

# CENTRE COUNTY, PA 2023 HOUSING NEEDS ASSESSMENT

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## ACKNOWLEDGMENTS

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# INTRODUCTION

Centre County has undertaken this study to analyze the trends and conditions within its housing market. A critical component of the study involved a series of stakeholder sessions to learn how housing practitioners advocate for, develop and build, preserve, acquire, finance, and diligently work to ensure housing for those with the greatest need. Both the data analysis and stakeholder input were equally important in creating a comprehensive profile of the Centre County housing market.





The economic engine driving the housing market in Centre County is the main campus of Penn State University located in the greater State College area. With an on-campus enrollment of 40,000 students plus 22,000 faculty and staff, the University Park campus impacts many aspects of life in the borough and beyond. There are several factors that drive **housing affordability** in Centre County, but this is the most significant one. State College is a highly **desirable place to live**, ranking in the top twenty of Kiplinger's Personal Finance magazine's "Fifty Smart Places to Live". Many out-of-state students come to Penn State, graduate and decide to establish roots in or near State College. One of their most difficult post-graduation challenges is finding a place to live affordably. The market for **off-campus student rental housing** is a lucrative one, but the rental rates are not affordable for most non-student households. At the opposite end of the market are the popular single-family detached units on large lots that sell upwards of \$300,000 in the surrounding townships, which are permitted by right in **zoning ordinances with few innovative provisions amidst fear of encroachment of student housing into neighboring municipalities**.

Beyond the Centre Region, new housing development remains a challenge. A **general lack of infrastructure** restricts density to single-family detached units on larger lots, **making multi-family housing more costly to develop if not outright impossible**. However, in and around the older boroughs across the county are smaller population centers where housing is generally more affordable. The challenge in these areas is to **maintain the quality of the older inventory through regular maintenance, to lower cost burden through energy-efficiency improvements, and focus on infill development and adaptive re-use of non-residential structures**.

Examining how these factors converge and impact Centre County's urban/suburban/rural housing market offers insight into how well the market meets current and future demand. The framework for this analysis is a set of market types (see **Appendix B**) identified across the county. Based on comparable trends and conditions, the county-wide housing market was categorized into five distinct submarkets. This approach lends itself to developing goals and strategies that are appropriate for Centre County's diverse municipalities regardless of their location.

## STAKEHOLDER ENGAGEMENT

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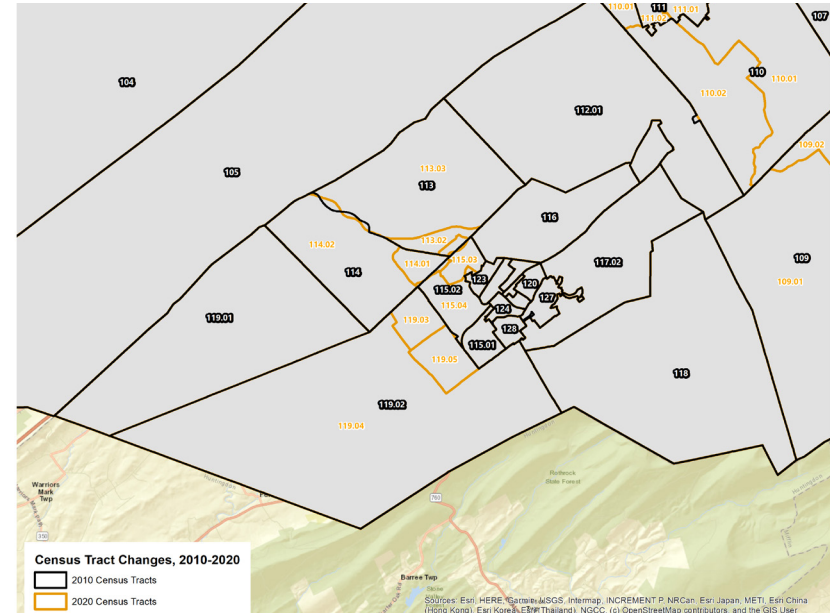
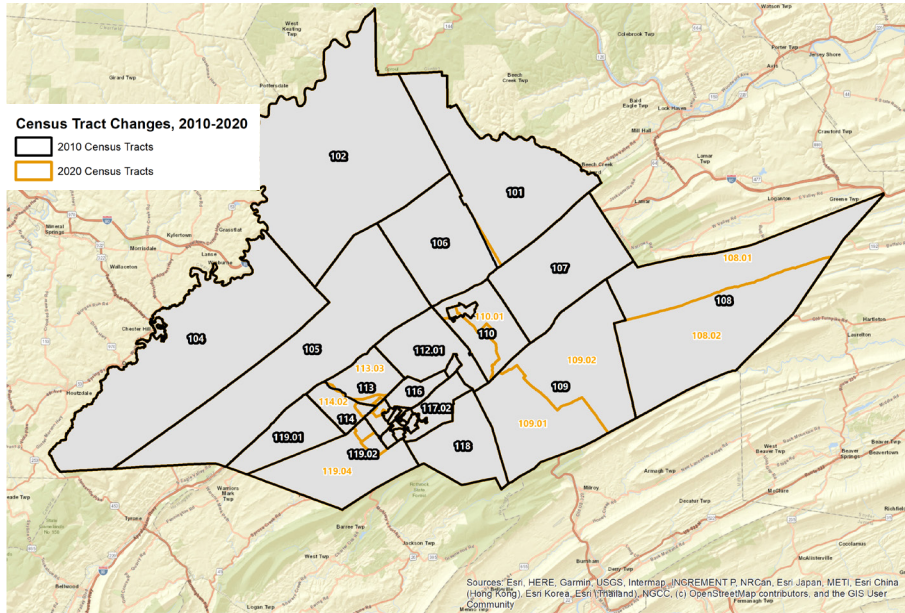
A critical initial component of the study was a series of listening sessions conducted with community stakeholders involved in housing in Centre County. More than 150 stakeholders were identified by the Centre County Planning and Development Office and invited to participate in 11 virtual sessions in March and April 2022. More than 175 individuals participated and provided insightful commentary on their own experiences as well as the experiences of their clients they represent. From these sessions emerged a nuanced profile of the housing market as told by stakeholders of residents trying to find or keep housing, advocates challenged by rising rents and few available units to find landlords to house their clients, home builders who have encountered public opposition when seeking development approvals to expand housing inventory to meet demand, nonprofit organizations on shoe-string budgets trying to acquire parcels of land and units to preserve their affordability, and many more scenarios that carefully detailed the struggle of working within a challenging environment to house Centre County residents affordably. The result of this engagement formed the basis for much of the research conducted for the study. See **Appendix A** for details.



# ABOUT THE DATA

The research and analysis for this plan was begun in March 2022. Current data available at that time was the 2016-2020 American Community Survey and the 2014-2018 Comprehensive Housing Affordability Strategy data sets. One of the most useful sources for determining cost burden is HUD's formulated Comprehensive Housing Affordability Strategy (CHAS) data set. Additionally, current data obtained from several local, state, regional and federal agencies were incorporated into the analysis. These are identified throughout the plan.

MAP 1 CENSUS TRACT BOUNDARY CHANGES, CENTRE COUNTY 2010-2020



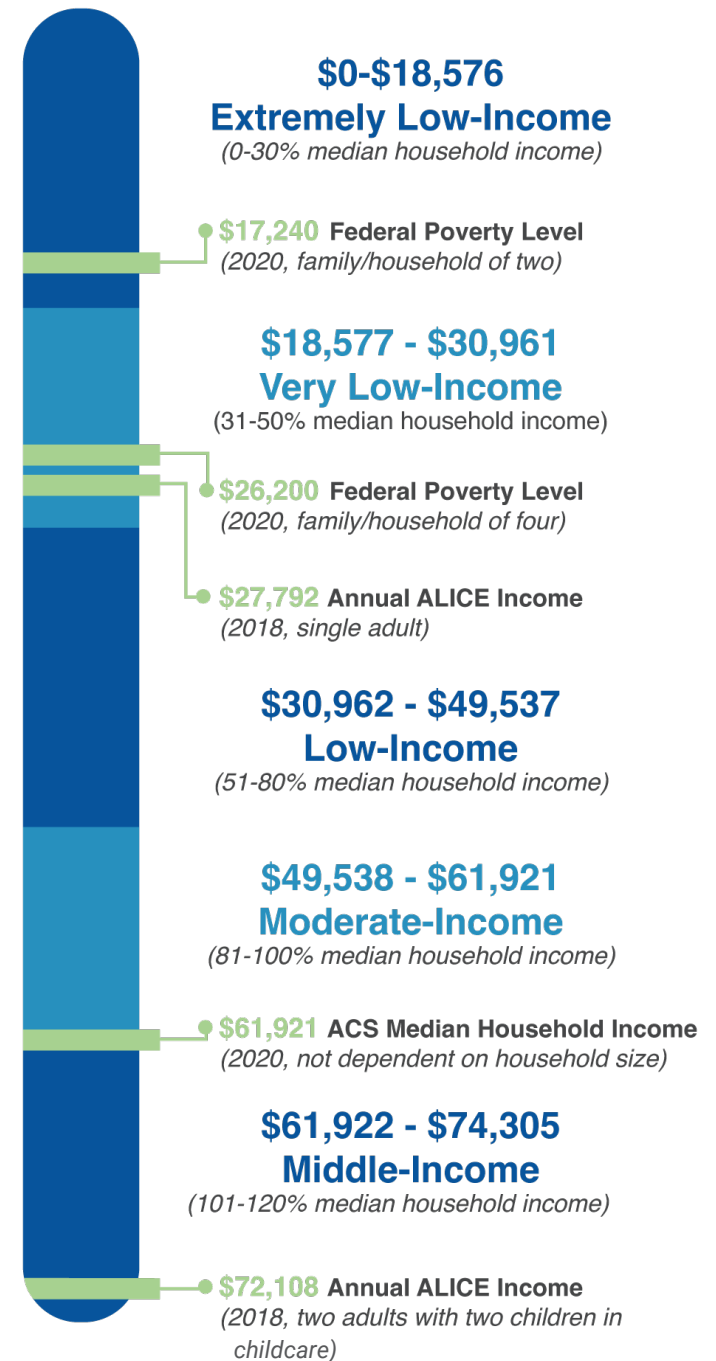
Although the 2020 Census was released in March 2022, there remain several limitations of the data. The impact of the Covid-19 pandemic is not captured in the data itself since the Census 2020 count that began on April 1, 2020, was initiated barely one month into the pandemic. The release of the 2020 data was delayed several months due to concerns over low survey response rates from lower income households, households that were more likely to rent and minority households. In addition, more granular data may not be released until August 2023. In the absence of complete Census 2020 data sets, the study relies on the 2016-2020 American Community Survey. In all instances, the most recent data available are used in the study.

With the release of the 2020 Census, eleven new census tracts were created in Centre County. Typically, new tracts are created when the population of a single tract increases to more than 8,000 persons, then the tract will be divided into two, creating a new tract. This map illustrates the census tract boundaries established with the 2020 Census release.

# DEFINING AFFORDABILITY

The concept of affordability is a key focus when analyzing how well a housing market meets demand for all income levels in a community. A number of terms are used consistently throughout the study to refer to specific housing concepts, many of which are based on the level of affordability.

- ▶ **Housing costs:** Homeownership costs include mortgage principal and interest, taxes, insurance and utilities. Rental costs include rent and utilities.
- ▶ **Affordability:** Housing is affordable if a household pays no more than 30% of their income on all housing costs.
- ▶ **Gross Median family income:** Income calculations published by HUD for states, counties, cities and large urban areas that are adjusted for household size.
- ▶ **Area median household income:** Income calculation provided by the American Community Survey for a given geographic area as a reference point. This income is not adjusted for household size like the median family income, and so it is usually a smaller number. Area median income, or AMI, is the primary reference point for income in the study.
- ▶ **Extremely low-income:** 30% or less of area median income.
- ▶ **Very low-income:** 31% to 50% of area median income.
- ▶ **Low-income:** 51% to 80% of area median income. “Low-income” can also be used as a catch-all term for any household earning up to 80% of the area median income.
- ▶ **Moderate-income:** 81% to 100% of area median income.
- ▶ **Middle-income:** 101% to 120% of area median income. This study focuses on Centre County households earning up to 120% of area median income.
- ▶ **Poverty:** The federal poverty threshold for a family of four in 2020 was \$26,200 per year. This was equal to 42% of Centre County’s 2020 area median income of \$61,921.
- ▶ **Cost burden:** HUD defines any household paying more than 30% of income on housing expenses as “cost-burdened.”
- ▶ **Severe cost burden:** Any household paying more than 50% of income on housing expenses.
- ▶ **ALICE Households:** An acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed households who earn more than the federal poverty level but less than the basic cost of living in an area.









# CENTRE COUNTY DEMOGRAPHIC PROFILE

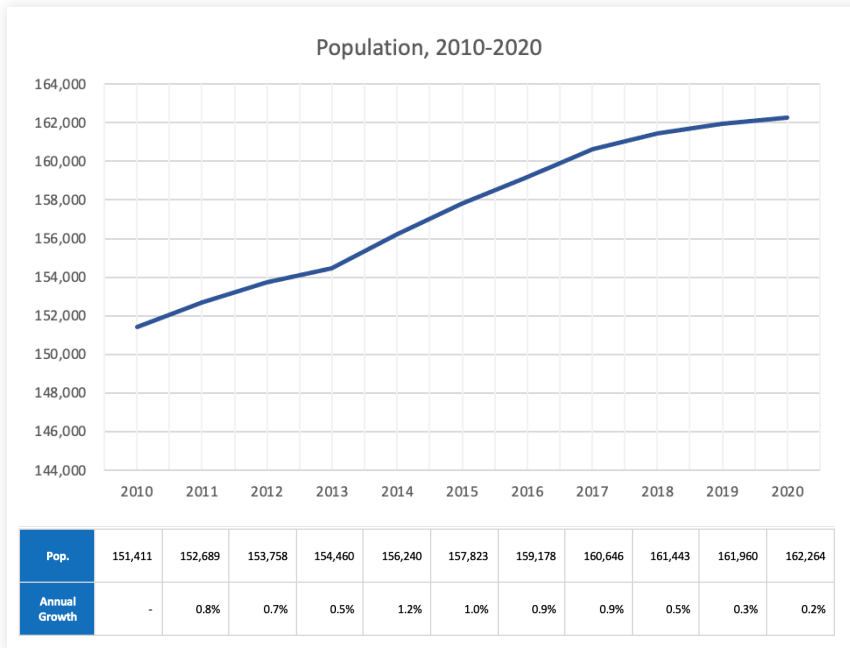
The Demographic Profile section highlights several key trends in Centre County. These trends focus on general data points that begin to shape the framework of how housing affordability, or unaffordability in many instances, impacts county residents. For example, less than 25% of householders aged 35 and older are renters, but this pattern changes at age 65 when the rate of renters begins to increase. Non-family households are increasing along with unmarried households, which are more likely to be renter households. This trend could indicate a financial need among unrelated persons to form households due to high housing costs. The most common jobs in the county in 2021 were Office and Administrative Support positions, which tend to pay below average wages that are essentially unchanged since 2010 once adjusted for inflation. Together with more in-depth analysis in other sections of the study, these demographic trends help to reveal a clearer picture of the cost of housing in Centre County and how residents are impacted.



# POPULATION

Centre County's total population consistently grew each year between 2010 and 2020, **adding 10,853 residents**. This growth has slowed down in more recent years. However, growth has not occurred evenly throughout the county.

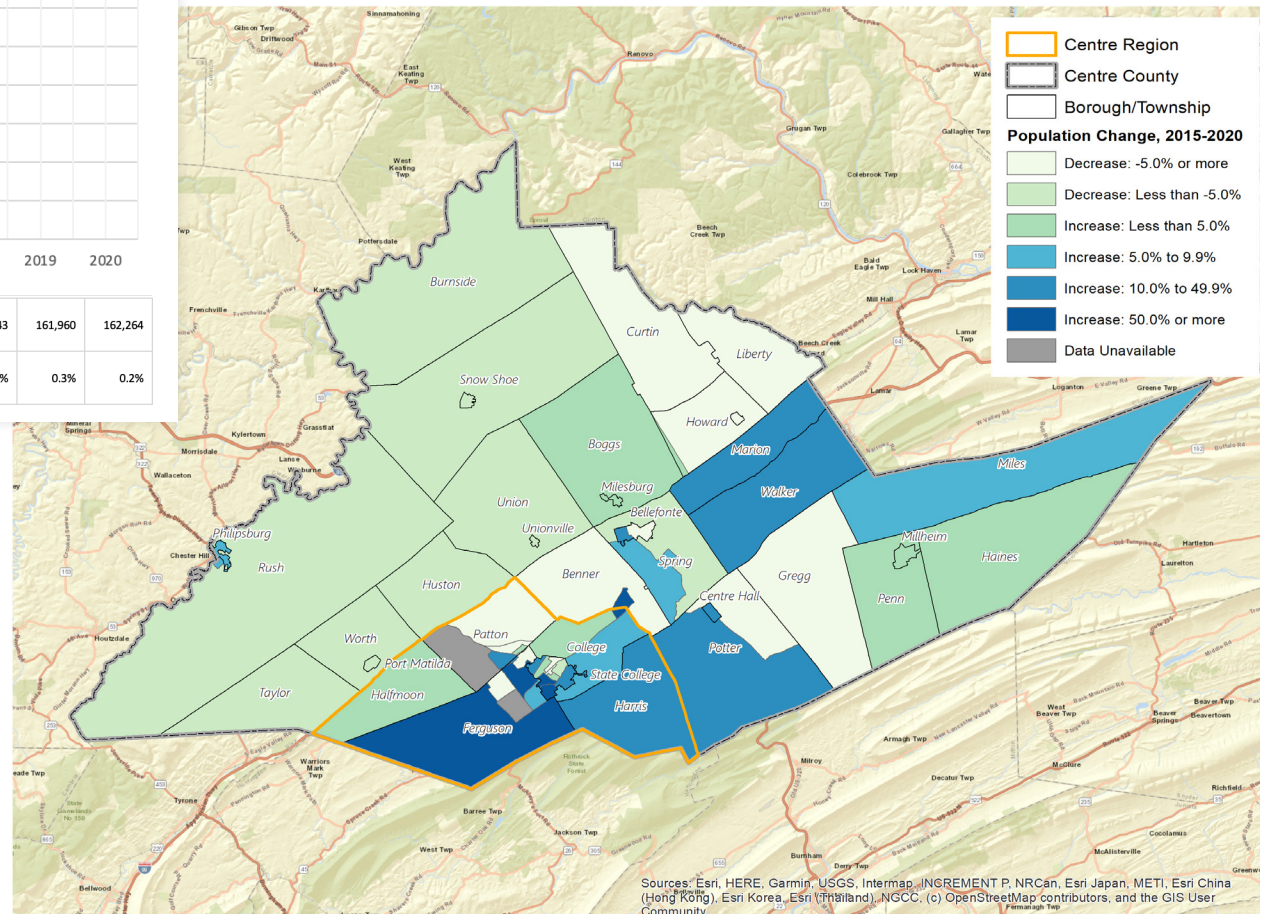
**FIGURE 1 CHANGE IN POPULATION IN CENTRE COUNTY 2010 - 2020**



Source: American Community Survey 5-Year Estimates: B01003

In the five most recent years of available data, population loss was generally more common in rural and suburban census tracts, while denser, urban areas tended to experience growth. Population loss was relatively noticeable in the Lower Bald Eagle Valley Region, Gregg Township, Potter Township, and portions of Patton Township and Benner Township. Conversely, Census tracts in Ferguson Township and southwestern State College saw their populations swell by **80%** or more between 2015 and 2020.

**MAP 2 CHANGE IN POPULATION BY CENSUS TRACT, 2015 - 2020**



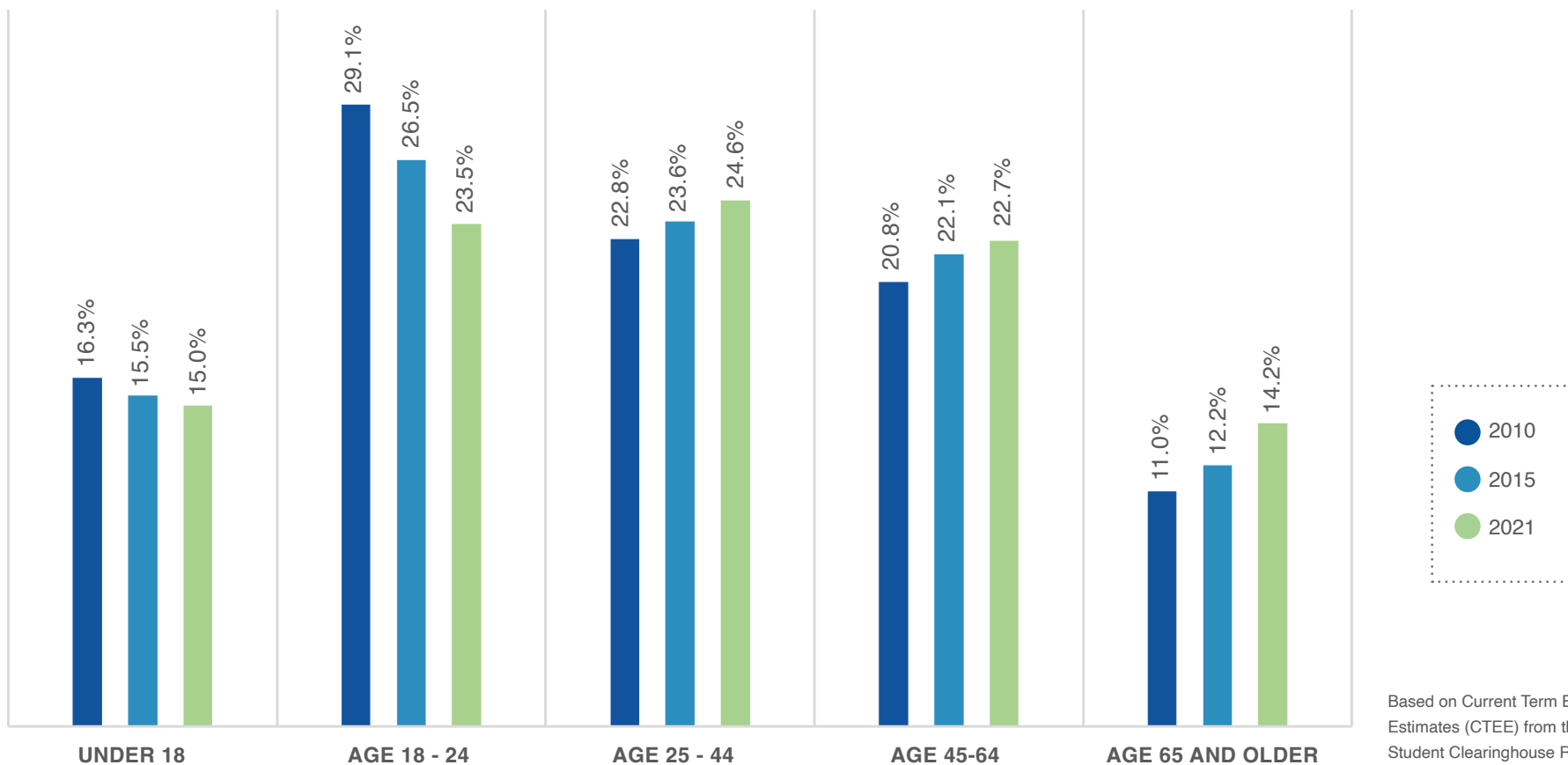
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Source: 2011-2015 American Community Survey; 2016-2020 American Community Survey: B01003

# AGE

The median age of county residents in 2020 was 32.9 years. Between 2010 and 2020, Centre County's population became increasingly older. The segment of residents aged 65 years or older grew by 3.2 percentage points, while the proportion of residents under age 18 declined 1.3 percentage points and residents between the ages of 18-24 decreased by 5.6 percentage points. This may be attributed to declining enrollment at Penn State, a trend that has been occurring at the national level for several years and has been exacerbated by the pandemic. **Centre County's adult population aged 25 years or older is growing at a faster rate compared to Pennsylvania.** However, Centre County's population is generally younger than that of the State's median age of 40.9 years.

FIGURE 2 POPULATION BY AGE GROUP, 2010 - 2020



Based on Current Term Enrollment Estimates (CTEE) from the National Student Clearinghouse Research Center: <https://nscresearchcenter.org/current-term-enrollment-estimates/>

Source: American Community Survey 5-Year Estimates: S0101



# TENURE

Centre County had 67,062 households in 2020 with almost two-thirds of these households owning their homes (62.5%). This is lower than the State's homeownership rate of 69.0% and is influenced by the presence of PSU student renter households. **Renters are primarily concentrated in and around State College.** Areas outside of the Centre Region with significant renter populations include Bellefonte, Phillipsburg, Mylesburg, Boggs Township, and Miles Township.

MAP 3 HOMEOWNERSHIP RATE BY CENSUS TRACT, 2020

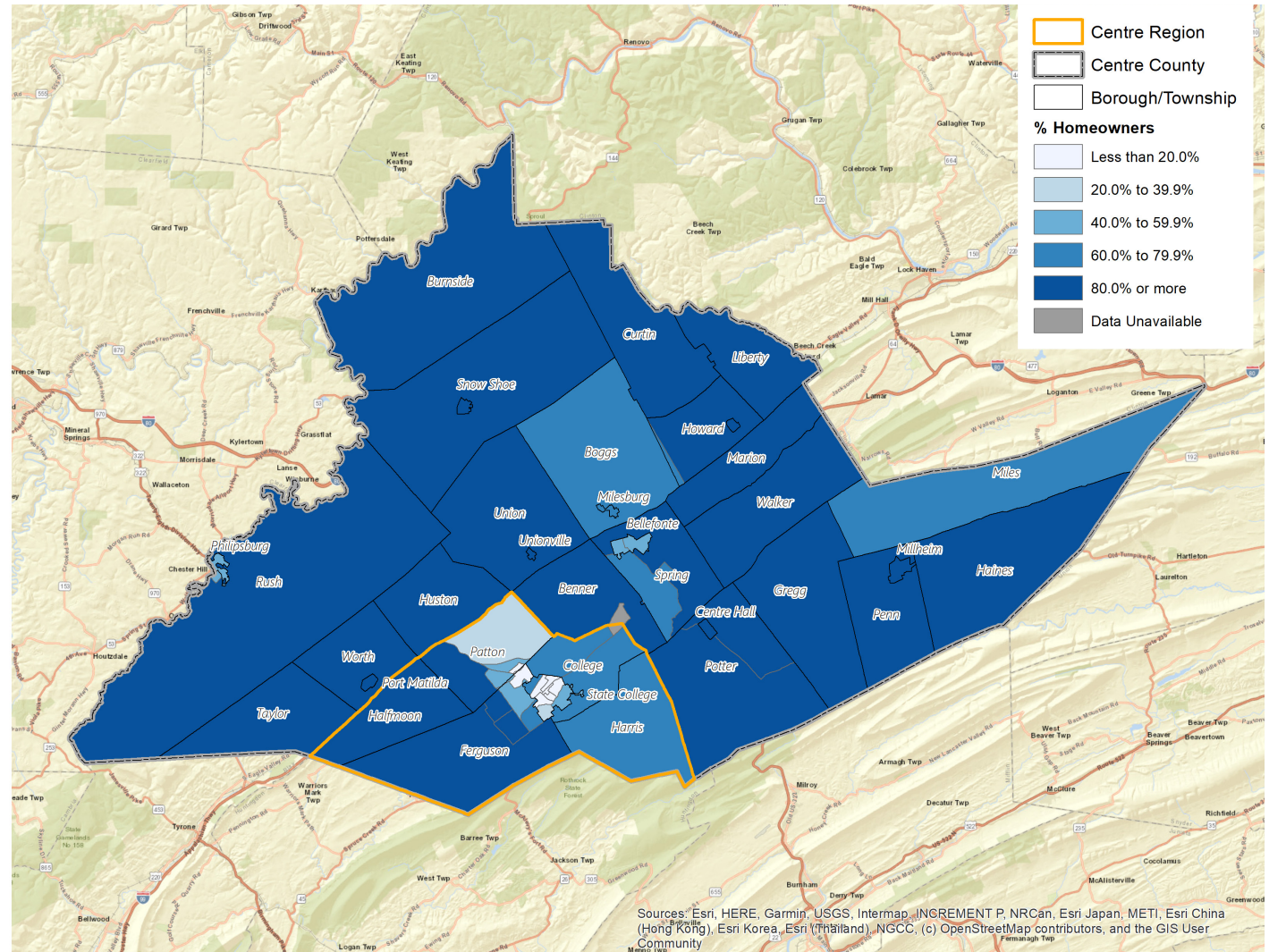


67,062

households in 2020 with almost two-thirds owning their homes (62.5%)



This is lower than the State's homeownership rate of 69.0%

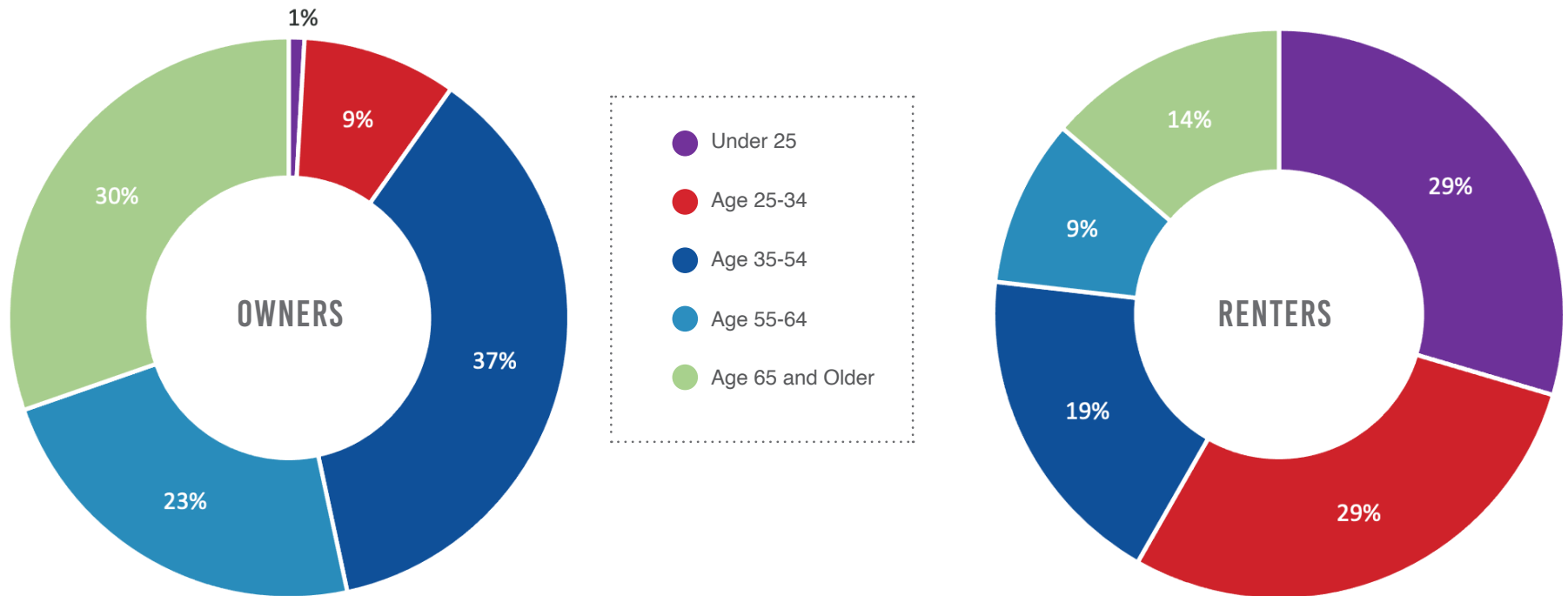


Source: 2016 - 2020 American Community Survey

# TENURE

Older householders are much more likely to own their homes than younger householders. Heads of households who are under 35 years old represent 58.2% of renters but only 9.9% of owners. With a 78.0% renter rate county-wide, householders younger than 35 years are the only age group more likely to rent than own. Taking into consideration that many individuals between the ages of 18-24 years are likely college students with a renter rate of 96.5%, young adults just starting their careers between the ages of 25-34 years maintain a high renter rate of 65.8%. Conversely, less than a quarter of all householders aged 35 years and older rent their homes. **The likelihood of renting tends to decline as the age of a householder increases, but the pattern stops at age 65.** With a 21.4% renter rate, householders older than 65 are slightly more likely to rent a home than householders between 55 and 64, who have a renter rate of 19.9%.

FIGURE 3 AGE OF HOUSEHOLD BY TENURE, 2020



Source: 2016 - 2020 American Community Survey: B25007



# RENTER HOUSEHOLDS BY AGE OF HOUSEHOLDER

Heads of household age 15-24 years are used as a proxy for Centre County’s student population. In the entirety of Centre County, the student population consists of 40.3% of the total renter population. However, these renters are primarily concentrated in the Centre Region, where 92.5% of the county’s student population resides. The student population has declined by 25.6% since 2010.

FIGURE 4 RENTER HOUSEHOLD BY AGE OF HOUSEHOLDER, 2010-2020

Area	Age of Householder	2010		2020		% Change	% Difference
		#	%	#	%		
Centre County	15-24 Years	8,860	40.3%	6,589	29.6%	-25.6%	-10.8%
	25+ Years	13,100	59.7%	15,708	70.4%	19.9%	10.8%
Centre Region	15-24 Years	8,204	48.3%	6,255	37.1%	-23.8%	-11.3%
	25+ Years	8,767	51.7%	10,624	62.9%	21.2%	11.3%
Balance	15-24 Years	656	13.1%	334	6.2%	-49.1%	-7.0%
	25+ Years	4,333	86.9%	5,084	93.8%	17.3%	7.0%

**↑ 21.2%**

increase in renter households 25+ years in the Centre Region

**92.5%**

county’s student renter population residing in the Centre Region

**↓ 25.6%**

decline in heads of households age 15-24

# HOUSEHOLD TYPE AND SIZE

The average size of an owner-occupied household was 2.51 in 2020, down from 2.55 in 2010. Renter-occupied households grew from 2.21 in 2010 to 2.27 in 2020. The shrinking of the, owner-occupied household size follows a continuing trend since the 1900s. **Non-family households in Centre County experienced the largest increase (21.4%) in owner-occupied household units, followed by unmarried family households (14.2%), and married family households (8.8%).** Households with children experienced a slight decrease of 1.4%. The increase in renter-occupied household size may be attributed to the rising costs of living alone among students and non-students.

Family households are more likely to own their homes than non-family households, consisting of almost three-quarters of all owner-occupied units in Centre County. Conversely, around three-quarters of all non-family households are renters, with non-family households living alone being more likely to be a homeowner (44.7%) than a household composed of non-family roommates (20.5%).



Increase in non-family households in Centre County

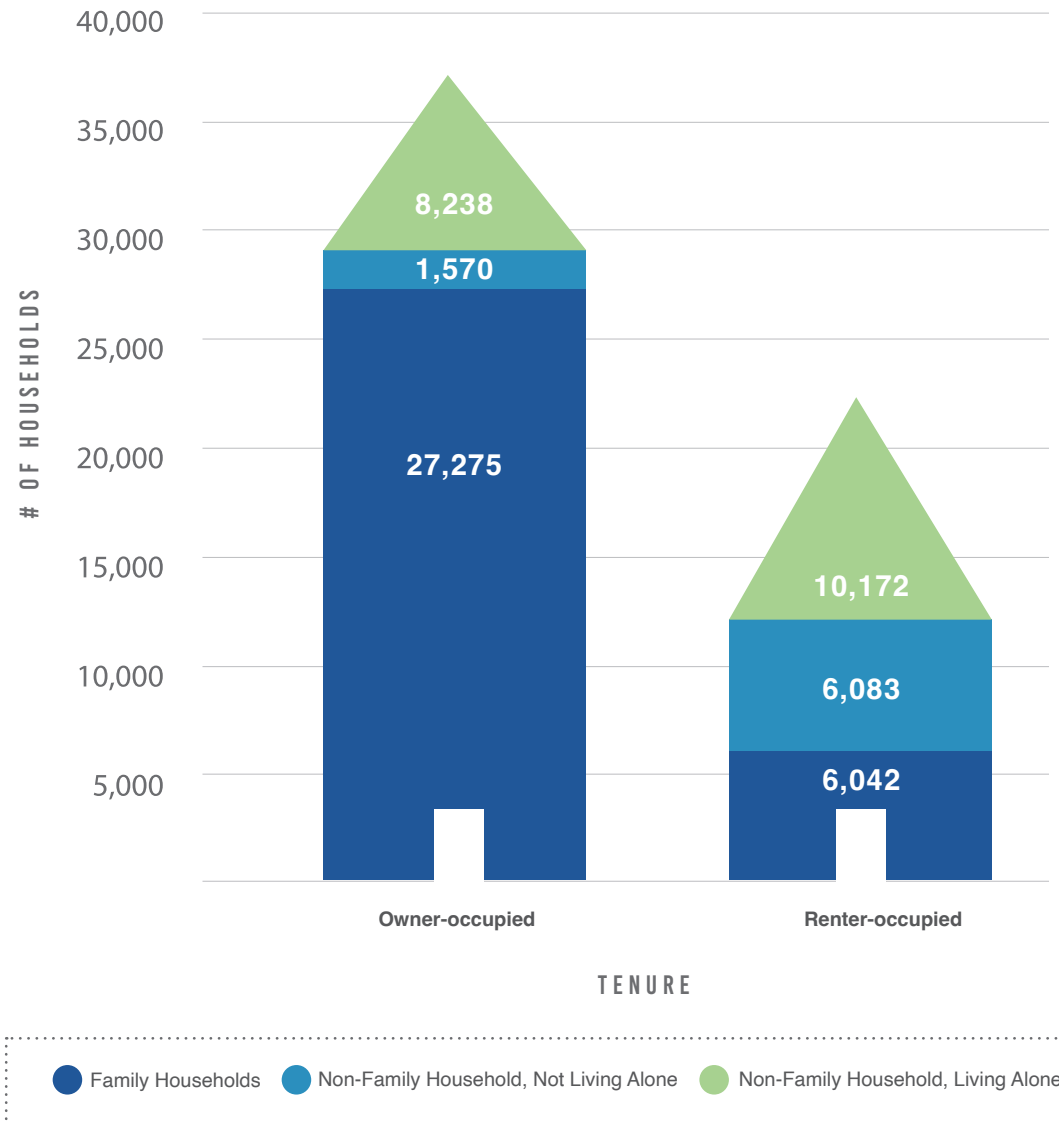
↑ 21.4%



Decrease in households with children

↓ 1.4%

FIGURE 5 HOUSEHOLDS BY TYPE AND TENURE, 2020

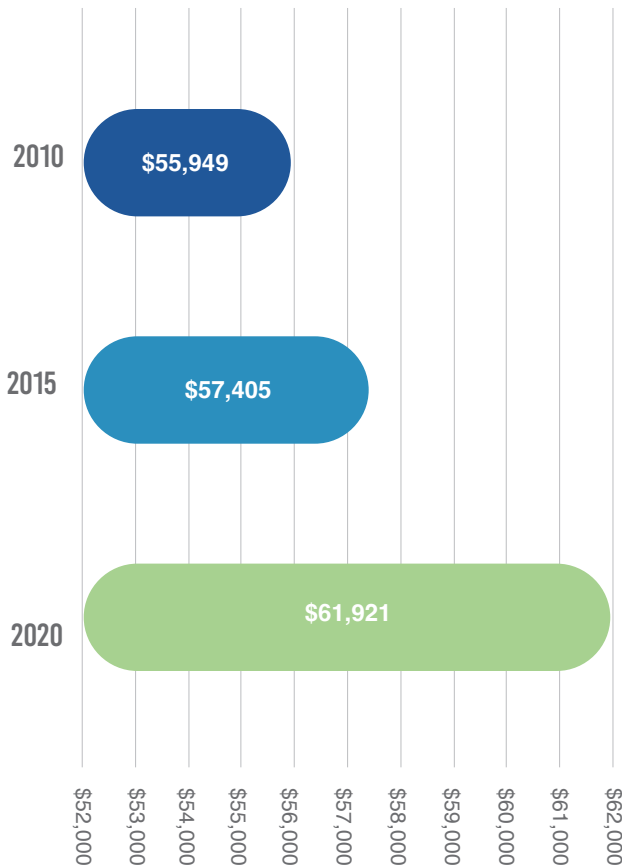


Source: 2016 - 2020 American Community Survey: B25011

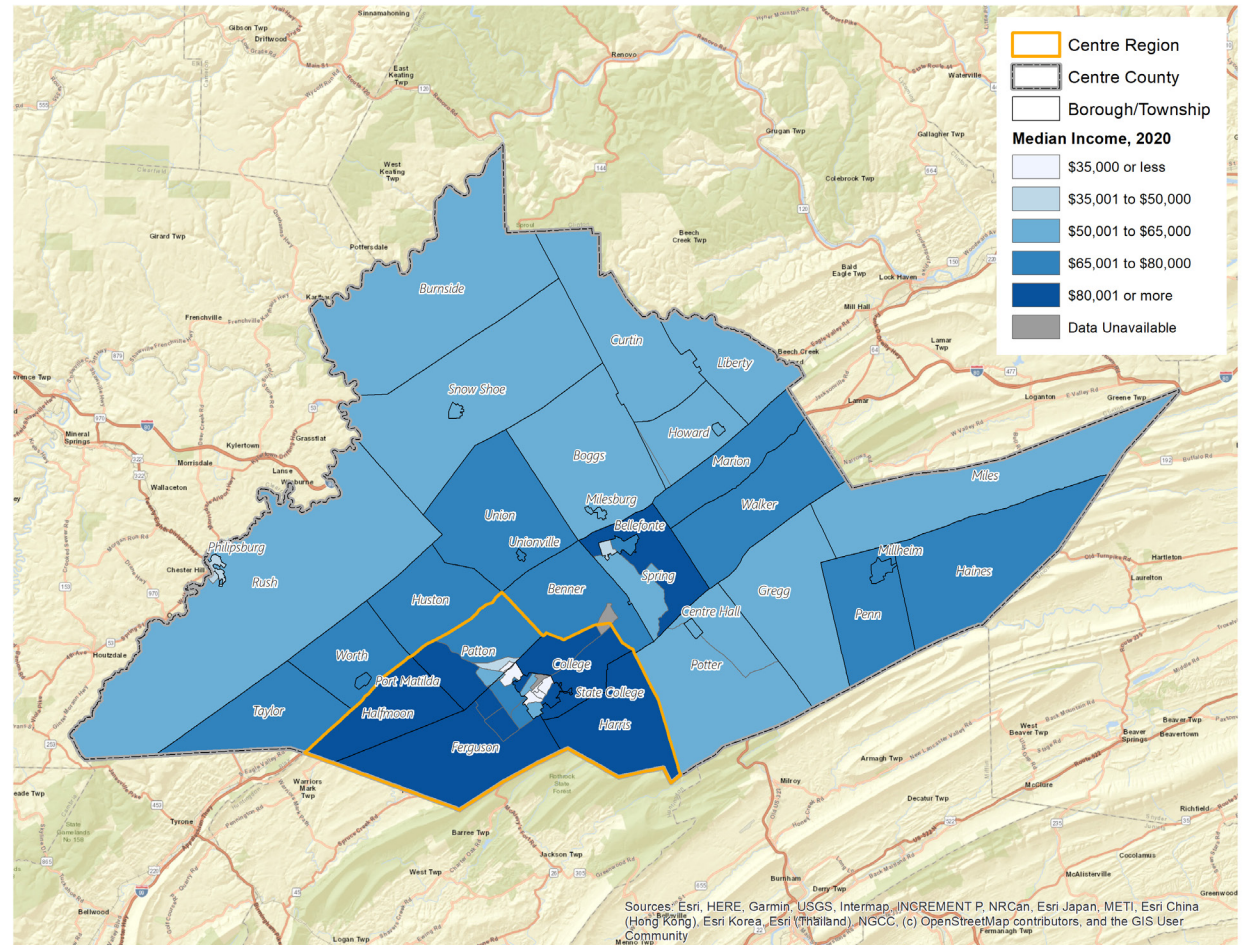
# HOUSEHOLD INCOME

The median household income in Centre County was \$61,921 in 2020, which represented a 10.7% increase from 2010, after adjusting for inflation to 2020 dollars.

FIGURE 6 MEDIAN ANNUAL HOUSEHOLD INCOME BY COUNTY, 2010 - 2020



MAP 4 MEDIAN HOUSEHOLD INCOME, 2020



Median incomes vary widely by census tract throughout the county. In general, **the lowest income tracts are found in State College, which can be attributed to the area's concentrated college student population.** The highest income tracts are located in municipalities surrounding more densely populated areas such as State College and Bellefonte.

Source: 2016 – 2020 American Community Survey: S1903

Source: American Community Survey 5-Year Estimates: S1903, adjusted for inflation to 2020 dollars

Centre County United Way is a sponsor and partner of United for ALICE in Pennsylvania, part of a multi-state research project of United Way agencies and other entities whose data-driven mission is to accurately research and report on the needs of a vulnerable population: those who earn more than the federal poverty level but less than the basic cost of living. ALICE is an acronym for Asset Limited, Income Constrained, Employed households. In addition to the cost of housing, the ALICE budget factors in child care, food, transportation, health care, technology, taxes and some miscellaneous expenses. **Across Centre County 28% of households were ALICE households and another 17% were households living in poverty.**

**Using the ALICE threshold, it's evident that increasingly more households continue to struggle to pay for the basic necessities of life.** The rate of ALICE households among all households in the county increased 21% from 13,585 in 2016 to 16,425 in 2018 while total households grew less than 2%. The ALICE income threshold for Centre County in 2018 (the latest profile) was \$72,108 for a household of two adults with two children in child care—nearly three times the federal poverty level of \$26,200 for the same family. The rate of households living below the federal poverty level remained virtually unchanged.

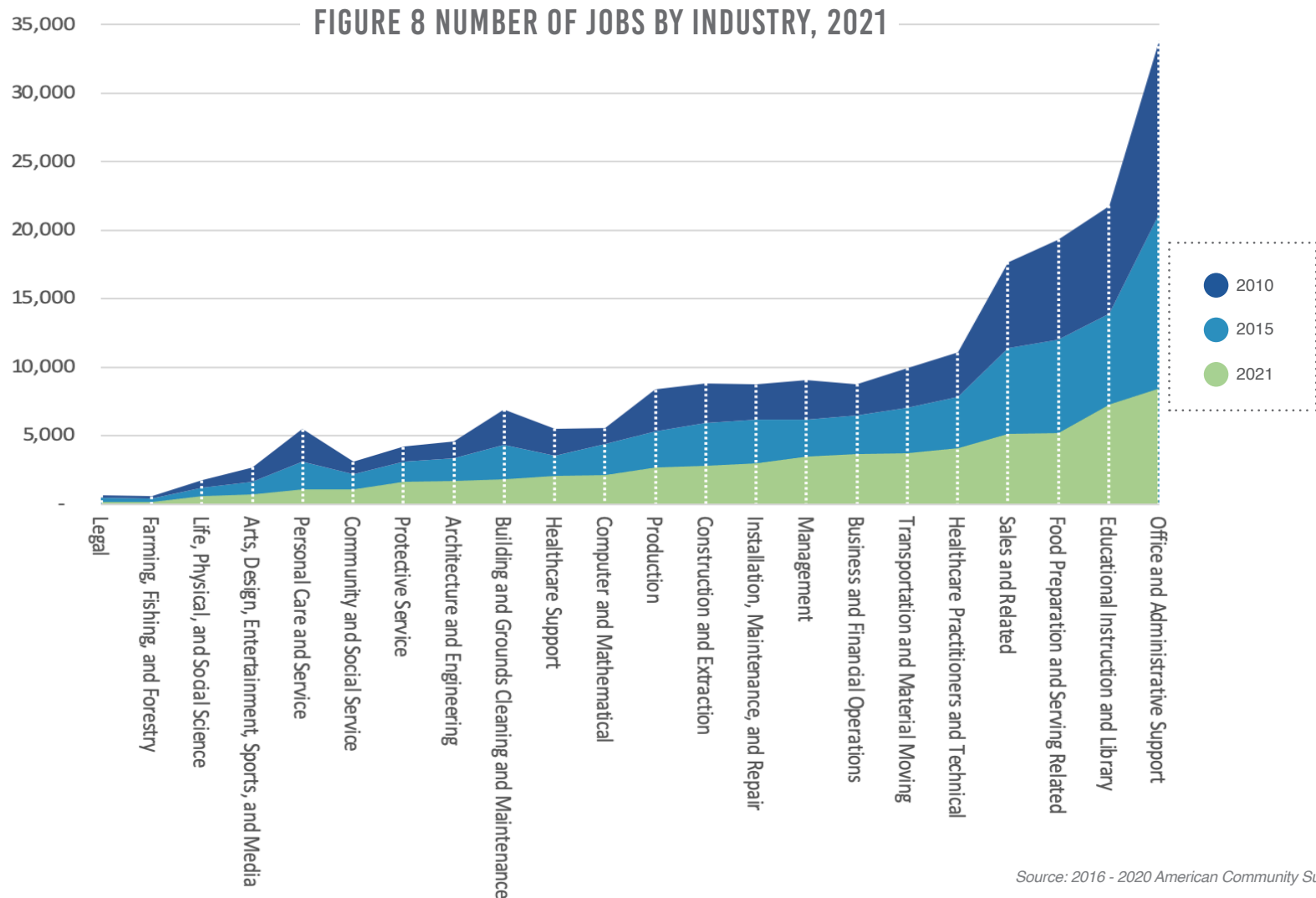
**FIGURE 7 ALICE AND POVERTY LEVELS 2018**

	Poverty	ALICE	Above ALICE Threshold	TOTAL HOUSEHOLDS
Single or Cohabiting Adults (no children under 18)	8,237	7,719	16,118	32,074
Families with Children	1,116	2,078	9,444	12,638
65 and Older	439	6,628	6,735	13,802

**Single or cohabiting adults without children and seniors 65 and older were more likely to be ALICE or households in poverty in Centre County.** Among the former group, 49.7% were ALICE and poverty households, a proportion of which most likely included college students living alone or with roommates. Among the elderly group, 51.2% were ALICE or poverty households. See [www.uwp.org/ALICE](http://www.uwp.org/ALICE) for more details.

# JOBS BY INDUSTRY

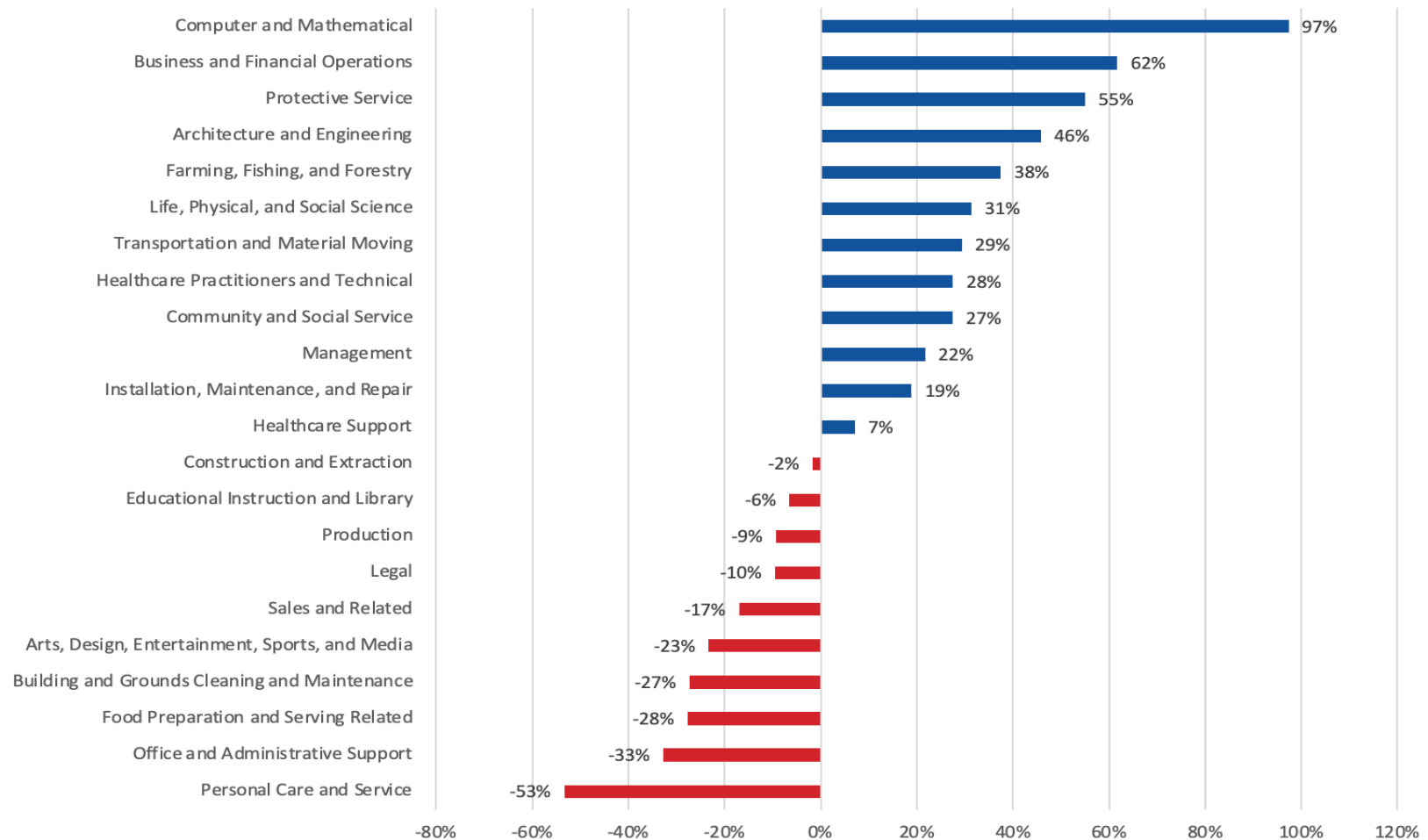
In 2021, Office and Administrative Support jobs were the most common occupation in Centre County, which is also the largest occupational group at the national level. To identify concentrations of industries within an area, a location quotient (LQ) can be used. LQs compare the concentration of an industry within a specific area to the concentration of that industry nationwide. For example, Educational Instruction and Library occupations in Centre County have a LQ of 1.97, indicating that the concentration of these occupations in Centre County is almost double that of the US. This can be attributed to the strong presence of Penn State University. Other industries that Centre County are implied to specialize in based on their LQ include Architecture and Engineering occupations (1.58) and Installation, Maintenance, and Repair occupations (1.2).



# FASTEST GROWING OCCUPATIONS

Centre County's fastest growing occupational sector, **Computer and Mathematical occupations**, is also experiencing continuous wage growth, having grown by **17.9% between 2010 and 2021** after adjusting for inflation. These jobs have high educational requirements and offer jobs with some of the highest median wages in the county. Job growth has also been strong in Business and Finance occupations as well as Protective Service occupations and Architectural and Engineering occupations. Similar to Computer and Mathematical occupations, both sectors offer above average annual median wages and require higher levels of education. Conversely, job sectors seeing the steepest decline in numbers tend to earn below average wages and have low educational requirements. These sectors include Personal Care and Service occupations, Office and Administrative Support occupations, and Food Preparation and Serving Related occupations.

FIGURE 9 FASTEST GROWING OCCUPATIONS 2010 - 2021





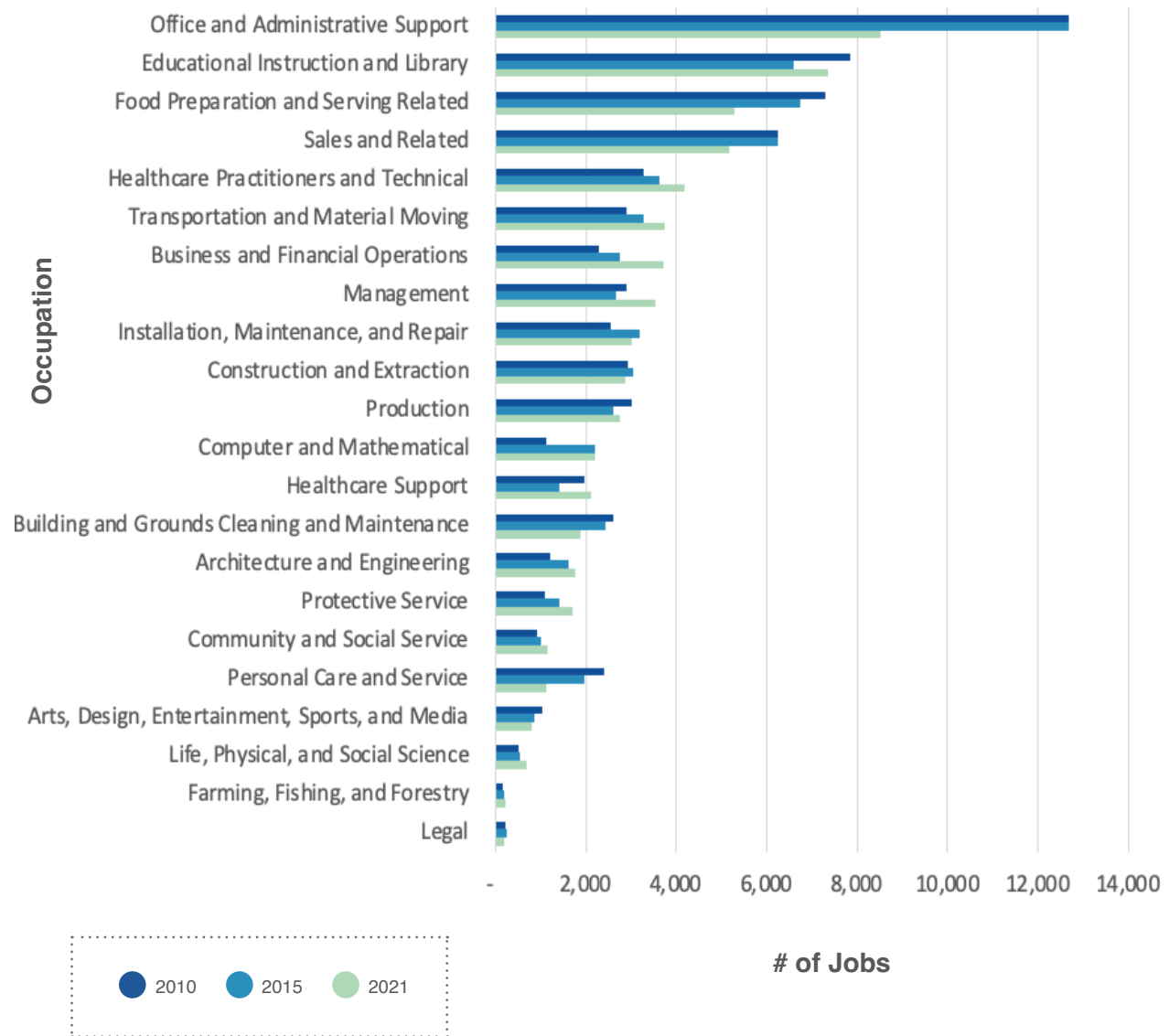
# OCCUPATIONAL WAGES

Median annual income in Centre County grew by 17.4% between 2010 and 2021, growing from \$39,700 to \$46,590 after adjusting for inflation. However, **wage growth was not equally distributed throughout the county as most common occupations generally stagnated or declined between 2010 and 2021.** Among jobs in the county’s largest occupation sector, Office and Administrative Support, median wages have remained mostly the same, earning on average \$37,728 in 2010 and \$37,630 in 2021 after adjusting for inflation. This sector employs 13.3% of the county workforce.

Sectors seeing the highest growth in real wages during this time include Computer and Mathematical occupations (+17.9%), Healthcare Practitioners and Technical occupations (+14.4%), and Personal Care and Service occupations (+16.7%). The former two sectors are in high demand, have higher education requirements, and generally provide above-average wages. Demand is influenced locally by the presence of Penn State and national trends in terms of advances in technology, increased availability of big data, and an aging and diversifying population.

**Personal Care and Service occupations have low education requirements and offer wages well below the county average. However, these jobs continue to be in high demand and have faced labor shortages, having seen the largest decline in number of jobs in the county (-53.3%).** While real wage growth in this sector is promising for achieving attainable housing goals for lower earning households, the large decline in service jobs may indicate a disconnect between employers and job seekers in terms of skill and pay expectations. With Pennsylvania having last raised the minimum wage for non-state employees in 2009, current wages are not keeping up with the rising costs of living and the large decline in service jobs have resulted in unemployment for many of these workers.

FIGURE 10 TRENDS IN OCCUPATIONS, 2010 - 2021



Source: 2010 & 2021 Occupational Employment and Wage Statistics

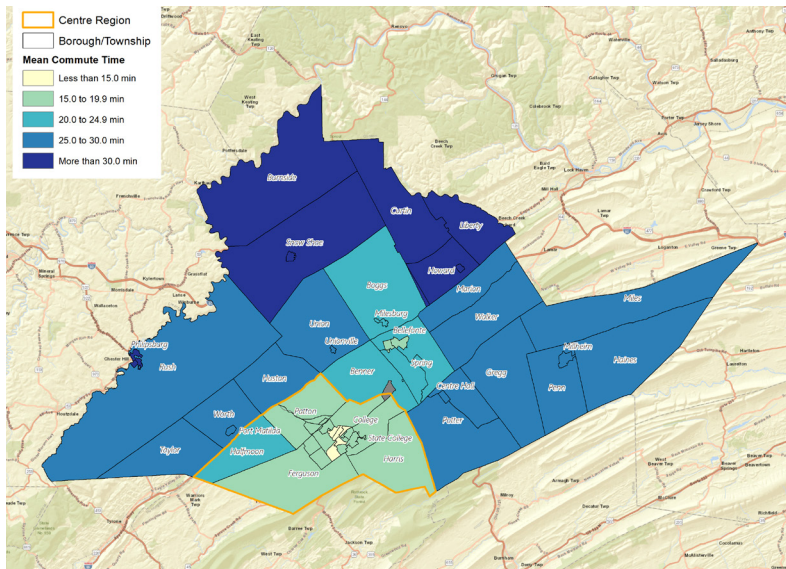
According to the Home Mortgage Disclosure Act database, the most common reason for being denied a mortgage is an applicant’s debt-to-income ratio (i.e., too much debt as a percentage of monthly income), followed by insufficient collateral, credit history, and an incomplete credit application.

According to Harvard’s Joint Center for Housing Studies State of the Nation’s Housing report, higher interest rates in early 2022 have raised payments on median-priced homes by over \$600 a month. Since January, mortgage interest rates have risen from 3.56% to 7.32% as of October for a 30-year fixed-rate loan. For first-time home buyers as well as buyers searching for moderately priced units, higher interest rates have forced them out of the market since higher incomes will be required to qualify for a loan at a higher interest rate.

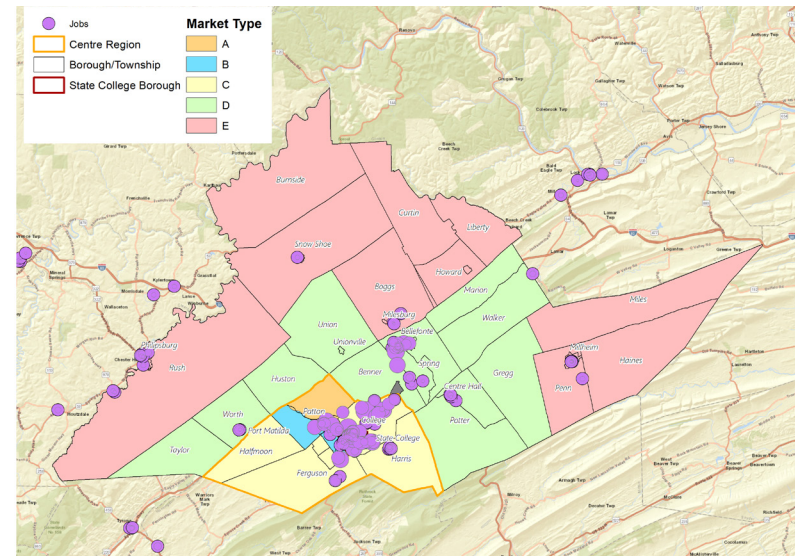
Six occupation categories representing some of the largest employment sectors in Centre County cannot afford a studio or one-bedroom apartment based on hourly wages ranging from \$11.26 for a Food Preparation and Serving worker to \$14.55 for a Transportation and Material Moving employee. Even a two-bedroom apartment is out of reach for employees earning hourly wages between \$18.08 in Production and \$19.35 in Farming, Fishing, and Forestry unless there are two or more earners in the household.

In Centre County, public transportation is available from the Centre Area Transportation Authority to the Centre region municipalities as well as Bellefonte Borough, Spring Township, and Benner Township. Service times on weekdays vary and some routes do not run on the weekends. For employees working evening, overnight, and weekend shifts, this level of service can limit their employment and, potentially, their housing options if public transportation is their only option.

**MAP 5 MEAN COMMUTE TIME FOR COUNTY WORKERS 2020**



**MAP 6 LOCATION OF JOBS IN CENTRE COUNTY**





# CURRENT HOUSING INVENTORY

The duality of Centre County's housing market is reflected by the six municipalities comprising the urbanized and suburban Centre Region and the remaining predominantly rural municipalities. The greater State College area is a vibrant urbanized community and a highly desirable place to live and work. Penn State University is the regional economic engine that drives so much of what makes Centre County what it is. PSU's student population has an outsized impact within the Centre Region, placing a heavy demand on the rental market for off-campus housing. Thousands of new market-rate student residential developments have been constructed in the borough, spreading out into College Township, Patton Township and Ferguson Township. The region is also attractive to many non-student renters and homeowners, many of whom are employed by PSU and many other businesses.

Beyond the Centre Region, however, the landscape is very different with smaller boroughs spread across a very rural environment. With the majority of PSU students wanting to live closer to campus, the demand for rental housing outside of the Centre Region is driven primarily by non-student households. Although housing costs may be lower, there are significant segments of the population that are cost burdened.

This section of the study delves more into the trends that define Centre County's current housing inventory.





# OVERVIEW

## HOUSING UNIT TYPE

Centre County's housing inventory consisted of 67,062 housing units in 2020, an 8.3% increase (5,163 units) since 2010. Single-family detached housing accounted for 59.8% of the county's inventory. The prevalence of detached, single-family homes is more pronounced outside of the Centre Region (74.5%) than within (48.2%).

In 2010 Daniel Parolek coined the term "Missing Middle Housing" that includes building types between single-family units and high-rise multi-family structures. He defined Missing Middle Housing as "house-scale buildings with multiple units in walkable neighborhoods". These include smaller multi-family structures such as duplexes, quadplexes, and courtyard apartments for providing more housing choice. Parolek referred to them as "Missing" because they have typically been illegal to build since the mid-1940s and "Middle" because they sit in the middle of a spectrum between detached single-family homes and mid-rise to high-rise apartment buildings, in terms of form and scale, as well as number of units and often, affordability."

FIGURE 11 EXAMPLE OF MISSING MIDDLE HOUSING TYPES



The Missing Middle Housing types provide diverse housing options, such as duplexes, fourplexes, cottage courts, and multiplexes. These house-scale buildings fit seamlessly into existing residential neighborhoods and support walkability, locally serving retail, and public transportation options. They provide solutions along a spectrum of affordability to address the mismatch between the available U.S. housing stock and shifting demographics combined with the growing demand for walkability. The majority of Missing Middle Housing types have 4-8 units in a building, or 4-8 units on a lot in the case of a cottage court. Most Missing Middle building types are 2 to 2.5 stories in height, with the exception of the cottage court at 1.5 stories. They have a maximum of one off-street parking space per unit.

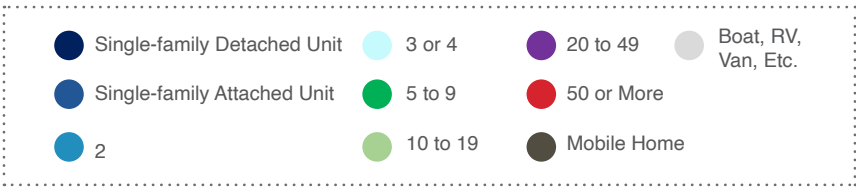
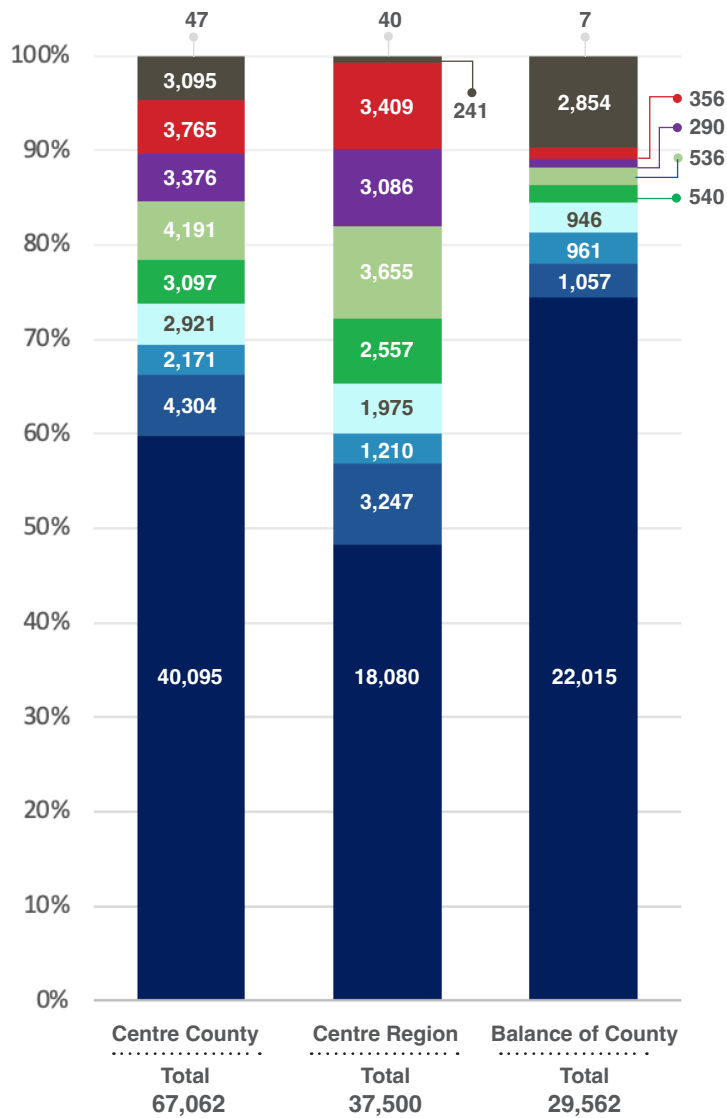
[missingmiddlehousing.com](http://missingmiddlehousing.com)

**Within the Centre Region, there exists a substantial inventory of dwelling units that would be identified as Missing Middle Housing.** Of the total housing stock, 25.1% is represented by structures consisting of two to 19 units. Although this is a much smaller segment of the single-family stock at 56.7%, it is nonetheless significant. It is evidence of an acceptance of more than single-family housing, perhaps in some municipalities more than others, with the possibility of expanding the variety of housing form and scale outside of State College Borough.

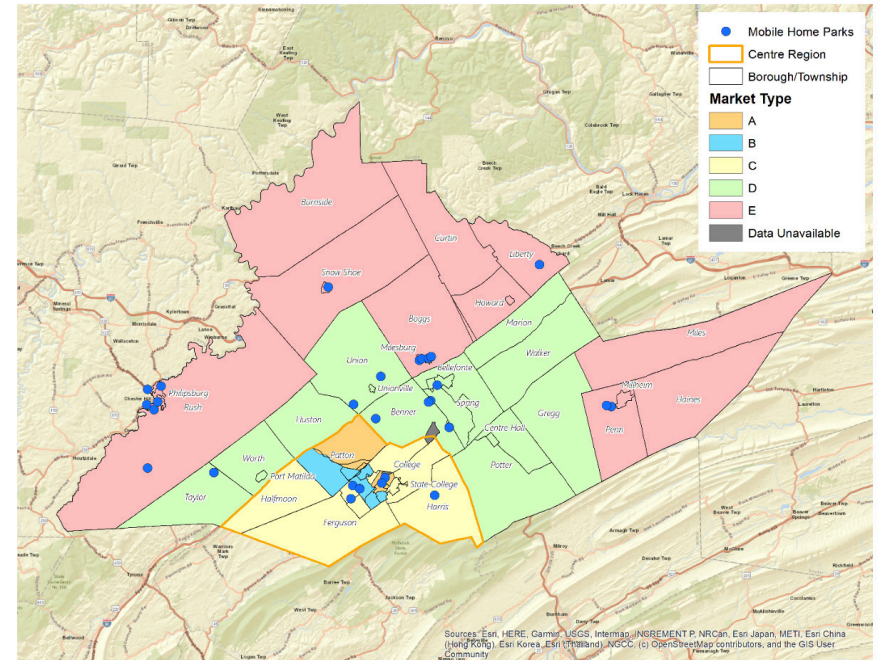
In the balance of the county, multi-family structures containing 2-19 units account for 10% of the total inventory. However, outside of a few boroughs, the rural environment with its very low population density and a lack of adequate infrastructure and public transportation do not present the necessary conditions within which more multi-family structures, albeit smaller ones, would be profitable or even possible.



FIGURE 12 HOUSING INVENTORY BY UNIT TYPES 2020



MAP 7 MOBILE HOME PARKS IN CENTRE COUNTY, 2022



Source: Centre County Planning & Community Development Office

While mobile homes represent less than 5% of Centre County’s housing inventory, the vast majority of them are located outside of the Centre Region. Of the 3,095 mobile homes in 2020, 92.5% were located in the balance of Centre County. Of the 32 mobile home parks across the county, 14 are located in Market Type E and 10 in Market Type D.

**Single-family Detached Unit:** Two single-family dwelling units, each of which are located on separate parcels but with a common wall between the two units.

**Single-family Attached Unit:** Two dwelling units attached to each other on a single parcel of land.

Source: 2016-2020 American Community Survey: B25024

# HOUSING CONSTRUCTION & LAND COSTS

From January 2022 through September 2022, a total of 163 new building permits were issued in Centre County, authorizing a total of 317 new housing units. Most building permits were for single-family homes (48.2%) followed by structures with five or more units (44.2%). The average per-unit construction cost for single-family units during this period was \$366,888 compared to \$430,653 for units in structures with five or more units. Buildings consisting of five more units were the most expensive units to produce, followed by single-family homes.

**FIGURE 13 CONSTRUCTION COSTS PER-UNIT IN CENTRE COUNTY, JANUARY-SEPTEMBER 2022**

	Authorized Buildings	Authorized Units	Total Valuation	Construction Cost Per Unit
1-unit buildings	153	153	\$ 56,133,920	\$ 366,888
2-unit buildings	4	8	\$ 1,564,000	\$ 195,500
3-4-unit buildings	4	16	\$ 3,265,974	\$ 204,123
5+ unit buildings	2	140	\$ 60,291,364	\$ 430,653
<b>Total</b>	<b>163</b>	<b>317</b>	<b>\$ 121,255,258</b>	<b>\$ 382,509</b>

Source: Residential Building Permit Survey, US Census Bureau

Data for Centre County for 2021 was not available. Due to the low number of authorized (i.e., permitted) units during this nine-month period (317), the same analysis was conducted for the preceding 24-month period when 821 units were authorized across 748 structures. The comparison is significant. The 2019-2020 average cost per-unit decreased as the number of units constructed on a parcel of land increased, thereby making the units more affordable on a per-unit basis for both sales and rental units. The average per-unit cost for 2-unit buildings was virtually unchanged in both periods while the average per-unit cost for 3-4 unit buildings increased by 70%. However, the average per-unit cost for the largest structures surged 208%.

Several factors could explain the steep rise in costs for larger multi-family structures. By January 2022, the economic impacts of the Covid-19 pandemic were in full force. The National Association of Home Builders reported a 35.6% increase in the cost of building materials, such as lumber, steel, concrete, and gypsum products. In addition, construction workers have been in short supply since prior to 2021.

**FIGURE 14 CONSTRUCTION COSTS PER-UNIT IN CENTRE COUNTY, JANUARY 2019-DECEMBER 2020**


	Authorized Buildings	Authorized Units	Total Valuation	Construction Cost Per Unit
1-unit buildings	725	725	\$ 204,539,069	\$ 282,123
2-unit buildings	21	42	\$ 8,210,000	\$ 195,476
3-4-unit buildings	1	4	\$ 480,000	\$ 120,000
5+ unit buildings	1	50	\$ 7,000,000	\$ 140,000
<b>Total</b>	<b>748</b>	<b>821</b>	<b>\$ 220,229,069</b>	<b>\$ 268,245</b>

Source: Residential Building Permit Survey, US Census Bureau

In 2019, the Federal Housing Finance Agency conducted a study to estimate land values by county, ZIP code, and census tract from 2012 through 2019. The study estimated land values by setting the value equal to the appraised value of a house minus an estimate of the depreciated replacement cost of the housing structure. Vacant land data is excluded from this analysis and only single-family parcels were included in the evaluation.

**FIGURE 15 ESTIMATED LAND VALUES IN CENTRE COUNTY**

Year	Land Value (1/4 Acre Lot, Standardized) 2019 \$	Land Value (Per Acre, As-Is) 2019 \$
2012	\$ 56,210	\$ 128,480
2013	\$ 56,430	\$ 128,920
2014	\$ 57,200	\$ 131,560
2015	\$ 60,280	\$ 125,400
2016	\$ 64,460	\$ 137,940
2017	\$ 65,560	\$ 145,640
2018	\$ 66,000	\$ 150,920
2019	\$ 66,880	\$ 152,900

**19%** 

**OVER THE EIGHT-YEAR PERIOD,** land values for both quarter-acre parcels and one-acre parcels increased at the same rate of 19%.

*Source: Federal Housing Finance Agency, 2020*

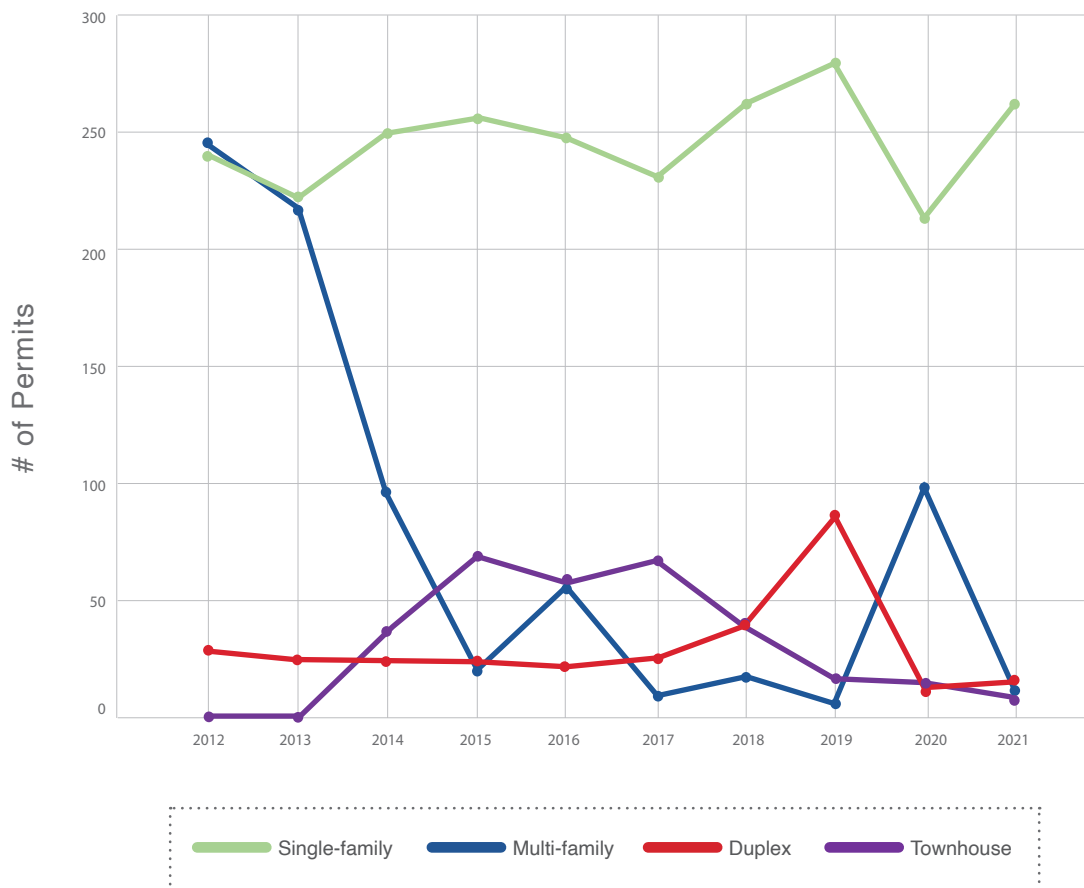
The study provides two sets of estimated land values for Centre County: “as-is” and “standardized”. The as-is estimate is the reported value of land per acre without any adjustments or corrections. However, the price of land per acre tends to decrease as acreage increases (known as the “plattage effect”). To account for this, FHFA standardized the estimates to correct this effect, reporting this value per quarter-acre which is considered a median-sized lot. In Centre County, the plattage effect is evident in the higher cost for a quarter-acre lot, which is equal to 44% of the full acre value of \$152,900 in 2019 dollars. Over the eight-year period, land values for both quarter-acre parcels and one-acre parcels increased at the same rate of 19%.

This analysis demonstrates the advantage of constructing more units on a parcel of land, in this case, a quarter-acre parcel. For example, the cost (as well as the sales price) of a single-family dwelling unit built on a quarter-acre parcel would be passed on to the single-family homebuyer while the cost of a 4-unit building would be divided among four homebuyers.

# BUILDING PERMIT TRENDS

Compared to the rest of the market, the development of single-family units across Centre County over the past decade has been relatively stable, fluctuating between 241 permits issued in 2012, spiking to 280 in 2019 before dropping to 213 in 2020. This was followed by a period of recovery up to 262 in 2021. Multi-family building permits for structures of 10+ units, on the other hand, were at 244 in 2012 followed by a steep drop to 20 by 2015. Since then, the trend has had ups and downs but peaked at 98 in 2020 before falling again in 2021. The development process for single-family housing is very different from multi-family housing. There are more builders developing new single-family units, for which zoning and other land development regulations are more accommodating. Multi-family developers build larger structures, perhaps only one development at a time over 12-24 months that require a more complex review and approval process. In addition, the strong demand for multi-family housing has been driven by the need for off-campus rentals for PSU students. A total of 19,154 beds of off-campus student housing have been built in the Centre Region. PSU undergraduate student enrollment at University Park has declined 6.7% since 2017 (<https://stats.psu.edu/>), a trend that would be expected to impact the market for additional student rental housing if it occurs.

FIGURE 16 CENTRE COUNTY BUILDING PERMITS BY BUILDING TYPE, 2012-2021



Source: Centre County Planning & Community Development Office



Duplexes (two attached units) experienced steady activity between 2012 and 2017, averaging 25 permits annually. By 2019, however, the trend spiked to 86 permits before declining and leveling off at 13 permits in 2020. Townhouse developments (6-8 attached units) appear to have peaked in 2015-2017 at just under 70 permits annually then fell to nine permits in 2021.



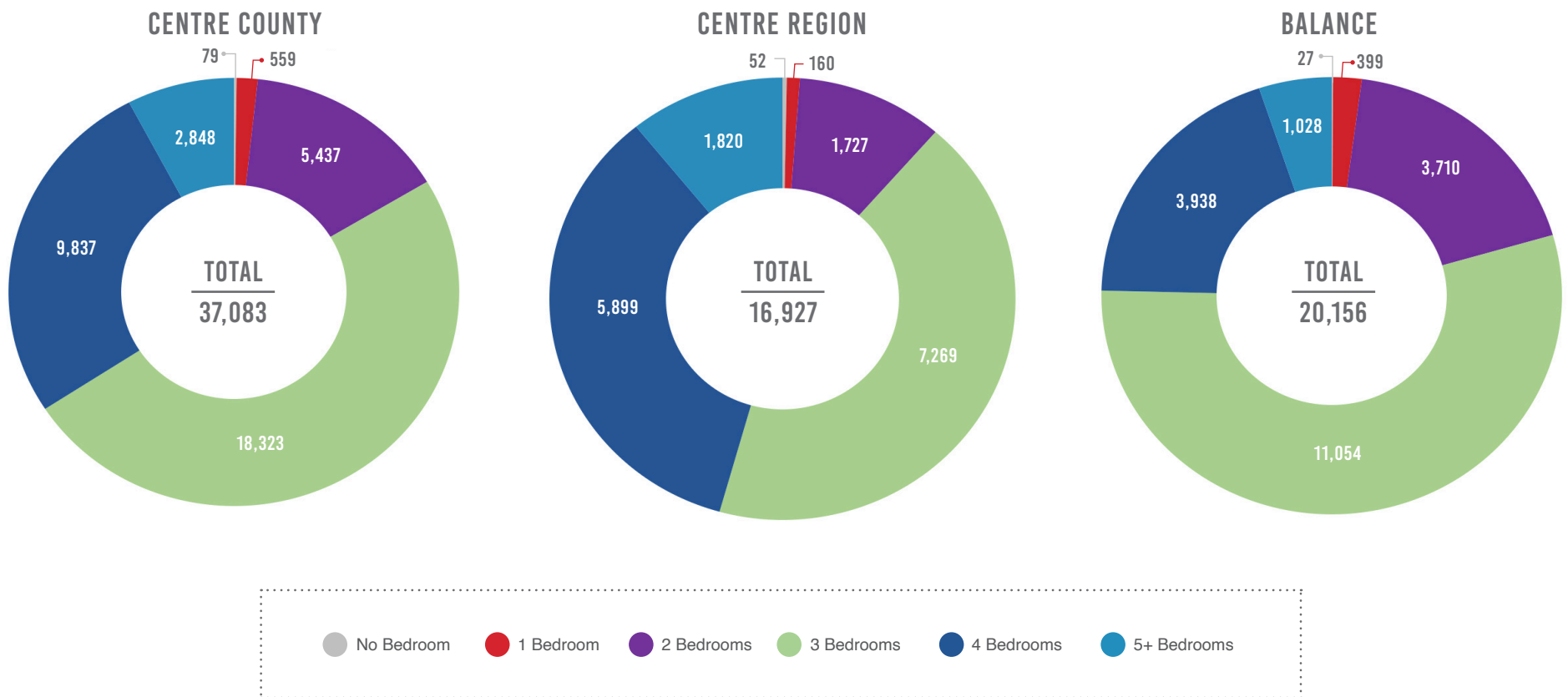
Multi-family housing includes structures containing ten or more units. One building permit is issued for each development. The data in this section represents the number of developments, not the number of individual rental units contained across all multi-family developments for which permits were issued in a single year.

# BEDROOM SIZE

Most of Centre County's housing units are owner-occupied (62.5%). Compared to the entirety of Centre County, the Centre Region has an even split between owner-occupied and renter-occupied housing units. Outside the Centre Region, the homeownership rate is much higher (78.8%).

**Three- and four-bedroom units are the most prevalent housing size across the county, representing three-quarters of the owner-occupied inventory.** This trend is comparable outside the Centre Region, although with a higher rate of three-bedroom units. More of the larger units consisting of five or more bedrooms are found in the Centre Region. More than half of the county's owner-occupied stock is found in the balance of the county.

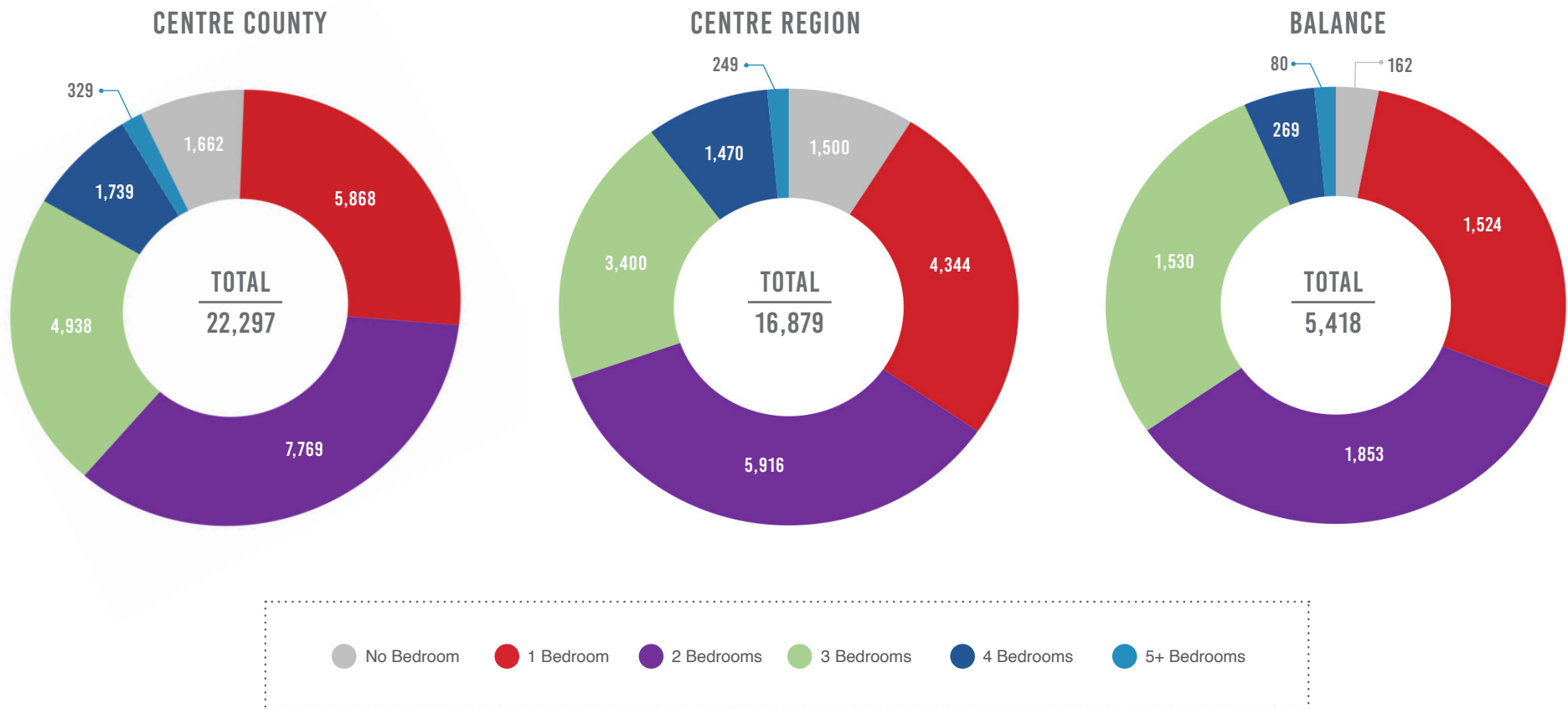
FIGURE 17 BEDROOMS PER OWNER-OCCUPIED UNITS, 2020



Source: American Community Survey 5-Year Estimates: B25115



The picture of rental units presents a smaller segment of the inventory. **Two-bedroom units comprise the largest segment, at about only one-third of the total in each of three geographic areas.** One-bedroom units represent about one-quarter of inventory while three-bedrooms about one-fifth with a higher rate outside the Centre Region. The majority of four-bedroom rental units and larger are located within the Centre Region, emphasizing the dominance of the student rental market. Notably, the share of one-bedroom units is slightly higher in the balance of the county than in the Centre Region.



Source: American Community Survey 5-Year Estimates: B25115

# PURCHASING POWER

The housing wage is an estimate of the hourly wage a full-time worker must earn to afford a modest rental home at HUD’s fair market rent without spending more than 30% of their gross income on housing costs. The following chart illustrates how the median wage by occupation in Centre County compares to the housing wage necessary to afford rental housing by bedroom size.

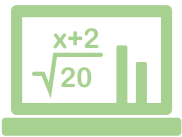
**Six occupation categories representing some of the largest employment sectors cannot reasonably afford a studio apartment based on their income.** These include Food Preparation and Serving-related occupations, Personal Care and Service occupations, Sales and related occupations, Healthcare Support occupations, Building and Grounds Cleaning and Maintenance occupations, and Transportation and Material Moving occupations. Persons working in the most common occupation category, Office and Administrative Support, cannot reasonably afford one- or two-bedroom apartments.

## MEDIAN HOURLY WAGES



**\$45.52**

Management



**\$37.18**

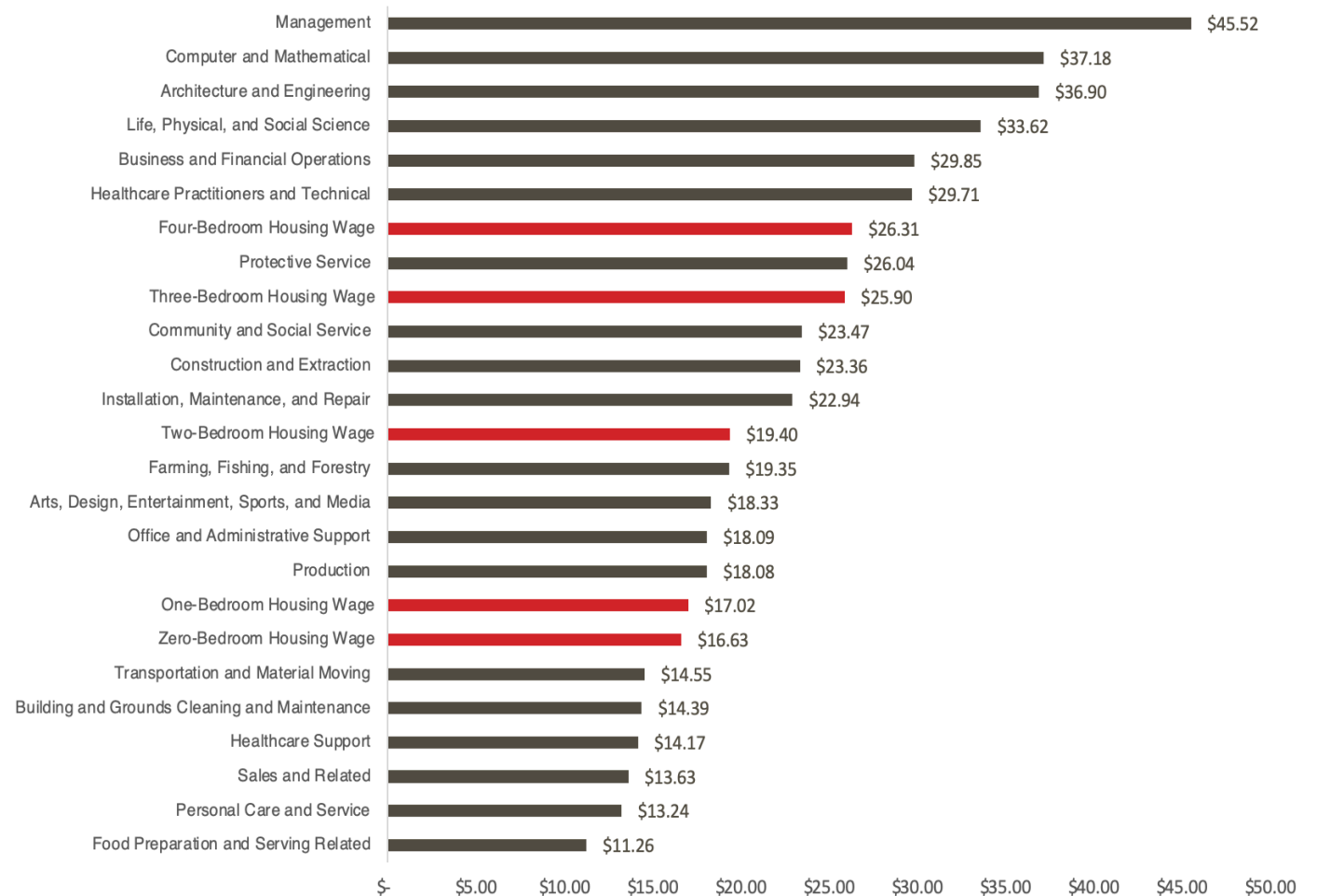
Computer and Mathematical



**\$14.17**

Healthcare Support

FIGURE 19 MEDIAN WAGE BY OCCUPATIONS COMPARED TO HOUSING WAGE



Source: National Low Income Housing Coalition, 2020

Among homeowners, a comparable calculation was made using a combination of Multiple Listing Service (MLS) sales data provided by the Centre County Association of Realtors and ACS income data to determine the housing wage. In addition, affordability was organized by municipality due to factors that vary between municipalities, such as millage rate. The following assumptions were made in determining the housing wage for owner-occupied housing units:

**30-YEAR**  
fixed rate mortgage

**20%**  
down payment

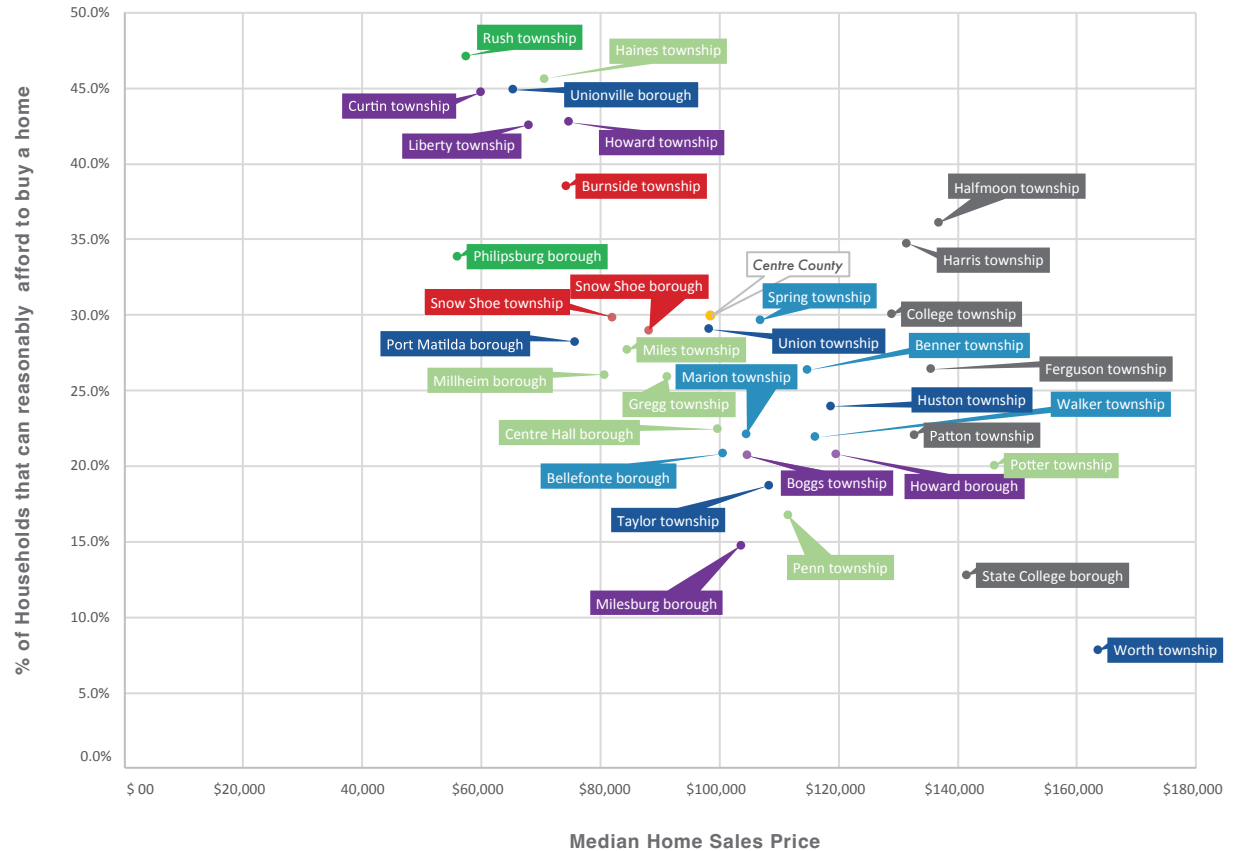
Homeowners insurance cost of  
**\$100 PER MONTH**

**3.875%**  
interest rate

**A MONTHLY ENERGY BILL OF \$185**  
based on annual energy bill cost  
for a typical single-family home,  
adjusted for inflation

The figure to the right visualizes housing wage for homeowners. The horizontal axis shows the household income necessary to afford the median housing sales price. The most expensive homes sold in 2021 occurred in Worth Township, Potter Township and State College Borough. The vertical axis depicts the percentage of households within a municipality that can reasonably afford a home without spending more than 30% of their gross income on housing costs. Areas where homeowners can affordably purchase a home without being cost burdened are found in the northwestern half of Centre County and include the Moshannon Valley Region, Mountain Top Region, and Lower Bald Eagle Valley Region.

**FIGURE 20 HOMEBUYING PURCHASING POWER BY MUNICIPALITY 2021**



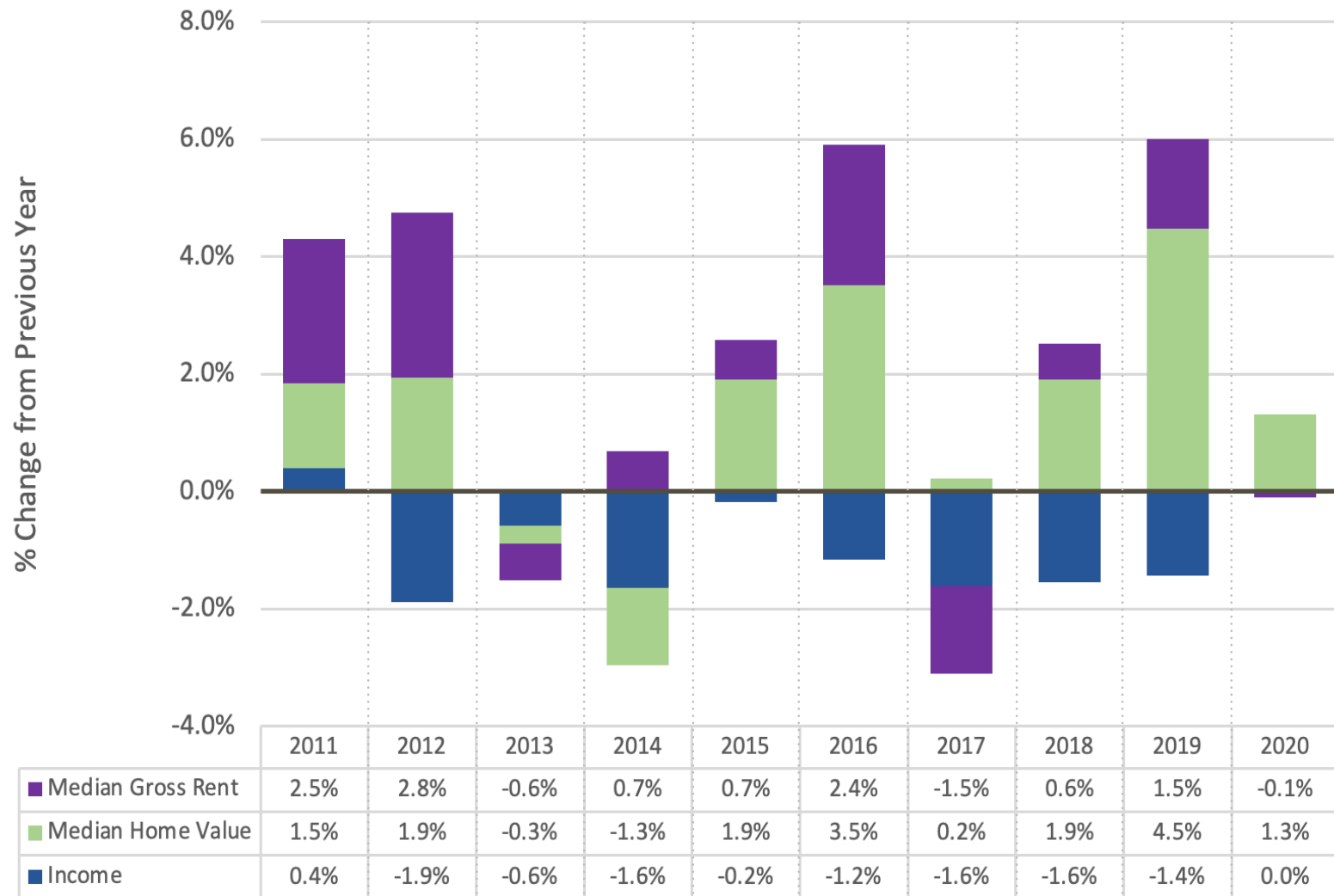
Higher interest rates have raised payments on median-price homes by over  
**\$600 A MONTH**

Source: The State of the Nation's Housing 2022, Joint Center for Housing Studies of Harvard University

Source: Multiple Listing Service via Centre County Association of Realtors 2021; American Community Survey 5-Year Estimates: S1901

**Between 2010 and 2020, median home values and median gross rent outpaced income growth.** While both median housing value and median gross rent fluctuated wildly, they were significantly higher in most years than median income. The large increases in median home value and median gross rent between 2011-2012 and 2018-2019 can be explained by the Federal Reserve keeping short-term interest rates low in response to the 2008 housing crisis and then the COVID-19 pandemic with the effects becoming evident beginning in 2020.

**FIGURE 21 INCOME AND HOUSING COSTS TRENDS, 2011-2020**



Source: National Low Income Housing Coalition

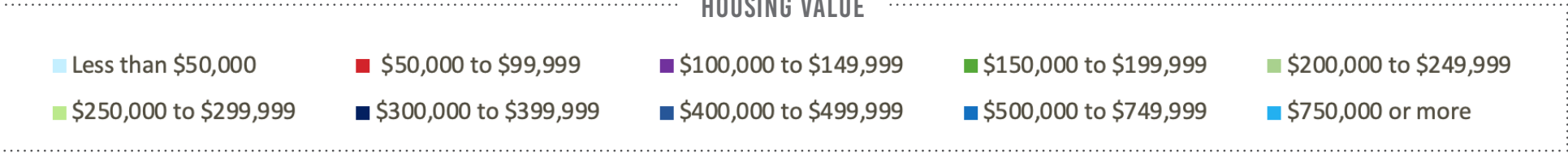
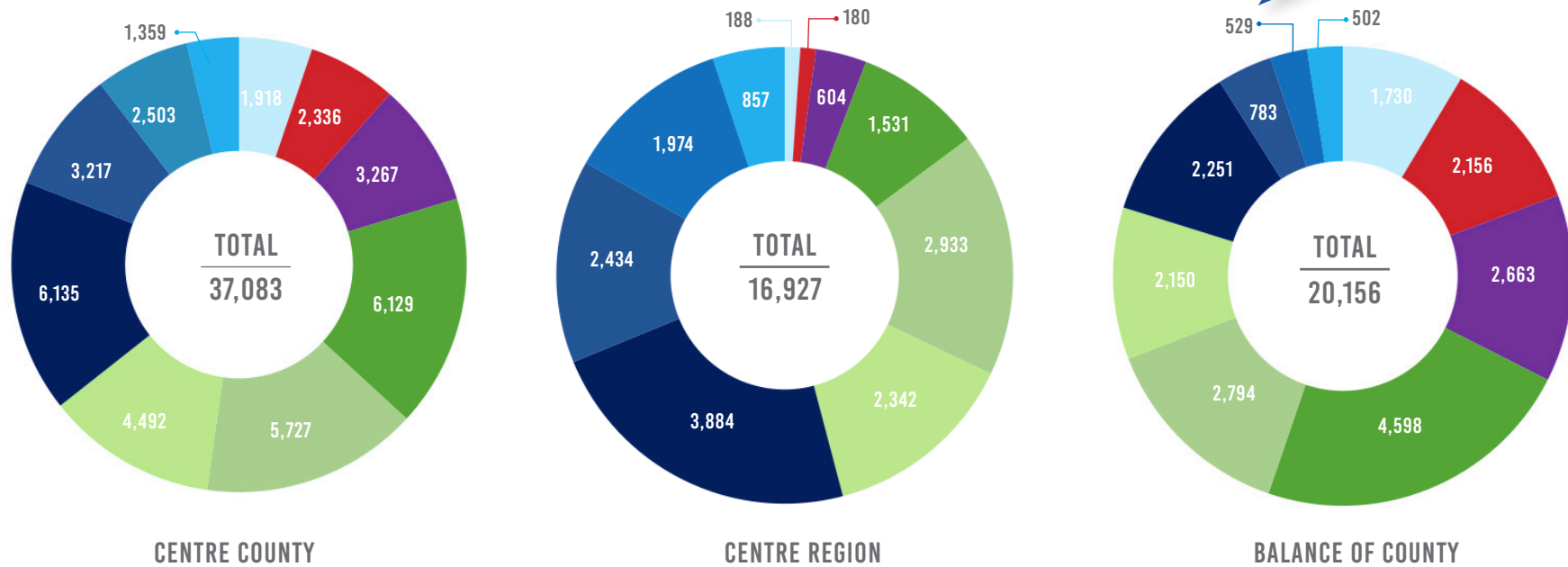
# OWNER MARKET

## HOUSING VALUES

The duality of the county's housing market is most clearly evident when analyzing housing values. Within the Centre Region, 54% of the owner-occupied stock was valued at more than \$300,000. Outside the region, only 20.2% of owner-occupied housing units have a value above \$300,000. These differences are also reflected at the lower end of the inventory. Only 14.8% of homes in the Centre Region have values less than \$200,000 while the majority of owner-occupied units (55.3%) elsewhere in the county have values in this range.

**“The premium on the sale of a single-family home with a student rental permit in the Borough of State College is estimated to be approximately 25% or more than a comparable sale without a student rental permit.” -Stakeholder**

FIGURE 22 HOUSING VALUES IN CENTRE COUNTY, 2020



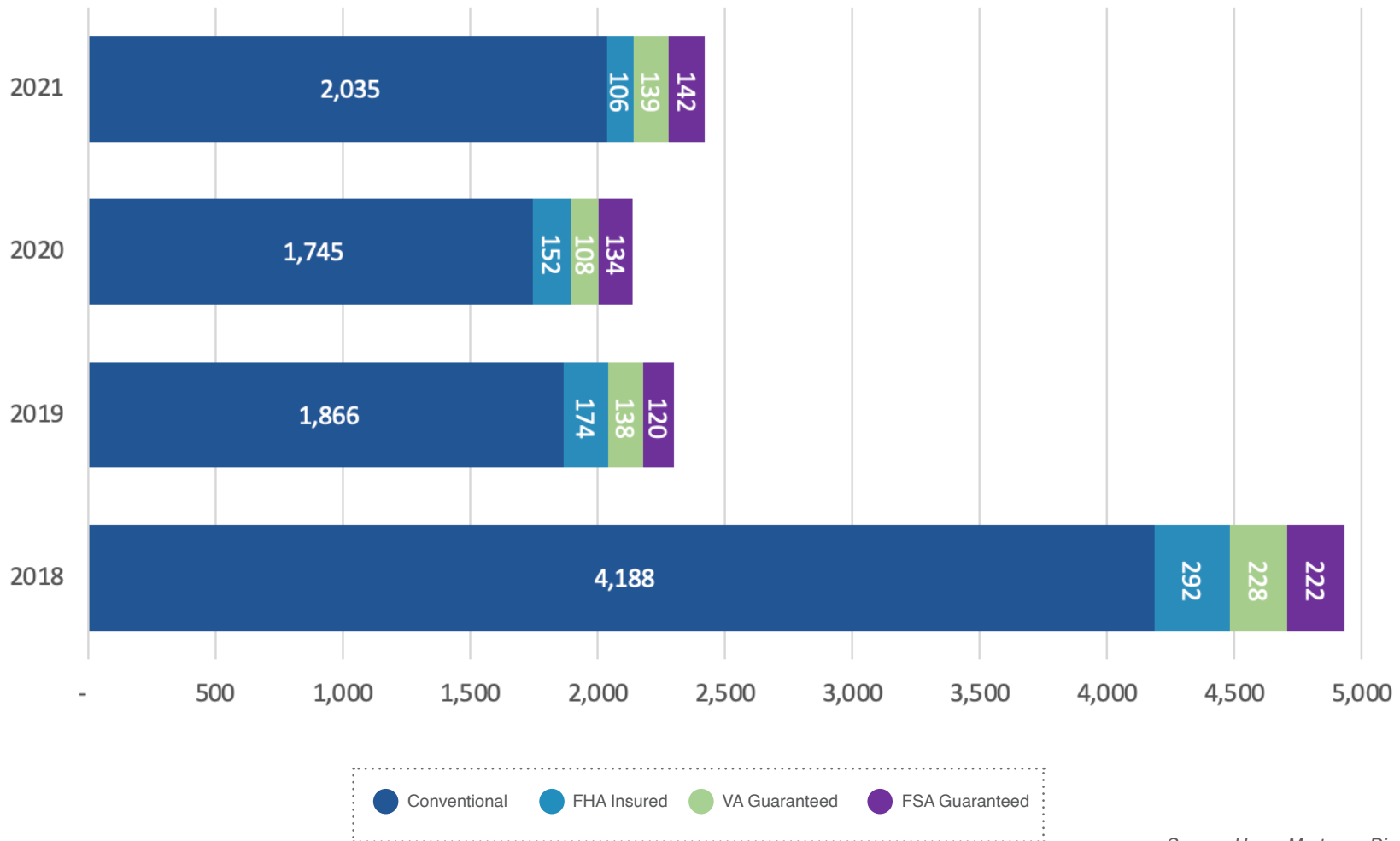
Source: 2016-2020 American Community Survey: B25075



## HOUSING VALUES

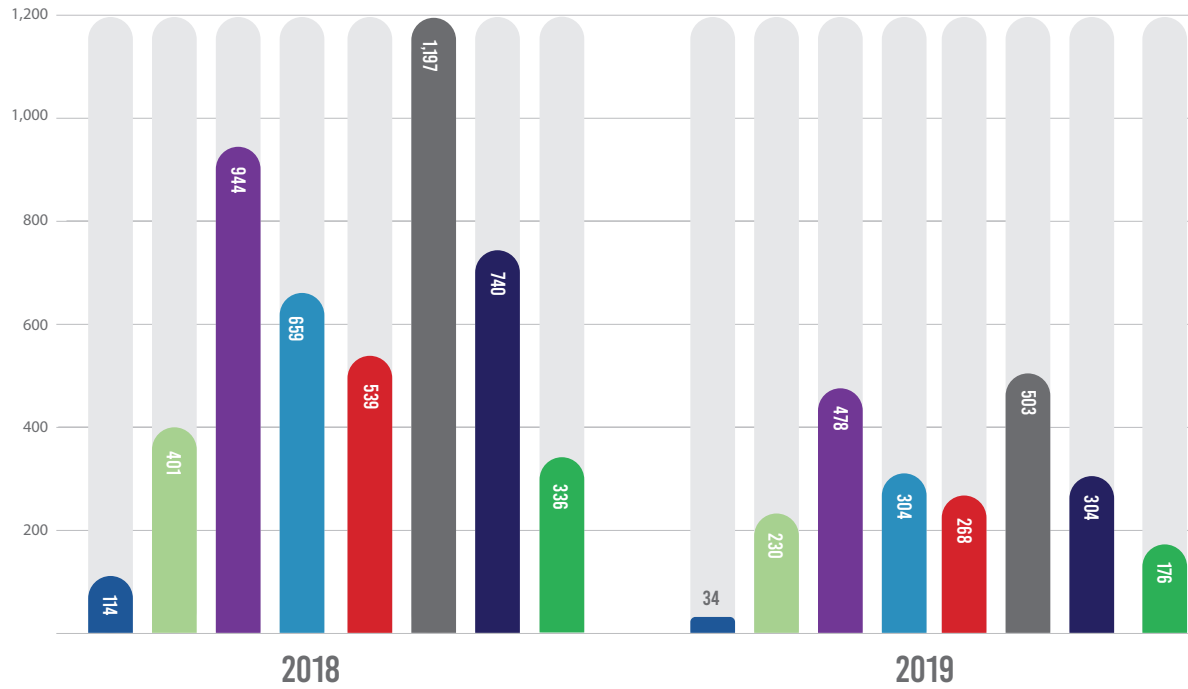
The county housing market was severely impacted by the COVID-19 pandemic as evidenced by the 50% drop in the number of approved mortgages between 2018 and 2021. There were 2,422 mortgage applications for home purchases in 2021 in Centre County. While this is consistent with mortgage applications made in 2019 and 2020, it is less than half the number of applications made in 2018, the last full calendar year before COVID-19 hit in March 2020. Conventional loans represent the majority of home purchase loans in the county (84.0% in 2021) and experienced growth of 16.6% between 2020 and 2021. The other loan types have a fairly equal, but much smaller, share of the remaining loans. FHA-insured loans have consistently decreased since 2018 while FSA-guaranteed loans have increased since 2019.

FIGURE 23 HOME MORTGAGES BY LOAN TYPE, 2018-2021

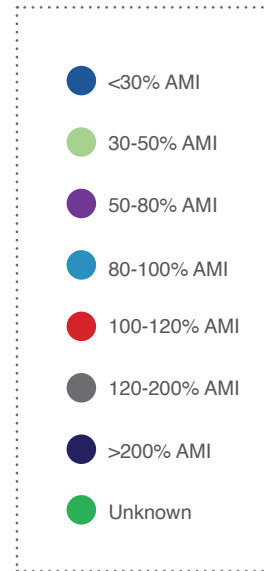
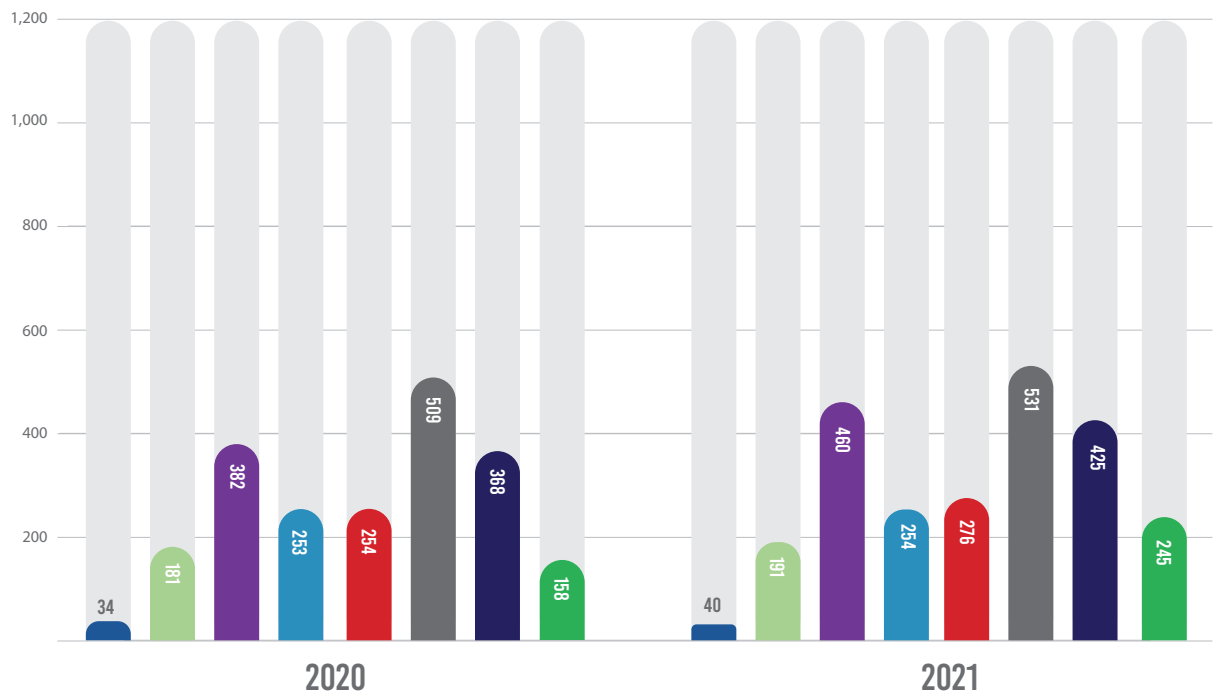


Source: Home Mortgage Disclosure Act database

FIGURE 24 HOME MORTGAGE APPROVALS BY INCOME TIER, 2018-2021



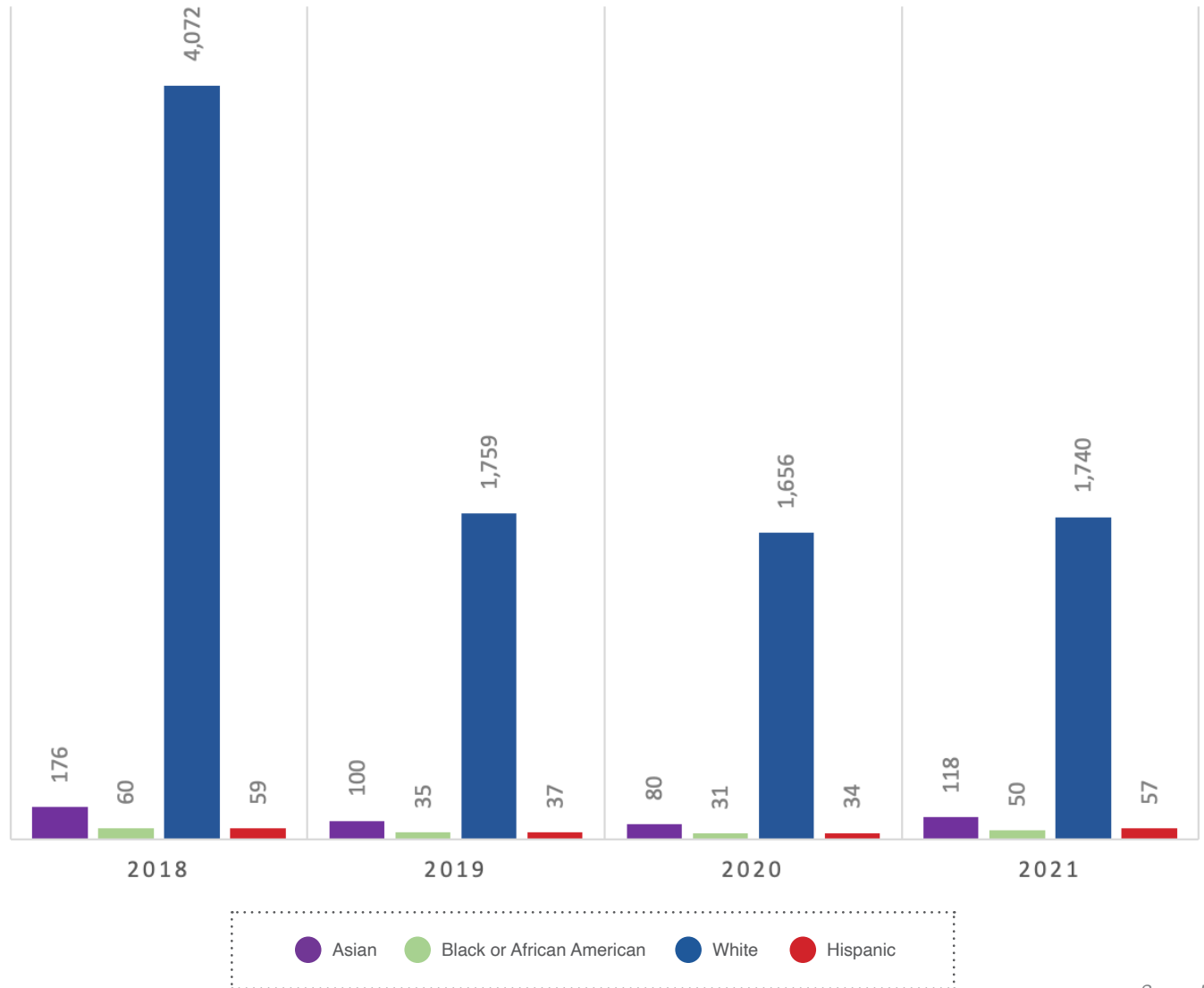
More than 38% of home purchase loans in the county were approved for households earning 120% AMI and higher. Notably, 12.3% were approved for households earning up to 80% AMI. This breakdown by income tier has remained relatively consistent across the years, even with the large number of loan applicants in 2018.



Source: Home Mortgage Disclosure Act database

The majority of home purchase loans were approved for White homebuyers (78.3%), who represent 85.3% of the population. Loans were disproportionately distributed among Blacks (1.5% of mortgages compared to 3.3% of the population), Asians (4.0% of mortgages compared to 6.2% of the population), and Hispanics (1.6% of mortgages and 3.0% of the population). However, nearly 16% of loan applications did not include race or ethnicity.

**FIGURE 25 HOME MORTGAGE APPROVALS BY RACE AND ETHNICITY, 2018-2021**



**78.3%**

White homeowners received approval for the majority of mortgage loans

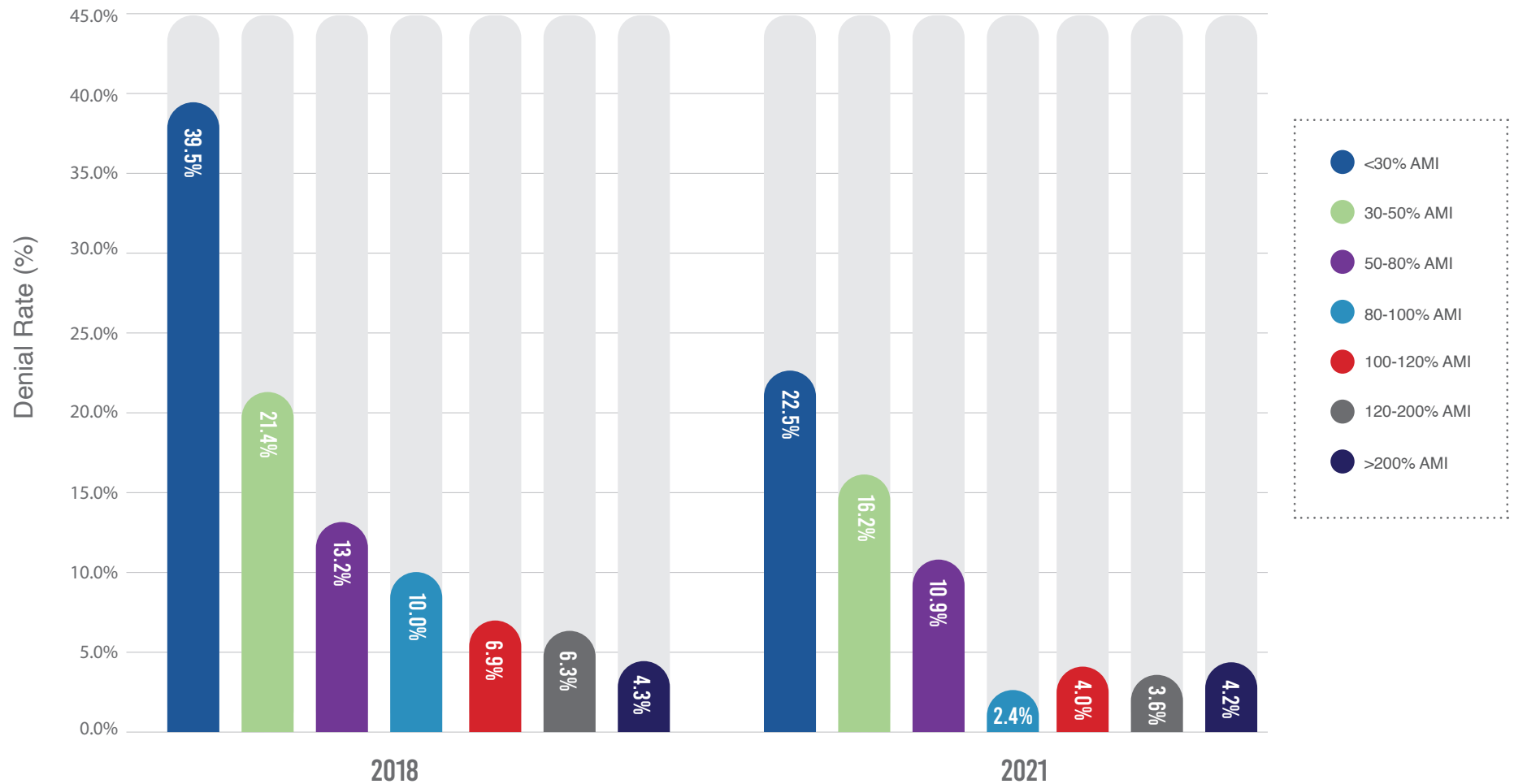
**16%**

of loan applications did not include race or ethnicity.

Source: Home Mortgage Disclosure Act database

The rate of mortgage denials decreased 3.5% between 2018 and 2021 but the rates varied by race, ethnicity and income. The lower the applicant's income, the more likely they were to be denied. In terms of race and ethnicity, Hispanic households had the highest denial rate of 11.9% in 2021, but White applicants had the highest denial rate in 2018. Due to the small minority population in Centre County, this analysis may not be significant.

FIGURE 26 DENIAL RATES OF MORTGAGE LOANS BY INCOME TIER, 2018 AND 2021



Source: Home Mortgage Disclosure Act database

FIGURE 27 DENIAL RATES OF MORTGAGE LOANS BY RACE AND ETHNICITY, 2018 AND 2021



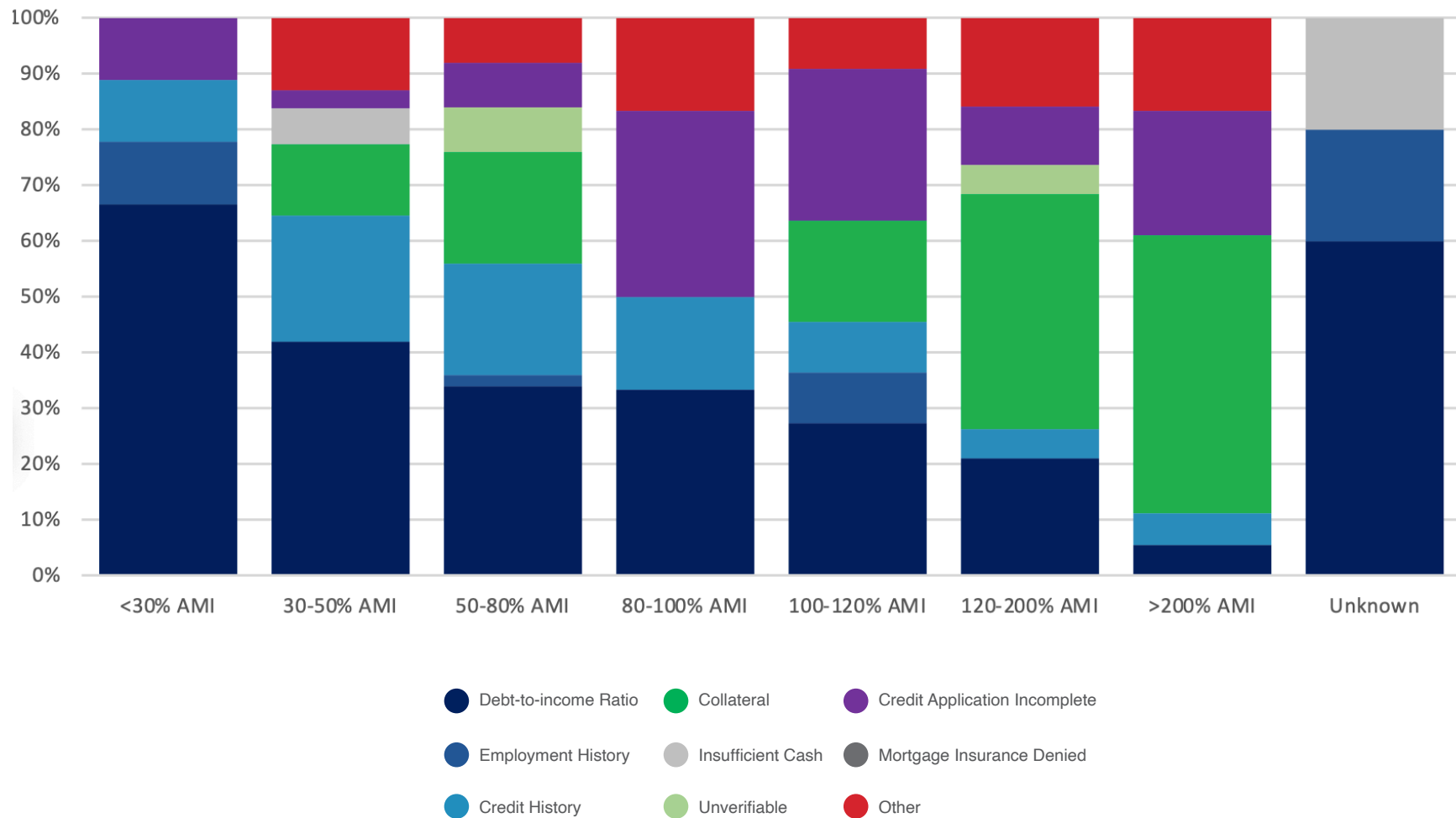
An analysis of the reasons for denial by race and ethnicity was excluded due to the extremely small numbers of mortgage applications submitted by and denied for non-White applicants.

Source: Home Mortgage Disclosure Act database



Lower income applicants are more likely be denied a mortgage due to a high debt-to-income ratio or poor credit history. Higher income applicants are more likely to be denied due to insufficient collateral or an incomplete credit application.

**FIGURE 28 REASONS FOR DENIAL OF MORTGAGE LOANS BY INCOME TIER, 2021**



Source: Home Mortgage Disclosure Act database

## GENERATIONAL HOUSING NEEDS

The National Home Builders Association Housing Trends Report for the first quarter in 2022 reported there were declines in the share of buyers among Millennials planning a home purchase (from 32% to 22%), including those who are first-time homebuyers (from 71% to 66%). There was also a drop in those wishing to purchase new construction (56% to 34%). Additionally, the share of buyers actively searching for a home declined from 73% to 52%.

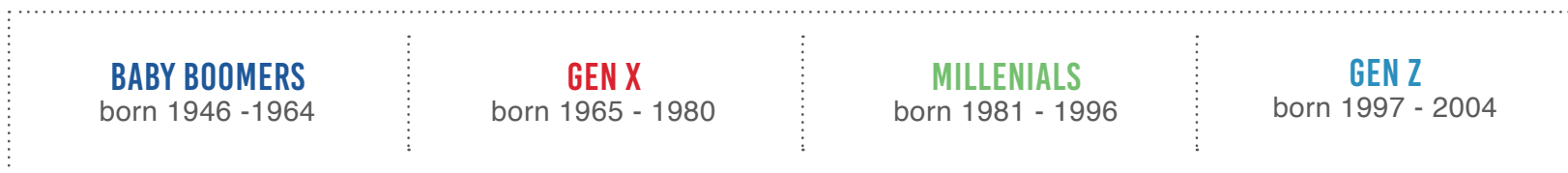
While homebuying among Millennials experienced the greatest changes, other generations also saw some fluctuations. Among Gen X'ers looking to purchase a home, there was only a slight decline from 13% to 11%. Those preferring new construction also fell (27% to 17%), indicating a focus on potentially lower-priced sales housing. In other categories, Gen X buyers followed similar trends. Gen Z potential homebuyers increased (15% to 20%) but those considered first-time homebuyers declined (85% to 78%). Buyers interested in new construction also declined (28% to 21%). As for Baby Boomers homebuyers looking to purchase remained at 6% and first-time home buyers decreased (24% to 18%).

Overall, the proportion of buyers who were able to afford less than half the homes on the market increased across all generations, but especially among Millennials. Furthermore, buyers actively looking to purchase declined among all generations, especially among Millennials. The inability to find an affordable home to purchase has increased as the reason that active buyers of every generation have not been able to purchase a home, except for Boomers (for whom it was about flat).

According to the 2021 Profile of Home Buyers and Sellers from the National Association of Realtors, the average first-time buyer was 33 years old (unchanged from 2020), while the average repeat buyer age continued to climb to an all-time high of 56 years old. A further breakdown of who is buying homes showed 60% of buyers were married couples, 19% were single females, 9% were single males, and 9% were unmarried couples. Fifteen percent of buyers purchased a new home while 85% purchased a previously owned home. The typical home purchased that year was 1,900 square feet with three bedrooms and two bathrooms and was built in 1993. The most common housing type continued to be detached single-family homes (82%).

Down payments came from various sources such as savings (61%), proceeds from the sale of a primary residence (56%), and 28% of first-time buyers used a gift or loan from friends or family. Saving for a down payment was the most difficult part of the process for 29% of first-time home buyers, most of whom made financial sacrifices to purchase a home, including cutting spending on luxury goods, entertainment, and clothes.

In 2021, sellers cited that they sold their homes for a median of \$85,000 more than the purchase price, a 29% increase from 2020.



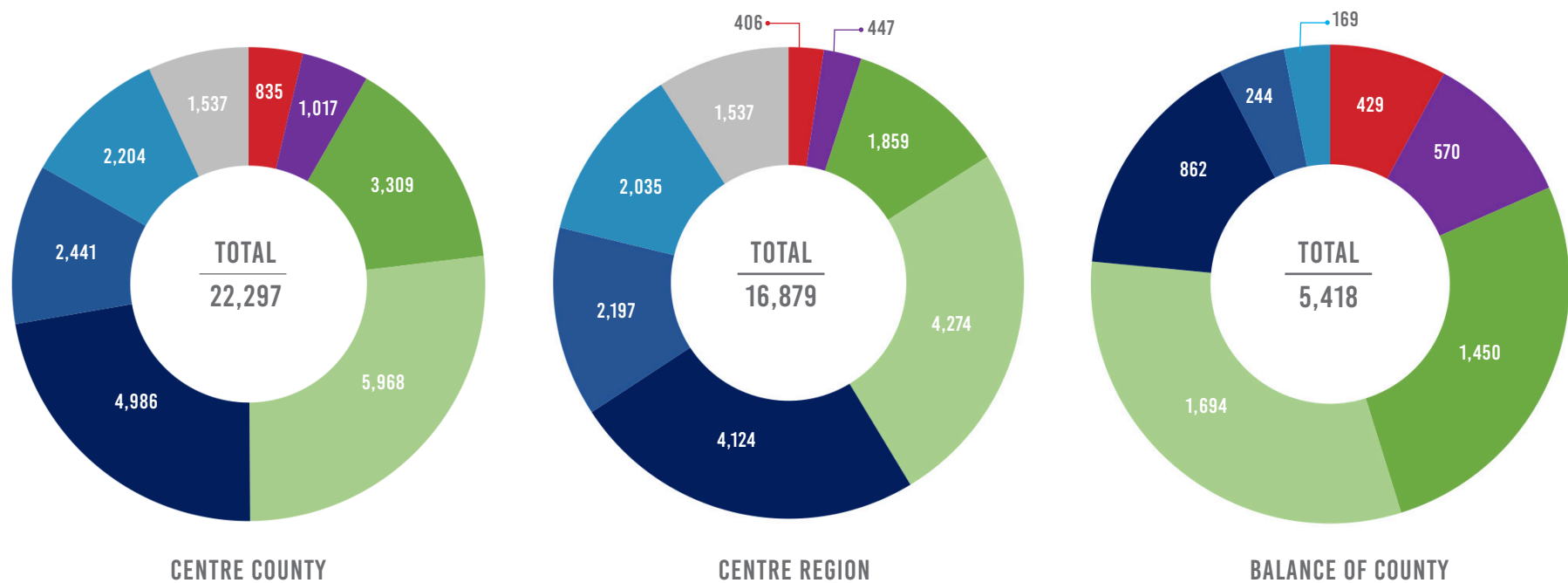
# RENTER MARKET

The rental market in Centre County is multi-faceted in that it is more than student rental housing, although this segment has an out-sized impact on the overall housing market.

## GROSS RENT

The median gross rent in Centre County in 2020 was \$1,019. Like home values, gross rent is higher in the Centre Region compared to the rest of the county. More than half of the Centre Region's rental inventory has a gross rent above \$1,000 while this is the case for only 23.5% of rental units outside of the Centre Region.

FIGURE 29 GROSS MEDIAN RENT IN CENTRE COUNTY, 2020

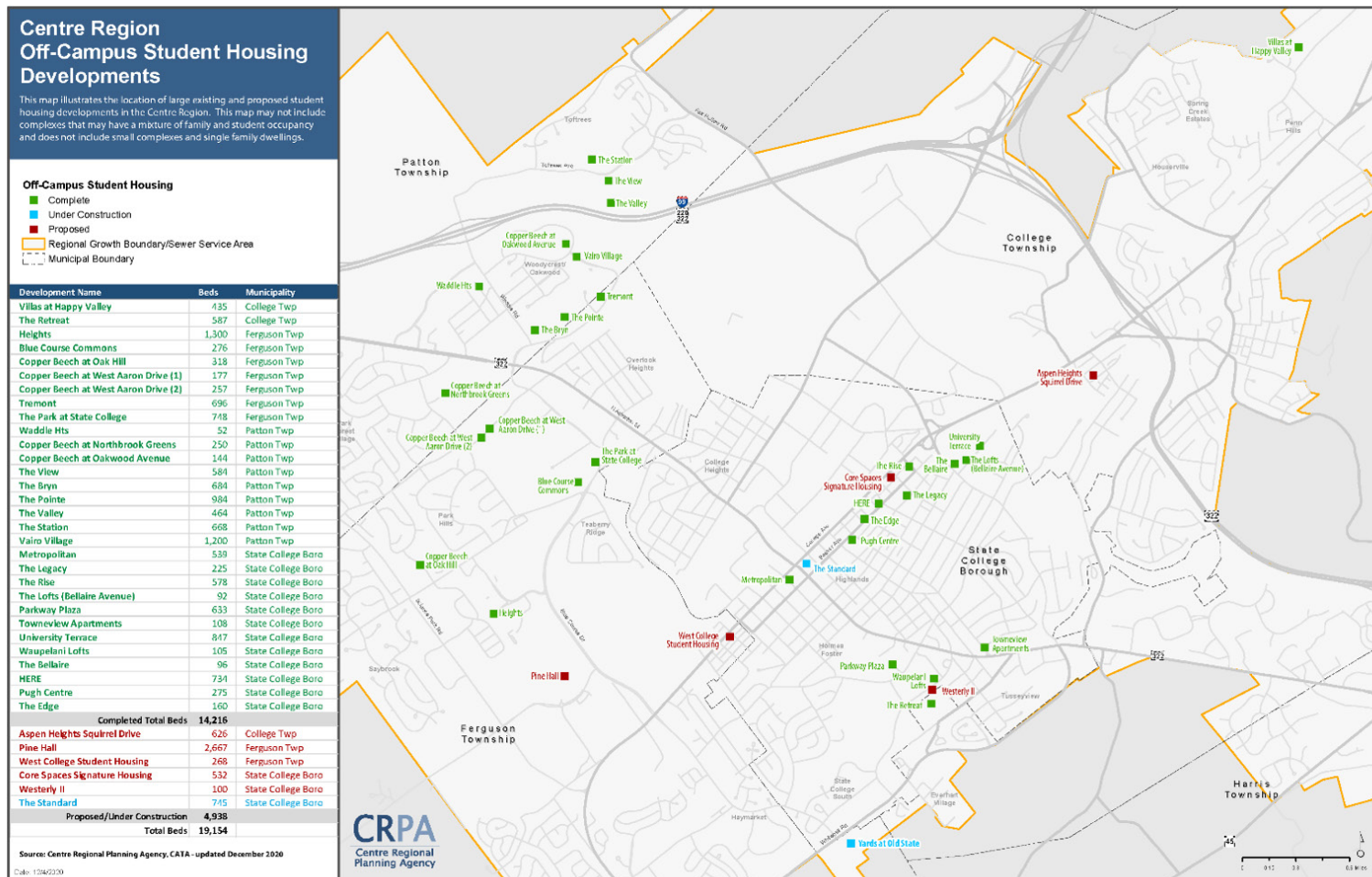


Source: 2016-2020 American Community Survey: B25063

# STUDENT RENTAL HOUSING

Over 19,000 units of student-focused rental units have been developed in the Centre Region. These units are typically rented by the bedroom with each resident paying a monthly per-bedroom rent. These amounts can range from \$750 and higher with a four-bedroom student rental unit resulting in \$3,000 of monthly revenue for the property owner, using this example. **Student rental housing in State College Borough and surrounding municipalities in the Centre Region has driven up the 2020 median gross rent in Centre County to \$1,019—the 11th highest in the state.** Few, if any, non-student households could afford to pay this amount or more in monthly rent for a four-bedroom unit. Consequently, **the student rental housing market has become so vastly lucrative that the owners of non-student-focused rental housing in the Centre Region can command higher rents due to demand exceeding supply.** Further more, on-campus housing will not be increased significantly meaning the vast majority of college students will continue to need off-campus housing.

## MAP 8 OFF-CAMPUS STUDENT HOUSING



Source: Centre Regional Planning Agency

## MARKET RATE RENTAL HOUSING

Within the rental market, the Centre County Housing Authority depends on private landlords to participate in its Housing Choice Voucher program and rent units to income-eligible households. Through this program, income-eligible households pay only 30% of their gross income towards rent and the Authority pays the remaining 70% to the landlord. The Authority, however, is limited to paying landlords HUD's fair market rents established for Centre County where these rent payments are much lower than the rates commanded by private landlords and large investors who own student rental units.

Centre County meets HUD's criteria to qualify for Small Area Fair Market Rents (SAFMR). Within the State College, PA Metropolitan Statistical Area (MSA) which is contiguous with Centre County, there are significant differences between market rents throughout the county. SAFMRs are based on ZIP codes and, therefore, can be calculated to more accurately reflect the rents based on smaller geographic areas than the entire county as a single market. The benefit to this distinction is that renters participating in the Housing Choice Voucher program are more likely to pay rents that are better aligned with market rents for areas outside of the higher cost Centre Region municipalities.

In 2022 HUD increased the countywide fair market rents for Centre County, resulting in a 20% increase for most bedroom sizes ranging from \$1,009 to \$1,212. **The 2022 SAFMR for two-bedroom units ranged from \$1,130 to \$1,340 in the Centre Region to \$910 to \$1,100 across the balance of the county.** In 2022 the Housing Authority issued 76 Housing Choice Vouchers from its waiting list. To date, 10 vouchers have been returned to the Authority because the households have not been able to find units where landlords would accept the voucher.



# ASSISTED RENTAL HOUSING

When federal or state funding resources are used to construct or rehabilitate rental units, there is typically a pre-determined period of affordability in which all or some of the units are reserved for income-qualified households. Usually, these subsidy programs have terms of affordability for 15 to 30 years. At the end of the affordability period, the owner of these units can convert them to market rate units. However, in some of today's tightest rental markets, investors are acquiring the subsidized developments and are willing to wait until the subsidy expires.

This is more likely to happen in tight rental markets where demand exceeds supply and higher rents can be achieved. When this happens, tenants who resided in the development when the affordability period was in place are typically forced to move out due to higher rents they cannot afford. Without intervention, such as new public investment to extend the period of affordability before a profit-motivated investor acquires the development, these units are lost from the local affordable housing inventory.

The assisted inventory for Centre County includes rental properties funded through federal subsidy programs such as the Low-Income Housing Tax Credit (LIHTC) program, HUD's HOME and Housing Trust Fund programs, and other public funding sources. There are a confirmed total of 1,104 rental units funded by federal subsidy programs within 29 properties in Centre County. The Centre Region holds 537 or 48.6% of Centre County's assisted rental units. Outside the Centre Region, nearly all assisted units are in or near Bellefonte or Philipsburg.

**Of the 1,104 assisted rental units in Centre County, 139 in three developments are at greatest risk of conversion to market rate units with their periods of affordability expiring in 2024 or 2026.** These units are in State College and Ferguson Township. With the two largest properties owned by for-profit organizations, there is high potential for these units to convert to market rate. There are an additional 159 assisted units with public subsidies set to expire before 2032. These units are located in Harris Township, Philipsburg, Bellefonte, and Spring Township. With most of these properties managed by for-profit agencies as well, future investment by a nonprofit organization will be necessary to preserve these units as affordable.

FIGURE 30 ASSISTED RENTAL INVENTORY BY PERIOD OF AFFORDABILITY END DATE, 2022

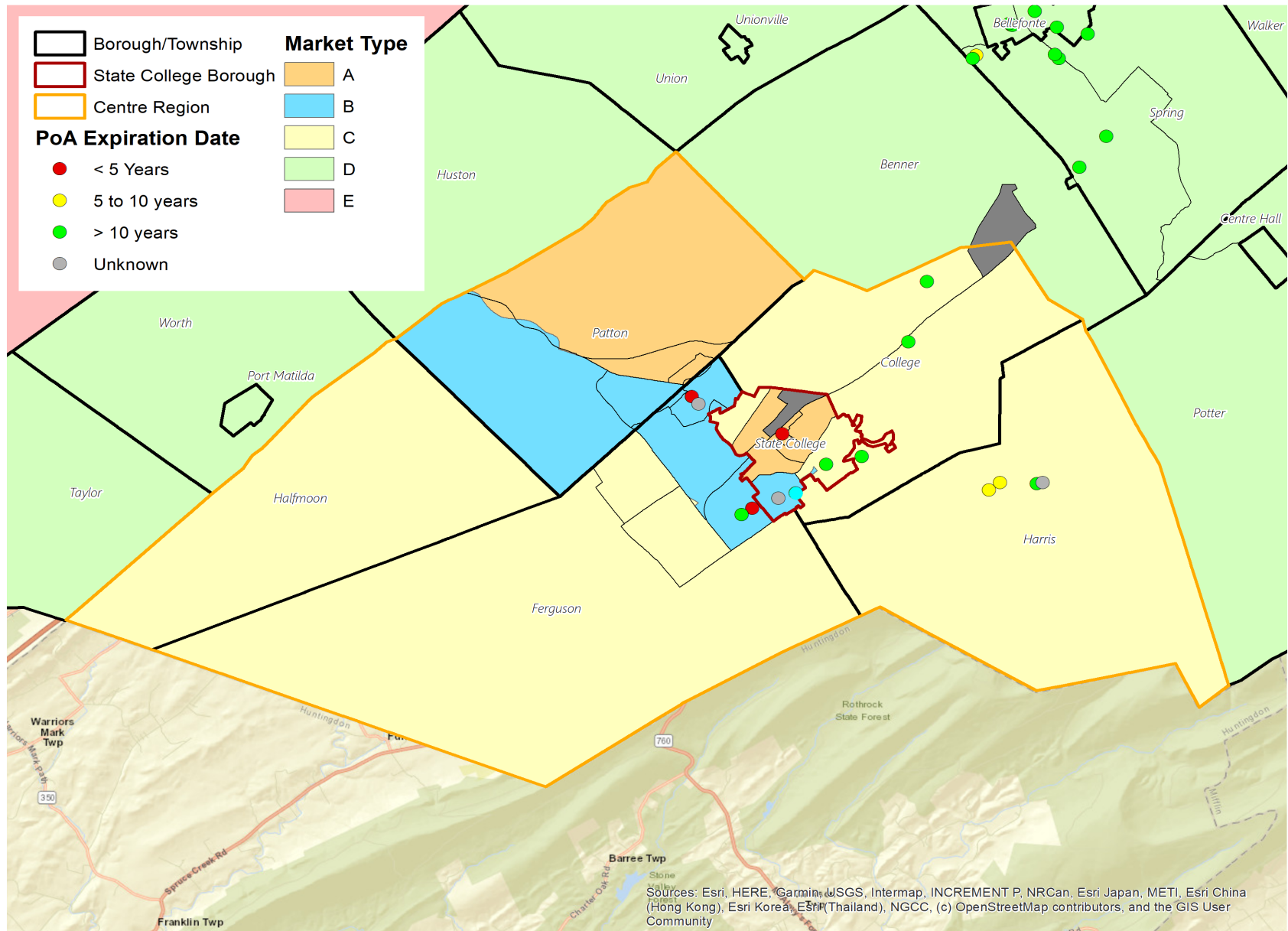
Property Name	Municipality	Affordability End Date	Total Units	Assisted Units	% Subsidized
BEAVER COURT APARTMENTS	State College	1/1/2024	89	89	100%
SYLVAN VIEW	Ferguson	1/1/2024	49	49	100%
FAIRWEATHER LODGE	Ferguson	2/11/2026	1	1	100%
ASHWORTH WOODS	Harris	1/1/2028	60	60	100%
FOX HILL SENIOR APARTMENTS	Spring	7/13/2030	48	48	100%
ASHWORTH WOODS II	Harris	1/1/2031	24	24	100%
110 E HIGH STREET	Bellefonte	3/16/2031	32	11	34%
PHILIPSBURG COURT	Philipsburg	6/1/2031	16	16	100%
WAUPELANI HEIGHTS APARTMENTS	State College	1/1/2033	34	34	100%
CRESTSIDE TERRACE	Bellefonte	12/31/2033	40	40	100%
TERRA SYLVAN	Spring	9/19/2035	36	20	56%
BELLEFONTE MEWS	Bellefonte	7/31/2036	28	4	14%
CENTRE ESTATES II	Harris	7/31/2036	40	18	45%
SPRING BRAE	Spring	9/30/2037	32	8	25%
DUBLIN WOOD	Boggs	10/19/2037	41	24	59%
FOX HILL SENIOR APARTMENTS PHASE II	Spring	1/1/2038	48	48	100%
PHILIPSBURG TOWER	Philipsburg	1/31/2039	101	101	100%
WESTMINSTER PLACE@WINDY HILL	Rush	1/1/2040	36	30	83%
1500 TROUT RD	College	6/4/2040	6	6	100%
BEAVER HEIGHTS	Bellefonte	1/1/2041	40	40	100%
MOUNT NITTANY RESIDENCES	College	11/1/2041	151	150	99%
LIMEROCK COURT	College	1/1/2043	36	36	100%
BROCKERHOFF HOUSE	Bellefonte	7/1/2044	33	33	100%
PHILIPS PLACE	Philipsburg	11/24/2045	24	24	100%
STONEBRIDGE SENIOR	Ferguson	1/1/2050	58	58	100%
GOVERNOR'S GATE	Bellefonte	1/1/2050	66	66	100%
ATHERTON PLACE	State College	1/1/2051	12	12	100%
LUTHERAN COMMONS AT PLEASANT GAP	Spring	12/31/2051	14	14	100%
PLEASANT HILLS APARTMENTS PHASE II	Spring	1/1/2052	40	40	100%
PARK CREST TERRACE APARTMENTS	Ferguson	Unknown	240	Unknown	N/A
HUNTINGTON PARK APARTMENTS	Harris	Unknown	42	Unknown	N/A
YORKSHIRE VILLAGE APARTMENTS	State College	Unknown	40	Unknown	N/A
TOTALS			1,557	1,104	70.9%

Source: National Housing Preservation Database, 2022

"In locations where regulations make new construction particularly difficult, more capital may flow into acquisition and rehabilitation of existing properties. These face less regulatory risk, because they generally don't require zoning changes....This process of upward "filtering" among existing apartments is particular worrisome for housing affordability, because it results in higher rents without expanding the number of homes available."

Jenny Schuetz: "Who's to blame for high housing costs? It's more complicated than you think." January 17, 2020. Brookings Institute. <https://www.brookings.edu/research/whos-to-blame-for-high-housing-costs-its-more-complicated-than-you-think/>

## MAP 9 ASSISTED RENTAL INVENTORY BY EXPIRATION OF AFFORDABILITY



## EVICTIONS AMONG RENTER HOUSEHOLDS

Centre County ranked 34th out of 68 counties in Pennsylvania for the number of eviction cases filed. **With an eviction rate of 1.34%, Centre County had the 60th lowest rate in the state.** While eviction data was not available between 2017 and 2020, it can be assumed that eviction filings declined due to the eviction moratoria enacted by Pennsylvania in March 2020 and the CDC in September 2020 in response to the COVID-19 pandemic. The rate of eviction filings is at an all-time low since 2008.

FIGURE 31 EVICTION FILING RATES IN CENTRE COUNTY, 2000-2021

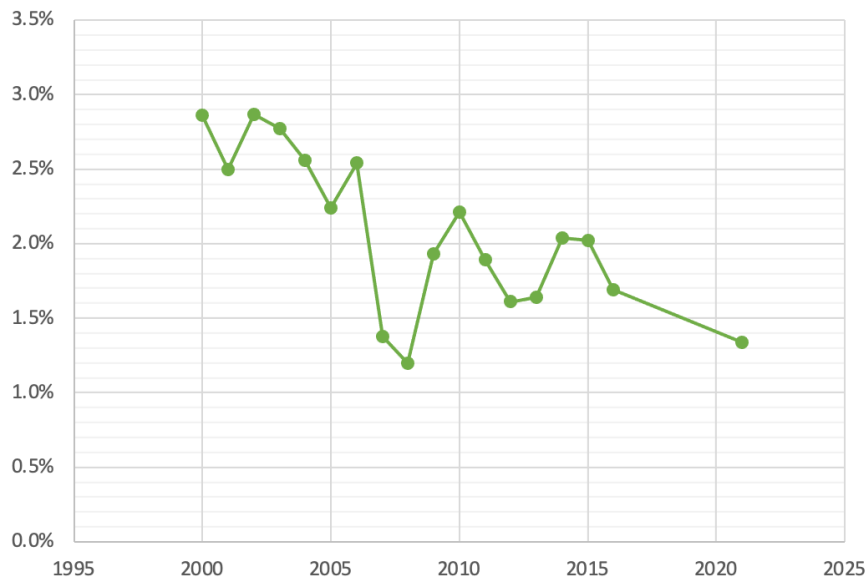
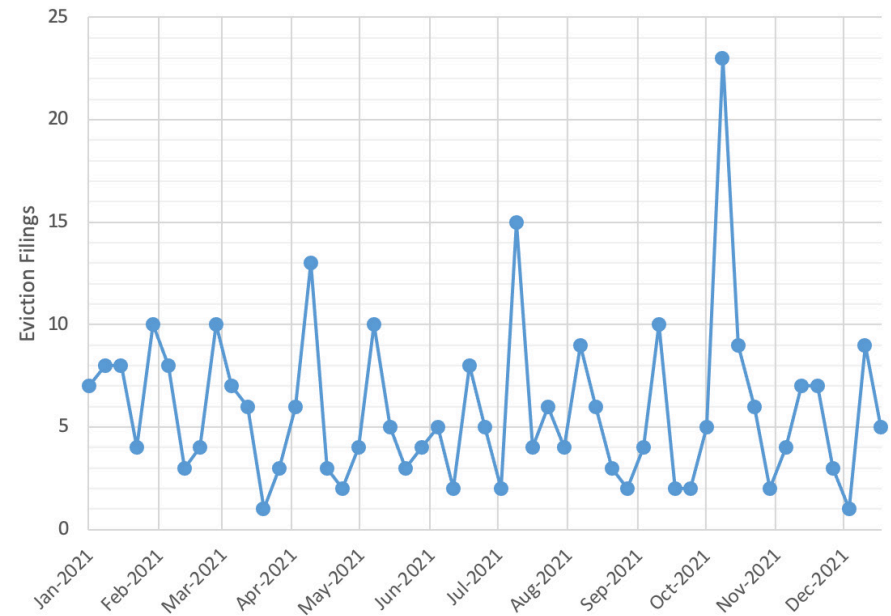


FIGURE 32 EVICTION FILINGS IN CENTRE COUNTY BY WEEK IN 2021



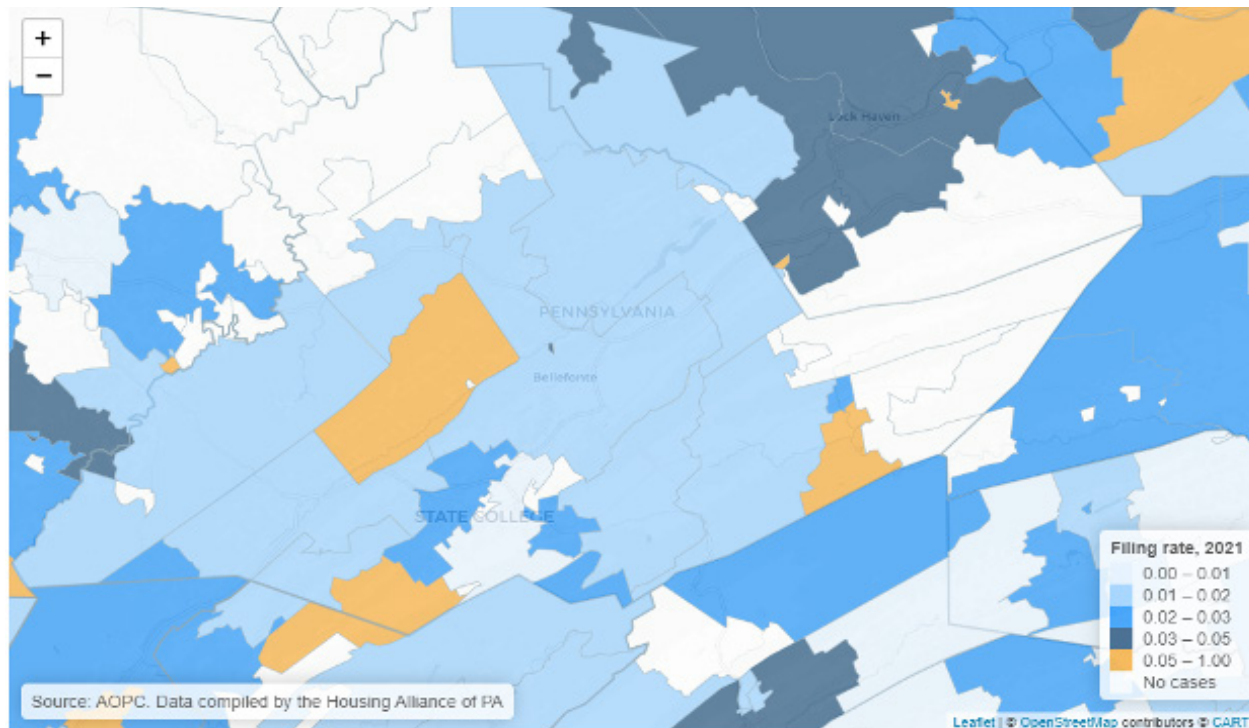
The CDC moratorium ended on August 26, 2021. Pennsylvania landlords are required to provide a 30-day notice for evictions based on non-payment of rent on leases of one-year or more. The sharp spike to 23 filings in October 2021 would have resulted from these two events.

Sources: Housing Alliance of Pennsylvania, Eviction Lab

Source: Administrative Office of Pennsylvania Courts (AOPC)

According to data compiled by the Housing Alliance of Pennsylvania from the Administrative Office of Pennsylvania Courts (AOPC), eviction rates are highest in the following ZIP codes: 16844 (8.9 cases per 100 renter households in Unionville Borough, Union Township, and Huston Township), 16832 (6.2 cases per 100 renter households in Millheim Borough and Penn Township), and 16865 (5.6 cases per 100 renter households in Ferguson Township). The lowest eviction rates are found in State College. Areas with high eviction filing rates in 2021 also tended to have high filing rates in 2019.

### MAP 10 EVICTION FILING RATES BY ZIP CODE IN CENTRE COUNTY, 2021



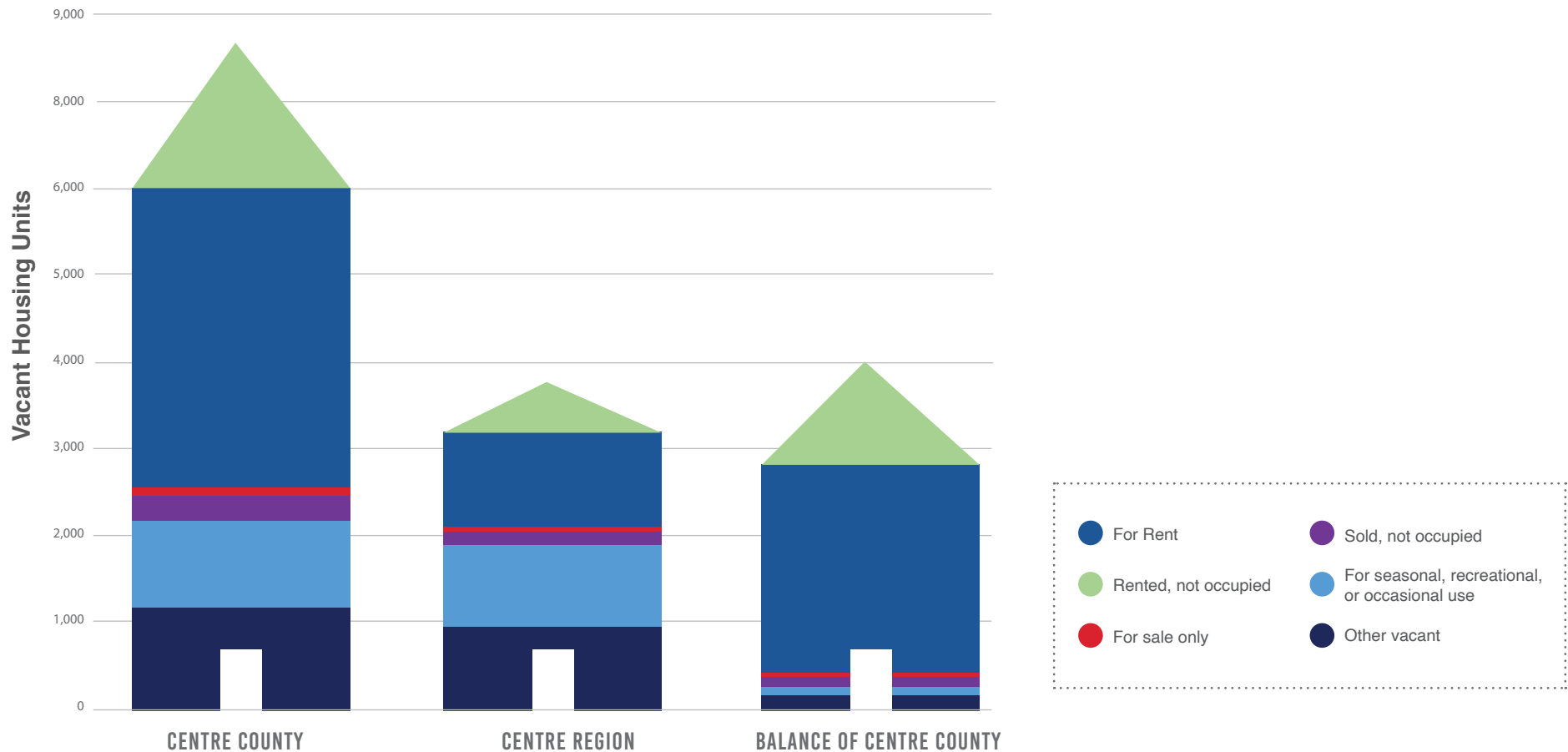
Source: Administrative Office of Pennsylvania Courts (AOPC), Housing Alliance of PA

# VACANT UNIT ANALYSIS

Centre County had an overall vacancy rate of 11.5% in 2020, representing 7,682 units of the total inventory and an increase of 10.9% since 2010. One third of the vacant units could be identified as part of the available housing inventory because they were available for rent/sale or were rented/sold but not yet occupied.

Vacant rental units, including both for rent and rented but not occupied, accounted for the largest portion of vacancies at 2,215 units. The majority of vacant rental housing (86.0%) is located in the Centre Region, which can be assumed to be vacancies within the student housing inventory given that the 2020 Census survey occurred in April of that year and PSU went remote in mid-March for the COVID-19 pandemic. Many students would have moved home to continue their studies, leaving their units vacant by April.

FIGURE 33 VACANT HOUSING INVENTORY IN CENTRE COUNTY, CENTRE REGION, AND BALANCE OF CENTRE COUNTY, 2020

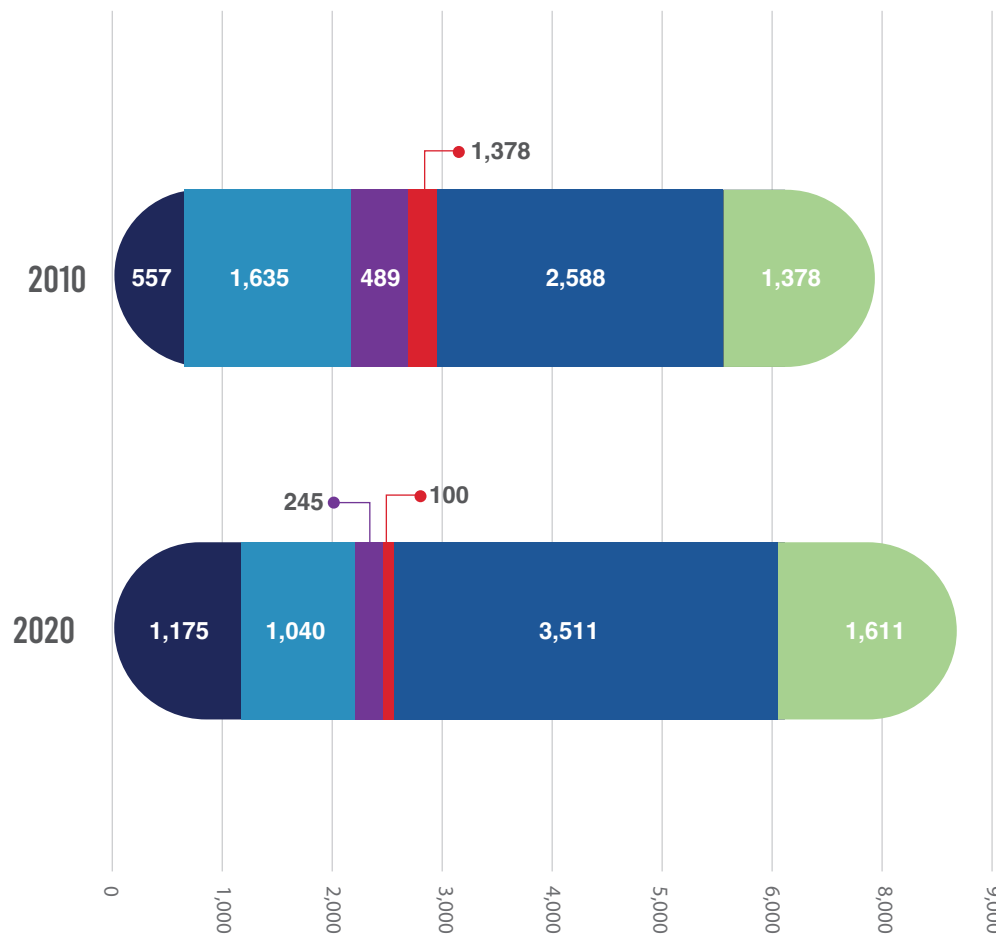


Source: 2010-2014, 2016-2020 American Community Survey 5-Year Estimates: B25004



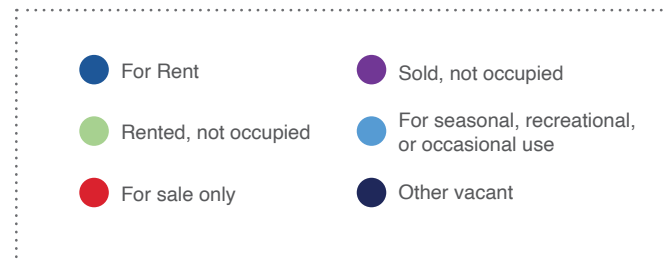
The number of seasonal vacancies across the county increased 35.6% from 2,588 in 2010 to 3,511 in 2020. This category includes short-term rental units, vacation homes and recreational camps, among others. They are defined as vacant units held off the market, including units held for occasional use, temporarily occupied by persons with usual residences elsewhere, and vacant for other reasons. Most seasonal vacant units (68.3%) are located outside of the Centre Region.

FIGURE 34 SEASONAL VACANT HOUSING INVENTORY FOR CENTRE COUNTY, 2010-2020



Over one-fifth of the 7,682 vacant housing units in the county are off-market and unavailable for occupancy. This represents an increase of 16.9% in “other vacant” units since 2010. The Census classifies vacant units into several categories and includes units that do not fit into any year-round category (such as for rent, for sale, for seasonal or recreational use, used for non-residential purposes, and rented or sold but not yet occupied). Reasons these units remain vacant might include being used for storage by the owner, abandonment, uninhabitable condition, or being tied up in estate settlements, among others.

The Census Bureau reported recently that US vacancy rates in both the sales and rental markets are at or near historic lows. This resulted from a declining inventory as the nation emerged from the foreclosure crisis between 2009 and 2019 and then worsened with the onset of the COVID-19 pandemic in 2019. The first quarter of 2022 revealed that housing availability was “extremely low by historical standards” with the future uncertain over rising mortgage interest rates, among other issues.



Source: 2010-2014, 2016-2020 American Community Survey 5-Year Estimates: B25004





# CENTRE COUNTY HOUSING MARKET TYPES

Centre County's housing market was analyzed by defining the various market types across the county. Regardless of location, groups of several Census tracts share common characteristics and trends. Separating these Census tracts into discrete categories can help to determine appropriate initiatives for each market type. Describing housing markets by the level of housing market activity, access to opportunity and demographic change provides a tool for strategically matching public resources and policies where they can have the greatest impact. For example, a market type consisting of stable communities with older housing stock might benefit from housing rehabilitation to preserve existing units that are affordable to low- and moderate-income households. By comparison, a market type with a higher level of activity (i.e., a higher level of buying and selling housing units) located on a major corridor with public transit access might benefit from increasing density through zoning to expand housing inventory. Market typology is also useful as a local planning tool to assist residents in understanding the housing market forces impacting their communities. It is against the backdrop of the market types that other trends will be presented and analyzed in the Centre County affordable housing plan.

The market types identified in this study were generated by creating and analyzing three indices: housing market activity, household demographics and access to opportunity. This resulted in five market types, labeled A, B, C, D, and E, and which are summarized on the following pages and color-coded in the market type maps.

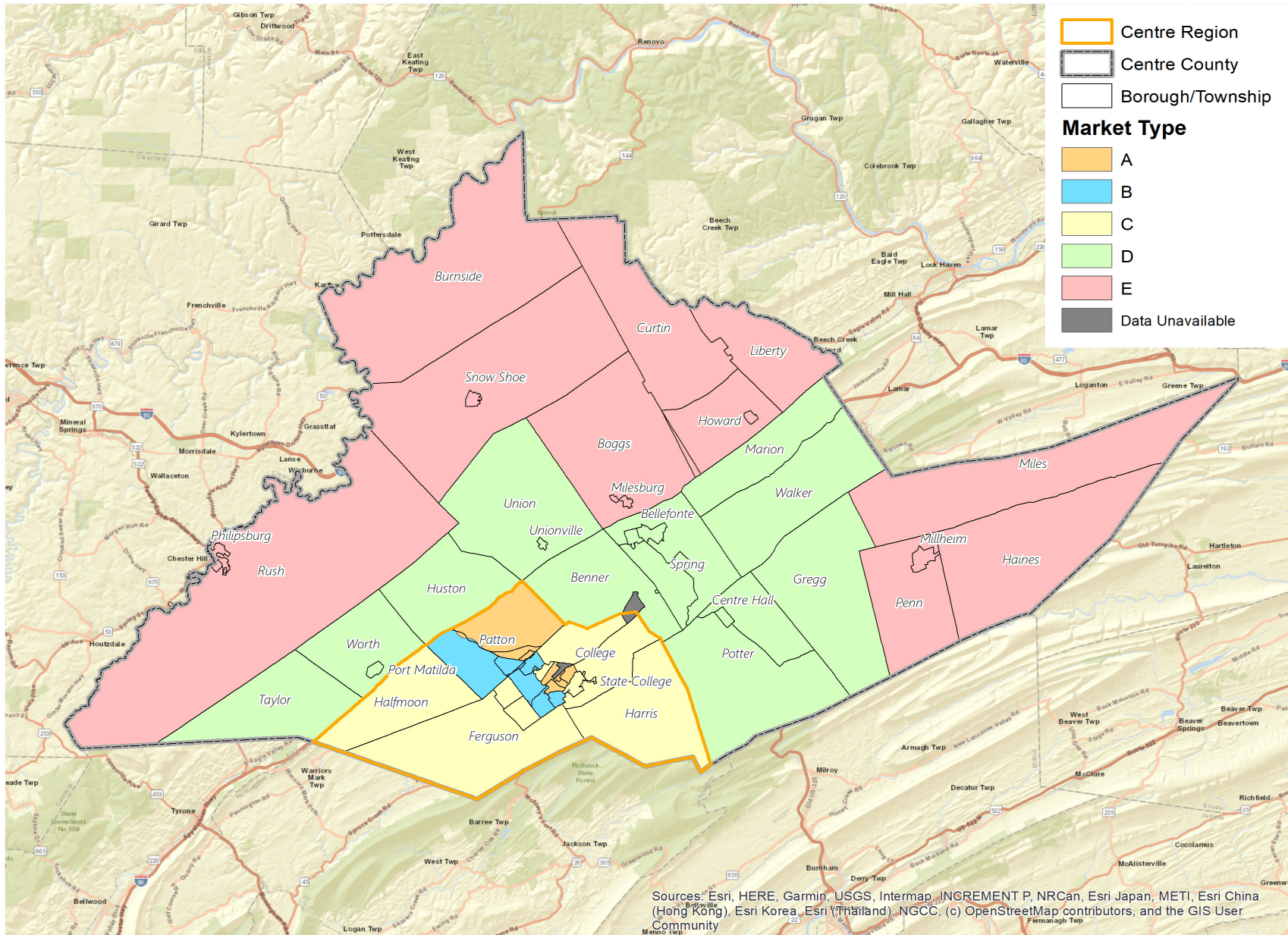
The market type for two Census tracts could not be determined due to missing data. Census tract 121 contains no homeowners and has a very small population. It consists of the eastern half of Penn State's campus, which includes only university-owned student housing. Census tracts with codes in the 9800s are special land use areas and often do not have a sizable population. Census tract 9812.02 is the site of SCI Benner and SCI Rockview, both of which are state correctional facilities. These two Census tracts and their data have been excluded from the market typology analysis for these reasons.





# MARKET TYPE MAP

MAP 11



# HOUSING MARKET ACTIVITY INDEX

The level of housing market activity was derived from the 2010 and 2019 American Community Survey (ACS) data sets and the Multiple Listing Service (MLS) data provided by the Centre County Association of REALTORS® (CCAR). Both MLS and ACS data are used to provide a comprehensive summary of the county's housing market. While ACS data covers all data points that MLS data provides, it is self-reported by households who complete the ACS surveys. This can result in homeowners potentially overestimating the values of their homes, although the results often fall within the Census Bureau's percent confidence margins. MLS provides data on verified housing sales transactions in most of Centre County. This index includes housing market data in terms of housing tenure composition, affordability, and vacancy. See [Appendix B](#) for more detail.

Market Type	% Homeowners, 2019	% Renters, 2019	% Change in Homeowners, 2010-2019	% Change in Renters, 2010-2019	% Cost-burdened Homeowners with a Mortgage, 2019	% Cost-burdened Homeowners without a Mortgage, 2019	% Cost-burdened Renters, 2019
<b>A</b>	17.3%	82.7%	5.1%	-2.3%	25.3%	9.5%	64.3%
<b>B</b>	49.2%	50.8%	19.0%	1.1%	19.6%	10.2%	52.6%
<b>C</b>	78.5%	21.5%	16.9%	2.0%	19.0%	10.5%	40.9%
<b>D</b>	77.1%	22.9%	4.7%	12.7%	23.7%	11.6%	35.6%
<b>E</b>	77.7%	22.3%	-1.0%	10.2%	22.6%	14.5%	39.6%

Market Type	Price Per Square Foot, 2021	% Change in Price Per Square Foot, 2017-2021	Median Home Value, 2019	% Change in Median Home Value, 2010-2019	Median Gross Rent, 2019	% Change in Median Gross Rent, 2010-2019
<b>A</b>	\$180.39	17.3%	\$ 312,600	14.2%	\$ 1,104	8.8%
<b>B</b>	\$172.03	16.9%	\$ 282,450	5.5%	\$ 1,113	6.1%
<b>C</b>	\$170.64	17.3%	\$ 315,757	9.7%	\$ 1,211	10.1%
<b>D</b>	\$143.68	20.4%	\$ 206,600	9.8%	\$ 895	6.7%
<b>E</b>	\$116.95	18.8%	\$ 137,167	3.1%	\$ 750	6.8%

Market Type	Median Gross Rent, 2019	% Change in Median Gross Rent, 2010-2019	Median Year Structure Built, 2019	Vacancy Rate, 2019	% Difference in Vacancy Rate, 2010-2019
<b>A</b>	\$1,104	8.8%	1977	15.1%	1.2%
<b>B</b>	\$1,113	6.1%	1987	8.1%	2.1%
<b>C</b>	\$1,211	10.1%	1979	7.0%	0.3%
<b>D</b>	\$895	6.7%	1977	11.0%	2.2%
<b>E</b>	\$750	6.8%	1966	23.6%	2.7%



# HOUSEHOLD DEMOGRAPHICS INDEX

The Household Demographics Index was calculated using race/ethnicity, age, employment, education, and income data from 2010 and 2019 ACS.

Market Type	Population Growth, 2010-2019	% White, 2019	% Black, 2019	% Asian, 2019	% Hispanic, 2019	Median Income, 2019
<b>A</b>	-0.8%	78.5%	5.6%	9.6%	4.5%	\$27,833
<b>B</b>	12.6%	73.4%	2.8%	16.7%	4.1%	\$65,787
<b>C</b>	18.9%	88.1%	2.1%	4.9%	2.1%	\$95,079
<b>D</b>	5.0%	96.3%	1.3%	0.2%	1.1%	\$64,482
<b>E</b>	2.9%	98.2%	0.1%	0.2%	0.8%	\$54,545

Market Type	Median Age, 2019	Change in Median Age in Years, 2010-2019	% Age 18-24, 2019	% Difference Age 18-24, 2010-2019	% Age 25-34, 2019	% Difference Age 25-34, 2010-2019
<b>A</b>	22.1	0.4	66.1%	-8.0%	13.7%	4.2%
<b>B</b>	34.8	2.6	16.1%	-5.0%	21.0%	1.9%
<b>C</b>	42.8	1.7	10.1%	2.6%	11.6%	0.8%
<b>D</b>	44.4	3.6	4.6%	-4.0%	13.4%	1.1%
<b>E</b>	44.6	4.4	7.1%	-1.8%	11.7%	0.4%

Market Type	Median Income, 2019	Change in Median Income, 2010-2019	% With Bachelor's Degree or Higher, 2019	Change in % with Bachelor's Degree or Higher, 2010-2019	Unemployment Rate, 2019
<b>A</b>	\$27,833	9.2%	33.7%	-7.1%	6.3%
<b>B</b>	\$65,787	10.7%	29.5%	-3.4%	4.1%
<b>C</b>	\$95,079	7.1%	32.5%	0.3%	3.3%
<b>D</b>	\$64,482	6.0%	20.4%	-6.9%	2.2%
<b>E</b>	\$54,545	6.8%	10.9%	-2.5%	4.5%

# ACCESS TO OPPORTUNITY

An Opportunity Index was developed to classify and visualize areas of opportunity for Centre County residents. The Opportunity Index identifies areas in which new affordable housing developments may be more financially feasible in the long-term due to proximity to factors that allow residents to have successful access to employment, quality education, public transit, social mobility and a healthy environment. The five variables composing the Opportunity Index are described below.

The **Labor Force Engagement Index** is a measure of the relative intensity of labor market engagement and human capital. The index is a combination of unemployment rates, labor force participation rates, and percent of the population with at least a bachelor's degree within a Census tract. Employment opportunities are necessary for individuals to afford stable housing. Labor force participation represents the amount of labor resources available for the production for goods and services. The percent of the population with at least a bachelor's degree is used to estimate the availability of skilled labor.

The **Labor Market Engagement Index** rates a given Census tract as a function of its distance to all job locations. As distance from a job increases, job opportunity is “discounted” because it becomes more difficult to access that job.

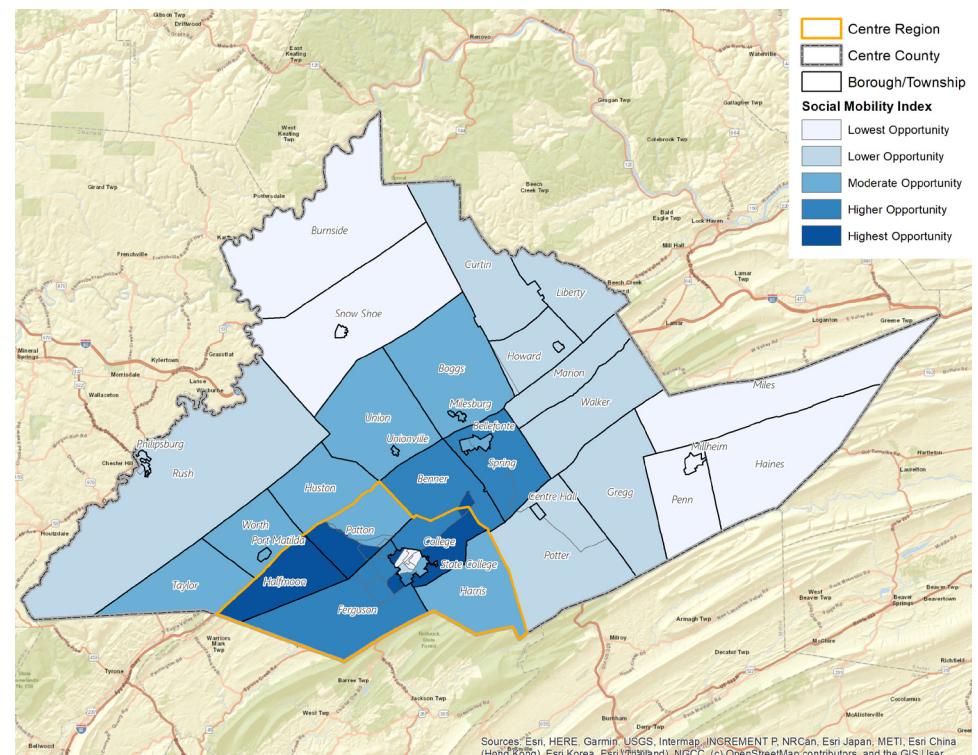
The **Health Equity Index** summarizes potential exposure to harmful toxins as well as access to health insurance and food at the Census tract level. Environmental indicators were derived from the EPA's EJSCREEN tool and include eleven indicators related to carcinogenic, respiratory, and neurological hazards. Low food access was defined as the percentage of low-income individuals beyond a half-mile from a supermarket. Higher index values indicate less exposure to toxins harmful to human health, better access to food for low-income individuals, and the prevalence of households with health insurance.

The **Transit Access Index** represents the ease with which people can access public transportation. According to the Federal Highway Administration (FHWA), most people are willing to walk for five to ten minutes to a transit stop. FHWA uses these walking times as a proxy for distance, estimating accessible transit stops being one-quarter to one-half mile away from a pedestrian's starting point, typically their place of residence. To calculate accessibility, quarter-mile and half-mile buffers were placed around each transit stop to find the percentage of persons in a Census tract that is within walking distance to a transit stop.

The **Social Mobility Index** is a combination of poverty rate and school proficiency. Poverty has lasting effects that can impact a wide range of factors, including public education primarily funded by the local community, job opportunities, and the ability to afford quality housing. School proficiency is evaluated using school-level data on the performance of 4th grade students on state exams to describe which neighborhoods have high-performing elementary schools nearby and which are near lower performing elementary schools. The school proficiency index is a function of the percent of 4th grade students proficient in reading and math on state test scores for up to three schools within 1.5 miles of the block group.

See **Appendix C** for more detail.

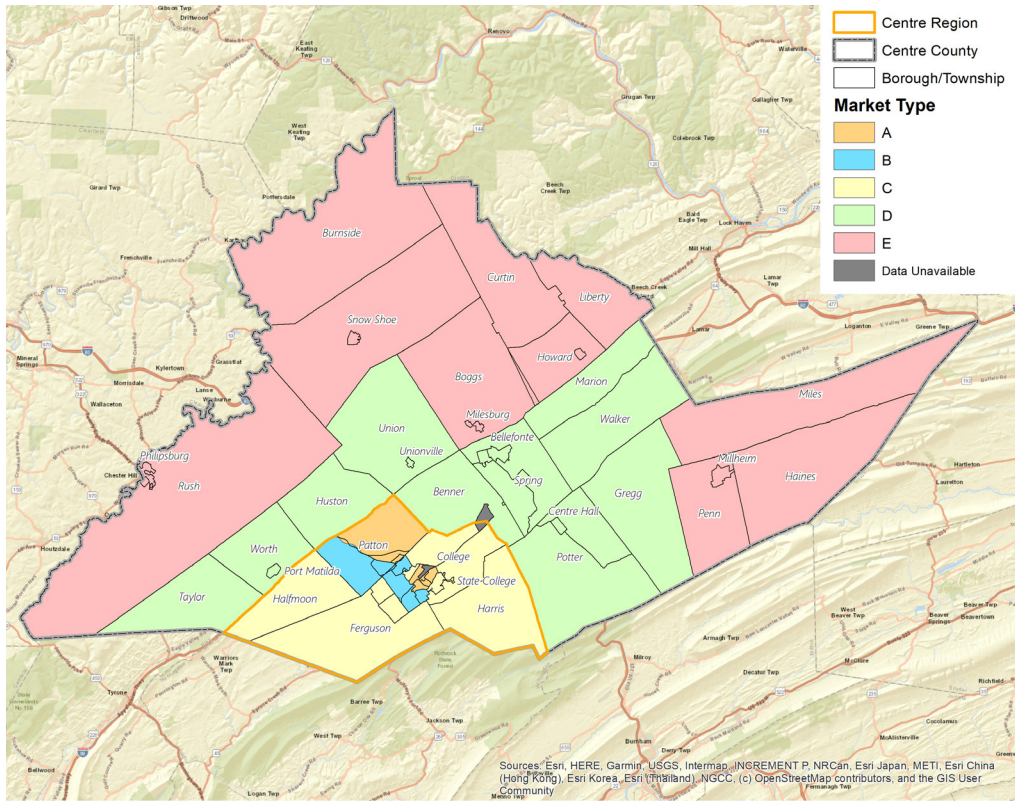
## MAP 12 OPPORTUNITY INDEX COMPOSITE MAP



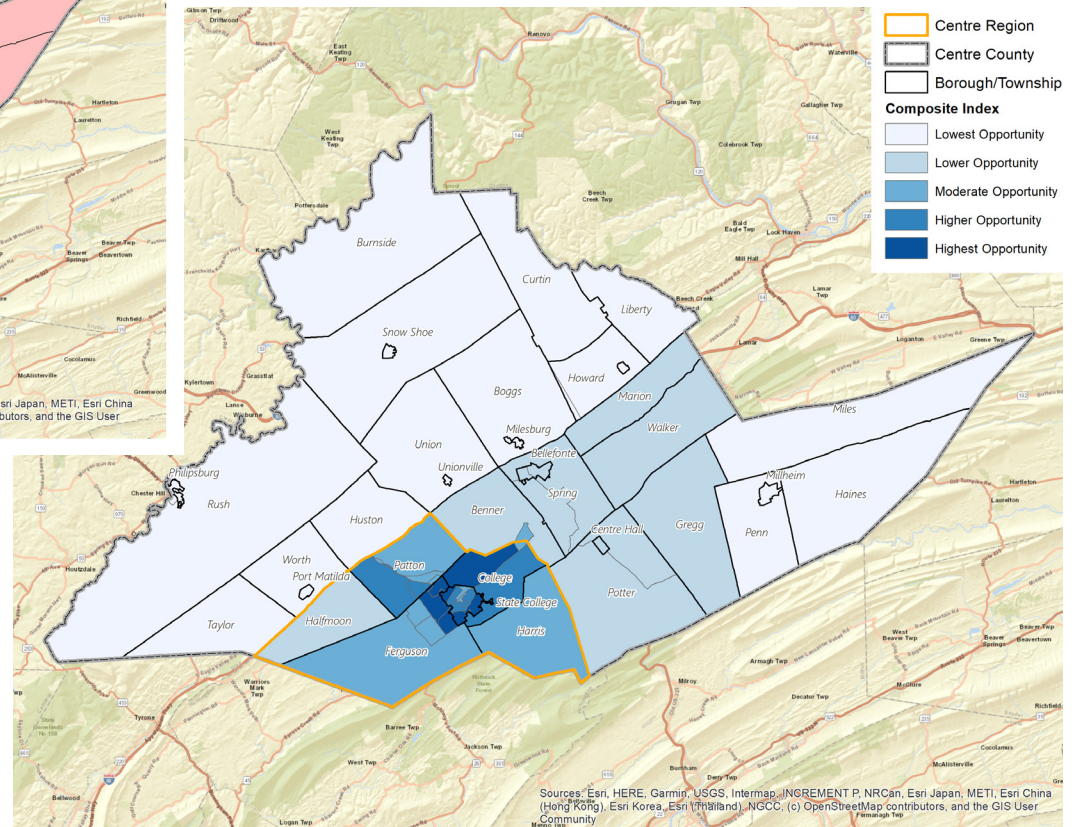


The results of the market typology analysis, including the Opportunity Access Index, are included on the following pages. For reference, the composite maps for the market types and access to opportunity are included below.

### MAP 13 MARKET TYPE COMPOSITE MAP



### MAP 14 OPPORTUNITY INDEX COMPOSITE MAP



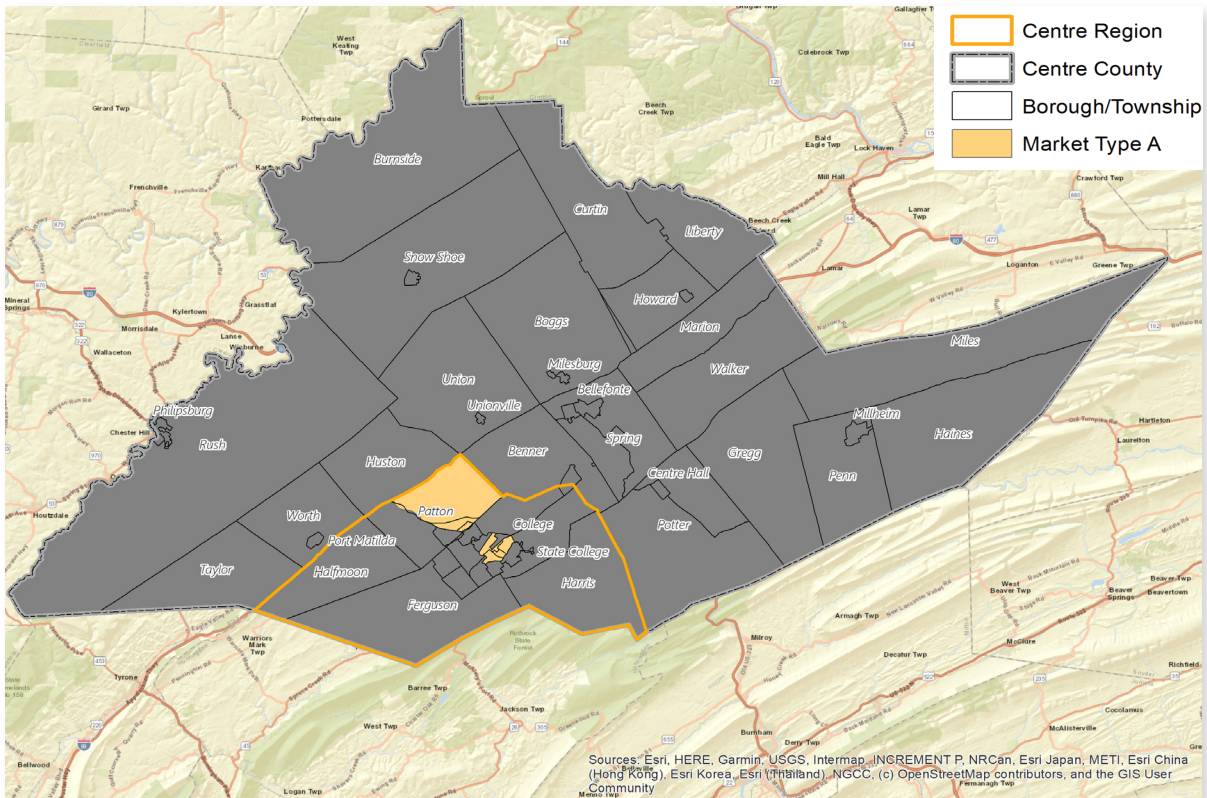


# MARKET TYPOLOGY ANALYSIS

## MARKET TYPE A

Market Type A communities include six Census tracts (113, 120, 122, 124, 125, and 126) in State College Borough in and around Penn State University, and Patton Township north of I-99.

### MAP 15 MARKET TYPE A



### Population

Market Type A areas reflect the heavy influence of Penn State's very large college student population and non-student households living in close proximity to the university. Several seemingly unrelated characteristics reflect college students, faculty and others living in these neighborhoods. The lowest median income in Centre County (\$27,833), the youngest population (22.1 years old on average), the highest unemployment rate and the highest level of educational attainment describe the demographics. These areas also have the highest levels of racial and ethnic diversity, with the highest proportion of Black residents and Hispanic residents and the second-highest proportion of Asian residents. This market type is the only one with a declining overall population, albeit less than 1%.

### Tenure

Most residents in Market Type A are renters (82.7%). Only this market type experienced a decrease in renters along with an increase in homeowners. The county's highest rates of cost burden (i.e., paying in excess of 30% of income on housing costs) among both owners and renters are found here, the latter driven by the presence of college students.

### Housing

Market Type A includes the second-highest median housing value with the third-highest median gross rent in Centre County. The large college student population and university staff and faculty contribute to strong demand for both types of housing in the area. This is reflected by the highest growth in home value and second largest increase in gross rent since 2010. As a result, both home values and gross rent in this market are relatively high for Centre County. Additionally, the majority of off-campus student housing by number of beds (68.5%) is located in this market type. High vacancy rates likely are driven by PSU students having moved home when classes went remote due to Covid-19 in April 2020. However, this remains a very strong housing market that still continues to experience high demand.

### Access to Opportunity

Due to their location in and near State College, residents in this market type experience high levels of access to public transit and job centers. Unfortunately, lower incomes among college students and environmental hazards associated with a denser population than elsewhere in the county result in relatively high levels of health disparity.



# MARKET TYPE A

## HOUSING MARKET ACTIVITY INDEX

<b>17.3%</b>	% homeowners, 2019
<b>82.7%</b>	% renters, 2019
<b>5.1%</b>	% change in homeowners, 2010-2019
<b>-2.3%</b>	% change in renters, 2010-2019
<b>25.3%</b>	% cost-burdened homeowners with a mortgage, 2019
<b>9.5%</b>	% cost-burdened homeowners without a mortgage, 2019
<b>64.3%</b>	% cost-burdened renters, 2019
<b>\$180.39</b>	price per square foot, 2021
<b>17.3%</b>	% change in price per square foot, 2017- 2021
<hr/>	
<b>\$312,600</b>	median home value, 2019
<b>14.2%</b>	% change in median home value, 2010-2019
<b>\$1,104</b>	median gross rent, 2019
<b>8.8%</b>	% change in median gross rent, 2010-2019
<b>1977</b>	median year structure built, 2019
<b>15.1%</b>	vacancy rate, 2019
<b>1.2%</b>	% difference in vacancy rate, 2010-2019

## HOUSEHOLD DEMOGRAPHICS INDEX

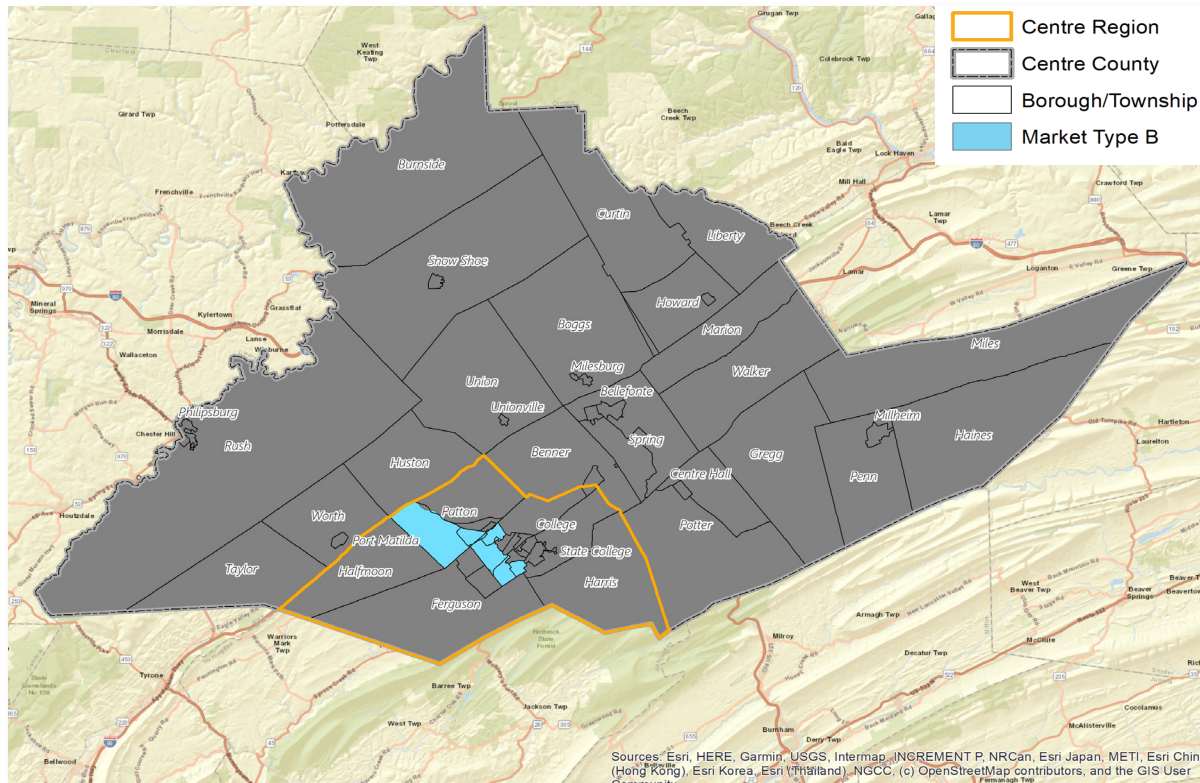
<b>-0.8%</b>	population growth, 2010-2019
<b>78.5%</b>	% white, 2019
<b>5.6%</b>	% black, 2019
<b>9.6%</b>	% Asian, 2019
<b>4.5%</b>	% Hispanic, 2019
<hr/>	
<b>22.1</b>	median age, 2019
<b>0.4</b>	change in median age in years, 2010-2019
<b>66.1%</b>	% age 18-24, 2019
<b>-8.0%</b>	% difference age 18-24, 2010-2019
<b>13.7%</b>	% age 25-34, 2019
<b>4.2%</b>	% difference age 25-34, 2010-2019
<hr/>	
<b>\$27,833</b>	median income, 2019
<b>9.2%</b>	change in median income, 2010-2019
<b>33.7%</b>	% with bachelor's degree or higher, 2019
<b>-7.1%</b>	change in % with bachelor's degree or higher, 2010-2019
<b>6.3%</b>	unemployment rate, 2019



## MARKET TYPE B

Market Type B communities include five census tracts (114.01, 114.02, 115.01, 115.02, and 128) found in the southern portion of State College, the areas of Ferguson Township closest to State College, and Patton Township south of I-99.

### MAP 16 MARKET TYPE B



### Population

Similar to Market Type A, Market Type B is also heavily influenced by the presence of Penn State University. This market type boasts a high level of educational attainment and high levels of diversity, with the largest Asian population and the second largest Black and Hispanic populations. However, there are some factors that distinguish these two market types. Market Type B has an older population than Market Type A with a median age of 34.8 years but is still younger than the rest of Centre County. This market type also has the largest share of residents ages 25 to 34 years. Additionally, the median income of Market Type B (\$65,787) is higher than that of Market Type A but is average for Centre County. These factors indicate that fewer students reside in these areas than in Market Type A, and residents here are more likely to be young professionals,

### Tenure

The largest increase in homeowners occurred in Market Type B along with minimal growth in renters. This market type has the second highest rates of cost burden among renters but average cost burden rates among homeowners.

### Housing

Market Type B includes the newest housing stock, being built in 1986 on average. While this area has both high housing values and gross rents for Centre County, housing costs have shown the slowest growth among all market types. This market type contains 22.9% of the county's off-campus student housing inventory.

### Access to Opportunity

Residents in Market Type B enjoy high access to job centers and public transit, although not at the same level as Market Type A. However, due to being further out from State College and earning higher incomes, Market Type B reveals high levels of health equity.

# MARKET TYPE B

## HOUSING MARKET ACTIVITY INDEX

<b>49.2%</b>	% homeowners, 2019
<b>50.8%</b>	% renters, 2019
<b>19.0%</b>	% change in homeowners, 2010-2019
<b>1.1%</b>	% change in renters, 2010-2019
<b>19.6%</b>	% cost-burdened homeowners with a mortgage, 2019
<b>10.2%</b>	% cost-burdened homeowners without a mortgage, 2019
<b>52.6%</b>	% cost-burdened renters, 2019
<b>\$172.03</b>	price per square foot, 2021
<b>16.9%</b>	% change in price per square foot, 2017- 2021
<hr/>	
<b>\$282,450</b>	median home value, 2019
<b>5.5%</b>	% change in median home value, 2010-2019
<b>\$1,113</b>	median gross rent, 2019
<b>6.1%</b>	% change in median gross rent, 2010-2019
<b>1987</b>	median year structure built, 2019
<b>8.1%</b>	vacancy rate, 2019
<b>2.1%</b>	% difference in vacancy rate, 2010-2019

## HOUSEHOLD DEMOGRAPHICS INDEX

<b>12.6%</b>	population growth, 2010-2019
<b>73.4%</b>	% white, 2019
<b>2.8%</b>	% black, 2019
<b>16.7%</b>	% Asian, 2019
<b>4.1%</b>	% Hispanic, 2019
<hr/>	
<b>34.8</b>	median age, 2019
<b>2.6</b>	change in median age in years, 2010-2019
<b>16.1%</b>	% age 18-24, 2019
<b>-5.0%</b>	% difference age 18-24, 2010-2019
<b>21.0%</b>	% age 25-34, 2019
<b>1.9%</b>	% difference age 25-34, 2010-2019
<hr/>	
<b>\$65,787</b>	median income, 2019
<b>10.7%</b>	change in median income, 2010-2019
<b>29.5%</b>	% with bachelor's degree or higher, 2019
<b>-3.4%</b>	change in % with bachelor's degree or higher, 2010-2019
<b>4.1%</b>	unemployment rate, 2019

## MARKET TYPE C

Market Type C areas include nine Census tracts (116, 117.02, 118, 119.01, 119.03, 119.04, 119.05, 123, and 127) comprising most of the Centre Region, including parts of State College, most of Ferguson Township, Halfmoon Township, Harris Township, and College Township.

### Population

Market Type C has experienced the largest population increase in Centre County and is experiencing moderate growth in its Black and Hispanic populations. The average age is 42.8 years. This market type is also one of the most educated with 32.5% of residents having a bachelor's degree or higher. This is reflected in below-average unemployment and the highest median income in the county.

### Tenure

The highest rate of homeowners across Centre County (78.5%) are found in Market Type C. The area is experiencing the second largest increase in homeowners accompanied by minimal growth in renters. Moderate cost burden rates among renters and homeowners are found here, most of which are located in College and Ferguson Townships.

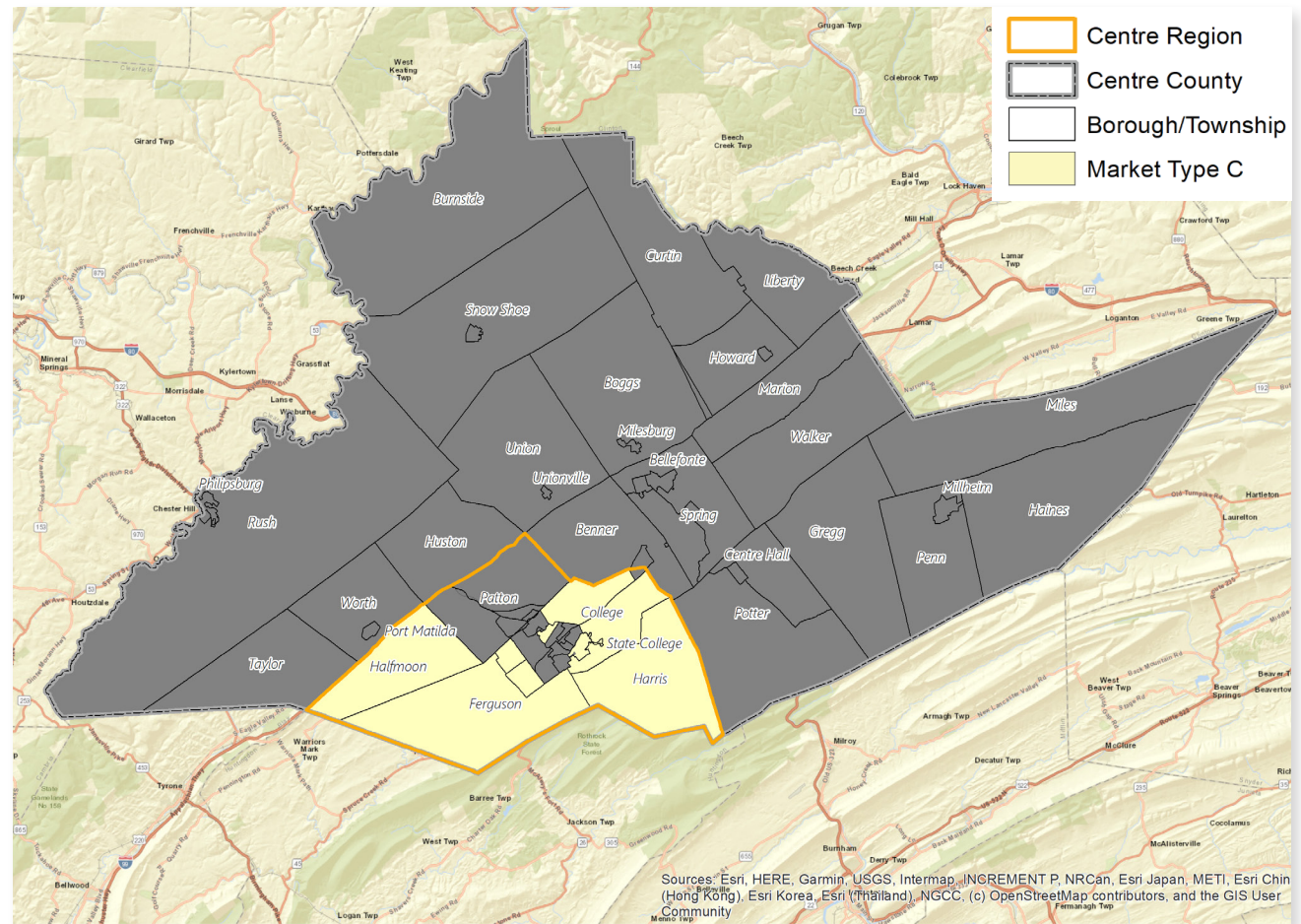
### Housing

The area has the highest home values, comparable to Market Type A, and the highest gross rent. Home values in the area are showing average growth for the county while gross rent is showing the sharpest rise. The high demand for housing in Market Type C is reflected in the lowest vacancy rate (7%) in Centre County. The remaining 8.6% of off-campus student housing is located in this market type.

### Access to Opportunity

Market Type C has high access to job centers and shows the highest level of health equity. However, due to being further out from State College than Market Types A and B, access to public transit is significantly lower.

### MAP 17 MARKET TYPE C





# MARKET TYPE C

## HOUSING MARKET ACTIVITY INDEX

<b>78.5%</b>	% homeowners, 2019
<b>21.5%</b>	% renters, 2019
<b>16.9%</b>	% change in homeowners, 2010-2019
<b>2.0%</b>	% change in renters, 2010-2019
<b>19.0%</b>	% cost-burdened homeowners with a mortgage, 2019
<b>10.5%</b>	% cost-burdened homeowners without a mortgage, 2019
<b>40.9%</b>	% cost-burdened renters, 2019
<b>\$170.64</b>	price per square foot, 2021
<b>17.3%</b>	% change in price per square foot, 2017- 2021
<hr/>	
<b>\$315,757</b>	median home value, 2019
<b>9.7%</b>	% change in median home value, 2010-2019
<b>\$1,211</b>	median gross rent, 2019
<b>10.1%</b>	% change in median gross rent, 2010-2019
<b>1979</b>	median year structure built, 2019
<b>7.0%</b>	vacancy rate, 2019
<b>0.3%</b>	% difference in vacancy rate, 2010-2019

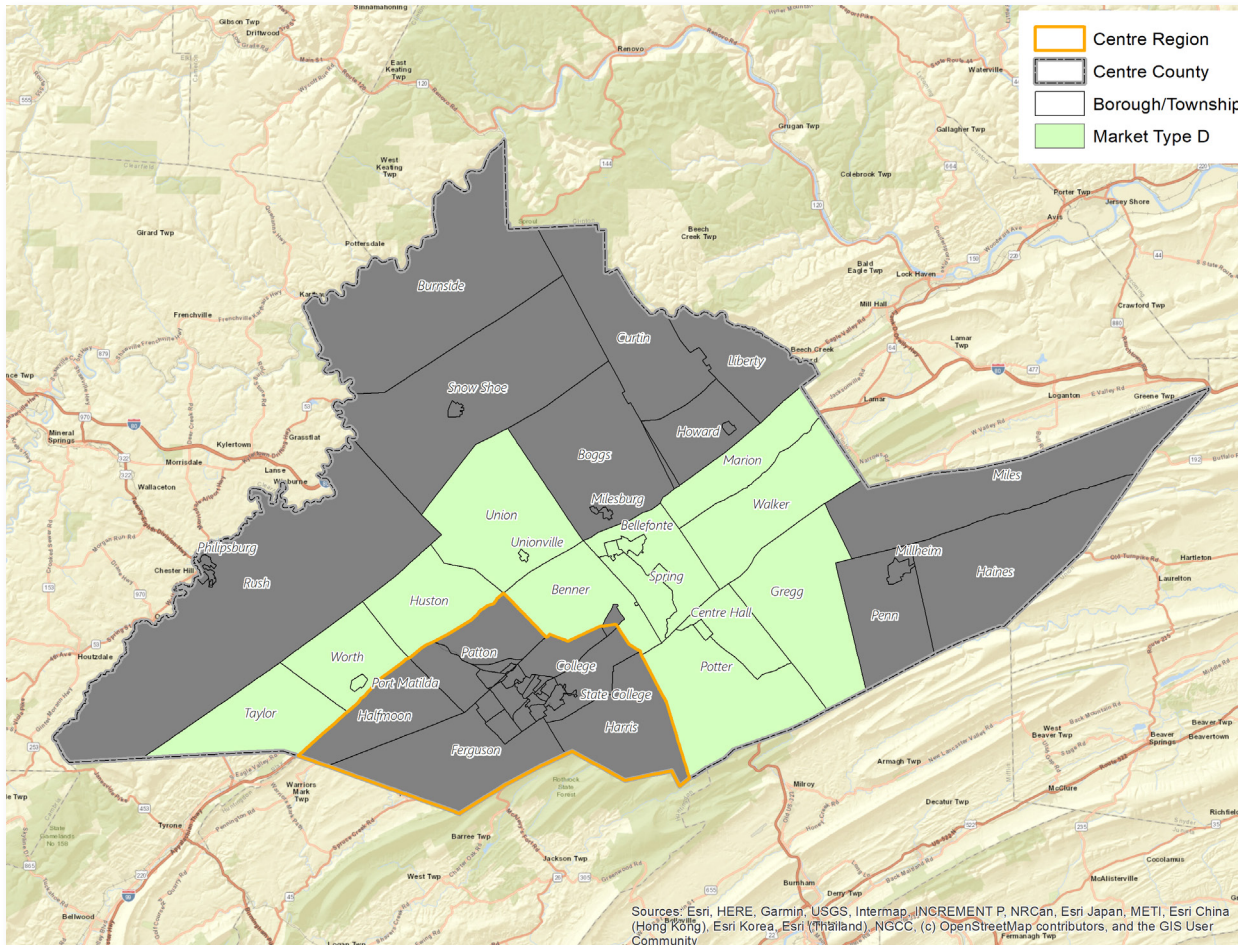
## HOUSEHOLD DEMOGRAPHICS INDEX

<b>18.9%</b>	population growth, 2010-2019
<b>88.1%</b>	% white, 2019
<b>2.1%</b>	% black, 2019
<b>4.9%</b>	% Asian, 2019
<b>2.1%</b>	% Hispanic, 2019
<hr/>	
<b>42.8</b>	median age, 2019
<b>1.7</b>	change in median age in years, 2010-2019
<b>10.1%</b>	% age 18-24, 2019
<b>2.6%</b>	% difference age 18-24, 2010-2019
<b>11.6%</b>	% age 25-34, 2019
<b>0.8%</b>	% difference age 25-34, 2010-2019
<hr/>	
<b>\$95,079</b>	median income, 2019
<b>7.1%</b>	change in median income, 2010-2019
<b>32.5%</b>	% with bachelor's degree or higher, 2019
<b>0.3%</b>	change in % with bachelor's degree or higher, 2010-2019
<b>3.3%</b>	unemployment rate, 2019

# MARKET TYPE D

Market Type D areas include nine Census tracts (105, 107, 109.01, 109.02, 110.01, 110.02, 111.01, 111.02, and 112.01) comprising the Upper Bald Eagle Valley Region, the Nittany Valley Region, and the western half of the Penns Valley Region.

## MAP 18 MARKET TYPE D



### Population

Market Type D experienced slight overall population growth with low levels of diversity. There is a low rate of residents with bachelor's degrees or higher, but income remains average and the unemployment rate is the lowest in the county.

### Tenure

Most residents in this area are homeowners (77.1%) with modest change since 2010. Notably, this market type contains the second-highest increase among renter households. High rates of cost burden were experienced by homeowners but renters had the lowest cost burden rate (35.6%), indicative of a more affordable rental market.

### Housing

Market Type D falls in the middle between the market types in terms of its housing stock. Home values, gross rent, and increases in these housing costs are below average for Centre County. The vacancy rate is relatively high at 11%. These factors also indicate a more affordable rental housing inventory compared to other market types.

### Access to Opportunity

Residents in Market Type D have low levels of access to public transit and job centers due to being further out from State College but enjoy above-average health equity.

# MARKET TYPE D

## HOUSING MARKET ACTIVITY INDEX

<b>77.1%</b>	% homeowners, 2019
<b>22.9%</b>	% renters, 2019
<b>4.7%</b>	% change in homeowners, 2010-2019
<b>12.7%</b>	% change in renters, 2010-2019
<b>23.7%</b>	% cost-burdened homeowners with a mortgage, 2019
<b>11.6%</b>	% cost-burdened homeowners without a mortgage, 2019
<b>35.6%</b>	% cost-burdened renters, 2019
<b>\$143.68</b>	price per square foot, 2021
<b>20.4%</b>	% change in price per square foot, 2017- 2021
<hr/>	
<b>\$206,600</b>	median home value, 2019
<b>9.8%</b>	% change in median home value, 2010-2019
<b>\$895</b>	median gross rent, 2019
<b>6.7%</b>	% change in median gross rent, 2010-2019
<b>1977</b>	median year structure built, 2019
<b>11.0%</b>	vacancy rate, 2019
<b>2.2%</b>	% difference in vacancy rate, 2010-2019

## HOUSEHOLD DEMOGRAPHICS INDEX

<b>5.0%</b>	population growth, 2010-2019
<b>96.3%</b>	% white, 2019
<b>1.3%</b>	% black, 2019
<b>0.2%</b>	% Asian, 2019
<b>1.1%</b>	% Hispanic, 2019
<hr/>	
<b>44.4</b>	median age, 2019
<b>3.6</b>	change in median age in years, 2010-2019
<b>4.6%</b>	% age 18-24, 2019
<b>-4.0%</b>	% difference age 18-24, 2010-2019
<b>13.4%</b>	% age 25-34, 2019
<b>1.1%</b>	% difference age 25-34, 2010-2019
<hr/>	
<b>\$64,482</b>	median income, 2019
<b>6.0%</b>	change in median income, 2010-2019
<b>20.4%</b>	% with bachelor's degree or higher, 2019
<b>-6.9%</b>	change in % with bachelor's degree or higher, 2010-2019
<b>2.2%</b>	unemployment rate, 2019



# MARKET TYPE E

Market Type E includes seven Census tracts (101, 102, 103, 104, 106, 108.01, and 108.02) in areas furthest away from the Centre Region. This includes the Moshannon Valley Region, the Mountaintop Region, and the eastern half of the Penns Valley Region.

## Population

The lowest population growth (2.9%) among all market types occurred in these areas, which are comprised of mostly White residents. Residents have the lowest levels of educational attainment and the oldest population in the county with an average age of 44.6 years. Unemployment is also higher relative the county overall.

## Tenure

Most residents in Market Type E are homeowners (77.7%). There has been a significant increase in renters with a minimal decrease in homeowners since 2010. This market has the lowest median income outside of Market Type A. Cost burden rates for renters are low but higher for homeowners.

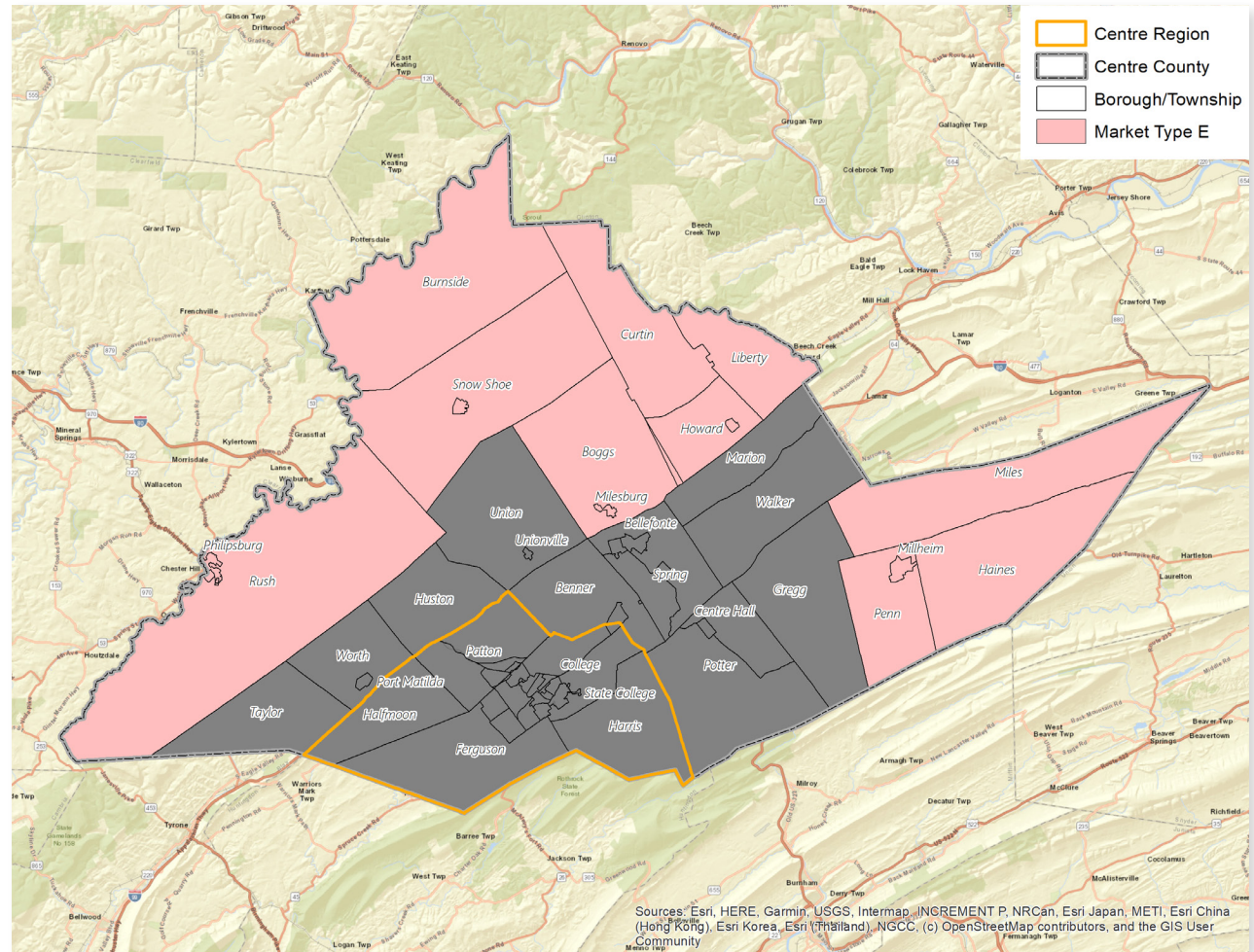
## Housing

Market Type E has the oldest housing stock in the county, being built on average in 1966. Home values and gross rent are also the lowest in the county. Similarly, growth in housing values and gross rent are also some of the slowest. Market Type E has the highest vacancy rate (23.6%) with nearly a quarter of its housing inventory not occupied by year-round residents.

## Access to Opportunity

Due to the outlying locations of the areas comprising Market Type E, residents have the lowest access to public transit and job centers. Health equity is also lowest due to the rural nature of the area making it difficult to access supermarkets and the presence of a large number of residents without health insurance.

### MAP 19 MARKET TYPE E



# MARKET TYPE E

## HOUSING MARKET ACTIVITY INDEX

<b>77.7%</b>	% homeowners, 2019
<b>22.3%</b>	% renters, 2019
<b>-1.0%</b>	% change in homeowners, 2010-2019
<b>10.2%</b>	% change in renters, 2010-2019
<b>22.6%</b>	% cost-burdened homeowners with a mortgage, 2019
<b>14.5%</b>	% cost-burdened homeowners without a mortgage, 2019
<b>39.6%</b>	% cost-burdened renters, 2019
<b>\$116.95</b>	price per square foot, 2021
<b>18.8%</b>	% change in price per square foot, 2017- 2021
<hr/>	
<b>\$137,167</b>	median home value, 2019
<b>3.1%</b>	% change in median home value, 2010-2019
<b>\$750</b>	median gross rent, 2019
<b>6.8%</b>	% change in median gross rent, 2010-2019
<b>1966</b>	median year structure built, 2019
<b>23.6%</b>	vacancy rate, 2019
<b>2.7%</b>	% difference in vacancy rate, 2010-2019

## HOUSEHOLD DEMOGRAPHICS INDEX

<b>2.9%</b>	population growth, 2010-2019
<b>98.2%</b>	% white, 2019
<b>0.1%</b>	% black, 2019
<b>0.2%</b>	% Asian, 2019
<b>0.8%</b>	% Hispanic, 2019
<hr/>	
<b>44.6</b>	median age, 2019
<b>4.4</b>	change in median age in years, 2010-2019
<b>7.1%</b>	% age 18-24, 2019
<b>-1.8%</b>	% difference age 18-24, 2010-2019
<b>11.7%</b>	% age 25-34, 2019
<b>0.4%</b>	% difference age 25-34, 2010-2019
<hr/>	
<b>\$54,545</b>	median income, 2019
<b>6.8%</b>	change in median income, 2010-2019
<b>10.9%</b>	% with bachelor's degree or higher, 2019
<b>-2.5%</b>	change in % with bachelor's degree or higher, 2010-2019
<b>4.5%</b>	unemployment rate, 2019





# HOUSING GAP ANALYSIS

The housing gap analysis compares household income to housing units using a common definition of affordability. An affordable housing gap is the difference between the number of households and the housing units that are affordable and available to them based on their income. Understanding the level of affordability of the current housing supply is a critical component to understanding housing need, identifying problems within both owner and renter affordability levels.

## **This analysis determines:**

- The number and percentage of households who are cost burdened by tenure and income tier
- The mismatch between household income and the level of affordability of the units occupied by households by income tier
- The gap in housing units that are needed to meet current affordable housing demand throughout Centre County

**An affordable housing gap is the difference between the number of households earning a specific income and the housing units that are both affordable and available to them.** For this analysis, housing is **affordable** if a household pays no more than 30% of their income. Housing is **available** to a specific income group if it is vacant and priced affordably, or if it is currently occupied by a household at or below the defined income threshold. **A gap between the supply of and need for affordable housing represents households in Centre County who are paying more for housing than they can reasonably afford.** See **Appendix D** for the methodology.

There are two steps to calculating the housing gap analysis. The first is determining the level of cost burden among households at various income tiers. The second step is calculating the gap in housing inventory for households at specified income tiers.



# COST BURDEN

A household is considered cost burdened if the household spends more than 30% of gross income on housing. In 2018, 29.1% of all households in Centre County were cost burdened. (See Appendix D for more information on cost burden.) When looking at cost burden rates within and outside the Centre Region, homeowner cost burden rates were similar between the two areas. However, renters experienced significantly higher cost burden rates within the Centre Region (54.6%) than elsewhere in the county (34.2%).

## RENTER HOUSEHOLDS

Renters earning 0-30% AMI were the largest group of renters across Centre County and 70% of these households paid more than 30% of their income on housing, a rate influenced by the high concentration of college students. Cost burden is higher countywide among 31-50% AMI households but the actual number of cost-burdened households in this income group is significantly lower than the 0-30% AMI group. Cost burden data among 0-30% AMI renters does not consider non-wage income sources that students may rely on such as loans, grants, and financial support from relatives. As income increases above 50% AMI, the degree of cost burden decreases; however, cost burden among 51-80% AMI renters remains above 50%. Above 80% AMI, the degree of cost burden significantly declines. See Figure 35.

Within the Centre Region where 75.9% of all renters reside, cost burden rates are comparable or higher than the countywide rates for all income groups. Across the balance of Centre County, the lowest income 0-30% AMI renters are more likely to be cost burdened but the total number is much smaller. And above 80% AMI, cost burden declines significantly, falling to zero at 100% AMI.

FIGURE 35 COST BURDENED RENTERS, 2018

		Centre County	Centre Region	Balance of County	
Renter Households	Total	#	22,100	16,775	5,325
		% Cost Burdened	49.73%	54.64%	34.23%
	0 - 30% AMI	#	7,210	6,090	1,120
		% Cost Burdened	70.87%	70.53%	72.77%
	31 - 50% AMI	#	3,875	2,715	1,160
		% Cost Burdened	79.10%	89.13%	55.60%
	51 - 80% AMI	#	4,190	2,970	1,220
		% Cost Burdened	55.25%	66.46%	27.95%
	81 - 100% AMI	#	1,865	1,285	580
		% Cost Burdened	13.40%	17.90%	3.45%
	100%+ AMI	#	4,960	3,715	1,245
		% Cost Burdened	5.04%	6.73%	0.00%

NOTES:

**THE 7,210** households in the 0-30% AMI tier includes 1,545 households whose cost burden status could not be calculated due to no/negative income.

**THESE 1,545** households are not included in the Housing Gap Analysis (see Figure 11, Centre County Renter Housing Gap by Income Bracket)

Source: 2014-2018 CHAS

## OWNER HOUSEHOLDS

**In Centre County, 16.3% of all homeowners were cost burdened in 2018.** Among homeowners, cost burden rates were highest among the lowest income groups, but the 51-80% AMI homeowners had the highest *number* of cost burdened households. When analyzed more closely, a different profile emerges. County homeowners earning 0-30% AMI experience cost burden at the highest rate of 75.0%, the second highest in the county, including both renters and homeowners. However, this income tier is also the smallest group of homeowners, accounting for only 4.7% of homeowner households. As household income increases, cost burden rates decrease. See Figure 36.

**The Centre Region contained fewer homeowner households than the rest of the county but also had higher cost burden rates in nearly all income tiers.** This was most likely the result of fewer opportunities for homeownership than elsewhere in the county combined with higher housing values. Above 80% AMI, cost burden decreased significantly. The largest group of homeowners are households earning 100% AMI and higher, representing 63.9% of county homeowner households and 39.5% of all households. This group had the lowest rate of cost burden at 5.5%. Across the balance of the county, homeowners up to 80% AMI experienced cost burden at rates comparable to countywide rates, but fell below at the higher income levels.

FIGURE 36 COST BURDENED OWNERS, 2018

		Centre County	Centre Region	Balance	
Owner-Occupied Households	Total	#	35,810	16,575	19,235
		% Cost Burdened	16.30%	15.29%	17.16%
	0 - 30% AMI	#	1,700	655	1,045
		% Cost Burdened	75.00%	77.10%	73.68%
	31 - 50% AMI	#	2,475	625	1,850
		% Cost Burdened	48.48%	44.80%	49.73%
	51 - 80% AMI	#	5,425	1,725	3,700
		% Cost Burdened	27.10%	33.86%	23.95%
	81 - 100% AMI	#	3,315	1,100	2,215
		% Cost Burdened	19.00%	24.55%	16.25%
	100%+ AMI	#	22,895	12,470	10,425
		% Cost Burdened	5.50%	7.18%	3.50%

IN CENTRE COUNTY

**16.3%**

of all homeowners were cost burdened in 2018



**THE CENTRE REGION**

contained fewer homeowner households than the rest of the county but also had higher cost burden rates in nearly all income tiers.

Gap Analysis Income Tiers	Upper Limit of Income Tier	Maximum Affordable Monthly Housing Cost
0-30% AMI	\$18,576	\$464
31-50% AMI	\$30,961	\$774
51-80% AMI	\$49,537	\$1,238
81-100% AMI	\$61,921	\$1,548



# HOUSING GAP ANALYSIS

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A Housing Gap Analysis can reveal the number of additional housing units, by tenure and affordability, that are needed for a jurisdiction's housing inventory to match the number of households within the corresponding affordability/income tiers. The housing gap analysis for Centre County was calculated for the county overall and separately for the Centre Region and the balance of the county. See **Appendix D** for more information.

**According to a September 2019 article from Housing Matters, an Urban Institute initiative, housing availability and affordability are two important factors for companies when choosing where to locate.** If employees cannot find affordable housing near their jobs, it raises the potential for employers to pay more in wages and/or turnover costs. An adequate inventory of housing that is affordable to an employer's workers allows employers to gain and retain employees at all pay levels. If workers cannot afford housing, employers risk the loss of productivity because of the economic strain on their employees and through unfilled jobs.

Housing instability is closely linked to economic instability, especially among low-wage earners such as those in the growing service industry, who face several barriers, including cost burden and transportation costs. In addition, the spatial mismatch of where workers can afford to live and where they work generates congestion on roads and highways, increases commuting time, and limits the time that workers have available for their families and activities that contribute to the overall quality of life such as volunteering in their communities, attending public meetings, etc.

Habitat for Humanity discusses "the cost of home" and the impact of housing affordability on communities. It is important for the community to ensure that police officers, firefighters, teachers, and nurses who work and serve communities can afford to live where they work. An ample supply of affordable places to live promotes many economic benefits for communities and serves to enhance civic participation, increase public safety, and generate a greater sense of community pride. It stands to reason that the inability for service workers and other low-wage earners to continue to be priced out of Centre County has the potential for fewer small businesses to survive and thrive, leading to a ripple effect causing parts of the county, such as downtown State College, to lose what makes it special. And, the less that residents must spend on housing, the more they are able to spend and contribute to the local economy. Majora Carter, an urban revitalization strategy consultant, emphasizes that economic diversity leads to neighborhoods where quality of life is higher. However, she also recognizes that for that to happen and continue, **businesses that provide needs and services need affordable housing options at all income levels to keep a community vibrant.** If affordability cannot be secured, she notes vibrancy can fade quickly. It is imperative for people to feel they are a valuable part of their community for the good of present and future residents. This fostered sense of place cannot occur if segments of the workforce and population are priced out or are living beyond their means.

## CENTRE COUNTY RENTER HOUSEHOLDS

Within Centre County’s rental market, there are more households than units at the lowest income levels and many of the units at the lower price points are occupied by higher income households. By comparison, within the owner market there is a severe under-supply of housing units affordable to the highest income households above 100% AMI. This **housing mismatch** is one reason there is a large affordability gap among lower income homeowners: high income households are buying and renting down-market. Lower income households are living in higher rent units and higher income households are living in lower rent units. There are numerous reasons why this occurs but the bottom line is that higher income households have more options by virtue of their income levels. This situation has the greatest negative impact on the lowest income households, as their housing options are very limited. See Figure 37.

Across Centre County, there are only 2,005 affordable units for the 5,665 households at 0-30% AMI but only 830 of these units are actually occupied by 0-30% AMI households. Another 1,055 units affordable to 0-30% AMI households are occupied by households above this income tier, including renters above 80% AMI. (The balance of 120 units are vacant.) As a result, many 0-30% AMI households must reside in more expensive housing. In fact, **0-30% AMI households occupy more housing units considered affordable to higher income tiers than housing that is appropriate for their income tier.** Exerting pressure at the opposite end of the spectrum is an inadequate rental inventory for households above 100% AMI.

While the number of 81%+ AMI renter households exceeds the number of units affordable to this income tier, this is offset by the excess supply of housing units affordable to 31-80% AMI households. **Most 0-30% AMI households reside in housing units considered affordable to 31-80% AMI households.** The large number of 0-30% AMI households renting up-market can be partially explained by college students renting higher cost units.

FIGURE 37 CENTRE COUNTY RENTER HOUSING GAP BY INCOME TIER

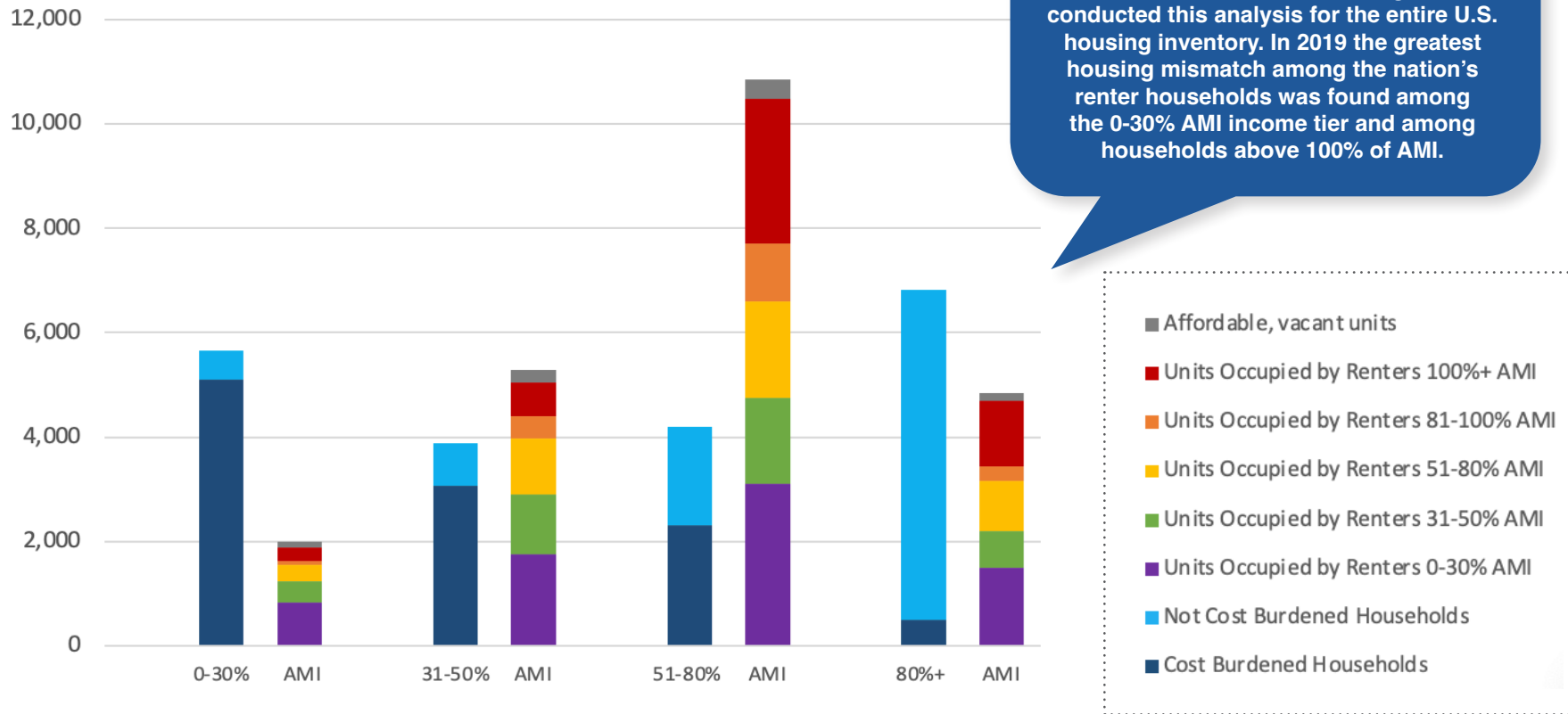
Renter Households		0-30% AMI	31-50% AMI	51-80% AMI	81%+ AMI	Total
Centre County	Total Households	5,665	3,880	4,190	6,825	20,560
	Affordable Housing Units*	2,005	5,295	10,845	4,845	22,990
	Units Occupied by Appropriate Income Tier	830	1,135	1,850	1,530	5,345
	Units Occupied by Other Income Households	1,055	3,905	8,640	3,170	16,770
	Missing Units for Appropriate Income Tier	3,780	-	-	2,125	
	Gap	4,835	2,745	2,340	5,295	

**There is a gap of 4,835 rental units available and affordable to renters at 0-30% AMI.** Although this number most likely includes college students with incomes of 0-30% AMI, CHAS data does not provide data on household income tiers by age of householder. (According to ACS, in 2020 there were 6,589 county households where the age of the householder was 15-24 years.)

**The housing gaps identified in Centre County should not be interpreted as production numbers as producing an equivalent number of units would result in an over-supply.** However, the mismatch is useful in understanding the extent to which there are adequate units that are affordable across the income spectrum given the number of households in the various income ranges. Additionally, the analysis provides a glimpse into which income tiers are in greater need of affordable housing because there is either a lack of units and/or the units are occupied by households from other income tiers.

The rainbow-colored chart illustrates the mismatch between renter households and the units affordable and available to each income tier in Centre County. The left blue bar of each pair represents the total number of households in that income tier; **dark blue** represents cost burdened households and **light blue** represents non-cost burdened households. The rainbow bar to the right of each pair is the number of housing units that are available and affordable to the renter households in each income tier.

**FIGURE 38 CENTRE COUNTY RENTER COST BURDEN AND HOUSING GAP BY INCOME TIER, 2018**



**For the 5,665 renter households at 0-30% AMI, there are only 2,005 units available and affordable to them.** However, only 830 of these units are actually occupied by **0-30% AMI renters**. The remaining units are occupied by households above 30% AMI and also includes a number of vacant units. A comparable situation exists in the highest income tiers above 80% AMI where the number of households (6,825) exceeds the number of units affordable to this income tier (4,845). **A gap of 5,295 units affordable to households above 80% AMI exists** See Figure 37.

**Within the 31-50% AMI and 51-80% AMI income tiers, the supply of affordable units exceeds the number of households.** Only 1,135 households at 31-50% AMI are appropriately matched with housing units within their income tier. More than 1,600 households at the lowest income tier of 0-30% AMI reside in 31-50% AMI units. Similarly, of the 10,845 units affordable to 51-80% AMI, only 1,850 are occupied by households at 51-80% AMI. Nearly 4,750 units are occupied by households in lower income tiers. Although the supply of units affordable to households at 31-50% AMI and 51-80% AMI exceeds the number of households in these income tiers, there are significant housing gaps in each tier. **A housing gap of 2,745 units affordable to households at 31-50% AMI exists; the gap is 2,340 units affordable to 51-80% AMI households.** See Figure 38.

Source: 2014-2018 CHAS

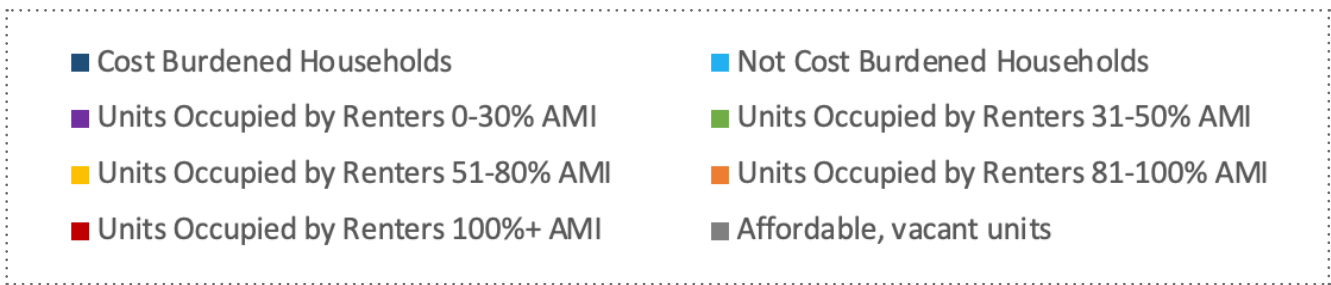
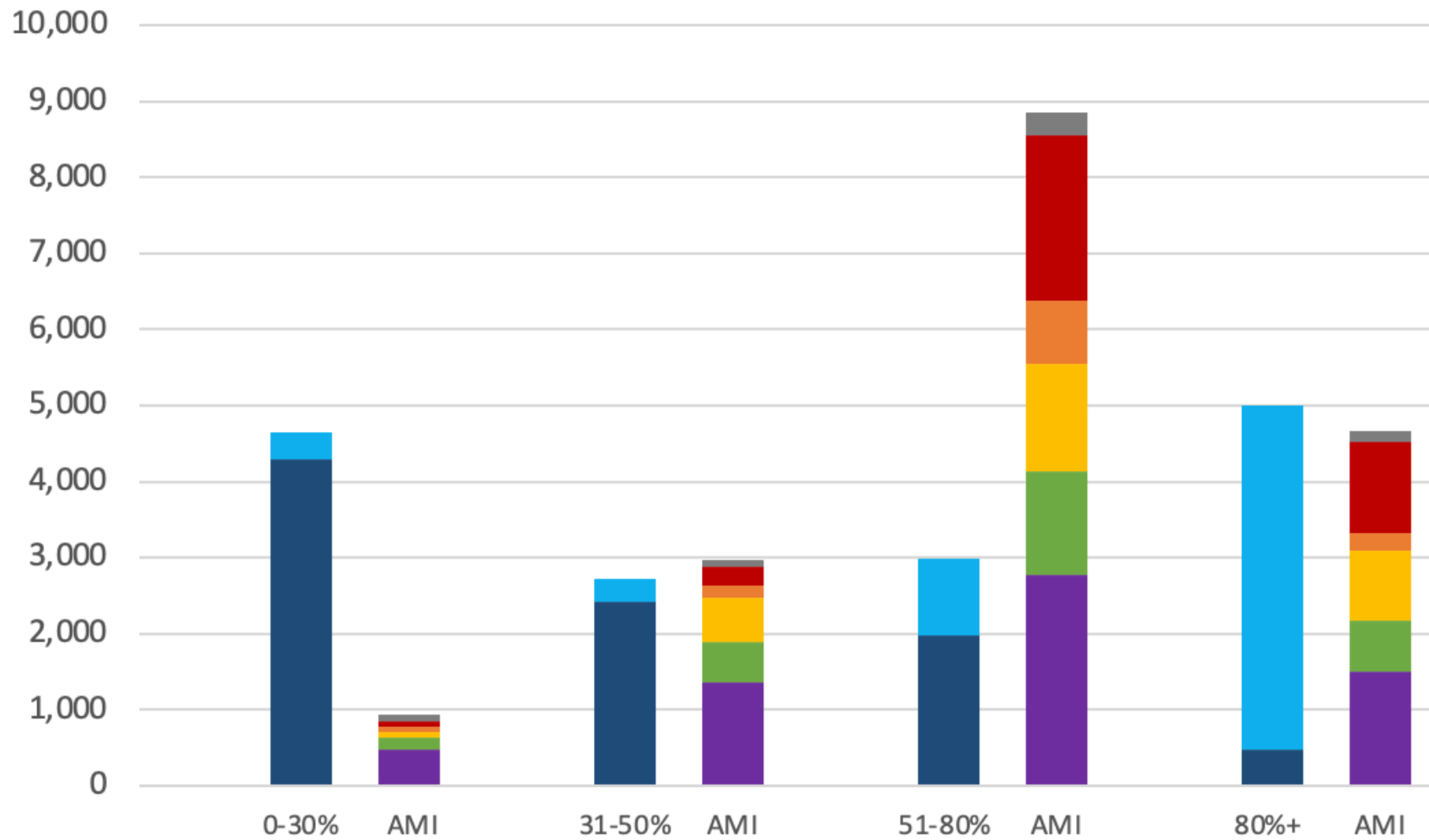
## CENTRE REGION RENTER HOUSEHOLDS

The rental housing mismatch within the Centre Region illustrates where the greatest housing mismatch exists resulting from an overall lack of rental inventory. **There are only 936 units affordable for 0-30% AMI households, which number 4,650.** Of the 936 units, only 479 are occupied by 0-30% AMI households resulting in a housing gap of 4,171 units, equivalent to 86% of the countywide gap among renter households at this level. At the highest income tier, the gap of 3,570 units for 81% AMI households and higher represents 67% of the countywide gap for this income tier. With severely limited inventory to house renters with incomes at the upper range, these households are residing in units affordable primarily to 31-80% AMI households.

FIGURE 39 CENTRE REGION RENTER HOUSING GAP BY INCOME TIER

Renter Households		0-30% AMI	31-50% AMI	51-80% AMI	81%+ AMI	Total
Centre County	Total Households	4,650	2,720	2,984	5,000	15,354
	Affordable Housing Units*	936	2,970	8,849	4,665	17,420
	Units Occupied by Appropriate Income Tier	479	528	1,410	1,430	3,847
	Units Occupied by Other Income Households	372	2,347	7,149	5,539	15,407
	Missing Units for Appropriate Income Tier	3,799	(155)	(5,575)	(1,969)	
	Gap	4,171	2,192	1,574	3,570	

FIGURE 40 CENTRE REGION RENTER COST BURDEN AND HOUSING GAP BY INCOME TIER



Source: 2014-2018 CHAS



## BALANCE OF COUNTY RENTER HOUSEHOLDS

Outside of the Centre Region, there are stark distinctions in the rental market compared to the county and the Centre Region. For the lowest income tier, there is virtually an adequate supply of units affordable for 0-30% AMI households. However, **only 351 households at 0-30% AMI occupy a fraction of the 1,015 units affordable to this income tier.** More than half of this inventory segment is occupied by households at 31-50% AMI, 51-80% AMI and households above 100% AMI. At the opposite end of the income spectrum, **there are only 180 rental units affordable for households above 80% AMI, equivalent to 10% of the total households in this income tier.** As a result, the housing gap of 1,725 units is largest for the highest income tier.

FIGURE 41 BALANCE OF CENTRE COUNTY RENTER HOUSING GAP BY INCOME TIER

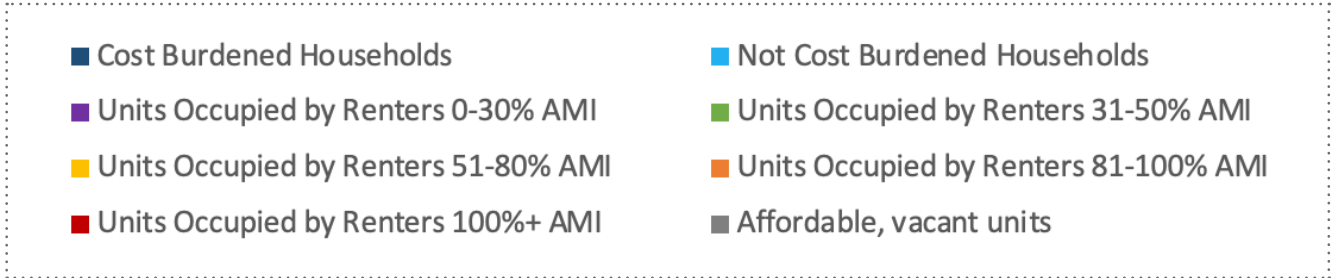
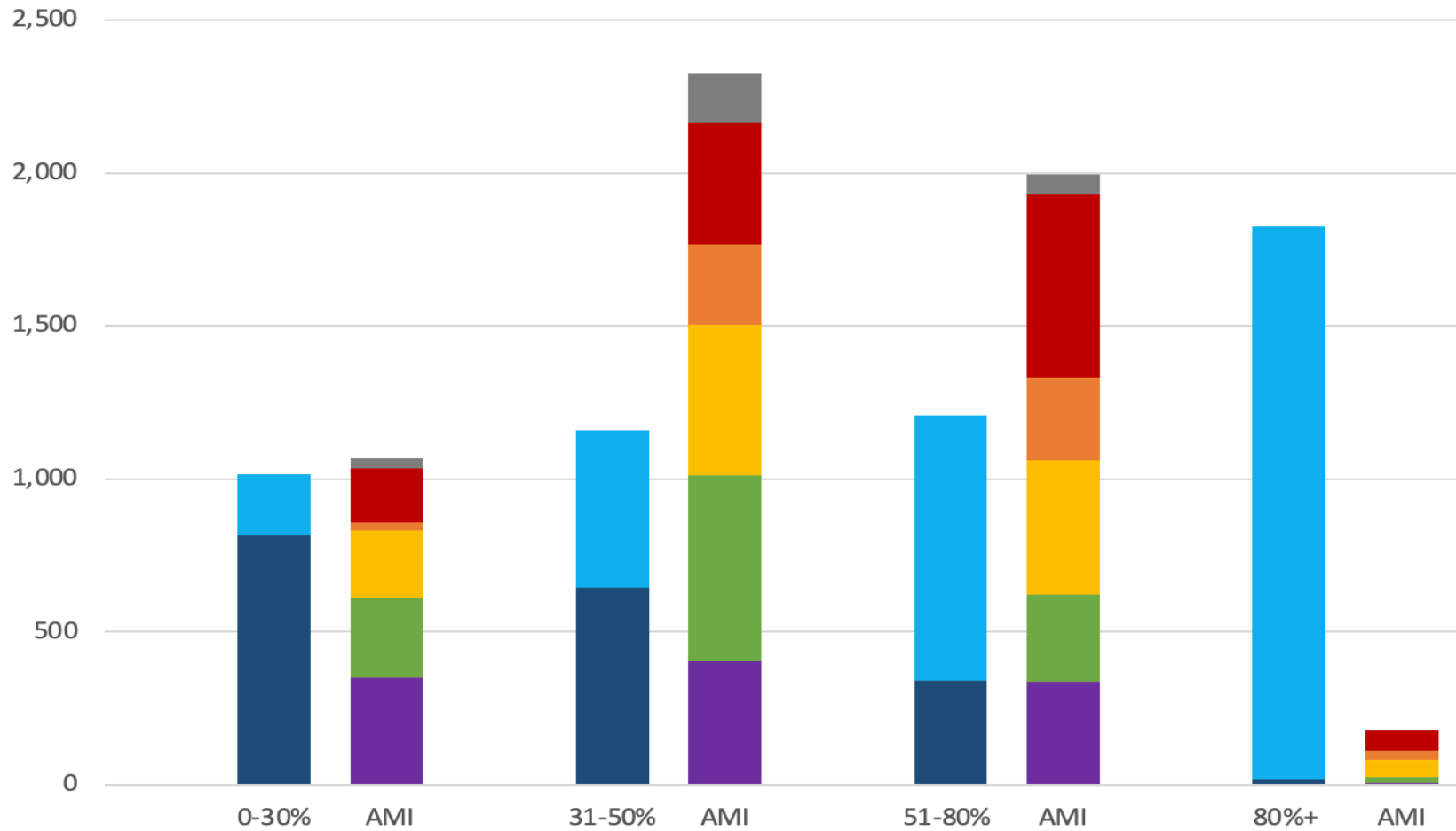
Renter Households		0-30% AMI	31-50% AMI	51-80% AMI	81%+ AMI	Total
Balance of Centre County	Total Households	1,015	1,160	1,206	1,825	5,206
	Affordable Housing Units*	1,069	2,325	1,996	180	5,570
	Units Occupied by Appropriate Income Tier	351	607	440	100	1,498
	Units Occupied by Other Income Households	683	1,558	1,491	1,061	4,793
	Missing Units for Appropriate Income Tier	-	-	-	664	
	Gap	664	553	766	1,725	

### NOTES:

**CHAS**

data provides cost burden data for only one income tier above 80% (above 80% AMI). But the housing gap analysis using CHAS data can be calculated for 81-100% AMI and above 100% AMI.

FIGURE 42 BALANCE OF CENTRE COUNTY RENTER COST BURDEN AND HOUSING GAP BY INCOME TIER



Source: 2014-2018 CHAS

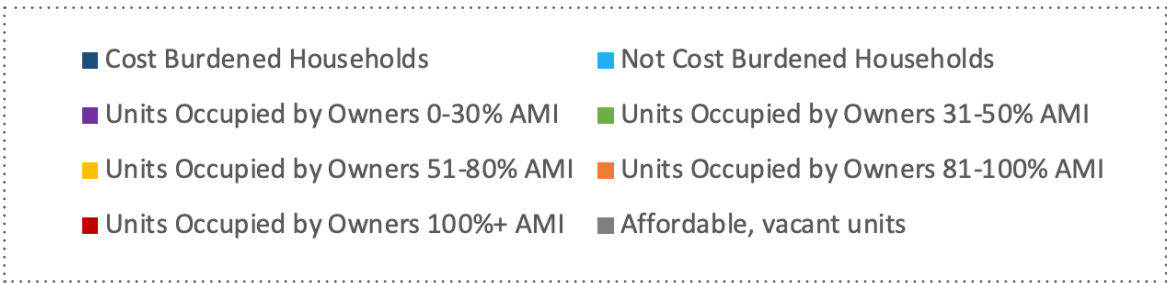
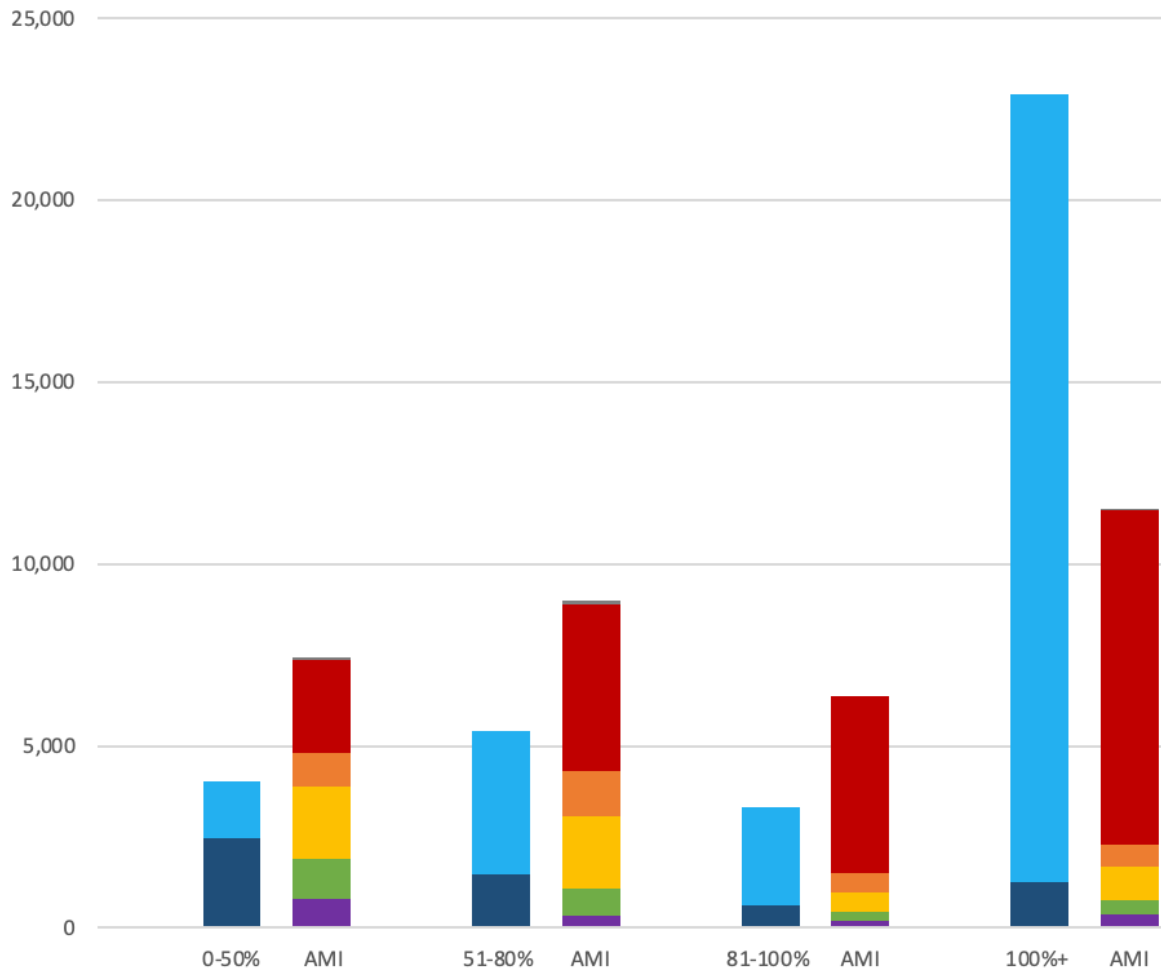
## CENTRE COUNTY OWNER HOUSEHOLDS

Within the owner-occupied housing inventory in Centre County, there is an excess of units affordable to each income tier except among the highest tier of above 100% AMI. As a result, **households above 100% AMI are occupying housing units affordable to lower income households and are the largest group occupying housing affordable to 51-80% AMI households.** See Figure 44. This creates a housing gap at all income tiers between 0-100% AMI despite there being more affordable housing units than households in each of these lower tiers.

FIGURE 43 CENTRE COUNTY HOMEOWNER HOUSING GAP BY INCOME TIER

	Owner Households	0-50% AMI	51-80% AMI	81-100% AMI	101%+ AMI	Total
Centre County	Total Households	4,020	5,420	3,310	22,895	35,645
	Affordable Housing Units	7,422	8,987	6,368	11,473	34,250
	Units Occupied by Appropriate Income Tier	1,895	1,965	524	9,180	13,564
	Units Occupied by Other Income Households	5,482	6,907	5,844	2,283	20,516
	Missing Units for Appropriate Income Tier	-	-	-	11,432	
	Gap	2,125	3,455	2,786	13,715	

FIGURE 44 CENTRE COUNTY HOMEOWNER COST BURDEN AND HOUSING GAP BY INCOME TIER



In a Housing Trends Report published by the National Association of Home Builders in the first quarter of 2022,

**20%**  
**OF ACTIVE BUYERS**

who had been searching for a home for three months or more reported they would accept a smaller or older home if they were unable to buy the “right” home while

**19%**

said they would buy a more expensive home.

## CENTRE REGION OWNER HOUSEHOLDS

Among Centre Region homeowners, the rates at which households occupy units appropriate for their income tier are slightly higher among the lowest income and the highest income tiers. The lowest income owners occupy 25% of the 0-50% AMI inventory across the county; in the Centre Region, the rate is 30%. Among the highest income owners, 80% occupy the 101% and higher inventory compared to 84% in the Centre Region.

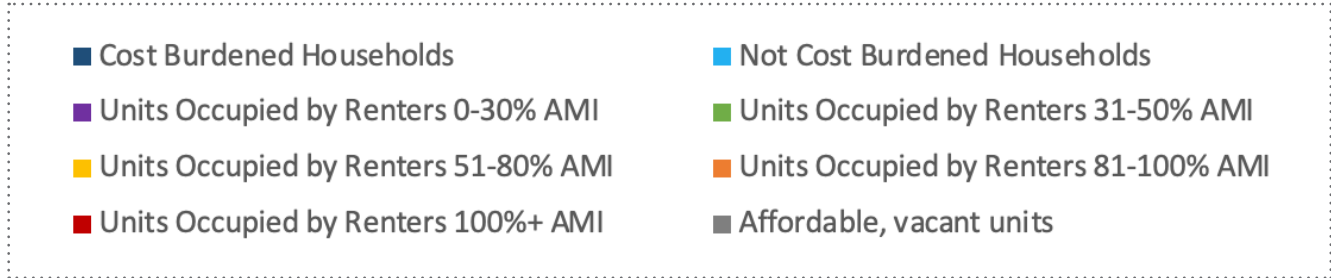
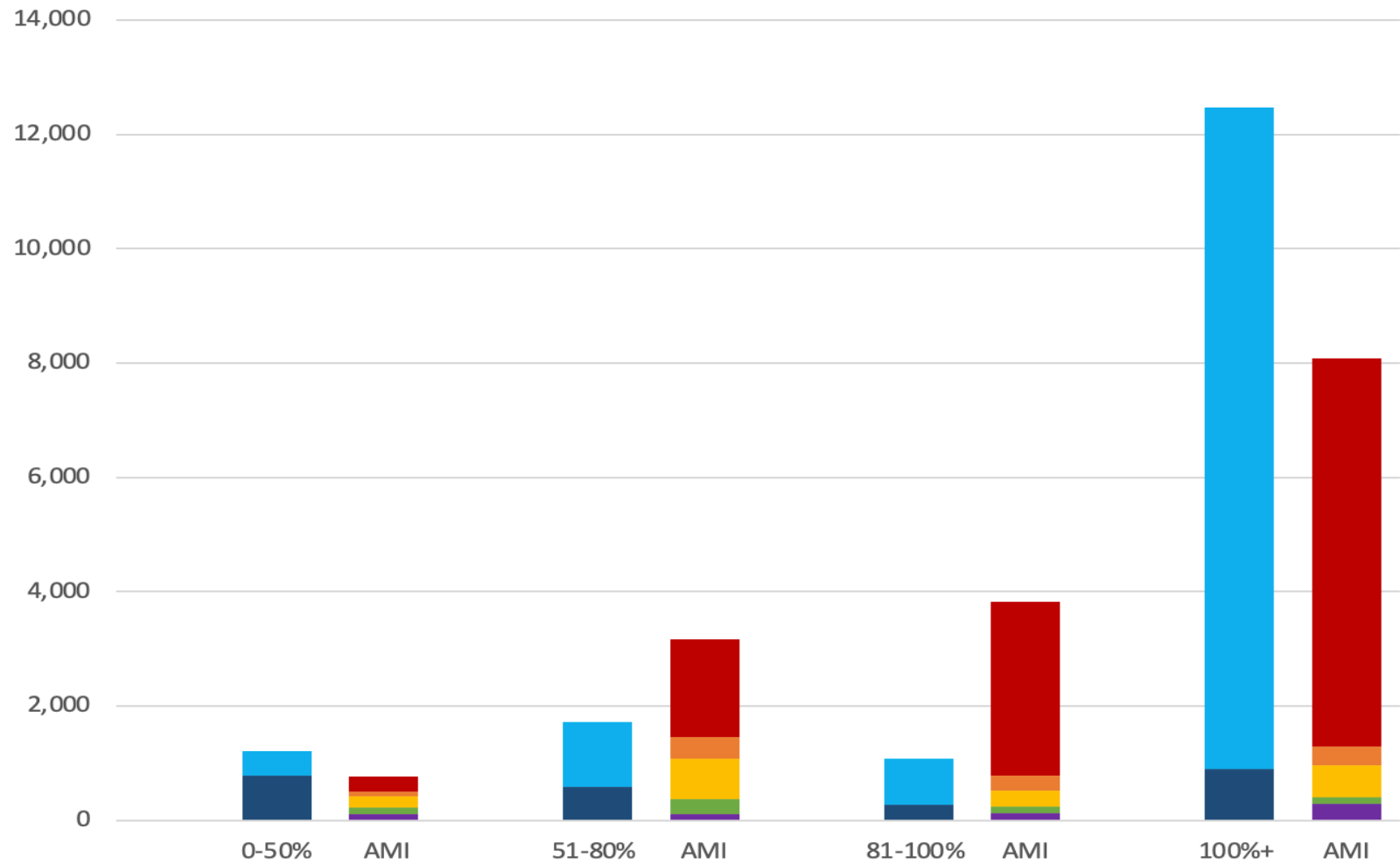
FIGURE 45 CENTRE REGION HOMEOWNER HOUSING GAP BY INCOME BRACKET

	Owner Households	0-50% AMI	51-80% AMI	81-100% AMI	101%+ AMI	Total
Centre Region	Total Households	1,214	1,719	1,090	12,470	16,493
	Affordable Housing Units	762	3,161	3,821	8,076	15,820
	Units Occupied by Appropriate Income Tier	232	275	275	6,775	7,987
	Units Occupied by Other Income Households	530	3,546	3,546	1,301	7,833
	Missing Units for Appropriate Income Tier	452	-	-	4,394	
	Gap	982	1,014	815	5,695	

Of the 1,214 households at 0-50% AMI, only 232 reside in units that are affordable to that income tier. A similar trend is found with the 101%+ AMI tier where only 6,775 of the 12,470 units are occupied by households in this income tier. For this group, the housing gap is 5,695 units. As shown in Figure 45, many of 101%+ AMI households reside in units affordable for households at 51-80% AMI and 81-100% AMI.



FIGURE 46 CENTRE REGION HOMEOWNER COST BURDEN AND HOUSING GAP BY INCOME TIER



Source: 2014-2018 CHAS

## BALANCE OF COUNTY OWNER HOUSEHOLDS

Outside of the Centre Region, the housing mismatch trends are comparable to the county's, in that a severe imbalance exists between the highest income households and the inventory of units affordable to this tier. **For the 10,425 homeowner households above 100% AMI, only 3,397 units are affordable to them.** As a result, the highest income households are residing in units affordable to lower income households.

FIGURE 47 BALANCE OF CENTRE COUNTY OWNER HOUSING GAP BY INCOME TIER

Owner Households		0-50% AMI	51-80% AMI	81-100% AMI	101%+ AMI	Total
Balance of Centre County	Total Households	2,806	3,701	2,220	10,425	19,152
	Affordable Housing Units	6,660	5,826	2,547	3,397	18,430
	Units Occupied by Appropriate Income Tier	1,663	1,260	249	2,405	5,577
	Units Occupied by Other Income Households	4,952	4,451	2,298	982	12,683
	Missing Units for Appropriate Income Tier	-	-	-	7,038	
	Gap	1,143	2,441	1,971	8,020	

Source: 2014-2018 CHAS

### NOTES:

*\*Excludes vacant housing units that are unavailable for occupancy.*

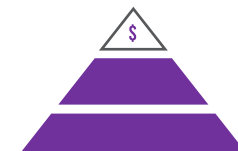
The difference between Units Occupied by Appropriate Income Tier plus Units Occupied by Other Income Households and the category of Affordable Housing Units is the number of vacant units.



**Affordable Units:** Occupant households pay no more than 30% of gross income on housing costs

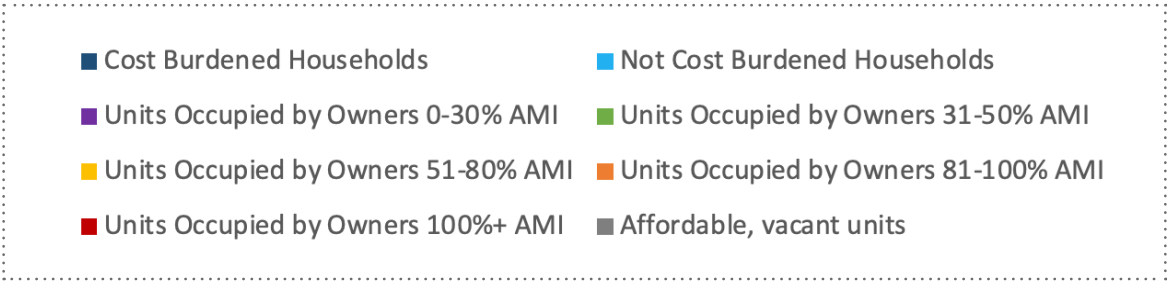
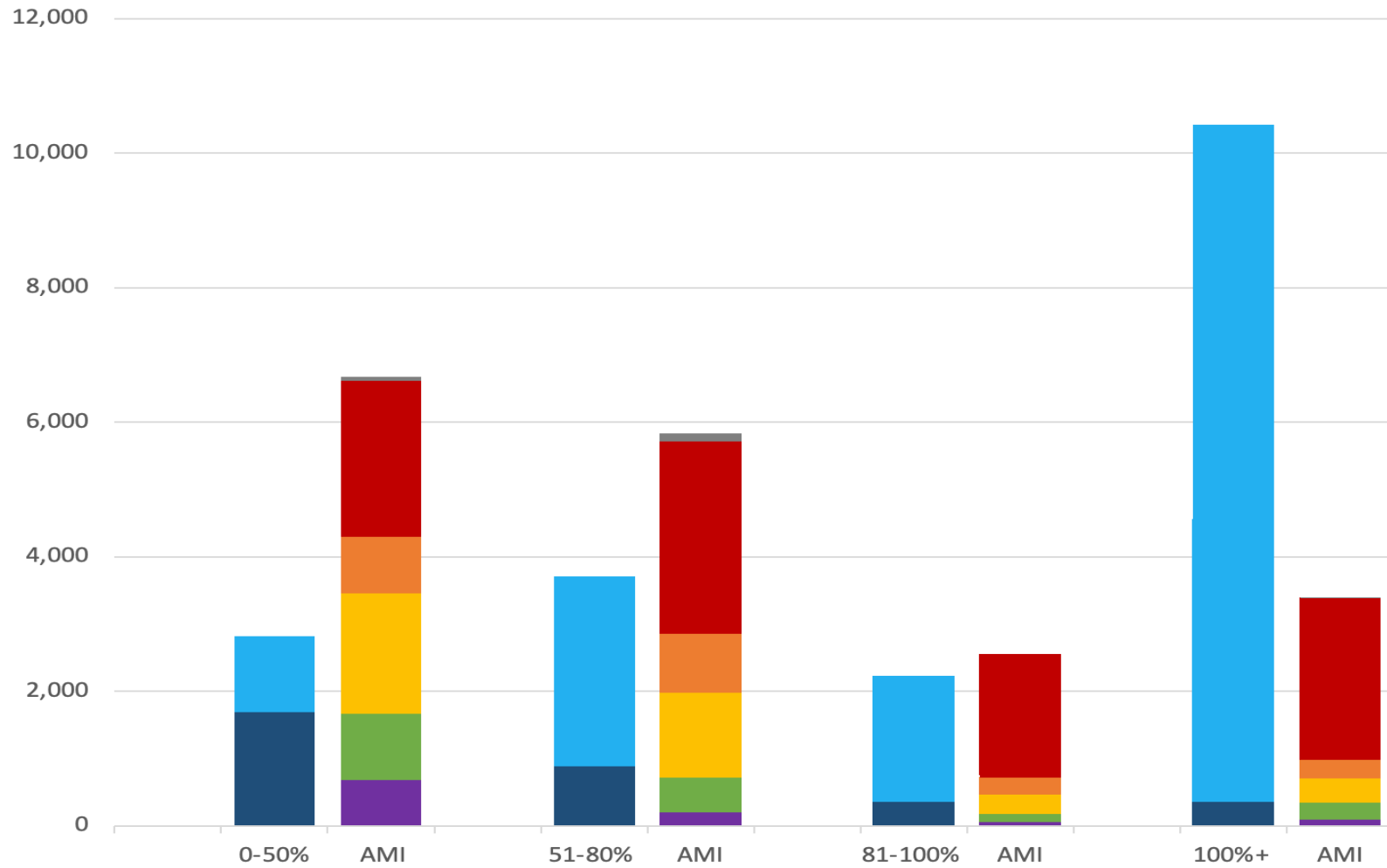


**Gap:** The sum of Units Occupied by Other Income Households and Missing Units for Appropriate Income Tier.



**Appropriate Income Tier:** When occupant households in an income tier reside in units that are affordable to the same income tier (i.e., a 31-50% AMI household resides in a unit affordable to 31-50% AMI households)

FIGURE 48 BALANCE OF CENTRE COUNTY HOMEOWNER COST BURDEN AND HOUSING GAP BY INCOME TIER



Source: 2014-2018 CHAS





# FACTORS IMPACTING THE MARKET

Many factors influence housing availability and affordability in Centre County. Greater demand for a limited supply of housing results in higher costs with lower income households being the most vulnerable to housing instability due to limited resources. Land use regulations can increase the costs of development, thereby increasing the cost of the end-product for homebuyers and renters. A lack of developable land with water and sewer infrastructure will increase the costs of the remaining developable parcels in a community where housing is in tight supply. These and other market drivers are discussed in this section. Much of the context for the influencing factors was learned from stakeholders who were consulted and interviewed for this study.





# DEMOGRAPHIC DRIVERS

Population across Centre County increased 7.2% between 2010-2020 with a net gain of 10,853 residents, although the rates of growth at the municipality level varied and included some losses. Household growth, a more accurate measure of housing need, increased but at a slower pace of 3.1%. This mirrored the national trend of population growth outpacing household growth. Although household growth lagging behind population growth might indicate an increase in household size, the opposite occurred in the county with household size falling from 2.55 persons in 2010 to 2.51 in 2020. Increasing housing costs are likely undermining household growth, too. Young adults who find they can't live in their own apartment due to high rents and heavy student loan debt may move back in with their parents or remain with roommates post-graduation, for example. **Given the slowing economy due to the COVID-19 pandemic, along with rising inflation that may dampen the economy for an unknown period, total countywide household growth is projected to be steady through 2027 at 3.9%.** See **Appendix E** for more detail.

FIGURE 49 HOUSEHOLD PROJECTIONS BY TENURE, 2022-2027

Households	Renters				Owners			
	2022 Estimate	2027 Projection	Change		2022 Estimate	2027 Projection	Change	
			#	%			#	%
Centre Region	19,266	19,901	635	3.3%	16,621	17,372	751	4.5%
Balance of County	6,070	6,301	231	3.8%	20,425	21,238	813	4.0%
Centre County	25,336	26,202	866	3.4%	37,046	38,610	1,564	4.2%

Source: HISTA by Ribbon Demographics, LLC

## INCREASING COSTS OF BUILDING MATERIALS, SUPPLY CHAIN ISSUES AND LABOR SHORTAGES

Along with most everything else, the cost of building homes has increased. **The National Association of Home Builders (NAHB) reported a 4.9% increase in building materials since January 2022, which reflects a year-over-year increase of 19.2%.** Since the start of the COVID-19 pandemic, building materials have increased a staggering 35.6%. This includes increases in softwood lumber, steel products, ready-mix concrete and gypsum products. **The NAHB estimated lumber price increases have added \$18,600 to the price of an average new single-family home since the fall of 2021.** Construction workers are in short supply, too. Retirement of older workers and the loss of others to other employment sectors, coupled with the need for current workers to train new ones, has created enormous labor shortages nationwide. **The Home Building Institute estimated in 2021 that 2.2 million new construction workers were needed within the next three years to close the gap and meet housing demand.**

According to stakeholders, there also is a lack of contractors for housing rehabilitation projects that is impeding program activities. In addition, some contractors are having to learn building science to be able to perform energy-efficient improvements without damaging the structures.

## RISING SALES PRICES

The Centre County Housing Market Trends 2021 Review and 2022 Outlook analyzed price increases by school district. State College School District had the highest average sales price in the county in 2021 at \$386,334, an increase of \$16,000 (4.2%) over 2020. Penns Valley School District had the second highest average price at \$279,655 while Bellefonte School District's average price was higher at \$272,878. **Even school districts in the rural areas of Centre County are experiencing price increases. Bald Eagle Area School District's \$174,104 average price represented a 37% increase in one year while Philipsburg-Osceola School District averaged \$138,818—a 10.6% gain.**

BALD EAGLE AREA SCHOOL DISTRICT'S

**\$174,104**

average price represented a

**37% INCREASE**

in one year

PHILIPSBURG-OSCEOLA SCHOOL DISTRICT

**\$138,818**

average price represented a

**10.6% INCREASE**

in one year

## RISING MORTGAGE RATES

As of Saturday, June 25, 2022, current rates in Pennsylvania were 5.80% for a 30-year fixed rate mortgage. Homebuyers who had been searching for homes to purchase a year ago had greater purchasing power with interest rates closer to 3.50%. Rising interest rates mean higher down payments may be required (as a percentage of the loan amount) and more of the mortgage will be required to pay the higher interest rate. **The Joint Center for Housing Studies at Harvard University reported that higher interest rates have raised payments on median-priced homes by over \$600 a month.**

## LOW SALES INVENTORY

Housing markets across the US are described as severely low in inventory. With the recent rise in mortgage interest rates and double-digit growth in home prices, there's an expectation that market activity will cool as first-time homebuyers and others on a budget are priced out of the market, delay their purchases and remain in the rental market. But historically low rental vacancy rates and rising rents could exacerbate their homebuying efforts.

**The Centre County Housing Market Trends 2021 Review and 2022 Outlook reported the overall inventory in January 2021 was significantly lower than the previous year.** Inventories in State College and Bellefonte School Districts were estimated at 14 days and as high as 63 days in Philipsburg, continuing declining trends since at least 2015, hence the seller's market tag. A six-month supply of inventory is necessary to swing to a buyer's market.

Homebuyers in the Northeast US spend more than three months looking for a home to purchase, according to a Housing Trends Report released by the National Association of Home Builders for the first quarter of 2022. Reasons for unsuccessful searches include not being able to find affordable homes that meet their budgets or in desirable neighborhoods, or with desirable features and being outbid by other buyers. **The report also included an upward trend in buyers postponing their search for a year or more. This trend keeps pressure on the rental market resulting in lower turnover since renters are not becoming homebuyers and thereby freeing up their units for other renters.**

# THE FINANCIALIZATION OF HOUSING

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The financialization of housing evolved out of the 2008 housing crisis when investors began viewing housing as a commodity rather than a social good and basic human need. **Realizing the increasing demand for housing could be a vehicle for wealth and investment, investors began acquiring housing units in markets where demand and prices were increasing.** The increasing presence and purchasing power of institutional investors—private companies who acquire single-family and multi-family rental properties on behalf of mutual funds, pensions and other investment vehicles—has further complicated the first-time homebuying market and the affordable housing market for low- and moderate-income rental households. The extremely low housing inventory and surging housing values have revealed the financial incentives of buying property over other riskier investments. **With seemingly unlimited cashflow, institutional investors buy properties before they're listed on the market, or in some cases, before the public subsidy expires on a multi-family development.** This trend pits mega-investors against homebuyers and renters with limited financial means. **It also creates havoc in the assisted rental market if investors acquire subsidized properties with the intent to convert the units to market rate, thereby achieving higher rents in a tight market at the expense of evicting lower income tenants.**

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## HIGH COST OF LAND

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Where land is expensive, building more units per parcel increases affordability. Compact development also offers greater efficiency in the use of public services and infrastructure.

According to stakeholders, developers have given up trying to rezone parcels for multi-family residential use. Land costs are too high as a result of the potential for student-focused multi-family housing to be built and the fear of any multi-family rental development in the Centre Region being occupied by college students. **One significant consequence of this situation is the preservation of single-family dwellings in opposition to any other housing options, including rental units for non-student households who are long-term county residents.**

Small lots of one-quarter to one-third acre lots sold for \$200,000 around State College Borough, according to stakeholders.

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## STUDENT RENTAL MARKET

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Student-focused rental housing comprises the super-charged engine of the county's housing market. **There are approximately seven remaining parcels of vacant land in State College Borough** as a result of the lucrative business of developing off-campus rental housing in close proximity to PSU, plus the ancillary businesses and other non-residential land uses serving the borough and the region. Although many student housing developments have been built in surrounding municipalities, public opposition to these is not uncommon. Proposed zoning changes to allow innovative land uses such as accessory dwelling units (ADUs) and affordable housing set-asides within new market rate developments have encountered opposition for fear that these would allow student renters to encroach into predominantly single-family neighborhoods. As a result, efforts to create more affordable housing options for non-student households have been difficult and time-consuming with few success stories. To close the identified housing gap that exists, especially among 0-80% AMI households who are cost burdened and paying more than 30% of their gross income on housing, allowing higher density developments throughout the Centre Region is required.

# ZONING AND THE REGIONAL GROWTH BOUNDARY

Centre Regional Planning Agency produced in 2017 the Centre Region Regional Development Capacity Report, known as the REDCAP study. Two notable major findings were included. **There were 4,195 acres of developable land within the Regional Growth Boundary (RGB) and Sewer Service Areas (SSA) that could support approximately 3,633 residential units on land without development plans at the time.** Second, 72% of the 19,741,476 square feet of non-residential development could be supported on land without development plans at the time.

Centre Regional Planning Agency issued the Centre Region Land Consumption Study in October 2020 as a follow-up to the 2017 REDCAP study. The study analyzed the amount of residential land use within the RGB and SSA in the Centre Region exclusive of Halfmoon Township. Based on the study's findings, zoning recommendations were provided for municipalities within the Centre Region.

The RGB was originally established in the 2013 Comprehensive Plan Update for the Centre Region through which the participating municipalities agreed to limit the use of public sewer service to the area within the RGB. The primary vehicle through which this has been achieved is zoning. The purpose of the 2017 REDCAP study was to calculate the development potential of the RGB and SSA of the Centre Region and its impact on the sewer system capacity for accommodating existing and future growth. The land consumption analysis revealed that residential units accounted for the largest land use within the RGB and SSA at 37%. Single-family detached units totaled 12,720 units, consuming an average of 0.37 acre per unit. Attached units accounted for 8.3% of the area and consumed 0.15 acre per unit. Multi-family developments included 14,100 units, consuming 11.5% of the study acreage at the lowest average of 0.05 acre per unit. State College Borough had the lowest consumption rate at 0.02 acre per unit while higher rates were found in the larger surrounding townships and ranged from 0.04 to 0.2 acre per unit.



Higher density doesn't necessarily mean high density. If the highest density permitted is one dwelling per acre, then increasing the density to 4-6 units per acre is higher density housing. And affordable and higher density housing can be designed to be compatible within existing neighborhoods in terms of scale and form.

**Among the most notable results of the land consumption study was the finding “that many residential projects are proposed at lower densities than those permitted by the underlying zoning district”.**

As a result, the study concluded that if current building trends continued under that scenario, the remaining vacant land would be developed with 41-46% fewer housing units than if developed under the maximum allowed by the zoning designation. The study assumed that development plans in the pipeline were likely to be developed at these same lower levels.

To align with the RGB goal of promoting compact land development and the preservation of valuable resources that contribute to the

quality of life within the Centre Region, the study provided specific zoning recommendations for much of the remaining vacant land—most of which is zoned for low density single-family dwellings. The recommendation was to review the zoning for these parcels for consideration of rezoning to higher density development. Reduction of minimum lot size was recommended for both vacant and under-utilized parcels. Minimum lot sizes of 6,000 to 8,000 square feet were recommended

to increase development capacity. Coupled with this provision is the recommendation to establish maximum lot size requirements to eliminate the large lot residential development. The final recommendation included minimum density requirements in terms of the minimum number of dwelling units per acre permitted.



# PUBLIC OPPOSITION TO HIGHER DENSITY DEVELOPMENT

The challenge to changing zoning that has been in place for a long time is the uncertainty over how the changes will impact long-time residents, especially single-family homeowners. According to stakeholders, many existing zoning ordinances are dated and proposed revisions often encounter public opposition from residents who would prefer to maintain the status quo.

In a Bloomington, Indiana study of neighborhood associations, the associations were mapped according to their service area along with the locations of large multi-family rental properties. In Bloomington, as elsewhere, many neighborhood associations are comprised primarily of homeowners who determine the boundaries of their association and their by-laws, which may or may not permit renters to join their association. In the case study of Bloomington, the neighborhood associations often bypassed the apartment buildings when drawing their boundaries resulting in 81% of all apartments being excluded. At a public hearing on the city's revised zoning ordinance to permit duplexes in single-family districts, about two-thirds of the homeowners present objected to the change; participating renters were in favor of the change. According to stakeholders, neighborhood association leaders advocate to maintain the status quo but may not be speaking for the majority of their membership.

Studies indicate that in the United States, those who choose to participate in public hearings on housing proposals are frequently socioeconomically privileged and often hold overwhelmingly negative views of new housing (Einstein, Glick, and Palmer, 2020). **Highlighting renters' exclusion from neighborhood associations thus reveals a systemic flaw that perpetuates disparities, especially given the powerful organizational clout in local land use and housing policy decisions.**

Source: Deborah L. Myerson and Mark Stosberg, "Mapping Equity and Exclusion in Neighborhood Associations on Bloomington, Indiana," *Cityscape: The Journal of Policy Development and Research* 24, no. 1 (2022): 323, <https://www.jstor.org/stable/48657954>.

An Alexandria, Virginia analysis of how affordable housing developments impacted surrounding property values found that **"Homes located within a typical block of the affordable housing developments saw property values increase, on average, by a small but still significant 0.9%."**

Source: <https://www.bloomberg.com/news/articles/2022-05-02/does-affordable-housing-lower-property-values#:~:text=They%20found%20that%20the%20low,%25%20in%20higher%2Dincome%20neighborhoods.>

According to stakeholders in Centre County, proponents at public meetings need to advocate for affordable housing against a handful of those who oppose it. **However, these meetings are typically not scheduled with the people who could benefit from affordable housing in mind.** Meetings may be in the evening when second-shift workers, parents who require childcare and others are unable to attend and express support for such projects.

**Zoning that favors (i.e., makes it easier to develop) large-lot single-family dwellings over higher density multi-family apartments is a primary contributor to housing unaffordability and unavailability.** Increasing density to provide more housing on available vacant and under-utilized parcels to accommodate current and future housing demand allows local units of government to harness the resources and capacity of the private market to address a basic human need of their residents.





# APPENDICES



# APPENDIX A: STAKEHOLDER ENGAGEMENT

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This report represents a summary of the outreach conducted for the development of the Centre County Solutions-based Affordable Housing Study. Several tasks were undertaken as part of this planning process. These included:

- One workshop with representatives from the Centre County Planning & Community Development Office and the Centre Regional Planning Agency
- Eleven stakeholder sessions

This report includes a high-level summary of the comments received, both verbally and in writing, focusing on common themes and critical points for further analysis in the study.

## WORKSHOP WITH COUNTY PLANNING DEPARTMENT & CENTRE REGION PLANNING AGENCY STAFF

A workshop was held on March 9, 2022, with program managers and staff from the Centre County Planning and Community Development Office and the Centre Region Planning Agency. The purpose of this workshop was to learn about (1) the factors influencing the county's housing market; (2) the housing policies, programs, local statutes, and resources available; (3) what actions have and haven't worked and why; (4) what gaps exist in policy, financing, and programmatic areas; and (5) best practices that program staff may have learned about and want to apply in the county and its municipalities to expand housing affordability and availability. Statements reflect the opinions of specific participants in the workshop and are included with little, if any, editing and only for the purpose of clarification.

A summary of the primary issues identified in this workshop includes the following:

### 1) There is an inadequate housing inventory

- a) Land costs are high
- b) Development is driven heavily by more profitable student housing throughout the Centre Region
- c) It's common for households to rent (when they want to purchase) for some time before they can find a house within their budget. Even smaller start-up homes are occupied by students, but these are limited.
- d) There isn't much renovation/conversion of older student housing to non-student housing as a means of expanding rental inventory for family and non-student households
- e) Exacerbating this issue are short-term rentals, second homes, and houses purchased by parents for PSU student children—activities that remove rentals and potentially affordable units from the market for local residents.
- f) New single-family detached units are typically in the \$300,000+ range
- g) The pandemic's impacts on the supply chain and labor availability also exacerbate the lack of affordable and market-rate housing inventory.

### 2) Low Income Housing Tax Credits (LIHTC) developments are at-risk for conversion to market-rate units

- a) Investors are attracted to the hot housing market in Centre County and the Centre Region and are watching for opportunities to acquire LIHTC properties nearing the end of their period of affordability (POA)
- b) Once these units are acquired, current lower-income tenant households can be evicted, the units renovated, and rents raised to reflect current market rates

### 3) Response from some municipalities to addressing affordable housing has not been adequate in addressing the issue

- a) With the exception of State College Borough, College Township, Patton Township, and Ferguson Township, there have been no proactive initiatives by other municipalities to tackle this issue
- b) Lack of infrastructure hampers new development outside of the Centre Region and municipal leaders are not open to developing new water and sewer service to facilitate housing development
- c) Within the Centre Region, fear of student housing encroachment can kill proposed new multi-family development and zoning ordinance amendments to increase density



**4) There is a misperception of who needs affordable housing**

- a) County and municipal leaders don't seem to understand that current residents (non-student households) who live and work in Centre County need affordable housing
- b) Affordable housing is not the priority it should be countywide
- c) There is a need to educate leaders on the benefits of affordable housing: bolsters transit ridership, increases disposable income for spending locally, etc.

**5) There is the potential for conversion of student housing to non-student housing**

- a) With so many new student beds coming online, what are owners of older student housing doing to entice renters? Can some of these units in older multi-family structures be rented to non-students?

**6) There remains significant undeveloped land within the Regional Growth Boundary but much of it is zoned for commercial use and should be considered for rezoning to multi-family**

## STAKEHOLDER LISTENING SESSIONS

A series of 11 virtual sessions were held from March 21-30 and April 27-28 to solicit information from public and private sector stakeholders whose primary functions involve nearly every aspect of affordable housing across the county.

Statements reflect the opinions of specific participants in each stakeholder session and are included with little, if any, editing and only for the purpose of clarification. An overview of key issues aggregated from all 11 sessions is included below.

**1) There is an overall lack of housing inventory**

- a) This is primarily driven by regulatory barriers, land costs, land availability, and lack of a basic understanding of the housing market among local elected officials about the unique changes it may take to build affordable housing
- b) Lack of inventory is further exacerbated by supply chain issues and labor shortages initiated under the pandemic
- c) Different housing types other than single-family units and large multi-family structures (i.e., missing middle housing) would provide greater housing options
- d) There is little, if any, land available and zoned for multi-family housing development. Developers are discouraged by the time required, the cost, and the uncertainty of trying to rezone land for their projects.
- e) Short-term rentals, second homes, and homes purchased by parents for PSU student children remove rental units, and potentially affordable units, from the market for local residents
- f) There is land zoned for commercial use that is going undeveloped and has the potential for being rezoned for higher-density residential
- g) The impact of a declining PSU enrollment on the 8,000+ new student rental units becoming available over the next few years is unknown but has the potential to create possibilities for non-student housing

**2) The misperception of what is affordable and who needs affordable housing is also a significant barrier to expanding the affordable housing market as well as the market rate housing market**

- a) Some residents don't believe there is a housing problem in Centre County even though there are four emergency shelters located in State College Borough to assist the homeless.
- b) Even supporters of affordable housing may not fully understand who needs affordable housing and how it can benefit the entire community
- c) Amending local zoning ordinances to accommodate higher density can be especially difficult when the changes are vocally opposed by single family homeowners and public meeting forums (location, time, lack of childcare, etc.) are not conducive to attendance by renter households who would support the changes
- d) Many municipal elected officials are not renters and may not understand the degree to which housing is unaffordable and how their residents are impacted. A coordinated education campaign is needed.

**3) There is a need to look to under-utilized buildings and under-zoned land for development opportunities in municipalities with opposition to increasing density**

- a) Downtown areas should be looking to above-street level spaces for conversion to housing and vacant or under-utilized land where opposition to higher density housing might not be as strong
- b) Older student rentals also provide an opportunity for renovation/redevelopment as non-student rental housing

**4) Preservation of existing housing should be a priority**

- a) LIHTC and other assisted affordable housing nearing the end of their period of affordability are ripe for investor purchase, eviction of lower-income tenants, and conversion to market-rate housing
- b) State College Borough's rehabilitation programs contribute to preserving the existing affordable stock and decreasing cost burden for homeowners through energy efficiency improvements

**5) A lack of capacity must be overcome to better address the challenge of affordable housing**

- a) Staff capacity must be increased to manage and administer programs (public and nonprofit)
- b) Nonprofit development capacity must be expanded and could be further enhanced through partnerships with for-profit developers
- c) Readily available funding capacity must be made available for nonprofit entities (including State College Community Land Trust and Centre County Housing & Land Trust) to compete with for-profit developers in acquiring land and structures as they come on the market, or even before then.
- d) Land capacity needs to be increased through higher density initiatives (ADUs, smaller minimum lots, higher maximum heights, more DUs/acre, etc.), which could stimulate the creation of more units, make new development less costly, and better utilize infrastructure

**6) Mobile home parks pose an especially difficult challenge**

- a) Floodplain locations, land ownership, and deteriorating mobile home conditions contribute to the problem. The challenge is finding funding to improve mobile home parks, thus preserving and sustaining the homes instead of creating more homeless residents.

**Stakeholders Invited to Participate in Consultation Sessions**

**Attendees indicated in bold**

**MUNICIPAL OFFICIALS**

<b>Raymond J. Stolinas, Jr., AICP</b>	<b>Centre County Planning &amp; Community Development Department, Director</b>
<b>Elizabeth A. Lose</b>	<b>Centre County Planning &amp; Community Development Department, Assistant</b>
<b>Betsy J. Barndt</b>	<b>Centre County Planning &amp; Community Development Department, Senior PLA</b>
<b>Jim May</b>	<b>Centre Regional Planning Agency, Director</b>
<b>Nicole Pollock</b>	<b>Centre Regional Planning Agency</b>
<b>Shelly Mato</b>	<b>Centre Regional Planning Agency</b>
Ralph Stewart	Bellefonte Borough Manager
<b>Deborah Cleeton</b>	<b>Bellefonte Borough Council</b>
<b>Gina Thompson</b>	<b>Bellefonte Borough, Zoning &amp; Planning Administration</b>
<b>Mark Boeckel</b>	<b>Centre Regional Planning Agency/Senior Planner, Harris Township</b>
Dennis Heggenstaller	Penn Township Planning Commission
Centrice Martin	Ferguson Township Manager
<b>Adam Brumbaugh</b>	<b>College Township Manager</b>
<b>Edward LeClear</b>	<b>State College Borough, Director of Planning</b>
<b>Maureen Safko</b>	<b>State College Borough</b>
<b>Doug Erickson</b>	<b>Patton Township Manager</b>
<b>Greg Kausch</b>	<b>Centre Region Council of Governments, Transportation</b>
Tom Fountaine	State College Manager
<b>Denise Gembusia</b>	<b>Halfmoon Township Manager</b>
Ken Voris	Moshannon Valley Council of Governments
Daniel Hall	Mountaintop Area Municipal Authority, Snow Shoe
Keri Miller	Penns Valley Regional Planning Commission
<b>N Warren Miller</b>	<b>Spring-Benner-Walker Joint Authority, Executive Director</b>
Keith Harter	Walker Township Supervisor
Barbara Gette	Philipsburg Borough Council President
<b>Sarah Klinetob Lowe</b>	<b>High Performance Housing Specialist, Penn State Housing Research Center</b>
Amy Farkas	Harris Township Manager
Pat Romano, Jr.	Chairman, Rush Township
Michael Danneker	Manager, Spring Township
Rodney Preslovich	Chairman, Snow Shoe Township
Robert Zeigler	President, Millheim Borough
Kathryn Long	President, Centre Hall Borough
Keith Reese	Chair, Worth Township
Dick Decker	Chairman, Potter Township
Randy Moyer	Chairman, Benner Township
Chris Prospero	President, Port Matilda Borough
David L. Etters	Chairman/Roadmaster, Howard Township
Mark J. Kellerman	Chief Assessor, Centre County Tax Assessment
<b>Peter Butler</b>	<b>Centre County Planning &amp; Community Development Office</b>
<b>CODES / ZONING</b>	
<b>Jenna Wargo</b>	<b>Ferguson Township Planning, Zoning Director</b>
Vaughn Zimmerman	Spring Township Code Enforcement
<b>Lindsey Schoch</b>	<b>College Township, Principal Planner/Zoning</b>
<b>Corey Rilk</b>	<b>Centre Regional Planning Agency/Halfmoon Township, Senior Planner</b>
Mike Lesniak	Penns Valley Code Enforcement

**ECONOMIC DEVELOPMENT**

Greg Scott	Centre County Chamber of Business & Industry, President / CEO
Stan LaFluria	Moshannon Valley Economic Development Partnership, Executive Director
Mitzi Gallagher-Long	SEDA-COG
Jack Infield	Centre County Industrial Dev. Authority/General Authority/Centre 1st Bank
Pennsylvania	Dept. of Community & Economic Development
Jennilyn Shuster	Downtown Bellefonte Inc., Main Street Manager
<b>Eric Kelmenson</b>	<b>Philipsburg Revitalization Corporation</b>
Lee Anne Jerries	State College Borough Downtown Improvement District
Cindy M. Stahlman	Centre Region Parks & Recreation Authority

**EMPLOYERS**

Jeannine Lozier	Mount Nittany Hospital, Manager of Community Engagement
Tom Charles	Mount Nittany Hospital, Executive Vice President
<b>Charima Young</b>	<b>Penn State University</b>
Margaret Gray	Centre County, County Administrator
State College Corporate Office	Glenn O. Hawbaker Inc.
Benner Pike Store	Wal-Mart Associates Inc.
Bellefonte, PA Location	Restek Corporation
Travis -President & CEO	Sheetz Inc.
Louwana Oliva	Center Area Transportation Authority (CATA)
Bob O'Donnell	State College Area School District
Jeff Burd	Weis Markets
John Grabusky	Geisinger Medical Group

**NON-PROFIT DEVELOPERS**

<b>Colleen Ritter</b>	<b>State College Community Land Trust</b>
<b>Anna Kochersperger</b>	<b>State College Community Land Trust</b>
<b>Missy Schoonover</b>	<b>Centre County Housing &amp; Land Trust</b>
<b>Stephanie Fost</b>	<b>Habitat for Humanity of Greater Centre County, Executive Director</b>
Lori Haines	Centre County Housing Authority, Executive Director
<b>Morgan Wasakonis</b>	<b>Housing Transitions &amp; Home Foundation</b>
Chris Schoonover	Home Builders Association of Central PA
Keri O'Shea	Home Builders Association of Central PA, Executive Officer

**FOR-PROFIT DEVELOPERS**

<b>Ara Kervandjian</b>	<b>HFL Corporation</b>
Tama Carey	Foxdale Village, Chief Executive Director
<b>Andy Haines</b>	<b>S &amp; A Homes, Executive Vice President / Gatesburg Road Development</b>
<b>Devon Warner</b>	<b>Berks Homes</b>
Bob Roles	Pinehurst Homes
Keri O'Shea	Quality Custom Care Homes
Barry Howard	Core Spaces
Thomas Songer II	Torrion Group

**Stakeholders Invited to Participate in Consultation Sessions**

**Attendees indicated in bold**

**HOUSING RESEARCH & BUILDERS**

Dr. Ali Memari	Penn State Housing Research Center, Director
Jason Grottini	Envinity Inc., Director of Operations and Business Development
Thadd Wendt	Fine Line Homes
Chris Kunes	General Contractor
Robert Poole	S&A Homes
<b>Sarah Klinetob Lowe</b>	<b>Penn State Housing Research Center, High Performance Housing Specialist</b>
Chris Schoonover	Home Builders Association of Central PA
Chris Warren	Rossman Construction LLC
Don O'Connell	Roeshot Construction Inc.
Jeff Bolze	Envinity Inc.

**PROPERTY MANAGEMENT**

Eric Kunkle	Property Management Inc., President
Jim Hook	Calibre Residential
Heather Emminger	Monarch Management Group, Vice President
Manager	Nittany Property Management
Manager	Continental Real Estate Management
Morgen Hummel, Site Manager	Spring Brae/Terra Sylvan/Meadows Edge

**HOSPITALITY INDUSTRY**

Fritz Smith	The Happy Valley Adventure Bureau, President / CEO
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**SOCIAL SERVICES**

Natalie Corman	Centre County Mental Health/Intellectual Disabilities
Kendra Gettig	Out of the Cold
Anne K. Ard	Centre Safe, Executive Director
<b>Sarah Valsechi</b>	<b>Centre Safe</b>
Julia Sprinkle	Centre County Children & Youth, Director
Leanne Lenz	United Way, Executive Director
<b>Quentin Burchfield</b>	<b>Centre County Office of Aging</b>
Faith Ryan	Centre County Adult Services
Brian Querry	Centre County Veteran's Affairs
<b>Morgan Wasikonis</b>	<b>Housing Transitions</b>
<b>Susan Venegoni</b>	<b>Housing Transitions</b>
Denice McCann	Centre Helps
Michelle Stiner	Central Pennsylvania Community Action
Vanessa Baronner	Centre County Youth Service Bureau
Cheryl White	Centre Volunteers in Medicine, Executive Director
Manager	Centre County Assistance Office
Curt Knouse	Interfaith Human Services
Elin Kjelgaard	The Salvation Army of Centre County
Paula Snyder	Penns Valley Senior Resource Center
Julie Blazosky	Philipsburg Senior Resource Center
Barbara Ziff	Strawberry Fields
Becky Cunningham	Arc of Centre County
Mel Curtis	Bellefonte YMCA
Ryan Cummins	Mid Penn Legal

**REALTORS**

<b>Lyn Gotwait</b>	<b>Centre County Association of Realtors, Executive Officer</b>
Brenda Bryerton	Jersey Shore State Bank
<b>Marc McMaster</b>	<b>Re/Max Centre Realty</b>
Mark Bigatel	Kissinger, Bigatel & Brower Realtors
Tonya Cornwall	Keller Williams Advantage Realty
Tommy Songer	GSA Realty
Edward A. Friedman	State College Downtown Properties, CEO
Larilyn Arndt	Century 21
C Anne Leonard	Heritage Realty Group Inc.
John Foreman	Linn Realty Group
Theresa Cummins	Mortgage Source
<b>Steven Bodner</b>	<b>RE/MAX Centre Realty/CCAR Director</b>
<b>Alex Marquis</b>	<b>Pennsylvania Association of Realtors</b>
<b>Frances Thorsen</b>	<b>eXp Realty</b>

**ADDITIONAL ATTENDEES**

<b>Robin Homan</b>	<b>Heritage Realty/Centre County Housing &amp; Land Trust/CCAR Director</b>
<b>Anne Messner</b>	<b>Centre County Transportation Planner (Previous)</b>
<b>Corey Rilk</b>	<b>Centre Region Planning Agency (Previous)</b>
<b>Elaine Jerez</b>	<b>Foxdale Village</b>
<b>Shannon Holiday</b>	<b>Ferguson Township Planning Commission</b>
<b>Diana Griffith</b>	<b>Centre County Planning &amp; Community Development Office, Agricultural Preservation</b>
<b>Greg Kausch</b>	<b>Centre County Planning &amp; Community Development Office, Senior Transportation Planner</b>
<b>Michele Hamilton</b>	<b>Centre County Adult Services</b>





# APPENDIX B: HOUSING MARKET TYPES METHODOLOGY

Centre County’s housing market was analyzed by defining the various market types across the county. Regardless of location, groups of several Census tracts share common characteristics and trends. Separating these Census tracts into discrete categories can help to determine appropriate initiatives for each market type. Describing housing markets by the level of housing market activity, access to opportunity and demographic change provides a tool for strategically matching public resources and policies where they can have the greatest impact. For example, a market type consisting of stable communities with older housing stock might benefit from housing rehabilitation to preserve existing units that are affordable to low- and moderate-income households. By comparison, a market type with a higher level of activity (i.e., a higher level of buying and selling housing units) located on a major corridor with public transit access might benefit from increasing density through zoning to expand housing inventory. Market typology is also useful as a local planning tool to assist residents in understanding the housing market forces impacting their communities. It is against the backdrop of the market types that other trends will be presented and analyzed in the Centre County affordable housing plan.

## QUANTITATIVE ANALYSIS

The housing market types consist of both quantitative and qualitative analysis. The first step in creating the market types starts with quantitative analysis by establishing two indices: the Housing Market Activity Index and the Household Demographic Index. The Housing Market Activity Index summarizes the current conditions and trends of Centre County’s housing and rental market by census tract. The Household Demographics Index summarizes the current state of Centre County’s population and the changes that have occurred since 2010. The creation of the indices consists of two steps: normalization and aggregation.

Indicators are normalized in two manners, depending on how they are perceived to affect the housing market. A score of 0 implies that the census tract has the lowest housing market activity as it relates to a specific variable (e.g., the highest vacancy rate in Centre County), while a score of 100 implies that the census tract has the highest housing market activity for a specific variable (e.g., the largest increase in home values in Centre County).

$$\text{Indicator score} = \frac{(\text{maximum value} - \text{actual value})}{(\text{maximum value} - \text{minimum value})} \quad \text{Or} \quad \text{Indicator score} = \frac{(\text{actual value} - \text{minimum value})}{(\text{maximum value} - \text{minimum value})}$$

Index and Indicators
<b><i>Housing Market Activity Index</i></b>
Price per square foot, 2021
Change in price per square foot, 2017-2021
Average days on market, 2017-2021
Annual average sales count, 2017-2021
Median gross rent, 2019
Change in median gross rent, 2010-2019
Vacancy rate, 2019
Median year structure built, 2019
<b><i>Household Demographic Index</i></b>
Change in population, 2010-2019
Renter cost burden rate, 2019
Homeowner cost burden rate, 2019
Median household income, 2019

These normalized variables were then aggregated to each index. The weight of each variable is equally weighted unless otherwise mentioned. The following table illustrates the variables used for each index:

## QUALITATIVE ANALYSIS

Once the two indices are established, they are then divided into quintiles and provided one of five categorical labels: Lowest, Lower, Moderate, Higher, and Highest. By creating these categories, these two indices can help visualize data that would be difficult or inappropriate to assign a score (e.g., race/ethnicity, age, or income), using highlight tables.

Highlight tables display data in a text table. Using color, they speed up how to identify the most important numbers within a range of values. These tables have rows and columns to depict different dimensions. As an example, the following highlight table illustrates the percentage of Centre County residents with a bachelor's degree or higher by census tract:

HMAI	HDI				
	Lowest	Lower	Moderate	Higher	Highest
Lowest	17.60		13.40	14.90	
Lower		31.35	29.55	34.10	69.00
Moderate	77.70	77.00		29.20	92.00
Higher			66.75	61.90	61.05
Highest	52.15	65.65			65.80

Immediately, one can see that census tracts with the highest Household Demographic Index score also tended to have some of the highest incomes. This is a reasonable assumption since these households tend to have higher incomes and lower cost burden rates. However, at the lower end of the Household Demographic Index, areas with moderate or very high housing market activity also had high educational attainment rates. These areas corresponded with areas that had a high student population.

By using highlight tables for variables that could not be included in the indices, additional trends and similarities could be established beyond the hard cutoff of using quintiles. All variables noted in the summary tables for each index in the main narrative were evaluated using highlight tables. After evaluating, blocks showing similarities for many variables and that were distinguishable from other blocks, were categorized and consolidated into one of five market types.

## HOUSING CONDITIONS MODEL

A Housing Conditions Model was created to estimate the housing conditions in each census tract. The model utilizes data from the American Community Survey (ACS) and includes the following factors:

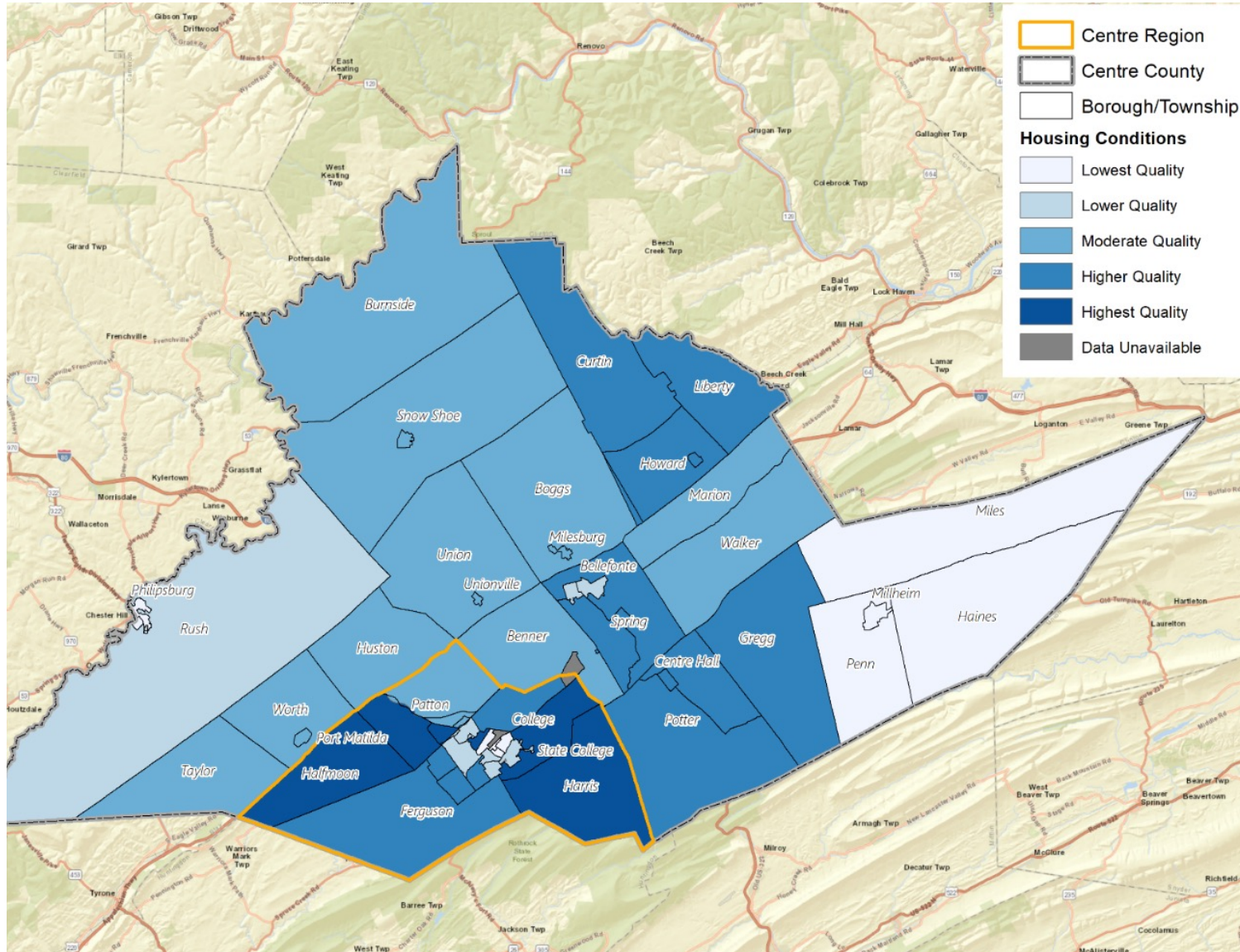
- Median housing value
- Poverty rate
- Age of housing units
- Presence of incomplete plumbing and kitchen facilities
- Cost burden

The output of the model is a numerical score used to classify each census tract's housing conditions into five categories – Lowest, Lower, Moderate, Higher and Highest Quality. Classifications are based on the median score throughout the county. The areas with the Highest Quality housing stock are located in the Centre Region and include Halfmoon Township, Harris Township, and portions of Patton and College Townships. The Lowest Quality housing stock is located in the eastern part of the Penns Valley Region and includes Millheim Borough, Penn Township, Miles Township, and Haines Township.

## HOUSING CONDITIONS MODEL RANKING BY CENSUS TRACT AND MUNICIPALITY

Census Tract	Municipality	Housing Condition Ranking
Census Tract 119.01	Halfmoon	1
Census Tract 117.02	College	2
Census Tract 118	Harris	3
Census Tract 114	Patton	4
Census Tract 123	State College	5
Census Tract 109	Centre Hall, Gregg, Potter	6
Census Tract 115.01	Ferguson	7
Census Tract 119.02	Ferguson	8
Census Tract 110	Spring	9
Census Tract 101	Curtin, Howard, Liberty	10
Census Tract 116	College	11
Census Tract 105	Upper Bald Eagle Valley Region (Huston, Taylor Union, Unionville, Worth)	12
Census Tract 106	Boggs, Milesburg	13
Census Tract 112.01	Benner	14
Census Tract 102	Burnside, Snowshoe	15
Census Tract 107	Marian, Walker	16
Census Tract 113	Patton	17
Census Tract 128	State College	18
Census Tract 111	Bellefonte	19
Census Tract 115.02	Ferguson	20
Census Tract 124	State College	21
Census Tract 104	Rush	22
Census Tract 127	State College	23
Census Tract 120	State College	24
Census Tract 103	Phillipsburg	25
Census Tract 108	Haines, Miles, Millheim, Penn	26
Census Tract 122	State College	27
Census Tract 126	State College	28
Census Tract 125	State College	29

# HOUSING CONDITIONS MODEL, CENTRE COUNTY, PA



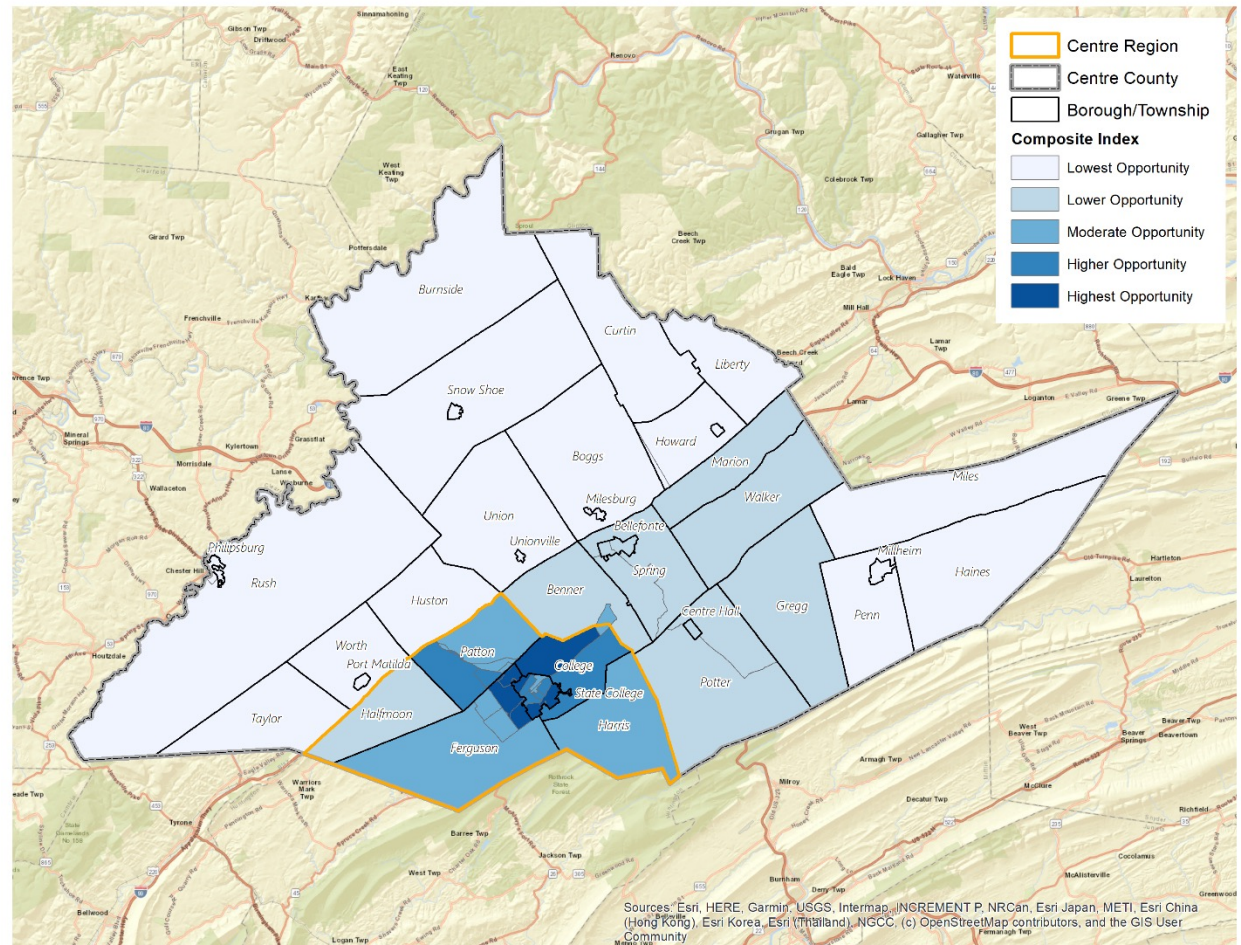


# APPENDIX C: OPPORTUNITY INDEX METHODOLOGY

A large body of social research has demonstrated the powerful negative effects of residential segregation on income and opportunity for minority families, which are commonly concentrated in communities “characterized by older housing stock, slow growth, and low tax bases – the resources that support public services and schools.” Households living in lower-income areas of racial and ethnic concentration have fewer opportunities for education, wealth building, and employment. The rationale for this analysis is to help communities determine where to invest housing resources by pinpointing the areas of greatest existing need. However, current evidence suggests that adding more subsidized housing to places that already have a high concentration of social and economic issues could be counter-productive. This does not mean, however, that these areas should be ignored as residents still need services and high-quality places to live, and stabilizing and improving conditions in the lowest-income neighborhoods remains a key priority for Centre County.

The Communities of Opportunity model is highly spatial and therefore map-based, generating a geographic footprint of inequality. The process of creating opportunity maps involves building a set of indicators that reflect local issues and are also based on research that validates the connections between the indicators and increased opportunity. The resulting maps allow communities to analyze opportunity, comprehensively and comparatively, to communicate who has access to opportunity-rich areas and who does not, and to understand what needs to be remedied in opportunity-poor communities.

An Opportunity Index was developed to classify and visualize areas of opportunity for Centre County residents. The Opportunity Index identifies areas in which new affordable housing developments may be more financially feasible in the long term due to proximity to factors that allow residents to have successful access to employment, quality education, and a healthy environment. The data is linearly normalized to values between 0 and 1, after which census tracts are classified as having High Opportunity if they have a score above the median and Low Opportunity if they have a score below the median. The variables and weight for each index are summarized in the table below, followed by a more detailed description of each index.



COMPOSITE OPPORTUNITY INDEX MAP

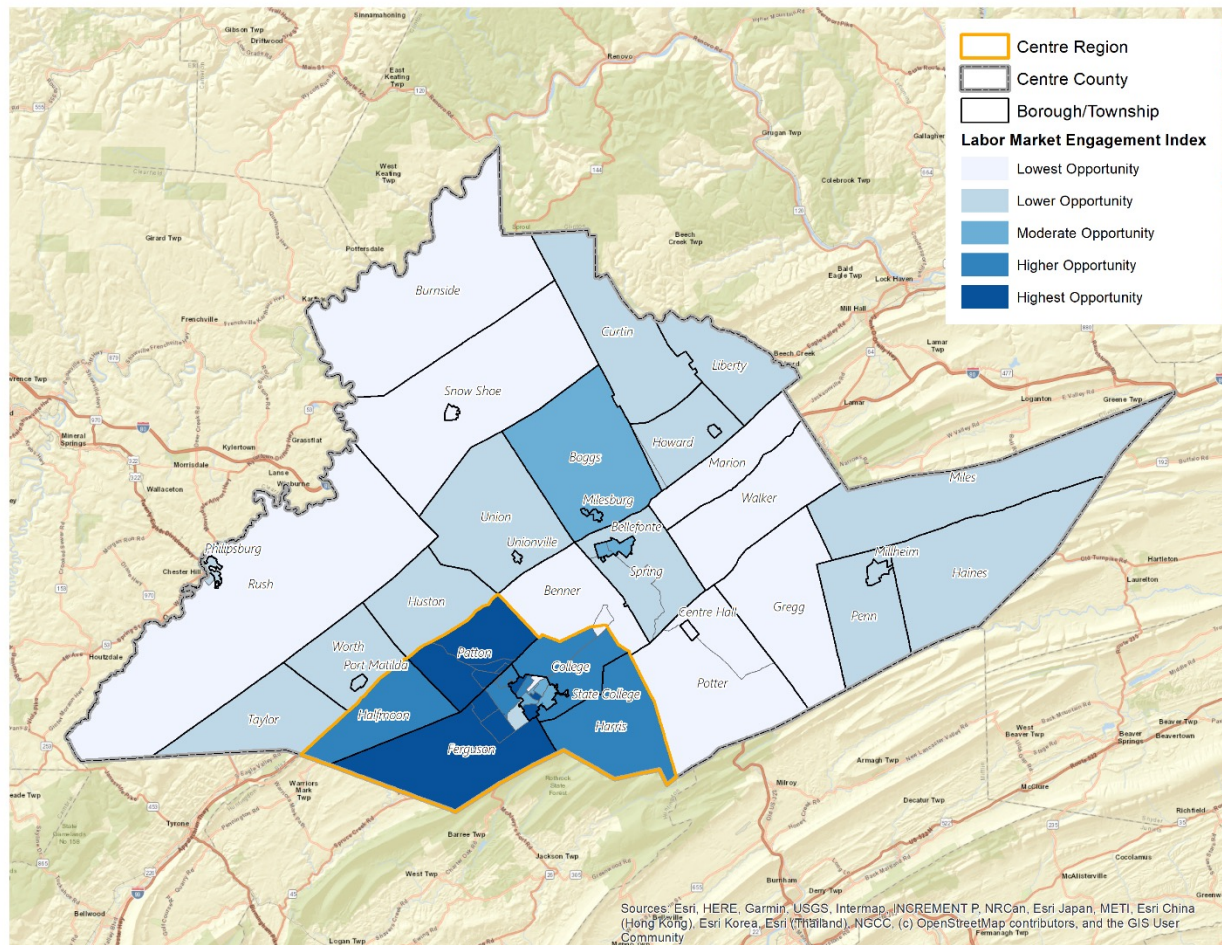


## LABOR MARKET ENGAGEMENT INDEX

The Labor Force Engagement Index is a measure of the relative intensity of labor market engagement and human capital. As defined by HUD, the index is a combination of unemployment rates, labor force participation rates, and percent of the population with at least a bachelor's degree within a census tract. Employment opportunities are necessary for individuals to afford stable housing. Labor force participation represents the amount of labor resources available for the production for goods and services. The percentage of the population with at least a bachelor's degree is used to estimate the availability of skilled labor. The three variables were linearly normalized and averaged to produce the Labor Force Engagement Index.

Areas with the highest levels of labor market engagement are in the Centre Region. Educational attainment was the primary driving factor, as a significantly larger portion of the Centre Region's population having a bachelor's degree or higher compared to municipalities outside of the region. Conversely, the Centre Region showed relatively higher levels of unemployment and lower levels of labor force participation. This is a result of the area's high college student population. However, this disparity was not as large as educational attainment, resulting in more rural areas showing lower levels of labor market engagement.

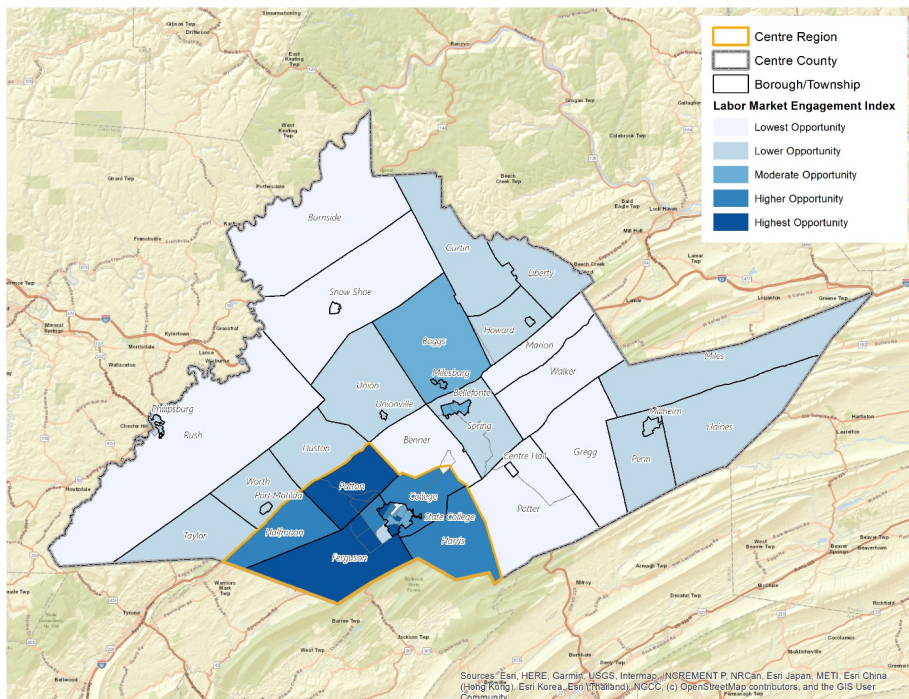
## LABOR MARKET ENGAGEMENT INDEX



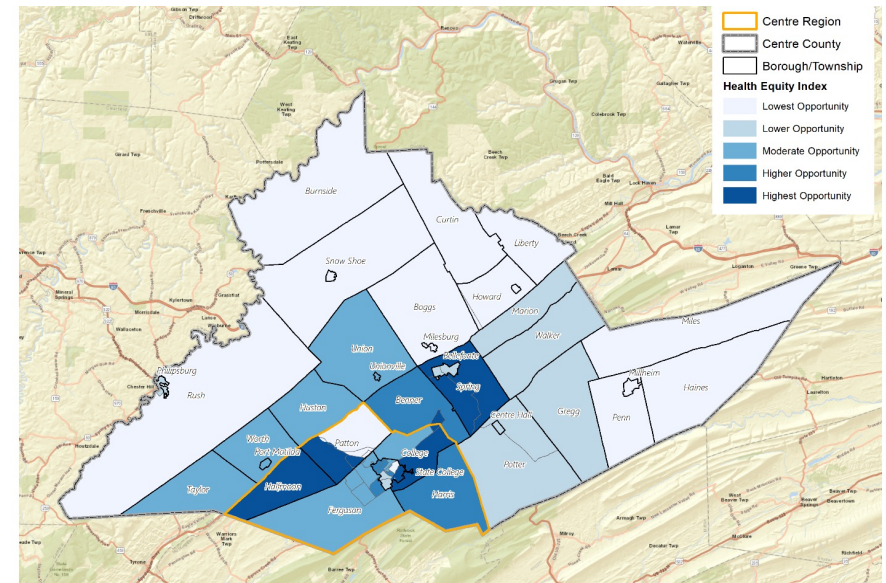
## JOBS PROXIMITY INDEX

The Jobs Proximity Index rates a given census tract as a function of its distance to all job locations. As the distance from a job increases, the job opportunity is “discounted” because it becomes more difficult to access that job. The Job Access Index rates a given census tract as a function of its distance to all job locations. The index utilizes a gravity model where the distance from any single job location is positively weighted by the size of employment (job opportunities) at that location and inversely weighted by the labor supply (competition) to that location. As the distance from a job increases, the job opportunity is “discounted” because it becomes more difficult to access that job. Expectedly, with State College and the Centre Region containing most of the area’s job centers, these areas showed the highest access to jobs in the County. Areas further out from the Centre region showed lower access due to either distance or lack of jobs in the area relative to its labor force.

## LABOR MARKET ENGAGEMENT INDEX



## HEALTH EQUITY INDEX



## HEALTH EQUITY INDEX

The Health Equity Index summarizes potential exposure to harmful toxins and access to health insurance and food at the census tract level. Environmental indicators were derived from the EPA’s EJSCREEN tool and includes eleven indicators related to carcinogenic, respiratory, and neurological hazards. Low food access was defined as the percentage of low-income individuals beyond a half-mile from a supermarket. Higher index values indicate less exposure to toxins harmful to human health and better access to food for low-income individuals and health insurance. Environmental hazards have an adverse effect on children’s growth and development and can limit one’s ability to work. Low-income and minority individuals are also found to be disproportionately affected by environmental hazards, perpetuating the lack of opportunity for vulnerable populations.

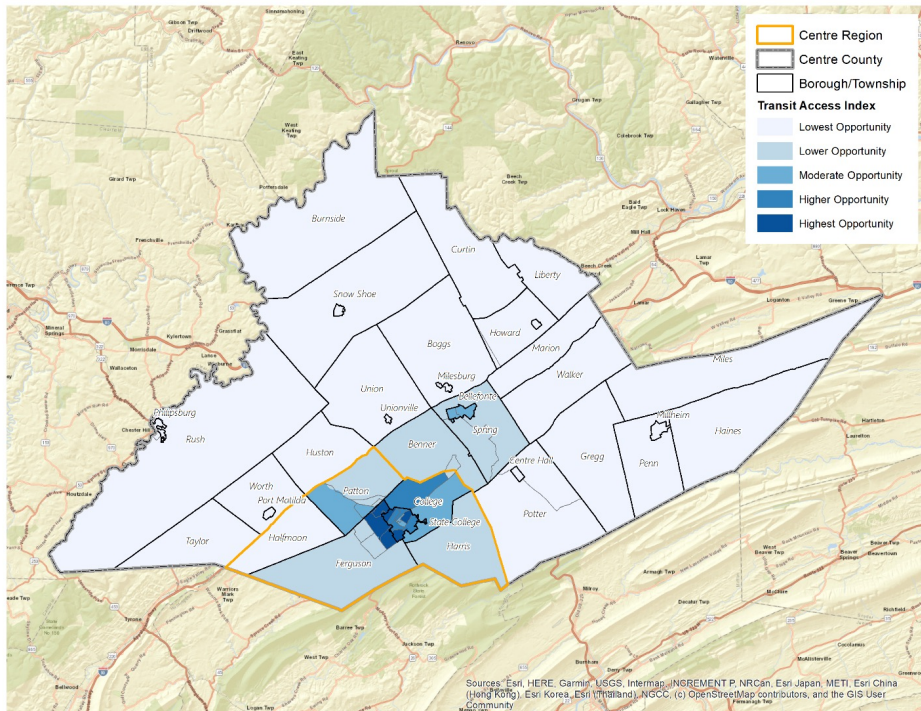
Areas in and around the Centre Region showed the highest levels of health equity, particularly in Halfmoon Township, College Township, and Spring Township. These areas had very high food access for low-income residents relative to areas further out from the Centre Region due to density. Areas within the Centre Region that showed low levels of health equity were primarily impacted by high risk of environmental hazards. This is especially common for densely populated areas that tend to have poor air quality, high traffic, and high waste generation.



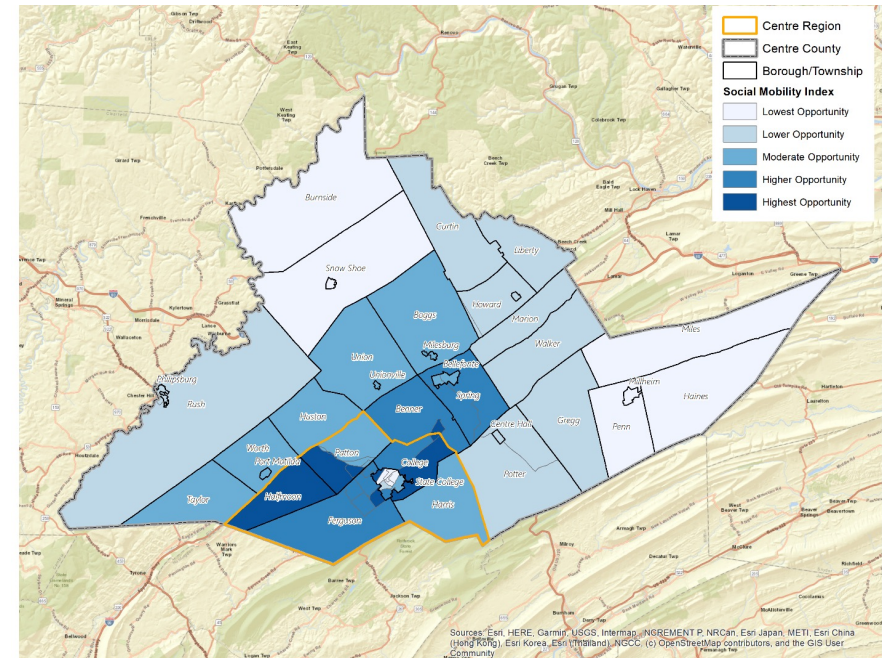
## TRANSIT ACCESS INDEX

Transit Access represents the ease with which people can access public transportation. The Federal Highway Administration (FHWA) under the US Department of Transportation, states that most people are willing to walk for five to ten minutes to a transit stop. FHWA uses these walking times as a proxy for distance, estimating accessible transit stops being ¼ to ½ mile away from a pedestrian’s starting point, typically their place of residence. To calculate accessibility, ¼ mile and ½ mile buffers were placed around each transit stop to find the percentage of a census tract that is within walking distance of a transit stop. This percentage was averaged to produce the Transit Access Index. Expectedly, the areas with the highest access to public transit are located in and around State College. Additionally, Bellefonte also has a significant number of transit stops available for its residents. Outside of these areas, no accessible transit stops were detected.

## TRANSIT ACCESS INDEX



## SOCIAL MOBILITY INDEX



## SOCIAL MOBILITY INDEX

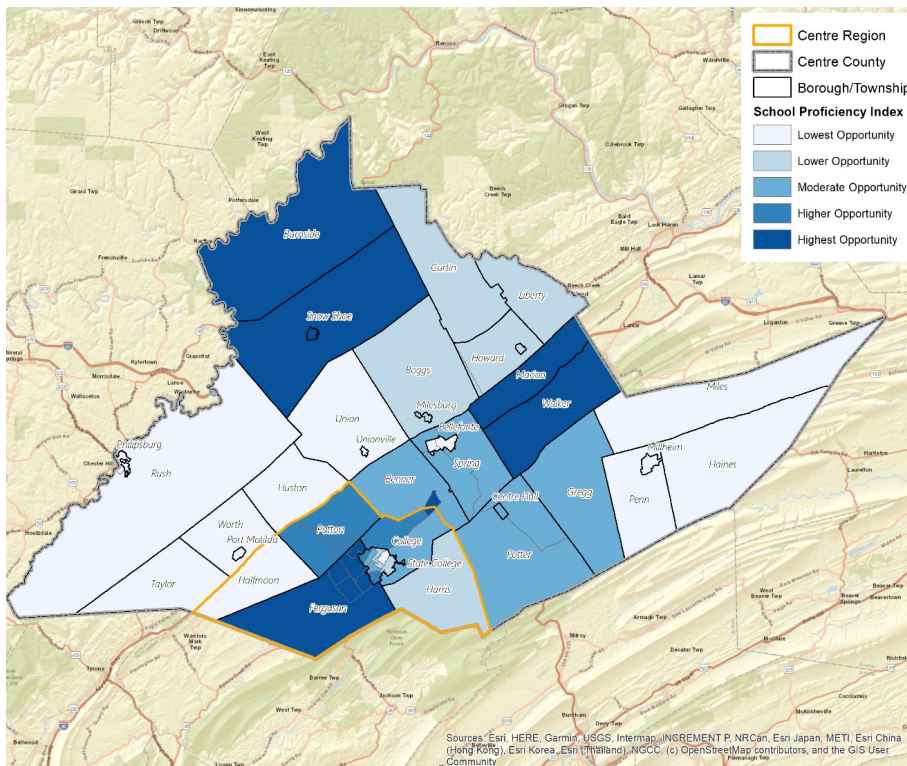
This index is a combination of the poverty rate and school proficiency. Poverty has lasting effects that can impact a wide range of factors, including public education primarily funded by the local community, job opportunities, and the ability to afford quality housing. School proficiency is evaluated using school-level data on the performance of 4th-grade students on state exams to describe which neighborhoods have high-performing elementary schools nearby and which are near lower-performing elementary schools. The school proficiency index is a function of the percent of 4th-grade students proficient in reading and math on state test scores for up to three schools within 1.5 miles of the block group. Scores are assigned to a census tract by taking the average of the block groups. Quality education is critical for the growth and development of children and for enhancing their future opportunities. High mobility areas are concentrated in the Centre Region outside of State College, where household income is highest in the county and schools are performing well. While areas such as the Mountaintop Region and Nittany Valley Region have some of the highest-performing schools in the County, it is offset by the relatively lower incomes earned in these areas.



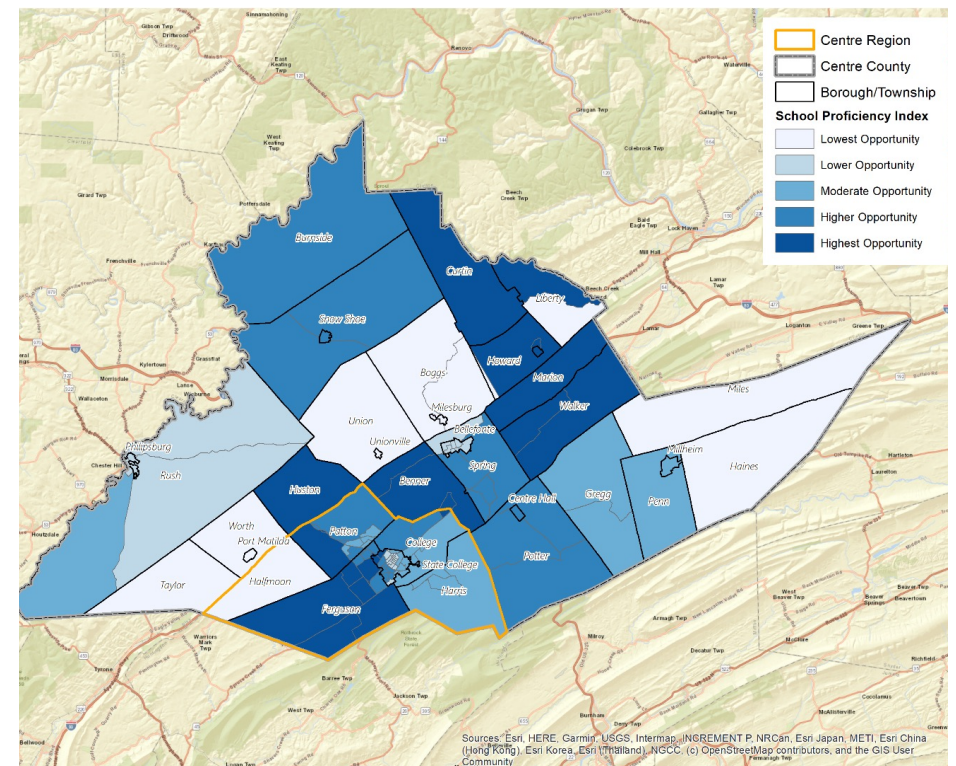
## SCHOOL PROFICIENCY INDEX

Values are percentile-ranked and range from 0 to 100. The higher the score, the higher the school system quality. The school proficiency index uses school-level data on the performance of 4th-grade students on state exams to describe which neighborhoods have high-performing elementary schools nearby and which are near lower-performing elementary schools. The school proficiency index is a function of the percent of 4th-grade students proficient in reading and math on state test scores for up to three schools within 1.5 miles of the block group. Scores are assigned to a census tract by taking the average of the block groups. Quality education is critical for the growth and development of children and for enhancing their future opportunities.

### SCHOOL PROFICIENCY INDEX BY CENSUS TRACT



### SCHOOL PROFICIENCY INDEX BY CENSUS BLOCK GROUP







# APPENDIX D: HOUSING GAP ANALYSIS

The Housing Gap Analysis indicates the number of additional housing units by tenure and affordability that is needed for the housing inventory to match the number of households within the corresponding affordability/income tier based on Area Median Income (AMI) established by HUD. For the gap to be equal to zero for a particular income tier and tenure, all households in that group must occupy a unit that is affordable to a household in that income tier (i.e., a 31-50% AMI household lives in a unit affordable to a 31-50% AMI household). Factors that contribute to the gap - which is a measure of the mismatch between households and units - include:

- 1) having more households than units in a particular tier (i.e., 1,000 households but only 500 units) and/or
- 2) having households outside of a particular tier residing in those units (i.e., 1,000 households and 1,500 units for a particular tier but 750 of the units occupied by households outside the tier leading to only 750 units available to the 1,000 households).

Both of these conditions exist in Centre County.

Comprehensive Housing Affordability (CHAS) data, which is a custom tabulation of ACS data for use by HUD, was used in the analysis. CHAS data provides a count of units and households by income tier and tenure including occupancy data. Due to the constraints of the dataset, renters and owners in this analysis are separated into slightly different income tiers:

Renters	Owners
<ul style="list-style-type: none"><li>• 0 – 30% AMI</li><li>• 31 – 50% AMI</li><li>• 51 – 80% AMI</li><li>• Greater than 80% AMI</li></ul>	<ul style="list-style-type: none"><li>• 0 – 50% AMI</li><li>• 51 – 80% AMI</li><li>• 81 – 100% AMI</li><li>• Greater than 100% AMI</li></ul>

The impact of college students influences the housing gap analysis significantly. Unfortunately, without the ability to analyze households by tenure and age of householder using the CHAS data set, it isn't possible to isolate heads of households who are 19-24 years old (presumed college student renter households). However, there are other data sources that indicate a lack of available and affordable housing units for non-student renter households at 0-30% AMI and 31-50% AMI, such as Centre County Housing Authority waiting lists for public housing (now RAD) units and Housing Choice Vouchers, the number of non-student households up to 50% AMI who are paying more than 30% and more than 50% of income on housing costs, the number of homeless individuals and families, and others. The absence of a specific number of cost-burdened renter households that excludes college student households living off-campus does not negate the housing gap analysis and its usefulness in setting housing policy in Centre County.

To determine the gap, the number of households and housing units (both occupied and vacant units) were counted within each income tier by tenure. Units occupied by households outside of the income tier were subtracted from the total because these units are not available to households in the specified tier. The difference in the number of households in a tier/tenure and the number of units occupied by households in that tier/tenure is referred to as the gap. The gap represents the mismatch in households and units based on both the number of units in the AMI tier and/or households outside the AMI tier residing in the units as described above. The housing gap within each income tier does not represent the number of units that need to be built. Rather, it reveals the need for available and affordable units across all income tiers.

Within each income tier, it is possible for a household to be cost-burdened – paying more than 30% of household income on housing costs – despite residing in a unit that is affordable within that tier. For example, a 62% AMI household residing in a unit affordable to a household earning 75% AMI is cost-burdened but both the household and the unit “match” in that they both are categorized in the 51-80% AMI tier. For the purpose of this analysis, all households at 0-30% AMI are assumed to be living in affordable units if they are residing in units affordable to 0-30% AMI households. The same assumptions are made for the remaining income tiers.



# APPENDIX E:

## HOUSEHOLD PROJECTIONS FOR MUNICIPALITIES OUTSIDE OF THE CENTRE REGION

Projection data from Ribbon Demographics, LLC. were utilized. Ribbon Demographics specializes in demographic projections and includes data related to the number of households by income, size, tenure and age (HISTA). Projections are inherently subject to uncertainty as they are based on assumptions that may or may not bear out over time. For example, unexpected societal or natural disasters can cause cataclysmic shifts in the economy, birth rates, housing production, etc. While projections can be useful for overall planning purposes at a macro level, they should be used with caution when applied on a micro level.

The charts included in this appendix provide 2027 projection data for renter and owner households outside of the Centre Region. The projections are aggregated for all municipalities outside of the Centre Region.



**Geographies Selected:**

<u>Geocode/ ID</u>	<u>State</u>	<u>County</u>	<u>MCD</u>
4202705256	Pennsylvania	Centre County	Bellefonte borough
4202705608	Pennsylvania	Centre County	Benner township
4202707424	Pennsylvania	Centre County	Boggs township
4202710272	Pennsylvania	Centre County	Burnside township
4202712376	Pennsylvania	Centre County	Centre Hall borough
4202717800	Pennsylvania	Centre County	Curtin township
4202731472	Pennsylvania	Centre County	Gregg township
4202731960	Pennsylvania	Centre County	Haines township
4202735960	Pennsylvania	Centre County	Howard borough
4202735968	Pennsylvania	Centre County	Howard township
4202736504	Pennsylvania	Centre County	Huston township
4202743080	Pennsylvania	Centre County	Liberty township
4202747456	Pennsylvania	Centre County	Marion township
4202749360	Pennsylvania	Centre County	Miles township
4202749368	Pennsylvania	Centre County	Milesburg borough
4202749768	Pennsylvania	Centre County	Millheim borough
4202758800	Pennsylvania	Centre County	Penn township
4202760008	Pennsylvania	Centre County	Philipsburg borough
4202762280	Pennsylvania	Centre County	Port Matilda borough
4202762360	Pennsylvania	Centre County	Potter township
4202766736	Pennsylvania	Centre County	Rush township
4202771600	Pennsylvania	Centre County	Snow Shoe borough
4202771608	Pennsylvania	Centre County	Snow Shoe township
4202772832	Pennsylvania	Centre County	Spring township
4202776168	Pennsylvania	Centre County	Taylor township
4202778288	Pennsylvania	Centre County	Union township
4202778616	Pennsylvania	Centre County	Unionville borough
4202780552	Pennsylvania	Centre County	Walker township
4202786544	Pennsylvania	Centre County	Worth township

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Owner Households						
Age 15 to 54 Years						
Year 2027 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	66	2	11	3	6	<b>88</b>
\$10,000-20,000	37	18	13	6	3	<b>77</b>
\$20,000-30,000	45	25	45	35	9	<b>159</b>
\$30,000-40,000	144	118	70	29	24	<b>385</b>
\$40,000-50,000	202	125	67	42	26	<b>462</b>
\$50,000-60,000	100	124	103	96	32	<b>455</b>
\$60,000-75,000	211	199	289	157	57	<b>913</b>
\$75,000-100,000	139	508	447	435	380	<b>1,909</b>
\$100,000-125,000	62	437	632	400	188	<b>1,719</b>
\$125,000-150,000	48	291	209	386	190	<b>1,124</b>
\$150,000-200,000	31	346	153	519	205	<b>1,254</b>
\$200,000+	<u>94</u>	<u>364</u>	<u>130</u>	<u>66</u>	<u>71</u>	<u><b>725</b></u>
<b>Total</b>	<b>1,179</b>	<b>2,557</b>	<b>2,169</b>	<b>2,174</b>	<b>1,191</b>	<b>9,270</b>

Owner Households						
Age 62+ Years						
Year 2027 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	177	80	6	2	3	<b>268</b>
\$10,000-20,000	643	100	8	2	0	<b>753</b>
\$20,000-30,000	758	326	32	0	0	<b>1,116</b>
\$30,000-40,000	358	514	5	4	2	<b>883</b>
\$40,000-50,000	275	727	31	41	9	<b>1,083</b>
\$50,000-60,000	250	464	124	20	2	<b>860</b>
\$60,000-75,000	162	552	93	22	4	<b>833</b>
\$75,000-100,000	110	741	196	37	28	<b>1,112</b>
\$100,000-125,000	89	343	86	38	84	<b>640</b>
\$125,000-150,000	128	275	64	6	37	<b>510</b>
\$150,000-200,000	46	188	23	40	5	<b>302</b>
\$200,000+	<u>137</u>	<u>302</u>	<u>22</u>	<u>4</u>	<u>10</u>	<u><b>475</b></u>
<b>Total</b>	<b>3,133</b>	<b>4,612</b>	<b>690</b>	<b>216</b>	<b>184</b>	<b>8,835</b>

Owner Households						
Aged 55+ Years						
Year 2027 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	211	104	11	3	4	<b>333</b>
\$10,000-20,000	734	149	14	3	0	<b>900</b>
\$20,000-30,000	801	367	40	0	0	<b>1,208</b>
\$30,000-40,000	410	573	11	5	2	<b>1,001</b>
\$40,000-50,000	352	823	38	68	11	<b>1,292</b>
\$50,000-60,000	346	552	155	20	4	<b>1,077</b>
\$60,000-75,000	184	848	207	22	4	<b>1,265</b>
\$75,000-100,000	137	1,082	314	110	36	<b>1,679</b>
\$100,000-125,000	101	531	183	61	99	<b>975</b>
\$125,000-150,000	184	375	148	53	40	<b>800</b>
\$150,000-200,000	47	335	111	125	8	<b>626</b>
\$200,000+	<u>162</u>	<u>475</u>	<u>128</u>	<u>20</u>	<u>27</u>	<u><b>812</b></u>
<b>Total</b>	<b>3,669</b>	<b>6,214</b>	<b>1,360</b>	<b>490</b>	<b>235</b>	<b>11,968</b>

Owner Households						
All Age Groups						
Year 2027 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	277	106	22	6	10	<b>421</b>
\$10,000-20,000	771	167	27	9	3	<b>977</b>
\$20,000-30,000	846	392	85	35	9	<b>1,367</b>
\$30,000-40,000	554	691	81	34	26	<b>1,386</b>
\$40,000-50,000	554	948	105	110	37	<b>1,754</b>
\$50,000-60,000	446	676	258	116	36	<b>1,532</b>
\$60,000-75,000	395	1,047	496	179	61	<b>2,178</b>
\$75,000-100,000	276	1,590	761	545	416	<b>3,588</b>
\$100,000-125,000	163	968	815	461	287	<b>2,694</b>
\$125,000-150,000	232	666	357	439	230	<b>1,924</b>
\$150,000-200,000	78	681	264	644	213	<b>1,880</b>
\$200,000+	<u>256</u>	<u>839</u>	<u>258</u>	<u>86</u>	<u>98</u>	<u><b>1,537</b></u>
<b>Total</b>	<b>4,848</b>	<b>8,771</b>	<b>3,529</b>	<b>2,664</b>	<b>1,426</b>	<b>21,238</b>

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Percent Owner Households						
Age 15 to 54 Years						
Year 2027 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	0.7%	0.0%	0.1%	0.0%	0.1%	<b>0.9%</b>
\$10,000-20,000	0.4%	0.2%	0.1%	0.1%	0.0%	<b>0.8%</b>
\$20,000-30,000	0.5%	0.3%	0.5%	0.4%	0.1%	<b>1.7%</b>
\$30,000-40,000	1.6%	1.3%	0.8%	0.3%	0.3%	<b>4.2%</b>
\$40,000-50,000	2.2%	1.3%	0.7%	0.5%	0.3%	<b>5.0%</b>
\$50,000-60,000	1.1%	1.3%	1.1%	1.0%	0.3%	<b>4.9%</b>
\$60,000-75,000	2.3%	2.1%	3.1%	1.7%	0.6%	<b>9.8%</b>
\$75,000-100,000	1.5%	5.5%	4.8%	4.7%	4.1%	<b>20.6%</b>
\$100,000-125,000	0.7%	4.7%	6.8%	4.3%	2.0%	<b>18.5%</b>
\$125,000-150,000	0.5%	3.1%	2.3%	4.2%	2.0%	<b>12.1%</b>
\$150,000-200,000	0.3%	3.7%	1.7%	5.6%	2.2%	<b>13.5%</b>
\$200,000+	<u>1.0%</u>	<u>3.9%</u>	<u>1.4%</u>	<u>0.7%</u>	<u>0.8%</u>	<b>7.8%</b>
<b>Total</b>	<b>12.7%</b>	<b>27.6%</b>	<b>23.4%</b>	<b>23.5%</b>	<b>12.8%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 62+ Years						
Year 2027 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	2.0%	0.9%	0.1%	0.0%	0.0%	<b>3.0%</b>
\$10,000-20,000	7.3%	1.1%	0.1%	0.0%	0.0%	<b>8.5%</b>
\$20,000-30,000	8.6%	3.7%	0.4%	0.0%	0.0%	<b>12.6%</b>
\$30,000-40,000	4.1%	5.8%	0.1%	0.0%	0.0%	<b>10.0%</b>
\$40,000-50,000	3.1%	8.2%	0.4%	0.5%	0.1%	<b>12.3%</b>
\$50,000-60,000	2.8%	5.3%	1.4%	0.2%	0.0%	<b>9.7%</b>
\$60,000-75,000	1.8%	6.2%	1.1%	0.2%	0.0%	<b>9.4%</b>
\$75,000-100,000	1.2%	8.4%	2.2%	0.4%	0.3%	<b>12.6%</b>
\$100,000-125,000	1.0%	3.9%	1.0%	0.4%	1.0%	<b>7.2%</b>
\$125,000-150,000	1.4%	3.1%	0.7%	0.1%	0.4%	<b>5.8%</b>
\$150,000-200,000	0.5%	2.1%	0.3%	0.5%	0.1%	<b>3.4%</b>
\$200,000+	<u>1.6%</u>	<u>3.4%</u>	<u>0.2%</u>	<u>0.0%</u>	<u>0.1%</u>	<b>5.4%</b>
<b>Total</b>	<b>35.5%</b>	<b>52.2%</b>	<b>7.8%</b>	<b>2.4%</b>	<b>2.1%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 55+ Years						
Year 2027 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1.8%	0.9%	0.1%	0.0%	0.0%	<b>2.8%</b>
\$10,000-20,000	6.1%	1.2%	0.1%	0.0%	0.0%	<b>7.5%</b>
\$20,000-30,000	6.7%	3.1%	0.3%	0.0%	0.0%	<b>10.1%</b>
\$30,000-40,000	3.4%	4.8%	0.1%	0.0%	0.0%	<b>8.4%</b>
\$40,000-50,000	2.9%	6.9%	0.3%	0.6%	0.1%	<b>10.8%</b>
\$50,000-60,000	2.9%	4.6%	1.3%	0.2%	0.0%	<b>9.0%</b>
\$60,000-75,000	1.5%	7.1%	1.7%	0.2%	0.0%	<b>10.6%</b>
\$75,000-100,000	1.1%	9.0%	2.6%	0.9%	0.3%	<b>14.0%</b>
\$100,000-125,000	0.8%	4.4%	1.5%	0.5%	0.8%	<b>8.1%</b>
\$125,000-150,000	1.5%	3.1%	1.2%	0.4%	0.3%	<b>6.7%</b>
\$150,000-200,000	0.4%	2.8%	0.9%	1.0%	0.1%	<b>5.2%</b>
\$200,000+	<u>1.4%</u>	<u>4.0%</u>	<u>1.1%</u>	<u>0.2%</u>	<u>0.2%</u>	<b>6.8%</b>
<b>Total</b>	<b>30.7%</b>	<b>51.9%</b>	<b>11.4%</b>	<b>4.1%</b>	<b>2.0%</b>	<b>100.0%</b>

Percent Owner Households						
All Age Groups						
Year 2027 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1.3%	0.5%	0.1%	0.0%	0.0%	<b>2.0%</b>
\$10,000-20,000	3.6%	0.8%	0.1%	0.0%	0.0%	<b>4.6%</b>
\$20,000-30,000	4.0%	1.8%	0.4%	0.2%	0.0%	<b>6.4%</b>
\$30,000-40,000	2.6%	3.3%	0.4%	0.2%	0.1%	<b>6.5%</b>
\$40,000-50,000	2.6%	4.5%	0.5%	0.5%	0.2%	<b>8.3%</b>
\$50,000-60,000	2.1%	3.2%	1.2%	0.5%	0.2%	<b>7.2%</b>
\$60,000-75,000	1.9%	4.9%	2.3%	0.8%	0.3%	<b>10.3%</b>
\$75,000-100,000	1.3%	7.5%	3.6%	2.6%	2.0%	<b>16.9%</b>
\$100,000-125,000	0.8%	4.6%	3.8%	2.2%	1.4%	<b>12.7%</b>
\$125,000-150,000	1.1%	3.1%	1.7%	2.1%	1.1%	<b>9.1%</b>
\$150,000-200,000	0.4%	3.2%	1.2%	3.0%	1.0%	<b>8.9%</b>
\$200,000+	<u>1.2%</u>	<u>4.0%</u>	<u>1.2%</u>	<u>0.4%</u>	<u>0.5%</u>	<b>7.2%</b>
<b>Total</b>	<b>22.8%</b>	<b>41.3%</b>	<b>16.6%</b>	<b>12.5%</b>	<b>6.7%</b>	<b>100.0%</b>



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Renter Households						
Age 15 to 54 Years						
Year 2027 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	105	8	20	6	6	145
\$10,000-20,000	64	143	12	26	18	263
\$20,000-30,000	219	23	31	11	6	290
\$30,000-40,000	192	102	145	59	24	522
\$40,000-50,000	311	66	44	10	36	467
\$50,000-60,000	107	102	90	146	3	448
\$60,000-75,000	141	213	219	37	20	630
\$75,000-100,000	34	151	70	98	127	480
\$100,000-125,000	1	99	50	16	4	170
\$125,000-150,000	1	34	3	36	4	78
\$150,000-200,000	39	24	7	7	1	78
\$200,000+	72	43	16	14	47	192
<b>Total</b>	<b>1,286</b>	<b>1,008</b>	<b>707</b>	<b>466</b>	<b>296</b>	<b>3,763</b>

Renter Households						
Aged 62+ Years						
Year 2027 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	140	25	3	0	1	169
\$10,000-20,000	350	15	22	0	1	388
\$20,000-30,000	318	142	4	2	0	466
\$30,000-40,000	160	29	5	1	0	195
\$40,000-50,000	126	56	6	2	0	190
\$50,000-60,000	38	33	8	1	4	84
\$60,000-75,000	72	71	12	4	1	160
\$75,000-100,000	17	5	2	2	1	27
\$100,000-125,000	114	22	8	2	0	146
\$125,000-150,000	68	27	3	3	2	103
\$150,000-200,000	41	10	6	4	5	66
\$200,000+	39	23	1	6	3	72
<b>Total</b>	<b>1,483</b>	<b>458</b>	<b>80</b>	<b>27</b>	<b>18</b>	<b>2,066</b>

Renter Households						
Aged 55+ Years						
Year 2027 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	203	25	5	3	1	237
\$10,000-20,000	372	28	36	0	1	437
\$20,000-30,000	342	144	5	2	0	493
\$30,000-40,000	205	34	31	4	0	274
\$40,000-50,000	175	60	6	2	1	244
\$50,000-60,000	59	47	9	1	4	120
\$60,000-75,000	108	75	12	5	1	201
\$75,000-100,000	17	6	2	3	1	29
\$100,000-125,000	128	25	16	2	0	171
\$125,000-150,000	113	28	3	3	2	149
\$150,000-200,000	43	11	7	4	5	70
\$200,000+	77	23	3	7	3	113
<b>Total</b>	<b>1,842</b>	<b>506</b>	<b>135</b>	<b>36</b>	<b>19</b>	<b>2,538</b>

Renter Households						
All Age Groups						
Year 2027 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	308	33	25	9	7	382
\$10,000-20,000	436	171	48	26	19	700
\$20,000-30,000	561	167	36	13	6	783
\$30,000-40,000	397	136	176	63	24	796
\$40,000-50,000	486	126	50	12	37	711
\$50,000-60,000	166	149	99	147	7	568
\$60,000-75,000	249	288	231	42	21	831
\$75,000-100,000	51	157	72	101	128	509
\$100,000-125,000	129	124	66	18	4	341
\$125,000-150,000	114	62	6	39	6	227
\$150,000-200,000	82	35	14	11	6	148
\$200,000+	149	66	19	21	50	305
<b>Total</b>	<b>3,128</b>	<b>1,514</b>	<b>842</b>	<b>502</b>	<b>315</b>	<b>6,301</b>

## HISTA 2.2 Summary Data

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## 29 MCDs not in Centre Region, PA

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Percent Renter Households						
Age 15 to 54 Years						
Year 2027 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	2.8%	0.2%	0.5%	0.2%	0.2%	3.9%
\$10,000-20,000	1.7%	3.8%	0.3%	0.7%	0.5%	7.0%
\$20,000-30,000	5.8%	0.6%	0.8%	0.3%	0.2%	7.7%
\$30,000-40,000	5.1%	2.7%	3.9%	1.6%	0.6%	13.9%
\$40,000-50,000	8.3%	1.8%	1.2%	0.3%	1.0%	12.4%
\$50,000-60,000	2.8%	2.7%	2.4%	3.9%	0.1%	11.9%
\$60,000-75,000	3.7%	5.7%	5.8%	1.0%	0.5%	16.7%
\$75,000-100,000	0.9%	4.0%	1.9%	2.6%	3.4%	12.8%
\$100,000-125,000	0.0%	2.6%	1.3%	0.4%	0.1%	4.5%
\$125,000-150,000	0.0%	0.9%	0.1%	1.0%	0.1%	2.1%
\$150,000-200,000	1.0%	0.6%	0.2%	0.2%	0.0%	2.1%
\$200,000+	1.9%	1.1%	0.4%	0.4%	1.2%	5.1%
<b>Total</b>	<b>34.2%</b>	<b>26.8%</b>	<b>18.8%</b>	<b>12.4%</b>	<b>7.9%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 62+ Years						
Year 2027 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	6.8%	1.2%	0.1%	0.0%	0.0%	8.2%
\$10,000-20,000	16.9%	0.7%	1.1%	0.0%	0.0%	18.8%
\$20,000-30,000	15.4%	6.9%	0.2%	0.1%	0.0%	22.6%
\$30,000-40,000	7.7%	1.4%	0.2%	0.0%	0.0%	9.4%
\$40,000-50,000	6.1%	2.7%	0.3%	0.1%	0.0%	9.2%
\$50,000-60,000	1.8%	1.6%	0.4%	0.0%	0.2%	4.1%
\$60,000-75,000	3.5%	3.4%	0.6%	0.2%	0.0%	7.7%
\$75,000-100,000	0.8%	0.2%	0.1%	0.1%	0.0%	1.3%
\$100,000-125,000	5.5%	1.1%	0.4%	0.1%	0.0%	7.1%
\$125,000-150,000	3.3%	1.3%	0.1%	0.1%	0.1%	5.0%
\$150,000-200,000	2.0%	0.5%	0.3%	0.2%	0.2%	3.2%
\$200,000+	1.9%	1.1%	0.0%	0.3%	0.1%	3.5%
<b>Total</b>	<b>71.8%</b>	<b>22.2%</b>	<b>3.9%</b>	<b>1.3%</b>	<b>0.9%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 55+ Years						
Year 2027 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	8.0%	1.0%	0.2%	0.1%	0.0%	9.3%
\$10,000-20,000	14.7%	1.1%	1.4%	0.0%	0.0%	17.2%
\$20,000-30,000	13.5%	5.7%	0.2%	0.1%	0.0%	19.4%
\$30,000-40,000	8.1%	1.3%	1.2%	0.2%	0.0%	10.8%
\$40,000-50,000	6.9%	2.4%	0.2%	0.1%	0.0%	9.6%
\$50,000-60,000	2.3%	1.9%	0.4%	0.0%	0.2%	4.7%
\$60,000-75,000	4.3%	3.0%	0.5%	0.2%	0.0%	7.9%
\$75,000-100,000	0.7%	0.2%	0.1%	0.1%	0.0%	1.1%
\$100,000-125,000	5.0%	1.0%	0.6%	0.1%	0.0%	6.7%
\$125,000-150,000	4.5%	1.1%	0.1%	0.1%	0.1%	5.9%
\$150,000-200,000	1.7%	0.4%	0.3%	0.2%	0.2%	2.8%
\$200,000+	3.0%	0.9%	0.1%	0.3%	0.1%	4.5%
<b>Total</b>	<b>72.6%</b>	<b>19.9%</b>	<b>5.3%</b>	<b>1.4%</b>	<b>0.7%</b>	<b>100.0%</b>

Percent Renter Households						
All Age Groups						
Year 2027 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	4.9%	0.5%	0.4%	0.1%	0.1%	6.1%
\$10,000-20,000	6.9%	2.7%	0.8%	0.4%	0.3%	11.1%
\$20,000-30,000	8.9%	2.7%	0.6%	0.2%	0.1%	12.4%
\$30,000-40,000	6.3%	2.2%	2.8%	1.0%	0.4%	12.6%
\$40,000-50,000	7.7%	2.0%	0.8%	0.2%	0.6%	11.3%
\$50,000-60,000	2.6%	2.4%	1.6%	2.3%	0.1%	9.0%
\$60,000-75,000	4.0%	4.6%	3.7%	0.7%	0.3%	13.2%
\$75,000-100,000	0.8%	2.5%	1.1%	1.6%	2.0%	8.1%
\$100,000-125,000	2.0%	2.0%	1.0%	0.3%	0.1%	5.4%
\$125,000-150,000	1.8%	1.0%	0.1%	0.6%	0.1%	3.6%
\$150,000-200,000	1.3%	0.6%	0.2%	0.2%	0.1%	2.3%
\$200,000+	2.4%	1.0%	0.3%	0.3%	0.8%	4.8%
<b>Total</b>	<b>49.6%</b>	<b>24.0%</b>	<b>13.4%</b>	<b>8.0%</b>	<b>5.0%</b>	<b>100.0%</b>

# APPENDIX F:

## HOUSEHOLD PROJECTIONS FOR MUNICIPALITIES IN THE CENTRE REGION

Projection data from Ribbon Demographics, LLC. were utilized. Ribbon Demographics specializes in demographic projections and includes data related to the number of households by income, size, tenure and age (HISTA). Projections are inherently subject to uncertainty as they are based on assumptions that may or may not bear out over time. For example, unexpected societal or natural disasters can cause cataclysmic shifts in the economy, birth rates, housing production, etc. While projections can be useful for overall planning purposes at a macro level, they should be used with caution when applied on a micro level.

The charts included in this appendix provide 2027 projection data for renter and owner households within the Centre Region. The projections are aggregated for all municipalities in the Centre Region.



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### Geographies Selected:

<u>Geocode/ ID</u>	<u>State</u>	<u>County</u>	<u>MCD</u>
4202715136	Pennsylvania	Centre County	College township
4202725624	Pennsylvania	Centre County	Ferguson township
4202731992	Pennsylvania	Centre County	Halfmoon township
4202732792	Pennsylvania	Centre County	Harris township
4202758440	Pennsylvania	Centre County	Patton township
4202773808	Pennsylvania	Centre County	State College borough

## CENTRE REGION

Renter Households						
Age 15 to 54 Years						
Year 2027 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1,847	732	448	246	15	<b>3,288</b>
\$10,000-20,000	766	538	189	351	35	<b>1,879</b>
\$20,000-30,000	936	280	293	297	113	<b>1,919</b>
\$30,000-40,000	688	356	256	389	122	<b>1,811</b>
\$40,000-50,000	406	456	253	114	164	<b>1,393</b>
\$50,000-60,000	314	537	227	177	12	<b>1,267</b>
\$60,000-75,000	376	419	277	386	11	<b>1,469</b>
\$75,000-100,000	198	664	405	42	159	<b>1,468</b>
\$100,000-125,000	82	740	150	37	63	<b>1,072</b>
\$125,000-150,000	29	61	20	40	13	<b>163</b>
\$150,000-200,000	27	176	69	33	22	<b>327</b>
\$200,000+	<u>189</u>	<u>49</u>	<u>124</u>	<u>81</u>	<u>73</u>	<b>516</b>
<b>Total</b>	<b>5,858</b>	<b>5,008</b>	<b>2,711</b>	<b>2,193</b>	<b>802</b>	<b>16,572</b>

Renter Households						
Aged 62+ Years						
Year 2027 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	75	18	5	4	4	<b>106</b>
\$10,000-20,000	308	76	12	8	11	<b>415</b>
\$20,000-30,000	320	88	15	8	13	<b>444</b>
\$30,000-40,000	155	87	9	6	11	<b>268</b>
\$40,000-50,000	127	48	8	6	7	<b>196</b>
\$50,000-60,000	76	40	4	7	9	<b>136</b>
\$60,000-75,000	134	95	45	8	8	<b>290</b>
\$75,000-100,000	100	30	11	7	14	<b>162</b>
\$100,000-125,000	69	35	8	8	10	<b>130</b>
\$125,000-150,000	93	40	3	8	12	<b>156</b>
\$150,000-200,000	64	11	8	7	6	<b>96</b>
\$200,000+	<u>157</u>	<u>59</u>	<u>7</u>	<u>7</u>	<u>12</u>	<b>242</b>
<b>Total</b>	<b>1,678</b>	<b>627</b>	<b>135</b>	<b>84</b>	<b>117</b>	<b>2,641</b>

Renter Households						
Aged 55+ Years						
Year 2027 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	101	19	6	6	5	<b>137</b>
\$10,000-20,000	384	103	24	11	12	<b>534</b>
\$20,000-30,000	369	104	26	10	15	<b>524</b>
\$30,000-40,000	177	92	16	6	14	<b>305</b>
\$40,000-50,000	148	52	12	6	10	<b>228</b>
\$50,000-60,000	112	44	6	10	13	<b>185</b>
\$60,000-75,000	174	112	54	10	9	<b>359</b>
\$75,000-100,000	141	40	19	28	17	<b>245</b>
\$100,000-125,000	102	40	14	10	13	<b>179</b>
\$125,000-150,000	108	42	6	9	16	<b>181</b>
\$150,000-200,000	100	15	12	10	8	<b>145</b>
\$200,000+	<u>185</u>	<u>83</u>	<u>13</u>	<u>10</u>	<u>16</u>	<b>307</b>
<b>Total</b>	<b>2,101</b>	<b>746</b>	<b>208</b>	<b>126</b>	<b>148</b>	<b>3,329</b>

Renter Households						
All Age Groups						
Year 2027 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1,948	751	454	252	20	<b>3,425</b>
\$10,000-20,000	1,150	641	213	362	47	<b>2,413</b>
\$20,000-30,000	1,305	384	319	307	128	<b>2,443</b>
\$30,000-40,000	865	448	272	395	136	<b>2,116</b>
\$40,000-50,000	554	508	265	120	174	<b>1,621</b>
\$50,000-60,000	426	581	233	187	25	<b>1,452</b>
\$60,000-75,000	550	531	331	396	20	<b>1,828</b>
\$75,000-100,000	339	704	424	70	176	<b>1,713</b>
\$100,000-125,000	184	780	164	47	76	<b>1,251</b>
\$125,000-150,000	137	103	26	49	29	<b>344</b>
\$150,000-200,000	127	191	81	43	30	<b>472</b>
\$200,000+	<u>374</u>	<u>132</u>	<u>137</u>	<u>91</u>	<u>89</u>	<b>823</b>
<b>Total</b>	<b>7,959</b>	<b>5,754</b>	<b>2,919</b>	<b>2,319</b>	<b>950</b>	<b>19,901</b>

# CENTRE REGION

Percent Renter Households						
Age 15 to 54 Years						
Year 2027 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ -Person Household	Total
\$0-10,000	11.1%	4.4%	2.7%	1.5%	0.1%	<b>19.8%</b>
\$10,000-20,000	4.6%	3.2%	1.1%	2.1%	0.2%	<b>11.3%</b>
\$20,000-30,000	5.6%	1.7%	1.8%	1.8%	0.7%	<b>11.6%</b>
\$30,000-40,000	4.2%	2.1%	1.5%	2.3%	0.7%	<b>10.9%</b>
\$40,000-50,000	2.4%	2.8%	1.5%	0.7%	1.0%	<b>8.4%</b>
\$50,000-60,000	1.9%	3.2%	1.4%	1.1%	0.1%	<b>7.6%</b>
\$60,000-75,000	2.3%	2.5%	1.7%	2.3%	0.1%	<b>8.9%</b>
\$75,000-100,000	1.2%	4.0%	2.4%	0.3%	1.0%	<b>8.9%</b>
\$100,000-125,000	0.5%	4.5%	0.9%	0.2%	0.4%	<b>6.5%</b>
\$125,000-150,000	0.2%	0.4%	0.1%	0.2%	0.1%	<b>1.0%</b>
\$150,000-200,000	0.2%	1.1%	0.4%	0.2%	0.1%	<b>2.0%</b>
\$200,000+	<u>1.1%</u>	<u>0.3%</u>	<u>0.7%</u>	<u>0.5%</u>	<u>0.4%</u>	<b>3.1%</b>
<b>Total</b>	<b>35.3%</b>	<b>30.2%</b>	<b>16.4%</b>	<b>13.2%</b>	<b>4.8%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 62+ Years						
Year 2027 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ -Person Household	Total
\$0-10,000	2.8%	0.7%	0.2%	0.2%	0.2%	<b>4.0%</b>
\$10,000-20,000	11.7%	2.9%	0.5%	0.3%	0.4%	<b>15.7%</b>
\$20,000-30,000	12.1%	3.3%	0.6%	0.3%	0.5%	<b>16.8%</b>
\$30,000-40,000	5.9%	3.3%	0.3%	0.2%	0.4%	<b>10.1%</b>
\$40,000-50,000	4.8%	1.8%	0.3%	0.2%	0.3%	<b>7.4%</b>
\$50,000-60,000	2.9%	1.5%	0.2%	0.3%	0.3%	<b>5.1%</b>
\$60,000-75,000	5.1%	3.6%	1.7%	0.3%	0.3%	<b>11.0%</b>
\$75,000-100,000	3.8%	1.1%	0.4%	0.3%	0.5%	<b>6.1%</b>
\$100,000-125,000	2.6%	1.3%	0.3%	0.3%	0.4%	<b>4.9%</b>
\$125,000-150,000	3.5%	1.5%	0.1%	0.3%	0.5%	<b>5.9%</b>
\$150,000-200,000	2.4%	0.4%	0.3%	0.3%	0.2%	<b>3.6%</b>
\$200,000+	<u>5.9%</u>	<u>2.2%</u>	<u>0.3%</u>	<u>0.3%</u>	<u>0.5%</u>	<b>9.2%</b>
<b>Total</b>	<b>63.5%</b>	<b>23.7%</b>	<b>5.1%</b>	<b>3.2%</b>	<b>4.4%</b>	<b>100.0%</b>

Percent Renter Households						
Aged 55+ Years						
Year 2027 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ -Person Household	Total
\$0-10,000	3.0%	0.6%	0.2%	0.2%	0.2%	<b>4.1%</b>
\$10,000-20,000	11.5%	3.1%	0.7%	0.3%	0.4%	<b>16.0%</b>
\$20,000-30,000	11.1%	3.1%	0.8%	0.3%	0.5%	<b>15.7%</b>
\$30,000-40,000	5.3%	2.8%	0.5%	0.2%	0.4%	<b>9.2%</b>
\$40,000-50,000	4.4%	1.6%	0.4%	0.2%	0.3%	<b>6.8%</b>
\$50,000-60,000	3.4%	1.3%	0.2%	0.3%	0.4%	<b>5.6%</b>
\$60,000-75,000	5.2%	3.4%	1.6%	0.3%	0.3%	<b>10.8%</b>
\$75,000-100,000	4.2%	1.2%	0.6%	0.8%	0.5%	<b>7.4%</b>
\$100,000-125,000	3.1%	1.2%	0.4%	0.3%	0.4%	<b>5.4%</b>
\$125,000-150,000	3.2%	1.3%	0.2%	0.3%	0.5%	<b>5.4%</b>
\$150,000-200,000	3.0%	0.5%	0.4%	0.3%	0.2%	<b>4.4%</b>
\$200,000+	<u>5.6%</u>	<u>2.5%</u>	<u>0.4%</u>	<u>0.3%</u>	<u>0.5%</u>	<b>9.2%</b>
<b>Total</b>	<b>63.1%</b>	<b>22.4%</b>	<b>6.2%</b>	<b>3.8%</b>	<b>4.4%</b>	<b>100.0%</b>

Percent Renter Households						
All Age Groups						
Year 2027 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ -Person Household	Total
\$0-10,000	9.8%	3.8%	2.3%	1.3%	0.1%	<b>17.2%</b>
\$10,000-20,000	5.8%	3.2%	1.1%	1.8%	0.2%	<b>12.1%</b>
\$20,000-30,000	6.6%	1.9%	1.6%	1.5%	0.6%	<b>12.3%</b>
\$30,000-40,000	4.3%	2.3%	1.4%	2.0%	0.7%	<b>10.6%</b>
\$40,000-50,000	2.8%	2.6%	1.3%	0.6%	0.9%	<b>8.1%</b>
\$50,000-60,000	2.1%	2.9%	1.2%	0.9%	0.1%	<b>7.3%</b>
\$60,000-75,000	2.8%	2.7%	1.7%	2.0%	0.1%	<b>9.2%</b>
\$75,000-100,000	1.7%	3.5%	2.1%	0.4%	0.9%	<b>8.6%</b>
\$100,000-125,000	0.9%	3.9%	0.8%	0.2%	0.4%	<b>6.3%</b>
\$125,000-150,000	0.7%	0.5%	0.1%	0.2%	0.1%	<b>1.7%</b>
\$150,000-200,000	0.6%	1.0%	0.4%	0.2%	0.2%	<b>2.4%</b>
\$200,000+	<u>1.9%</u>	<u>0.7%</u>	<u>0.7%</u>	<u>0.5%</u>	<u>0.4%</u>	<b>4.1%</b>
<b>Total</b>	<b>40.0%</b>	<b>28.9%</b>	<b>14.7%</b>	<b>11.7%</b>	<b>4.8%</b>	<b>100.0%</b>



## CENTRE REGION

Owner Households						
Age 15 to 54 Years						
Year 2027 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	48	8	0	13	0	69
\$10,000-20,000	55	7	4	21	4	91
\$20,000-30,000	72	6	23	6	1	108
\$30,000-40,000	47	45	113	14	5	224
\$40,000-50,000	49	26	21	9	7	112
\$50,000-60,000	153	48	43	12	18	274
\$60,000-75,000	173	103	55	115	29	475
\$75,000-100,000	220	269	164	245	164	1,062
\$100,000-125,000	221	111	278	292	72	974
\$125,000-150,000	60	389	343	351	116	1,259
\$150,000-200,000	33	249	617	566	271	1,736
\$200,000+	73	303	538	493	409	1,816
<b>Total</b>	<b>1,204</b>	<b>1,564</b>	<b>2,199</b>	<b>2,137</b>	<b>1,096</b>	<b>8,200</b>

Owner Households						
Aged 62+ Years						
Year 2027 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	70	43	3	4	2	122
\$10,000-20,000	248	110	6	1	9	374
\$20,000-30,000	424	126	8	9	4	571
\$30,000-40,000	191	206	7	9	6	419
\$40,000-50,000	231	198	15	8	4	456
\$50,000-60,000	206	216	25	8	13	468
\$60,000-75,000	374	283	21	15	5	698
\$75,000-100,000	176	697	45	39	7	964
\$100,000-125,000	84	478	37	4	54	657
\$125,000-150,000	127	350	7	43	20	547
\$150,000-200,000	70	284	37	4	1	396
\$200,000+	192	779	48	45	17	1,081
<b>Total</b>	<b>2,393</b>	<b>3,770</b>	<b>259</b>	<b>189</b>	<b>142</b>	<b>6,753</b>

Owner Households						
Aged 55+ Years						
Year 2027 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	83	53	6	7	3	152
\$10,000-20,000	272	131	10	4	9	426
\$20,000-30,000	448	142	11	11	7	619
\$30,000-40,000	234	214	9	12	7	476
\$40,000-50,000	270	230	18	10	6	534
\$50,000-60,000	265	256	29	11	15	576
\$60,000-75,000	421	337	54	39	8	859
\$75,000-100,000	192	868	83	51	10	1,204
\$100,000-125,000	117	590	97	27	55	886
\$125,000-150,000	167	482	34	57	23	763
\$150,000-200,000	142	444	146	23	5	760
\$200,000+	264	1,285	221	106	41	1,917
<b>Total</b>	<b>2,875</b>	<b>5,032</b>	<b>718</b>	<b>358</b>	<b>189</b>	<b>9,172</b>

Owner Households						
All Age Groups						
Year 2027 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	131	61	6	20	3	221
\$10,000-20,000	327	138	14	25	13	517
\$20,000-30,000	520	148	34	17	8	727
\$30,000-40,000	281	259	122	26	12	700
\$40,000-50,000	319	256	39	19	13	646
\$50,000-60,000	418	304	72	23	33	850
\$60,000-75,000	594	440	109	154	37	1,334
\$75,000-100,000	412	1,137	247	296	174	2,266
\$100,000-125,000	338	701	375	319	127	1,860
\$125,000-150,000	227	871	377	408	139	2,022
\$150,000-200,000	175	693	763	589	276	2,496
\$200,000+	337	1,588	759	599	450	3,733
<b>Total</b>	<b>4,079</b>	<b>6,596</b>	<b>2,917</b>	<b>2,495</b>	<b>1,285</b>	<b>17,372</b>

# CENTRE REGION

Percent Owner Households						
Age 15 to 54 Years						
Year 2027 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	0.6%	0.1%	0.0%	0.2%	0.0%	<b>0.8%</b>
\$10,000-20,000	0.7%	0.1%	0.0%	0.3%	0.0%	<b>1.1%</b>
\$20,000-30,000	0.9%	0.1%	0.3%	0.1%	0.0%	<b>1.3%</b>
\$30,000-40,000	0.6%	0.5%	1.4%	0.2%	0.1%	<b>2.7%</b>
\$40,000-50,000	0.6%	0.3%	0.3%	0.1%	0.1%	<b>1.4%</b>
\$50,000-60,000	1.9%	0.6%	0.5%	0.1%	0.2%	<b>3.3%</b>
\$60,000-75,000	2.1%	1.3%	0.7%	1.4%	0.4%	<b>5.8%</b>
\$75,000-100,000	2.7%	3.3%	2.0%	3.0%	2.0%	<b>13.0%</b>
\$100,000-125,000	2.7%	1.4%	3.4%	3.6%	0.9%	<b>11.9%</b>
\$125,000-150,000	0.7%	4.7%	4.2%	4.3%	1.4%	<b>15.4%</b>
\$150,000-200,000	0.4%	3.0%	7.5%	6.9%	3.3%	<b>21.2%</b>
\$200,000+	<u>0.9%</u>	<u>3.7%</u>	<u>6.6%</u>	<u>6.0%</u>	<u>5.0%</u>	<u>22.1%</u>
<b>Total</b>	<b>14.7%</b>	<b>19.1%</b>	<b>26.8%</b>	<b>26.1%</b>	<b>13.4%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 62+ Years						
Year 2027 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1.0%	0.6%	0.0%	0.1%	0.0%	<b>1.8%</b>
\$10,000-20,000	3.7%	1.6%	0.1%	0.0%	0.1%	<b>5.5%</b>
\$20,000-30,000	6.3%	1.9%	0.1%	0.1%	0.1%	<b>8.5%</b>
\$30,000-40,000	2.8%	3.1%	0.1%	0.1%	0.1%	<b>6.2%</b>
\$40,000-50,000	3.4%	2.9%	0.2%	0.1%	0.1%	<b>6.8%</b>
\$50,000-60,000	3.1%	3.2%	0.4%	0.1%	0.2%	<b>6.9%</b>
\$60,000-75,000	5.5%	4.2%	0.3%	0.2%	0.1%	<b>10.3%</b>
\$75,000-100,000	2.6%	10.3%	0.7%	0.6%	0.1%	<b>14.3%</b>
\$100,000-125,000	1.2%	7.1%	0.5%	0.1%	0.8%	<b>9.7%</b>
\$125,000-150,000	1.9%	5.2%	0.1%	0.6%	0.3%	<b>8.1%</b>
\$150,000-200,000	1.0%	4.2%	0.5%	0.1%	0.0%	<b>5.9%</b>
\$200,000+	<u>2.8%</u>	<u>11.5%</u>	<u>0.7%</u>	<u>0.7%</u>	<u>0.3%</u>	<u>16.0%</u>
<b>Total</b>	<b>35.4%</b>	<b>55.8%</b>	<b>3.8%</b>	<b>2.8%</b>	<b>2.1%</b>	<b>100.0%</b>

Percent Owner Households						
Aged 55+ Years						
Year 2027 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	0.9%	0.6%	0.1%	0.1%	0.0%	<b>1.7%</b>
\$10,000-20,000	3.0%	1.4%	0.1%	0.0%	0.1%	<b>4.6%</b>
\$20,000-30,000	4.9%	1.5%	0.1%	0.1%	0.1%	<b>6.7%</b>
\$30,000-40,000	2.6%	2.3%	0.1%	0.1%	0.1%	<b>5.2%</b>
\$40,000-50,000	2.9%	2.5%	0.2%	0.1%	0.1%	<b>5.8%</b>
\$50,000-60,000	2.9%	2.8%	0.3%	0.1%	0.2%	<b>6.3%</b>
\$60,000-75,000	4.6%	3.7%	0.6%	0.4%	0.1%	<b>9.4%</b>
\$75,000-100,000	2.1%	9.5%	0.9%	0.6%	0.1%	<b>13.1%</b>
\$100,000-125,000	1.3%	6.4%	1.1%	0.3%	0.6%	<b>9.7%</b>
\$125,000-150,000	1.8%	5.3%	0.4%	0.6%	0.3%	<b>8.3%</b>
\$150,000-200,000	1.5%	4.8%	1.6%	0.3%	0.1%	<b>8.3%</b>
\$200,000+	<u>2.9%</u>	<u>14.0%</u>	<u>2.4%</u>	<u>1.2%</u>	<u>0.4%</u>	<u>20.9%</u>
<b>Total</b>	<b>31.3%</b>	<b>54.9%</b>	<b>7.8%</b>	<b>3.9%</b>	<b>2.1%</b>	<b>100.0%</b>

Percent Owner Households						
All Age Groups						
Year 2027 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	0.8%	0.4%	0.0%	0.1%	0.0%	<b>1.3%</b>
\$10,000-20,000	1.9%	0.8%	0.1%	0.1%	0.1%	<b>3.0%</b>
\$20,000-30,000	3.0%	0.9%	0.2%	0.1%	0.0%	<b>4.2%</b>
\$30,000-40,000	1.6%	1.5%	0.7%	0.1%	0.1%	<b>4.0%</b>
\$40,000-50,000	1.8%	1.5%	0.2%	0.1%	0.1%	<b>3.7%</b>
\$50,000-60,000	2.4%	1.7%	0.4%	0.1%	0.2%	<b>4.9%</b>
\$60,000-75,000	3.4%	2.5%	0.6%	0.9%	0.2%	<b>7.7%</b>
\$75,000-100,000	2.4%	6.5%	1.4%	1.7%	1.0%	<b>13.0%</b>
\$100,000-125,000	1.9%	4.0%	2.2%	1.8%	0.7%	<b>10.7%</b>
\$125,000-150,000	1.3%	5.0%	2.2%	2.3%	0.8%	<b>11.6%</b>
\$150,000-200,000	1.0%	4.0%	4.4%	3.4%	1.6%	<b>14.4%</b>
\$200,000+	<u>1.9%</u>	<u>9.1%</u>	<u>4.4%</u>	<u>3.4%</u>	<u>2.6%</u>	<u>21.5%</u>
<b>Total</b>	<b>23.5%</b>	<b>38.0%</b>	<b>16.8%</b>	<b>14.4%</b>	<b>7.4%</b>	<b>100.0%</b>

