas have comparatively low rates.

## HEALTH INSURANCE COVERAGE



## DISABILITY STATUS





# INCOME

*Many households in the West End and Johnstown make less than \$50,000 per year.*

The largest share of households in the West End and Johnstown make less than \$15,000 per year. In Johnstown, 50% of households make less than \$35,000 per year, compared to 56% that reside in the West End. The West End, 5%, and Johnstown, 6%, both have a similar incomes ranging from \$100,000 and \$149,000.

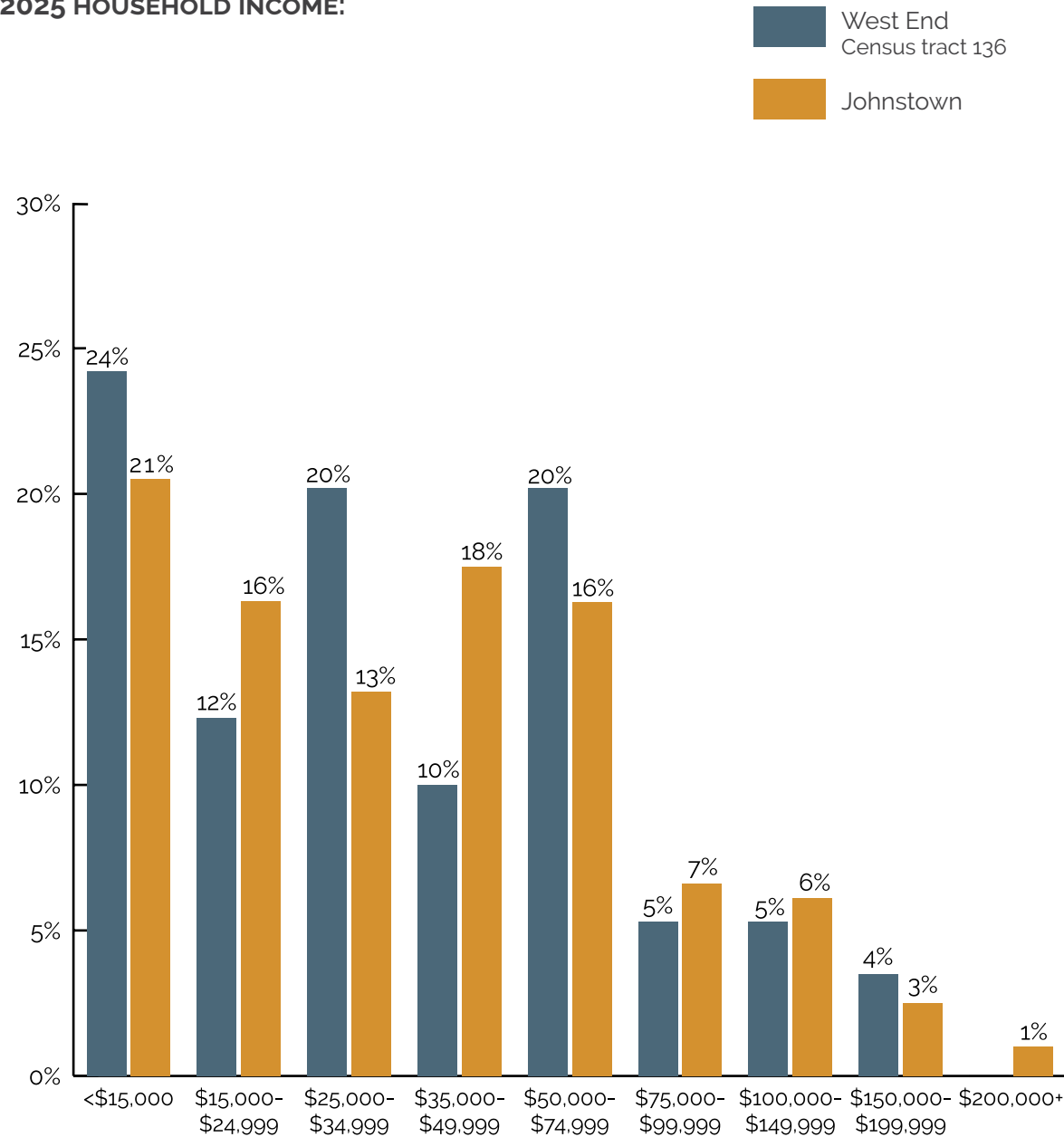
WEST END MEDIAN  
HOUSEHOLD INCOME:

\$29,569

JOHNSTOWN MEDIAN  
HOUSEHOLD INCOME:

\$34,998

2025 HOUSEHOLD INCOME:

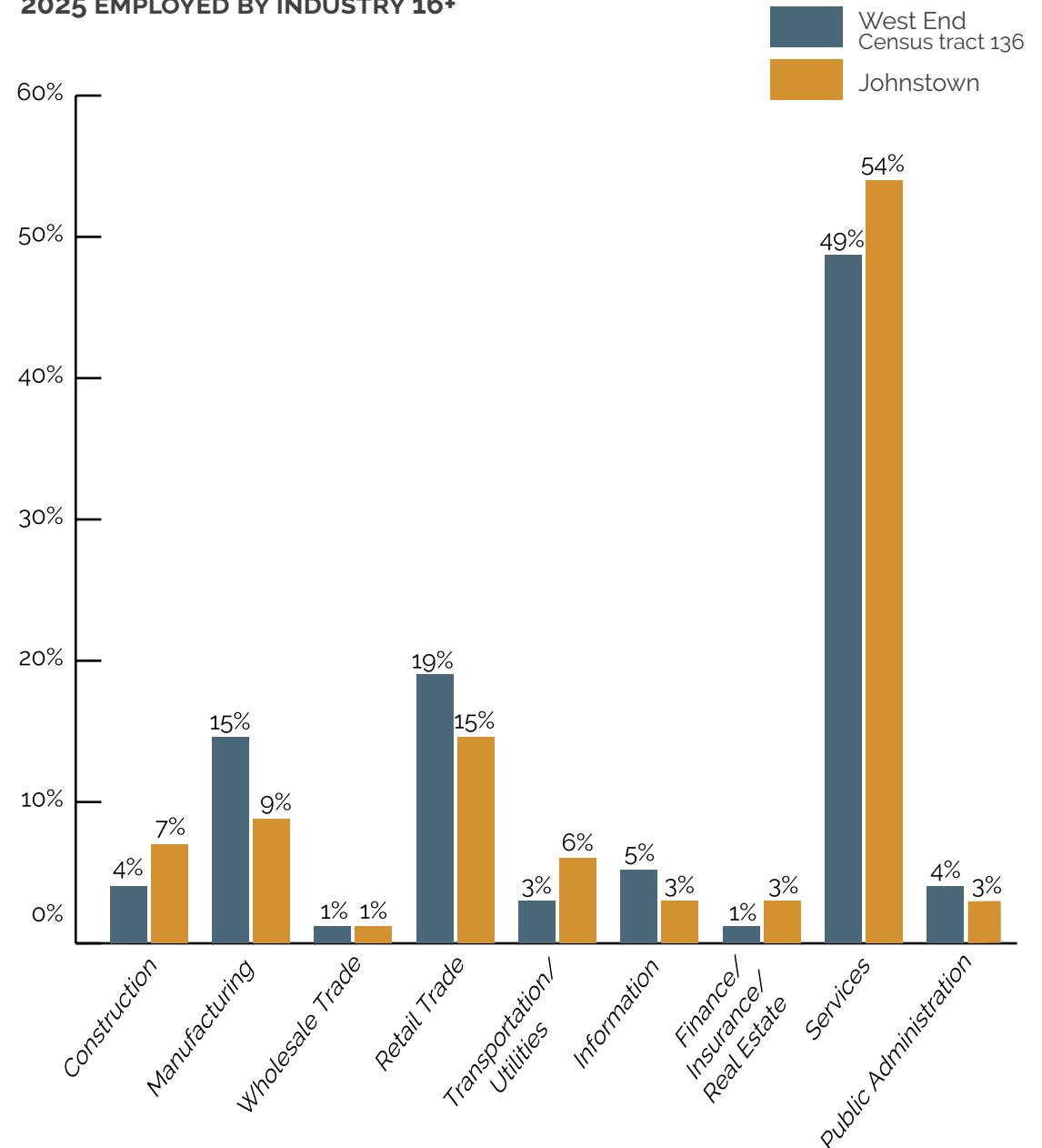


# EMPLOYMENT

*Most residents in the West End and Johnstown are employed in the service industry.*

The Services industry employs the largest share of residents in both the West End and Johnstown, with 49% and 54%, respectively. Retail trade and manufacturing are the second and third largest industries. Construction and transportation/utilities follow, though percentages for both areas fall under 10%.

2025 EMPLOYED BY INDUSTRY 16+



# Housing

*Household growth has declined in the West End and Johnstown since 2010. Most residents rent with only a few owning their units.*

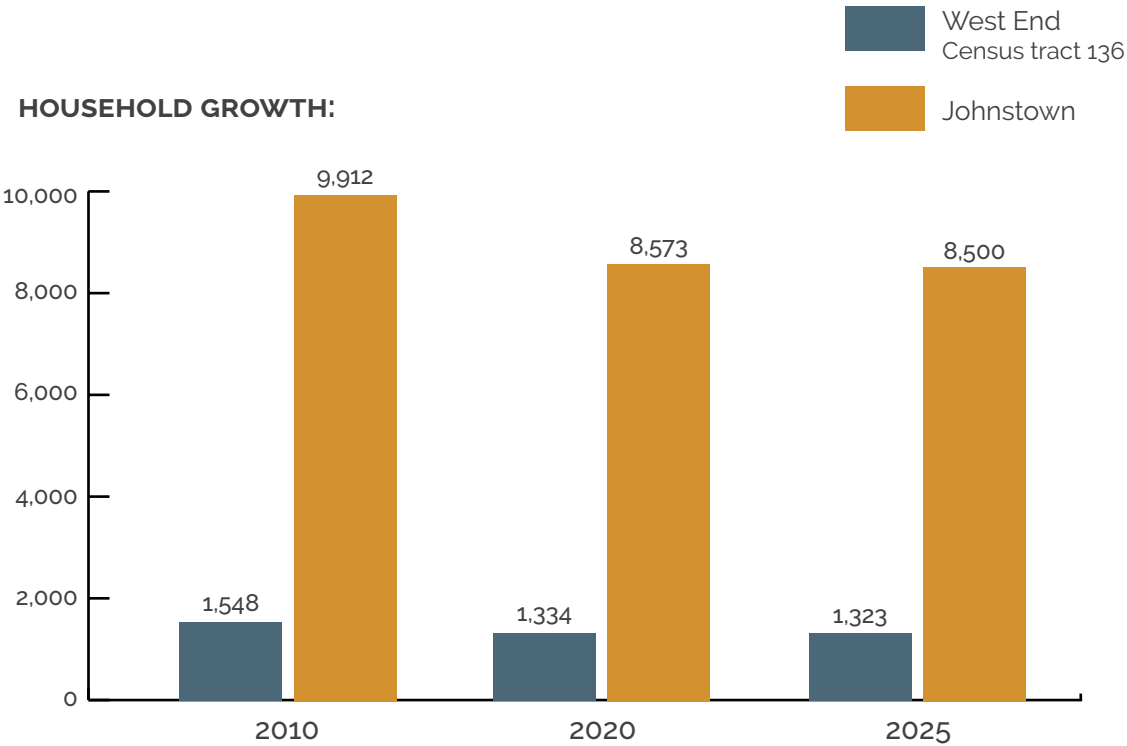
Similar to population trends, household growth has decreased in both areas since 2010. Between 2010 and 2025, the number of households has declined by a total of 1,412 in Johnstown and 225 in the West End.

A substantial portion of housing in the West End and Johnstown is renter-occupied. Owner-occupied housing remains the same in both areas at 37%. Vacant units are more prominent in Johnstown at 24% compared to 19% in the West End.

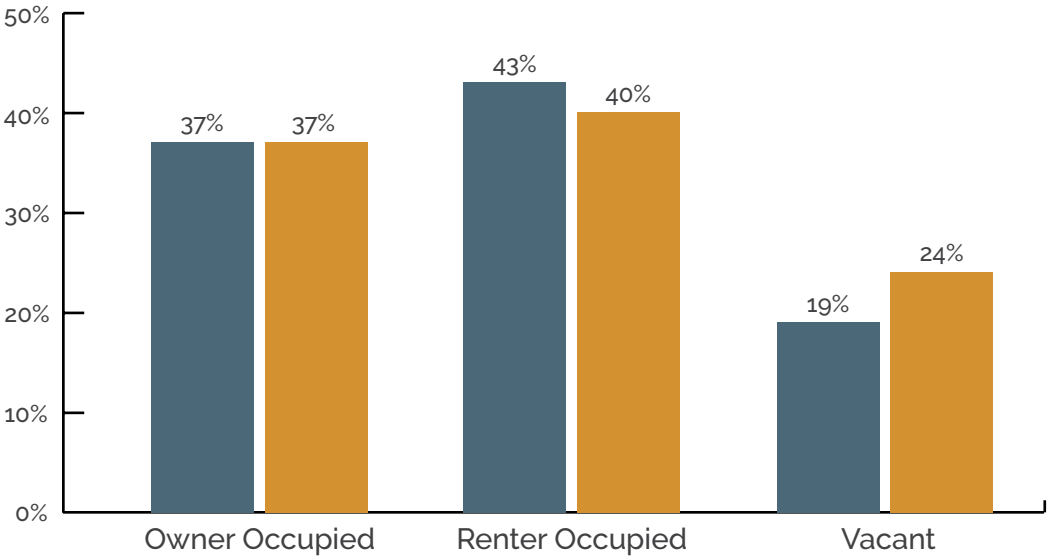
NUMBER OF HOUSING UNITS

1,667

HOUSEHOLD GROWTH:



HOUSING TENURE IN 2025 (UNITS):



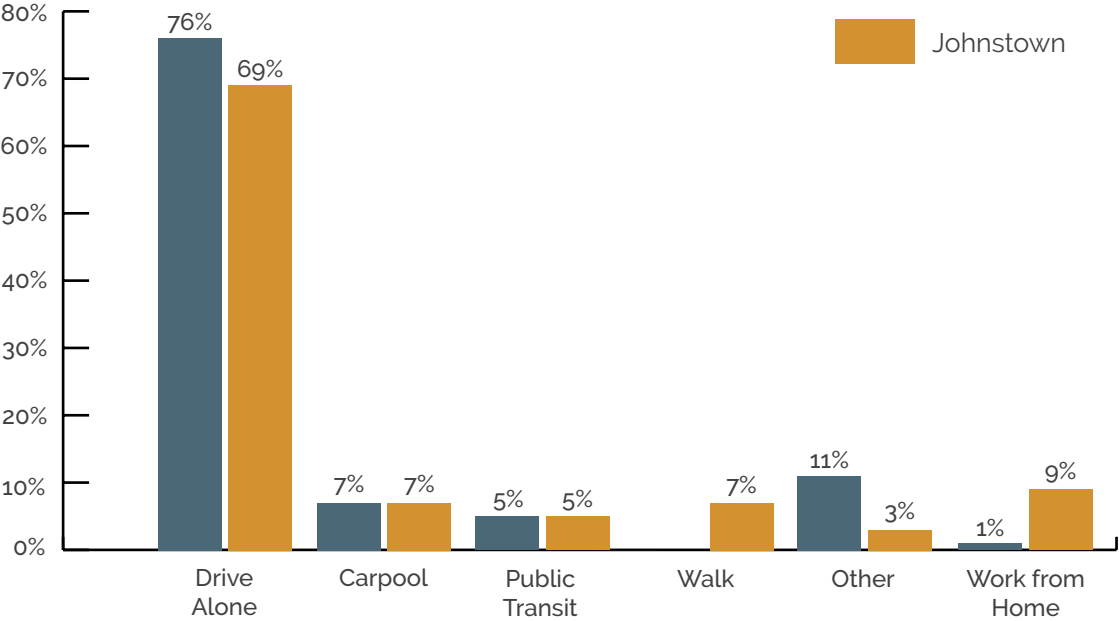
# ACCESS

*Residents in the West End and Johnstown have internet access and commute to work by driving alone.*

Most residents commute by car - 83% in the West End and 76% in Johnstown - either by driving alone or carpooling. Only 5% of residents commute to work via public transit in both areas.

Although the majority of the West End and Johnstown have home internet access, nearly 20% in each area remain without internet service.

MODE OF TRANSPORTATION TO WORK:



INTERNET ACCESS:

