

Centre County Affordable Housing Needs Assessment:
A Blueprint for Action

Glossary

Accessory Unit A secondary dwelling unit established in conjunction with and clearly subordinate to a primary dwelling unit, whether a part of the same structure as the primary dwelling or a detached dwelling unit on the same lot. (Source: *A Glossary of Zoning, Development, and Planning Terms*, American Planning Association, Planning Advisory Service, Report Number 491/492)

Adaptive Reuse Rehabilitation or renovation of existing building(s) or structures for any use(s) other than the present use(s). (Source: *A Glossary of Zoning, Development, and Planning Terms*, American Planning Association, Planning Advisory Service, Report Number 491/492)

Affordable Housing Housing in which the total monthly costs do not exceed 30% of the household's total monthly income. (Source: HUD)

Assisted Housing Housing that is subsidized with public funds to reduce the cost of development or to make the rent or mortgage more affordable to the tenants or buyers. (Source: Diana T. Myers and Associates, Inc.)

Bridge Housing Short-term housing with access to appropriate supportive services such as health care, social services, education and job training to enable homeless households to achieve self-sufficiency. (Source: PA Dept. of Public Welfare)

Complete Kitchen Facilities (1) A sink with piped water; (2) A range or cook top and oven; (3) A refrigerator. All kitchen facilities must be located in the house, apartment, or mobile home, but they need not be in the same room. A housing unit having only a microwave or portable heating equipment, such as a hot plate or camping stove, should not be considered as having complete kitchen facilities. (Source: US Census)

Complete Plumbing Facilities Hot and cold piped water, a bathtub or shower, and a flush toilet in the housing unit for the residents of that unit. (Source: US Census)

Cost Burden Cost burden is the fraction of a household's total gross income spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities. (Source: CHAS)

Density The number of dwelling units per acre of land. (Source: *A Glossary of Zoning, Development, and Planning Terms*, American Planning Association, Planning Advisory Service, Report Number 491/492)

Disability Federal laws define a person with a disability as "Any person who has a physical or mental impairment that substantially limits one or more major life activities; has a record of such impairment; or is regarded as having such an impairment." (Source: HUD)

Centre County Affordable Housing Needs Assessment:
A Blueprint for Action

Employer Assisted Housing Employer-assisted housing is an employee benefit that is used to reduce the cost of housing. It can be used for downpayment assistance, closing costs, or to reduce monthly payments. (Source: Diana T. Myers and Associates)

Family A family includes a householder and one or more other people living in the same household who are related to the householder by birth, marriage or adoption. All people in a household who are related to the householder are regarded as members of his or her family. (Source: US Census)

Homeless A person is considered homeless when he/she resides in one of the following: places not meant for human habitation, such as cars, parks, sidewalks, and abandoned buildings; an emergency shelter; or transitional housing for homeless persons and who originally came from the streets or emergency shelter. (Source: HUD)

Household A person or group of people who occupy a housing unit as their usual place of residence. The number of households equals the number of occupied housing units in a census. (Source: US Census)

Housing Unit A single-family house, townhouse, mobile home or trailer, apartment, group of rooms, or single room that is occupied as a separate living quarters or, if vacant, is intended for occupancy as a separate living quarters. (Source: US Census)

Infill Development or redevelopment of land that has been bypassed, remained vacant, and/or is underused as a result of the continuing development process. Generally, the areas and/or sites are not particularly of prime quality, however they are usually served by or are readily accessible to the infrastructure (services and facilities) provided by the applicable local governmental entity. Use of such lands for new housing and/or other development is considered a more desirable alternative than to continue to extend the outer development pattern laterally and horizontally thus necessitating a higher expenditure for capital improvements that would be required for infill development. The use of infill development, among others, promotes the best use of resources and also will tend to have a positive impact upon the tax and other fiscal policies. (Source: *A Glossary of Zoning, Development, and Planning Terms*, American Planning Association, Planning Advisory Service, Report Number 491/492)

Low Income Household A household whose income does not exceed 80 percent of the median income for the area, as determined by HUD, with adjustments for smaller or larger families. (Source: HUD)

Mean The arithmetic average of a set of numbers. (Source: US Census)

Median The middle value in a set of numbers. (Source: US Census)

Centre County Affordable Housing Needs Assessment:
A Blueprint for Action

McKinney Continuum of Care A collaborative funding approach that helps communities plan for and provide a full range of emergency, transitional, and permanent housing and service resources to address the various needs of homeless persons. (Source: HUD)

Moderate Income Household Households whose incomes are between 81 percent and 95 percent of the median income for the area, as determined by HUD, with adjustments for smaller or larger families. (Source: HUD)

Overcrowded The condition of having more than one person per room in a residence. Severe Overcrowding the condition of having 1.51 persons or more per room. (Source: HUD)

Poverty Money income below a threshold adjusted by family size and composition set by the U.S. Department of Health and Human Services to determine who is poor. (Source: U.S. Census)

Seasonal Housing A housing unit held for occupancy only during limited portions of the year, such as a beach cottage, ski cabin, or time-share condominium. (Source: US Census)

Supportive Housing Program A HUD-funded program that provides funding for the development of transitional and permanent supportive housing and services that help homeless persons transition from homelessness to living as independently as possible. It is funded through the McKinney Continuum of Care. (Source: HUD)

Vacancy Rate:

Homeowner The homeowner vacancy rate is the proportion of the homeowner housing inventory that is vacant “for sale.” It is computed by dividing the number of vacant units “for sale only” by the sum of owner-occupied units and vacant units that are “for sale only,” and then multiplying by 100. This measure is rounded to the nearest tenth. (Source: US Census)

Rental The rental vacancy rate is the proportion of the rental inventory that is vacant “for rent.” It is computed by dividing the number of vacant units “for rent” by the sum of renter-occupied units and vacant units that are “for rent” and then multiplying by 100. This measure is rounded to the nearest tenth. (Source: US Census)

Very low Income Households Households whose incomes do not exceed 50 percent of the median area income for the area, as determined by HUD, with adjustments for smaller and larger families and for areas with unusually high or low incomes or where needed because of facility, college, or other training facility; prevailing levels of construction costs; or fair market rents. (Source: HUD)

Centre County Affordable Housing Needs Assessment:
A Blueprint for Action

Visitability "Visitability" refers to single-family housing designed in such a way that it can be lived in or visited by people with disabilities. A house is visitable when it meets three basic requirements:

- at least one no-step entrance
- doors and hallways wide enough to navigate through
- a bathroom on the first floor big enough to get into in a wheelchair, and close the door.

(Source: Concrete Change)

Workforce Housing Housing affordable to the typical Pennsylvania worker. (Source: Housing Alliance of Pennsylvania)

Centre County Affordable Housing Needs Assessment:
A Blueprint for Action

List of Appendices

- A- Key Persons Interviewed
- B- Subsidized Housing Inventory
- C- Inventory of Housing Programs for Homeless Individuals and Families
- D- Current Housing Programs
- E- Housing Providers in Centre County
- F- Tables
 - Table F-1: Comparison of 1990 to 2000, Using Census 2000 Occupational Category Definitions
 - Table F-2: Occupational Employment : Centre County, Estimated 2000, Projected 2010
 - Table F-3: Centre County and Pennsylvania 2004 Mean Annual Wages by Occupation
 - Table F-4: Housing Units by Planning Region 1980 to 2000
 - Table F-5: Centre County Households Experiencing One or More of Four Types of Housing Problems by Income Levels in 2000
 - Table F-6: Centre Region Households Experiencing One or More of Four Types of Housing Problems by Income Levels in 2000
 - Table F-7: Nittany Valley Region Households Experiencing One or More of Four Types of Housing Problems by Income Levels in 2000
 - Table F-8: Penns Valley Region Households Experiencing One or More of Four Types of Housing Problems by Income Levels in 2000
 - Table F-9: Moshannon Valley Region Households Experiencing One or More of Four Types of Housing Problems by Income Levels in 2000
 - Table F-10: Mountaintop Valley Region Households Experiencing One or More of Four Types of Housing Problems by Income Levels in 2000
 - Table F-11: Upper Bald Eagle Region Households Experiencing One or More of Four Types of Housing Problems by Income Levels in 2000
 - Table F-12: Lower Bald Eagle Region Households Experiencing One or More of Four Types of Housing Problems by Income Levels in 2000

Centre County Affordable Housing Needs Assessment:
A Blueprint for Action

Appendix A
Key Persons Interviewed

Glenn Vernon	albertin vernon architecture
Dallas Gallo	Bellefonte Borough
Chris Schoonover	Builders Association of Central
Pennsylvania	
Bonnie Ludwig	Center for Independent Living-
Northcentral Office	
Lisa Kovalick	Central Pennsylvania Community
Action, Inc.	
Eric Bernier and Tim Geible	CATA (Centre Area Transportation
Authority)	
Pat Long	Centre County Association of Realtors
Bob Ott	Centre County Office of Adult Services
Jane Taylor	Centre County Office of Aging
Doris Mullen	Centre County Children and Youth
Services	
Val Barner and Natalie Corman	Centre County Office of Mental Health
	and Mental Retardation
Robert Jacobs and Linda Marshall	Centre County Planning Office
Stan Adams	Centre County Office of Veterans Affairs
Steve Suder, Bob Crum, DJ Liggett	Centre Regional Planning Agency
and Sebastian DeGregorio	
Ellie Beaver	Centre County United Way
Jean Riddle Collins	Centre County Women's Resource
Center	
Resident	Consumer ¹
Rich Kalin	Developer
Ed Carlin	Fannie Mae
Cecil Irvin	Ferguson Township
Dan Abruzzo	Heritage I Committee-Chamber of
	Business and Industry of Centre County
Randy Holderman	Housing Authority of Centre County
Ron Quinn	Housing Transitions, Inc.
Matt Hall	Interfaith Mission
Mary Frantz and Michael Trombley	Keystone Real Estate Group
Stan LaFuria	Moshannon Valley Economic
	Development Partnership
Thomas Murray	Mount Nittany Medical Center
Ed Witherite	Northwest Savings Bank
Mark Fortney	Pennsylvania Housing
Research/Resource Center	
Dan Sieminski	Pennsylvania State University
Don Enck	Philipsburg Borough

¹ The consumer is listed anonymously to protect their confidentiality.

Centre County Affordable Housing Needs Assessment:
A Blueprint for Action

Robert Corman	Potter Township
Jack Shannon	Rush Township
Andy Haines	S&A Homes
Mike Fisher	SEDA-COG
Carl Hess, Lisa Beede, and Lu Hoover	State College Borough Planning
Department	
Sgt. Mark Argiro, Officer Gregory Koehle	State College Borough Police
Department	
Cecilia Becerra	State College Community Land Trust
Jen Hitz	Centre County Youth Services Bureau-
	Stepping Stone Transitional Living
	Program
Tom Mesko	Tri-County Habitat for Humanity
Dorothy Gates	USDA Rural Development

**Centre County Affordable Housing Needs Assessment:
A Blueprint for Action**

**Appendix B
Centre County**

Subsidized Housing Inventory

Location	Name	Population	Total Units	Elderly Units	Family Units	Accessible units	Funding Sources	Eligibility % Median Income
Bellefonte	Beaver Farm	Families	20	0	20	2	Public Housing	50%
	Brockerhoff Home	Elderly	33	33	0	3	Section 202	50%
	Crestside Terrace	Elderly	40	40	0	4	Section 8/515	50%
Spring Township	Governor's Gate	Elderly, small families	66	30	36	0	Section 8 (project-based)	50%
	Spring Brae	Singles, small families	32	0	32	2	Farmer's Home Administration	50%
	Terra Sylvan	Families	20	0	20	2	LIHTC	60%
Milesburg	Pleasant Hills	Families	40	0	40	2	LIHTC	60%
	Fox Hill Apartments	Elderly	48	48	0	4	LIHTC	60%
	Dublin Woods	Singles, small families	40	0	40	2	Farmer's Home Administration	60%
Philipsburg	Philips Place	Elderly	24	24	0	2	n/a	60%
	Philipsburg Court	Family	16	0	16	2	Farmer's Home Administration	n/a
Centre Region	Philipsburg Tower	Elderly	102	91	0	11	Section 8 (project-based)	60%
	Ashworth Woods Phase I	Large family	60	0	60	0	LIHTC	60%
	Ashworth Woods Phase II	Large family	24	0	24	0	LIHTC	60%

Subsidized Housing Inventory

**Centre County Affordable Housing Needs Assessment:
A Blueprint for Action**

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Location	Name	Population	Total Units	Elderly Units	Family Units	Accessible units	Funding Sources	Eligibility % Median Income
	Huntingdon Park	Families	42	0	42	0	LIHTC	60%
	Mt. Nittany Residence	Elderly	150	150	0	15	Section 202/8	50%
	Park Crest Terrace	Families	240	0	240	10	LIHTC	60%
	Sylvan View	Families	49	0	49	0	LIHTC	60%
	Pheasant Glenn	Families	92	0	92	2	LIHTC	60%
	Centre Estates	Small family	80	0	75	5	Farmer's Home Administration	50%
State College Borough	Arnold Addison Court	Elderly	89	71	18	6	LIHTC, CDBG	60%
	Bellaire Court	Elderly	18	18	0	1	Bond, CETA labor	65%
	Yorkshire Village	Families	40	0	40	2	LIHTC, HOME	60%
	Waupelani Heights	Families	35	25	10	4	LIHTC, HOME	
TOTALS			1400	530	854	81		

Notes: Families refers to both small and large families

LIHTC is Low Income Housing Tax Credit

Data are from the Centre County Housing Authority, Farmer's Home Administration and PA Housing Finance Agency

Source: Centre County, PHFA

**Centre County Affordable Housing Needs Assessment:
A Blueprint for Action**

Appendix C

Inventory of Housing Programs for Homeless Individuals and Families

Facility/Program Name	Provider	Population	Family Units	Family Beds	Individual Beds
<u>Emergency Shelter</u>					
Sylvia Stein Shelter	Centre Co Women's Resource Center	DV	4	14	8
Stormbreak Youth Program	Centre Co Youth Service Bureau	Youth			7
Centre House Emergency Shelter	Housing Transitions	Mixed	2	8	8
Total			6	22	23
<u>Transitional Housing</u>					
Bridge Housing	Centre Co Women's Resource Center	DV	4	13	
Supportive Housing	Housing Transitions	Mixed	4	8	2
Bridge Housing	Housing Transitions	Mixed	2	5	
Transitional Living Program	Stepping Stone/Centre County Youth Service Bureau	Youth			8
Total			10	26	10
<u>Permanent Supportive Housing</u>					
Shelter + Care	Centre County Housing Authority	MH			8
Total					8

**Centre County Affordable Housing Needs Assessment:
A Blueprint for Action**

**Appendix D
Current Housing Programs
Centre County**

Homeownership Programs

1. Program name: Centre County First Time Homebuyer Program
Target Population: 1-person household: \$40,875
2-person household: \$46,750
3-person household: \$52,562
4-person household: \$58,375
5-person household: \$63,062
Sponsor: PHA administers program for the County
Funding Source: Act 137
Annual Budget: \$150,000 average
Use of Funds: \$10,000 or 10% downpayment assistance
Other Information: Minimum owner's downpayment 2-3%
Available Countywide

2. Program name: State College Borough First Time Homebuyer Program – Low Income
Target Population: 60% - 80% of Median Income
Sponsor: State College Planning Office
Funding Source: State College HOME, and loan repayments
Annual Budget: \$110,120 (FY03) and \$72,000 (FY04)
Use of Funds: Downpayment, Closing Costs, and mortgage subsidy
Other Information: THF does pre-purchase counseling
Available in State College Borough Only

3. Program name: State College Borough First Time Homebuyer Program – Middle Income
Target Population: 81% - 115% of Median Income
Sponsor: State College Planning Office
Funding Source: State College Borough General Fund and loan repayments
Annual Budget: \$36,200 (FY04) and \$90,000 (FY05)
Use of Funds: Downpayment, Closing Costs, and mortgage subsidy
Other Information: Available in State College Borough Only

4. Program name: State College Community Land Trust Homebuyer Program
Target Population: First Time Homebuyers – Target 60% - 80% of median
Sponsor: State College Community Land Trust
Funding Source: State College HOME, proceeds from sale, developers fee, land lease fee (admin)

**Centre County Affordable Housing Needs Assessment:
A Blueprint for Action**

Annual Budget: \$236,205 (FY04 HOME), \$252,370 (FY05 HOME)
 Use of Funds: Housing acquisition, rehab, and resale
 Other Information: State College Community Land Trust is a Community
 Housing Development Organization (CHDO)
 4 houses/year
 Closing cost assistance provided through State
 College Borough First Time Homebuyer Program:
 \$0 closing and downpayment
 \$15/month land lease fee
 THF does pre-purchase counseling
 Available in State College Borough Only

5. Program name: Temporary Housing Foundation First Time
 Homebuyer Program
 Target Population: 60% to 80% of median income
 Sponsor: Temporary Housing Foundation, Inc.
 Funding Source: State College HOME, proceeds from sale and
 developers fees
 Annual Budget: \$174,205 (FY04), \$195,000 (FY05)
 Use of Funds: Purchase, rehab and resale
 Other Information: Temporary Housing Foundation is a CHDO
 THF contracts with SEDA-COG for rehab
 management
 THF does pre-purchase counseling
 Available in State College Borough Only

6. Program name: Habitat for Humanity
 Target Population: 30% - 50% of Median
 Sponsor: Tri-County Habitat for Humanity
 Funding Source: Volunteer Labor
 International applied to HUD for Self-Help Housing (3
 units) and Capacity Building grant – to pay for Exec
 Dir and Fund Raiser
 Use of Funds: Housing construction and rehab
 Other Information: Available Countywide but to date has focused in
 Phillipsburg, looking at sites in Millheim Borough and
 Penn Township

7. Program name: Rural Housing Direct Loans (Section 502)
 Target Population: Very low (<50% of median) and low income (50% to
 80% of median)
 Sponsor: USDA Rural Development
 Funding Source: USDA Rural Development
 Use of Funds: 100% financing to build, renovate or relocate,
 purchase and preparing sites

**Centre County Affordable Housing Needs Assessment:
A Blueprint for Action**

Other Information Available throughout County except for State College Borough
Loan limit is \$160,000
Maximum Term: 33 years
Interest rate is 6% but can be subsidized down to as low as 1% based on income

8. Program name: Homebuyer Equity Fund
Target Population: < 80% of median
Sponsor: Lenders that are members of the Federal Home Loan Bank can utilize the program
Funding Source: Federal Home Loan Bank
Use of Funds: Downpayment and closing cost assistance to match savings by buyer up to \$3,000
Other Information: Northwest Savings using the program
Available Countywide

Owner-Occupied Rehab

1. Program name: State College Borough Owner Occupied Rehab Program
Target Population: Under 80% of median
Sponsor: State College Borough
Funding Source: State College HOME and CDBG
Annual Budget: \$5,700 (FY04 HOME) and \$127,200 (FY04 CDBG)
Use of Funds: Rehab
Other Information: SEDA-COG – does work write-ups and construction management
Available in State College Borough
2. Program name: Owner-Occupied Rehab
Target Population: < 110% of median
Sponsor: Centre County (administered by the Centre County Housing Authority)
Funding Source: DCED Brownfields and Act 137
Annual Budget: \$126,000 for 2003 (\$102,000 Brownfields, \$124,000 Act 137)
Use of Funds: Rehab
Other Information: Funding is for up to \$15,000 per unit. Funds were awarded in 2002 and 2003. The 2002 funds have been expended. There are currently 9 applicants on file for the 2003 funds.

**Centre County Affordable Housing Needs Assessment:
A Blueprint for Action**

3. Program name: Owner-Occupied Rehab
Target Population: To be determine
Sponsor: Moshannon Valley Economic Development
Partnership
Funding Source: DCED HOME
Annual Budget: To be determined
Use of Funds: Rehab
Other Information: Since 1996, \$9 million in rehab at \$15,000 per home in Rush Township, Phillipsburg and South Phillipsburg

Rental Housing Rehab: None Currently

Home Modifications:

1. Program name: Access Grant Program
Target Population: Low income homeowners with physical disabilities
Sponsor: Central Pennsylvania Community Action, Inc.
Funding Source: DCED
Annual Budget: Proposals submitted to DCED as needed
Use of Funds: Accessibility modifications
Other Information: To date 48 households have received home modifications. There are currently 39 households on the waiting list.

Rental Housing Development/Production: None Currently

Rental Subsidies:

1. Program name: Housing Choice Vouchers (624)
Target Population: Low and very low income households
Sponsor: Centre County Housing Authority
Funding Source: HUD
Use of Funds: Tenant Based Rental Subsidies
Other Information: Vouchers may be used Countywide – Most frequently used in: State College, Bellefonte, Phillipsburg
Preference for 5 homeless and 5 Victims of Domestic Violence
36 – Family Self-Sufficiency – work with Housing Transitions
25 – Family Unification – work with Children and Youth
380 Waiting List – Reopened March 7, 2005 and closed again on March 17, 2005

**Centre County Affordable Housing Needs Assessment:
A Blueprint for Action**

Permanent Supportive Housing for the Homeless

1. Program name: Shelter Plus Care (8 slots but serve 13)
Target Population: Homeless with mental illness or with co-occurring substance addiction
Sponsor: Centre County Housing Authority is grantee
Centre County MH/MR is the sponsor/service provider
Funding Source: HUD McKinney (annual renewals)
Annual Budget: \$55,200/yr
Use of Funds: Tenant based rental subsidies
Other Information: Funding renewed annually through Continuum of Care process
Available Countywide

**Centre County Affordable Housing Needs Assessment:
A Blueprint for Action**

**Appendix E
Housing Providers in Centre County**

	# of Units Rental	Developed Sales	Planned Next Rental	3 yrs Sales	Manage
Housing Transitions, Inc. / Temporary Housing Foundation, Inc.	121	18	40	9	0
Housing Authority of Centre County	93 (note 1)	0	0	0	726 (note 2)
Tri-County Habitat for Humanity	1	37	0	14	0
Central PA Community Action	15	0	0	5 to 10	15
State College Community Land Trust	0	20	0	12	20

Note 1: This includes 73 subsidized units and 20 public housing units

Note 2: This includes the 93 site based units plus 624 Section 8 and 8 Shelter Plus Care

**Centre County Affordable Housing Needs Assessment:
A Blueprint for Action**

Appendix F

Tables F1 through F-12 follow on the next set of pages

Centre County Affordable Housing Needs Assessment: A Blueprint for Action

Table F-1: Comparison of 1990 to 2000, Using Census 2000 Occupational Category Definitions			
SF-3 / Demographic Profile Category	# Employed '90	# Employed '00	% Change
Management, professional, & related occs	20684	26907	30.1%
Management, business, and financial operations occupations:	5972	7356	23.2%
Management occupations, except farmers & farm managers	3580	4621	29.1%
Farmers and farm managers	513	456	-11.1%
Business and financial operations occupations:	1879	2279	21.3%
Business operations specialists	934	1333	42.7%
Financial specialists	945	946	0.1%
Professional and related occupations:	14712	19551	32.9%
Computer and mathematical occupations	1039	2015	94.0%
Architecture and engineering occupations:	2101	1733	-17.5%
Architects, surveyors, cartographers, and engineers	1288	1131	-12.2%
Drafters, engineering, and mapping technicians	812	602	-25.9%
Life, physical, and social science occupations	855	2314	170.5%
Community and social services occupations	996	1033	3.7%
Legal occupations	749	179	-76.1%
Education, training, and library occupations	4104	8327	102.9%
Arts, design, entertainment, sports, and media occupations	1596	1621	1.6%
Healthcare practitioners and technical occupations:	3273	2329	-28.8%
Health diagnosing and treating practitioners & technical occs	2447	1582	-35.3%
Health technologists and technicians	826	747	-9.6%
Service occupations:	9264	10661	15.1%
Healthcare support occupations	1274	784	-38.5%
Protective service occupations:	934	960	2.8%
Fire fighting, prevention, and law enforcement workers, incl. supervisors	515	484	-6.0%
Other protective service workers, including supervisors	419	476	13.6%
Food preparation and serving related occupations	3209	5092	58.7%
Building and grounds cleaning and maintenance occupations	2349	1941	-17.4%
Personal care and service occupations	1497	1884	25.8%
Sales and office occupations:	15560	15190	-2.4%
Sales and related occupations	5814	5998	3.2%
Office and administrative support occupations	9746	9192	-5.7%
Farming, fishing, and forestry occupations	538	382	-29.0%
Construction, extraction, and maintenance occupations:	4164	4318	3.7%
Construction and extraction occupations:	2639	2553	-3.3%
Supervisors, construction and extraction workers	295	216	-26.8%
Construction trades workers	2286	2285	0.0%
Extraction workers	58	52	-10.7%
Installation, maintenance, and repair occupations	1525	1765	15.7%
Production, transportation, and material moving occupations:	7599	7205	-5.2%
Production occupations	4256	3699	-13.1%
Transportation and material moving occupations:	3344	3506	4.9%
Supervisors, transportation and material moving workers	70	79	13.4%
Aircraft and traffic control occupations	101	44	-56.6%
Motor vehicle operators	1389	1595	14.8%
Rail, water and other transportation occupations	249	195	-21.7%
Material moving workers	1534	1593	3.8%
TOTAL	57809	64663	11.9%
Source: U.S. Bureau of the Census, 1990, 2000			

**Centre County Affordable Housing Needs Assessment:
A Blueprint for Action**

Table F-2: Occupational Employment: Centre County, Estimated 2000, Projected 2010

SOC Code	Occupational Title	<u>Employment</u>			<u>Average Annual Openings</u>		
		Estimated 2000	Projected 2010	Percent Change	Due to Growth	Due to Replace. 1/	Total 2/
00-0000	Total, All Occupations	76,220	88,530	16.2	1,231	1,894	3,125
11-0000	Management Occupations	5,540	6,360	14.8	82	108	190
13-0000	Business & Financial Operations Occupations	3,270	3,720	13.8	45	74	119
15-0000	Computer & Mathematical Occupations	1,720	2,400	39.5	68	18	86
17-0000	Architecture & Engineering Occupations	2,190	2,310	5.5	12	45	57
19-0000	Life, Physical & Social Science Occupations	1,280	1,440	12.5	16	42	58
21-0000	Community & Social Services Occupations	1,390	1,790	28.8	40	22	62
23-0000	Legal Occupations	220	270	22.7	5	2	7
25-0000	Education, Training & Library Occupations	9,670	11,650	20.5	198	227	425
27-0000	Arts, Design, Entertainment, Sports & Media Occupations	1,190	1,350	13.4	16	25	41
29-0000	Healthcare Practitioners & Technical Occupations	2,260	2,820	24.8	56	51	107
31-0000	Healthcare Support Occupations	1,150	1,450	26.1	30	19	49
33-0000	Protective Service Occupations	1,020	1,340	31.4	32	26	58
35-0000	Food Preparation & Serving Related Occupations	5,210	6,270	20.3	106	242	348
37-0000	Building & Grounds Cleaning & Maintenance Occupations	3,000	3,410	13.7	41	61	102
39-0000	Personal Care & Service Occupations	2,340	2,740	17.1	40	69	109
41-0000	Sales & Related Occupations	6,340	7,620	20.2	128	207	335
43-0000	Office & Administrative Support Occupations	11,970	13,210	10.4	124	273	397
45-0000	Farming, Fishing & Forestry Occupations	1,160	1,210	4.3	5	34	39
47-0000	Construction & Extraction Occupations	2,720	3,300	21.3	58	57	115
49-0000	Installation, Maintenance & Repair Occupations	2,850	3,220	13.0	37	58	95
51-0000	Production Occupations	5,630	5,900	4.8	27	142	169
53-2000	Air Transportation Workers	50	60	20.0	1	1	2

Source: Pennsylvania Department of Labor and Industry, Center for Workforce Information and Analysis
FOOTNOTES:

Data may not add to totals due to rounding. Occupations with employment less than 10 are not shown but are included in all sub-total and total employment values.

1/ Labor force net replacements due to death, retirement, disability or withdrawal for personal reasons.

2/ Total openings equal replacements plus annual growth, except for cases when negative growth is greater than annual replacements, where total openings are expressed as zero.

**Centre County Affordable Housing Needs Assessment:
A Blueprint for Action**

Table F-3: Centre County and Pennsylvania 2004 Mean Annual Wages by Occupation			
SOC Code Number	Occupation Title	Centre County	Pennsylvania
00-0000	All Occupations	\$34,410	\$35,780
<u>11-0000</u>	Management Occupations	\$69,820	\$79,060
<u>13-0000</u>	Business and Financial Operations Occupations	\$40,710	\$53,440
<u>15-0000</u>	Computer and Mathematical Science Occupations	\$51,450	\$60,820
<u>17-0000</u>	Architecture and Engineering Occupations	\$54,140	\$58,160
<u>19-0000</u>	Life, Physical, and Social Science Occupations	\$44,560	\$53,500
<u>21-0000</u>	Community and Social Services Occupations	\$31,880	\$32,450
<u>23-0000</u>	Legal Occupations	\$67,390	\$70,150
<u>25-0000</u>	Education, Training, and Library Occupations	Not released	\$46,660
<u>27-0000</u>	Arts, Design, Entertainment, Sports, and Media Occupations	\$31,900	\$38,010
<u>29-0000</u>	Healthcare Practitioner and Technical Occupations	\$54,110	\$53,370
<u>31-0000</u>	Healthcare Support Occupations	\$21,800	\$23,260
<u>33-0000</u>	Protective Service Occupations	\$40,420	\$33,930
<u>35-0000</u>	Food Preparation and Serving Related Occupations	\$16,920	\$16,810
<u>37-0000</u>	Building and Grounds Cleaning and Maintenance Occupations	\$21,210	\$21,710
<u>39-0000</u>	Personal Care and Service Occupations	\$19,810	\$20,600
<u>41-0000</u>	Sales and Related Occupations	\$23,760	\$29,500
<u>43-0000</u>	Office and Administrative Support Occupations	\$26,820	\$27,840
<u>45-0000</u>	Farming, Fishing, and Forestry Occupations	\$30,360	\$23,450
<u>47-0000</u>	Construction and Extraction Occupations	\$30,970	\$38,000
<u>49-0000</u>	Installation, Maintenance, and Repair Occupations	\$31,050	\$36,040
<u>51-0000</u>	Production Occupations	\$27,060	\$29,720
<u>53-0000</u>	Transportation and Material Moving Occupations	\$23,590	\$27,950
Source: Pennsylvania Department of Labor and Industry, Center for Workforce Information and Analysis			
(1) Estimates for detailed occupations do not sum to the totals because the totals include occupations not shown separately. Estimates do not include self-employed workers.			
(2) Annual wages have been calculated by multiplying the hourly mean wage by a "year-round, full-time" hours figure of 2,080 hours; for those occupations where there is not an hourly mean wage published, the annual wage has been directly calculated from the reported survey data.			
(3) The relative standard error (RSE) is a measure of the reliability of a survey statistic. The smaller the relative standard error, the more precise the estimate.			
(4) Hourly wage rates for occupations where workers typically work fewer than 2,080 hours per year are not available			

**Centre County Affordable Housing Needs Assessment:
A Blueprint for Action**

Table F-4: Housing Units by Planning Region 1980 to 2000										
	Total Housing Units 1980	Total Housing Units 1990	Total Housing Units 2000	Occupied Housing Units 1980	Occupied Housing Units 1990	Occupied Housing Units 2000	Vacant Housing Units 1980	Vacant Housing Units 1990	Vacant Housing Units 2000	Vacant Housing Units 2000 -%
Pennsylvania		4,938,140	5,249,750		4,495,966	4,777,003		442,174	472,747	9.0%
10 year % change			6.3%			6.3%			6.9%	
Centre County	39,564	46,195	53,161	36,222	42,638	49,323	2,120	3,512	3,838	7.2%
10 year % change		16.8%	15.1%		17.7%	15.7%		65.7%	9.3%	
Centre Region	19961	24,593	29,031	18,893	23,315	27,916	1,000	1,278	1,115	4.2%
College Township	2,010	2,689	3,213	1,939	2,613	3,069	71	76	144	4.5%
Ferguson Township	3,075	3,789	5,699	2,927	3,641	5,511	148	148	188	3.3%
Halfmoon Township	318	503	802	253	490	769	50	13	33	4.1%
Harris Township	1,299	1,654	1,855	1,198	1,583	1,752	57	71	103	5.6%
Patton Township	3,124	4,335	4,974	2,746	4,050	4,791	369	285	183	3.7%
State College Borough	10,135	11,623	12,488	9,830	10,938	12,024	305	685	464	3.7%
10 year % change		23.2%	18.0%		23.4%	19.7%		27.8%	12.8%	
Lower Bald Eagle Region	2712	3,113	3,478	2,473	2,829	3,074	184	284	404	12.8%
Boggs Township	807	998	1,162	739	939	1,056	62	59	106	9.1%
Curtin Township	199	309	339	160	195	207	10	114	132	38.9%
Howard Township	331	360	375	307	341	344	8	19	31	8.3%
Howard Borough	296	287	295	296	277	282	10	10	13	4.4%
Liberty Township	601	695	825	528	636	719	73	59	106	12.8%
Milesburg Borough	478	464	482	453	441	466	21	23	16	3.3%
10 year % change		14.8%	11.7%		14.4%	8.7%		54.3%	42.3%	
Nittany Valley Region	6,486	7,445	8,494	6,052	7,146	8,103	349	309	391	4.6%
Bellefonte Borough	2,571	2,772	2,953	2,387	2,657	2,796	184	115	157	5.3%
Benner Township	966	1,289	1,386	879	1,232	1,324	32	57	62	4.5%
Marion Township	218	247	339	203	233	322	14	14	17	5.0%
Spring Township	1,845	2,119	2,559	1,750	2,033	2,456	88	86	103	4.0%
Walker Township	886	1,028	1,257	833	991	1,205	31	37	52	4.1%
10 year % change		14.8%	14.1%		18.1%	13.4%		-11.5%	26.5%	

Centre County Affordable Housing Needs Assessment: A Blueprint for Action

Moshannon Valley Region	3,221	3,279	3,397	2,809	2,783	2,909	188	496	488	11.3%
Philipsburg Borough	1578	1,530	1,527	1,428	1,369	1,375	141	161	152	10.0%
Rush Township	1464	1,578	1,687	1,202	1,248	1,359	47	330	328	19.4%
South Philipsburg Borough	179	171	183	179	166	175	0	5	8	4.4%
10 year % change		1.8%	3.6%		-0.9%	4.5%		163.8%	-1.6%	
Mountaintop Region	1,286	1,329	1,488	1,022	1,070	1,124	60	259	364	26.2%
Burnside Township	273	325	325	128	141	157	14	102	168	51.7%
Snow Shoe Borough	299	305	305	286	283	286	13	18	19	6.2%
Snow Shoe Township	714	858	858	608	646	681	33	139	177	20.6%
10 year % change		3.3%	12.0%		4.7%	5.0%		331.7%	40.5%	
Penns Valley Region	4,195	4,600	5,136	3,373	3,870	4,268	239	730	868	16.8%
Centre Hall Borough	471	497	514	445	484	491	24	13	23	4.5%
Gregg Township	671	776	927	582	654	785	50	122	142	15.3%
Haines Township	547	573	669	397	445	529	38	128	140	20.9%
Millheim Borough	339	357	333	313	349	311	24	8	22	6.6%
Miles Township	555	621	693	437	502	526	31	119	167	24.1%
Penn Township	505	445	533	264	316	359	34	129	174	32.6%
Potter Township	1,107	1,331	1,467	935	1,120	1267	38	211	200	13.6%
10 year % change		9.7%	11.7%		14.7%	10.3%		205.4%	18.9%	
Upper Bald Eagle Region	1,703	1,826	2,137	1,500	1,670	1,929	100	156	208	9.3%
Huston Township	422	532	547	389	465	500	18	67	47	8.6%
Port Matilda Borough	246	269	274	229	260	257	17	9	17	6.2%
Taylor Township	264	277	333	215	258	292	13	19	41	12.3%
Union Township	432	345	506	355	310	448	35	35	58	11.5%
Unionville Borough	128	124	127	122	115	119	6	9	8	6.3%
Worth Township	211	279	350	190	262	313	11	17	37	10.6%
10 year % change		7.2%	17.0%		11.3%	15.5%		56.0%	33.3%	

Source: Centre County Planning Office, U.S. Census 1980, 1990, 2000

**Centre County Affordable Housing Needs Assessment:
A Blueprint for Action**

Table F-5: Centre County Households Experiencing One or More of Four Types of Housing Problems by Income Levels in 2000								
Owner-Occupants					Tenants			
Number of households					Number of households			
%OO					% rent			
Income level	No prob	w/prob	prob	Total OO	No prob	w/prob	prob	Total Rent
< or = to 20%	170	77.3%	580	750	790	78.7%	2915	3705
20.1% - 30.0%	275	69.9%	640	915	280	85.9%	1710	1990
30.1% - 40.0%	540	50.0%	540	1080	520	78.9%	1950	2470
40.1% - 50.0%	750	44.2%	595	1345	555	70.1%	1300	1855
50.1% - 60.0%	860	33.6%	435	1295	860	48.3%	805	1665
60.1% - 65.0%	540	35.3%	295	835	440	36.2%	250	690
65.1% - 80.0%	1925	26.9%	710	2635	1300	23.8%	405	1705
80.1% - 95.0%	2100	22.5%	610	2710	1285	12.0%	175	1460
95.1% - 100.0%	715	22.7%	210	925	390	7.1%	30	420
100.1% - 115.0%	2285	14.1%	375	2660	885	6.8%	65	950
115.1% - 120.0%	610	12.2%	85	695	165	5.7%	10	175
120.1% - 140.0%	2720	11.5%	355	3075	790	6.5%	55	845
> 140.0%	10270	4.5%	480	10750	1595	7.0%	120	1715
Total HH	23760	19.9%	5910	29670	9855	49.8%	9790	19645

Source: CHAS data, U.S. Census 2000

Table F-6: Centre Region Households Experiencing One or More of Four Types of Housing Problems by Income Levels in 2000								
Owner-Occupants					Tenants			
Number of households					Number of households			
%OO					% rent			
Income level	No prob	w/prob	prob	Total OO	No prob	w/prob	prob	Total Rent
< or = to 20%	47	78.2%	169	216	580	81.6%	2574	3154
20.1% - 30.0%	53	76.1%	169	222	125	91.8%	1405	1530
30.1% - 40.0%	94	49.7%	93	187	263	86.5%	1679	1942
40.1% - 50.0%	144	56.9%	190	334	289	79.1%	1095	1384
50.1% - 60.0%	154	53.0%	174	328	489	59.7%	724	1213
60.1% - 65.0%	144	41.7%	103	247	285	46.7%	250	535
65.1% - 80.0%	625	29.0%	255	880	804	32.0%	379	1183
80.1% - 95.0%	615	31.7%	285	900	849	16.5%	168	1017
95.1% - 100.0%	259	30.7%	115	374	264	10.2%	30	294
100.1% - 115.0%	810	13.4%	125	935	584	8.6%	55	639
115.1% - 120.0%	210	13.9%	34	244	83	4.6%	4	87
120.1% - 140.0%	1110	16.5%	220	1330	494	7.3%	39	533
> 140.0%	6490	4.8%	325	6815	1240	8.4%	113	1353
Total HH	10755	17.3%	2257	13012	6349	57.3%	8515	14864

Source: CHAS data, U.S. Census 2000

**Centre County Affordable Housing Needs Assessment:
A Blueprint for Action**

Table F-7: Nittany Valley Region Households Experiencing One or More of Four Types of Housing Problems by Income Levels in 2000								
Owner-Occupants					Tenants			
Number of households					Number of households			
%OO					% rent			
	No prob	w/prob	prob	Total OO	No prob	w/prob	prob	Total Rent
Income level								
< or = to 20%	29	74.6%	85	114	109	63.5%	190	299
20.1% - 30.0%	44	71.2%	109	153	65	66.5%	129	194
30.1% - 40.0%	145	47.1%	129	274	89	60.8%	138	227
40.1% - 50.0%	220	34.1%	114	334	74	62.6%	124	198
50.1% - 60.0%	214	31.8%	100	314	134	20.2%	34	168
60.1% - 65.0%	80	48.1%	74	154	58	0.0%	0	58
65.1% - 80.0%	479	21.3%	130	609	223	1.8%	4	227
80.1% - 95.0%	475	15.9%	90	565	279	1.4%	4	283
95.1% - 100.0%	189	25.0%	63	252	59	0.0%	0	59
100.1% - 115.0%	570	13.5%	89	659	144	2.7%	4	148
115.1% - 120.0%	150	10.7%	18	168	58	0.0%	0	58
120.1% - 140.0%	575	6.0%	37	612	198	4.8%	10	208
> 140.0%	1550	3.1%	49	1599	174	0.0%	0	174
Total HH	4720	18.7%	1087	5807	1664	27.7%	637	2301

Source: CHAS data, U.S. Census 2000

Table F-8: Penns Valley Region Households Experiencing One or More of Four Types of Housing Problems by Income Levels in 2000								
Owner-Occupants					Tenants			
Number of households					Number of households			
%OO					% rent			
	No prob	w/prob	prob	Total OO	No prob	w/prob	prob	Total Rent
Income level								
< or = to 20%	52	64.4%	94	146	12	75.0%	36	48
20.1% - 30.0%	58	65.1%	108	166	22	58.5%	31	53
30.1% - 40.0%	72	65.0%	134	206	27	62.5%	45	72
40.1% - 50.0%	125	43.9%	98	223	45	50.0%	45	90
50.1% - 60.0%	134	34.0%	69	203	57	36.0%	32	89
60.1% - 65.0%	52	40.2%	35	87	36	18.2%	8	44
65.1% - 80.0%	240	30.2%	104	344	104	13.3%	16	120
80.1% - 95.0%	260	24.2%	83	343	62	0.0%	0	62
95.1% - 100.0%	84	12.5%	12	96	23	0.0%	0	23
100.1% - 115.0%	275	20.7%	72	347	30	0.0%	0	30
115.1% - 120.0%	64	29.7%	27	91	16	0.0%	0	16
120.1% - 140.0%	290	16.4%	57	347	32	20.0%	8	40
> 140.0%	900	6.3%	61	961	66	5.7%	4	70
Total HH	2606	26.8%	954	3560	532	29.7%	225	757

Source: CHAS data, U.S. Census 2000

**Centre County Affordable Housing Needs Assessment:
A Blueprint for Action**

Table F-9: Moshannon Valley Region Households Experiencing One or More of Four Types of Housing Problems by Income Levels in 2000								
Owner-Occupants					Tenants			
Number of households					Number of households			
%OO					% rent			
	No prob	w/prob	prob	Total OO	No prob	w/prob	prob	Total Rent
Income level								
< or = to 20%	4	94.9%	75	79	60	51.6%	64	124
20.1% - 30.0%	44	67.2%	90	134	40	69.0%	89	129
30.1% - 40.0%	79	32.5%	38	117	73	25.5%	25	98
40.1% - 50.0%	60	61.3%	95	155	89	4.3%	4	93
50.1% - 60.0%	130	10.3%	15	145	63	11.3%	8	71
60.1% - 65.0%	110	12.0%	15	125	14	0.0%	0	14
65.1% - 80.0%	160	27.3%	60	220	49	7.5%	4	53
80.1% - 95.0%	275	25.7%	95	370	20	16.7%	4	24
95.1% - 100.0%	35	10.3%	4	39	25	0.0%	0	25
100.1% - 115.0%	195	9.3%	20	215	44	0.0%	0	44
115.1% - 120.0%	59	0.0%	0	59	0	0.0%	0	0
120.1% - 140.0%	175	2.2%	4	179	19	0.0%	0	19
> 140.0%	395	1.0%	4	399	50	0.0%	0	50
Total HH	1721	23.0%	515	2236	546	26.6%	198	744

Source: CHAS data, U.S. Census 2000

Table F-10: Mountaintop Valley Region Households Experiencing One or More of Four Types of Housing Problems by Income Levels in 2000								
Owner-Occupants					Tenants			
Number of households					Number of households			
%OO					% rent			
	No prob	w/prob	prob	Total OO	No prob	w/prob	prob	Total Rent
Income level								
< or = to 20%	8	78.4%	29	37	4	77.8%	14	18
20.1% - 30.0%	23	68.1%	49	72	8	60.0%	12	20
30.1% - 40.0%	45	43.0%	34	79	8	50.0%	8	16
40.1% - 50.0%	44	43.6%	34	78	10	28.6%	4	14
50.1% - 60.0%	50	27.5%	19	69	4	0.0%	0	4
60.1% - 65.0%	29	29.3%	12	41	4	0.0%	0	4
65.1% - 80.0%	85	26.1%	30	115	25	0.0%	0	25
80.1% - 95.0%	90	8.2%	8	98	8	0.0%	0	8
95.1% - 100.0%	34	26.1%	12	46	12	0.0%	0	12
100.1% - 115.0%	95	7.8%	8	103	4	0.0%	0	4
115.1% - 120.0%	28	22.2%	8	36	0	0.0%	0	0
120.1% - 140.0%	85	4.5%	4	89	4	0.0%	0	4
> 140.0%	160	2.4%	4	164	8	0.0%	0	8
Total HH	776	24.4%	251	1027	99	27.7%	38	137

Source: CHAS data, U.S. Census 2000

**Centre County Affordable Housing Needs Assessment:
A Blueprint for Action**

Table F-11: Upper Bald Eagle Region Households Experiencing One or More of Four Types of Housing Problems by Income Levels in 2000								
Owner-Occupants					Tenants			
Number of households					Number of households			
%OO					% rent			
	No prob	w/prob	prob	Total OO	No prob	w/prob	prob	Total Rent
Income level								
< or = to 20%	26	70.8%	63	89	16	50.0%	16	32
20.1% - 30.0%	32	62.4%	53	85	16	57.9%	22	38
30.1% - 40.0%	24	65.7%	46	70	20	28.6%	8	28
40.1% - 50.0%	63	42.7%	47	110	16	20.0%	4	20
50.1% - 60.0%	52	40.9%	36	88	53	0.0%	0	53
60.1% - 65.0%	36	41.9%	26	62	12	0.0%	0	12
65.1% - 80.0%	124	24.8%	41	165	36	18.2%	8	44
80.1% - 95.0%	155	17.1%	32	187	12	25.0%	4	16
95.1% - 100.0%	36	25.0%	12	48	20	0.0%	0	20
100.1% - 115.0%	135	15.1%	24	159	20	0.0%	0	20
115.1% - 120.0%	38	24.0%	12	50	8	0.0%	4	12
120.1% - 140.0%	180	10.0%	20	200	16	0.0%	0	16
> 140.0%	345	6.0%	22	367	22	0.0%	0	22
Total HH	1246	25.8%	434	1680	267	19.8%	66	333

Source: CHAS data, U.S. Census 2000

Table F-12: Lower Bald Eagle Region Households Experiencing One or More of Four Types of Housing Problems by Income Levels in 2000								
Owner-Occupants					Tenants			
Number of households					Number of households			
%OO					% rent			
	No prob	w/prob	prob	Total OO	No prob	w/prob	prob	Total Rent
Income level								
< or = to 20%	12	85.9%	73	85	16	61.9%	26	42
20.1% - 30.0%	38	70.1%	89	127	12	73.3%	33	45
30.1% - 40.0%	74	50.0%	74	148	36	46.3%	31	67
40.1% - 50.0%	94	37.3%	56	150	42	39.1%	27	69
50.1% - 60.0%	119	26.5%	43	162	67	10.7%	8	75
60.1% - 65.0%	99	10.8%	12	111	32	11.1%	4	36
65.1% - 80.0%	215	24.8%	71	286	58	6.5%	4	62
80.1% - 95.0%	235	21.1%	63	298	48	0.0%	0	48
95.1% - 100.0%	79	4.8%	4	83	8	0.0%	0	8
100.1% - 115.0%	195	15.2%	35	230	47	0.0%	0	47
115.1% - 120.0%	77	0.0%	0	77	8	0.0%	0	8
120.1% - 140.0%	315	5.4%	18	333	26	0.0%	0	26
> 140.0%	420	2.8%	12	432	37	17.8%	8	45
Total HH	1972	21.8%	550	2522	437	24.4%	141	578

Source: CHAS data, U.S. Census 2000