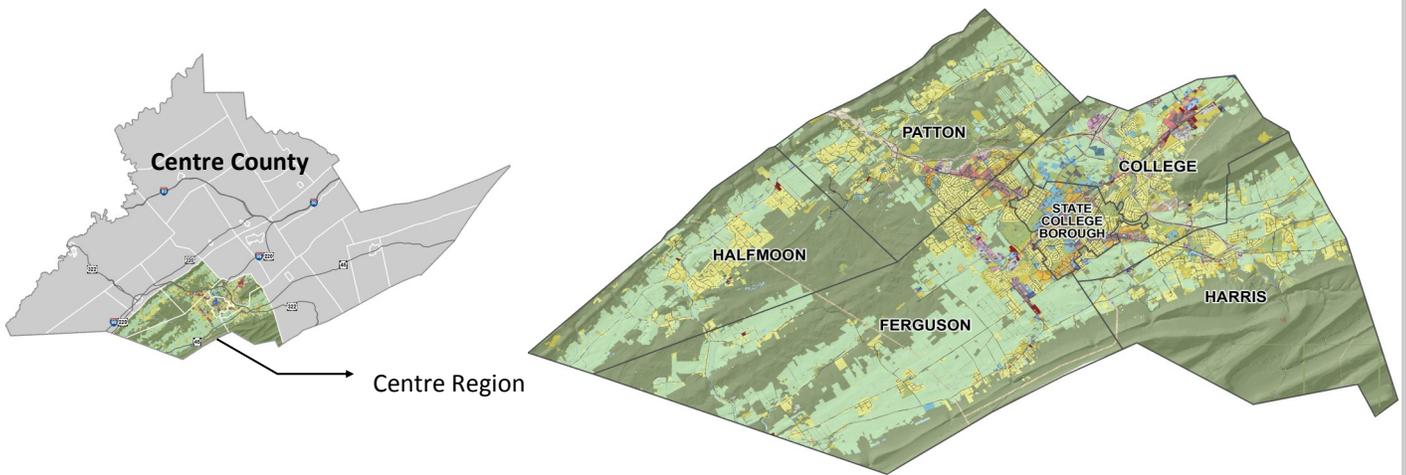


CENTRE REGION PROFILE

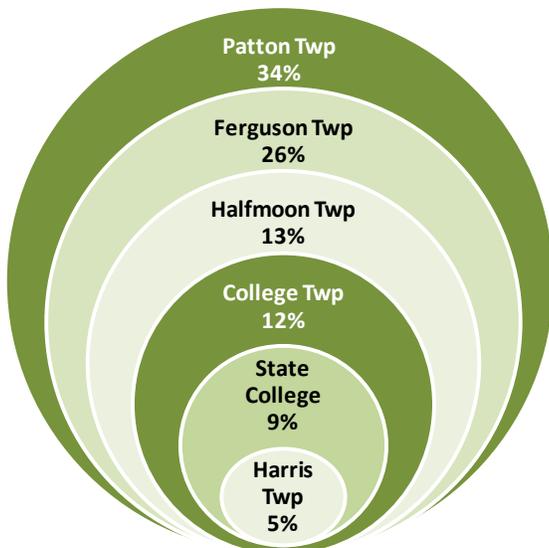


POPULATION

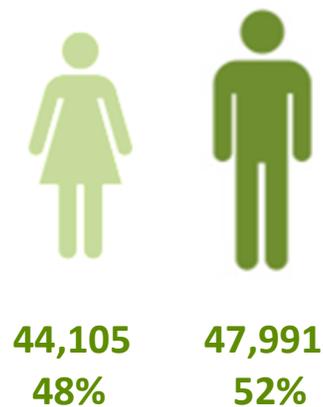
Geography	2000 Census	2010 Census	2009-2013 ACS*
College Township	8,489	9,521	9,532
Ferguson Township	14,063	17,690	17,742
Halfmoon Township	2,357	2,667	2,674
Harris Township	4,657	4,873	4,978
Patton Township	11,420	15,311	15,306
State College Borough	38,420	42,034	41,948
Centre Region	79,406	92,096	92,180
Centre County	135,785	153,990	154,460

* American Community Survey

POPULATION GROWTH 2000-2010

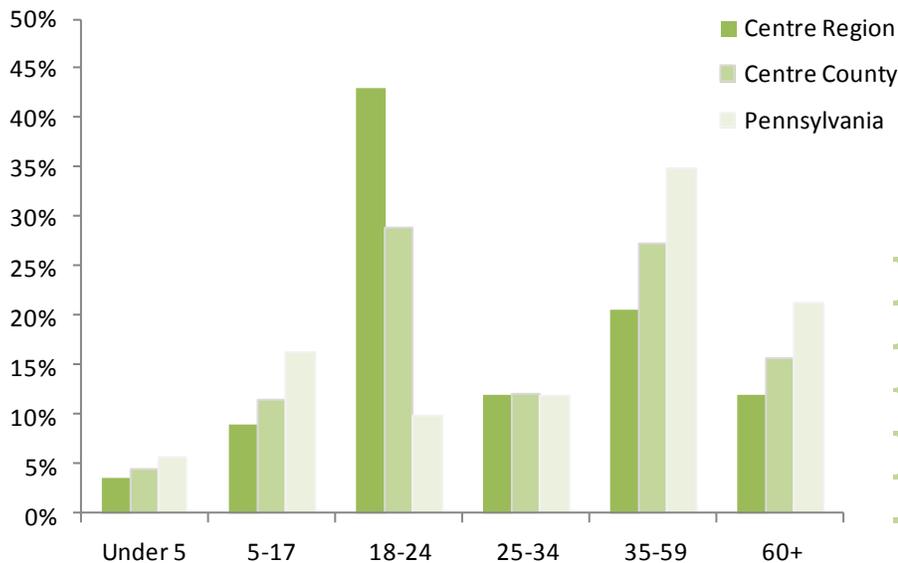


2010 POPULATION BY GENDER



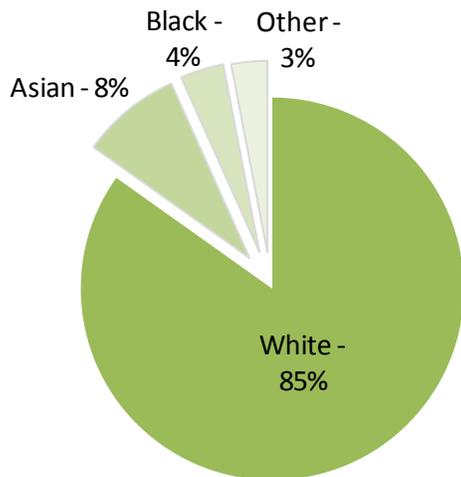
2010 POPULATION CHARACTERISTICS

AGE COHORT AS % OF POPULATION



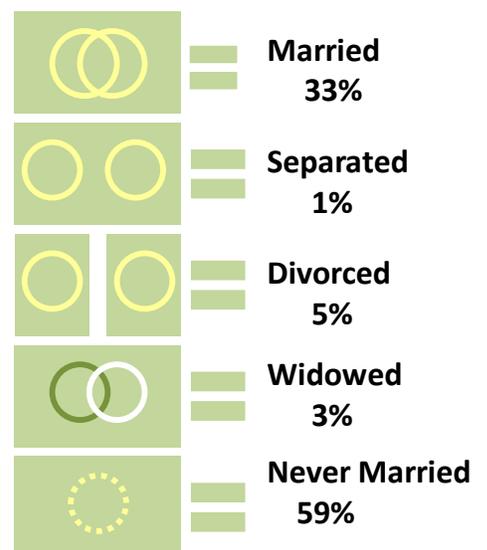
Age Cohort	Centre Region	Centre County	PA
Under 5	3,233	6,771	729,538
5-17	8,201	17,741	2,062,617
18-24	39,656	44,452	1,261,381
25-34	11,029	18,759	1,511,119
35-59	19,019	42,075	4,435,121
60+	10,958	24,192	2,702,603
Total	92,096	153,990	12,702,379

CENTRE REGION POPULATION BY RACE

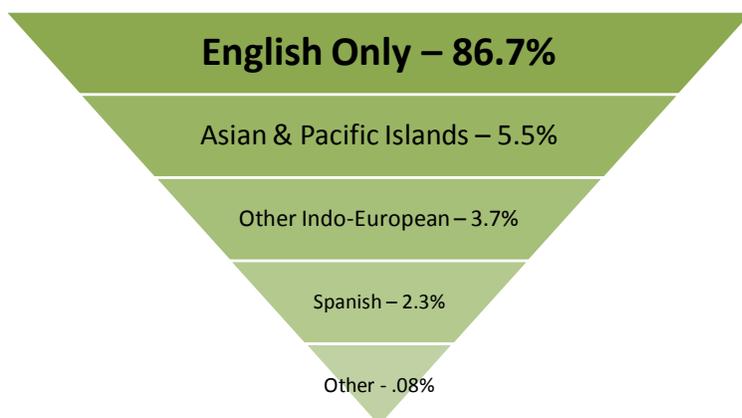


From 1990 to 2010, the Centre Region's 18-24 age cohort increased by 34%. The 60+ age cohort increased by 83%. The Under 5 years old age cohort decreased by almost 4%.

MARITAL STATUS

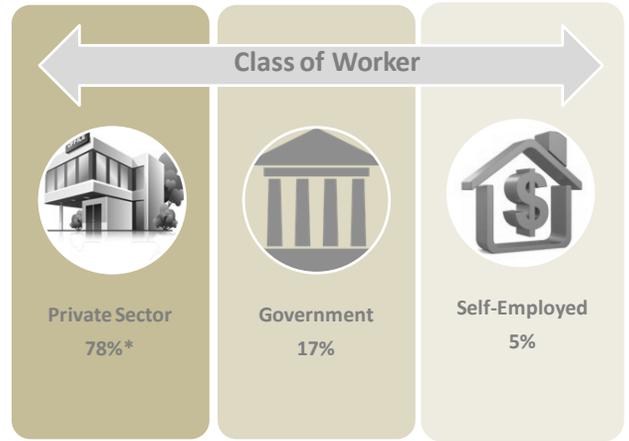
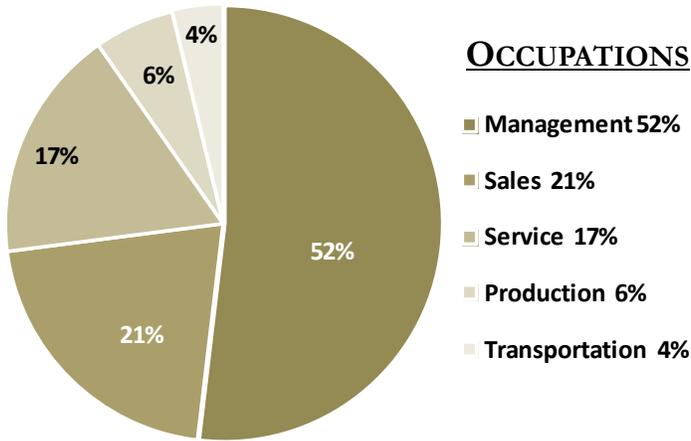


LANGUAGE SPOKEN AT HOME



ECONOMIC CHARACTERISTICS

PERCENT EMPLOYMENT BY OCCUPATION AND CLASS OF WORKER

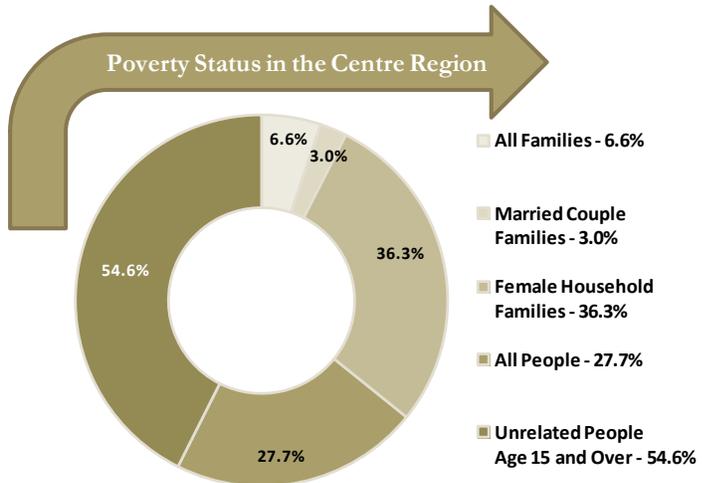


* Includes Penn State University

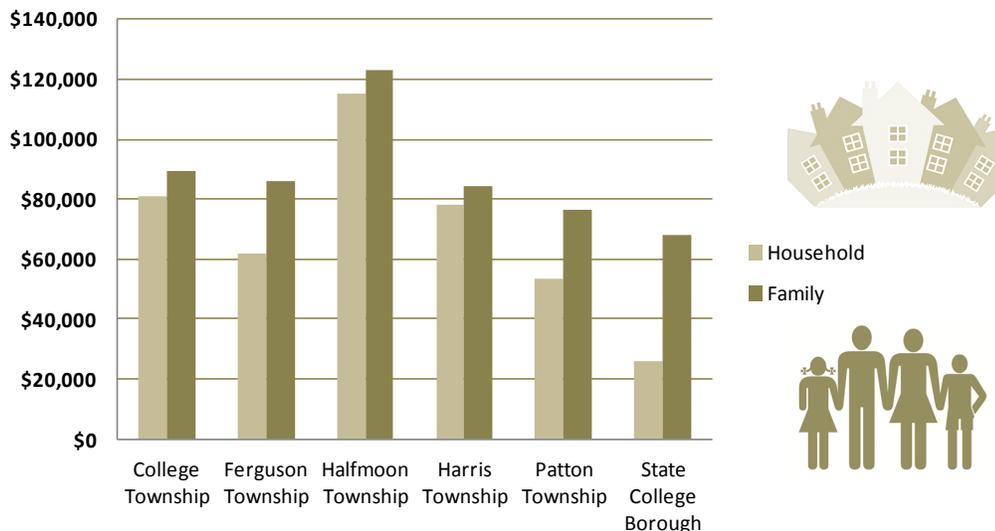
HEALTH INSURANCE COVERAGE



YES - 95%
NO - 5%



MEDIAN INCOME FOR HOUSEHOLDS AND FAMILIES



Source: 2009-2013 American Community Survey DP03

LABOR FORCE CHARACTERISTICS

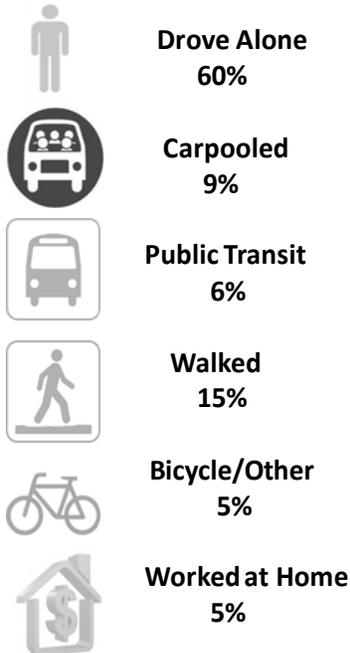
EMPLOYMENT IN THE CENTRE REGION

Employment by Municipality

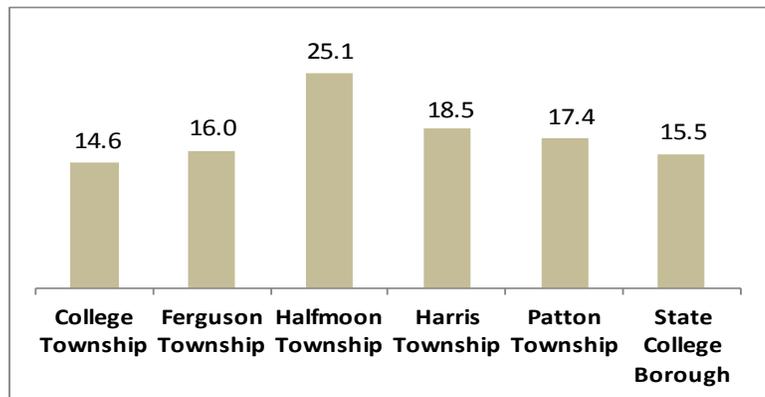
	Population 16 Years or Older	Population Employed	Percent Employed
College Township	8,163	4,982	61.0%
Ferguson Township	14,892	9,392	63.1%
Halfmoon Township	2,053	1,596	77.7%
Harris Township	3,766	2,453	65.1%
Patton Township	13,173	8,031	61.0%
State College Borough	40,355	15,698	38.9%
Centre Region	82,402	42,152	51.2%

Source: American Community Survey 2009-2013

MEANS OF TRAVEL TO WORK



COMMUTING TIMES TO WORK (IN MINUTES)



CENTRE REGION LABOR FORCE BY INDUSTRY SECTOR

Sector	Percent	Number
Education/Health Care	43%	18,022
Arts/Recreation	13%	5,459
Retail Trade	11%	4,559
Management, Scientific	9%	3,845
Manufacturing	5%	2,260
Finance/Real Estate	5%	2,013
Other Services	4%	1,615
Construction	3%	1,112
Information	2%	883
Public Administration	2%	814
Transportation/Warehouse	2%	728
Wholesale Trade	1%	534
Agriculture, Forestry	1%	308
Total	100%	42,152

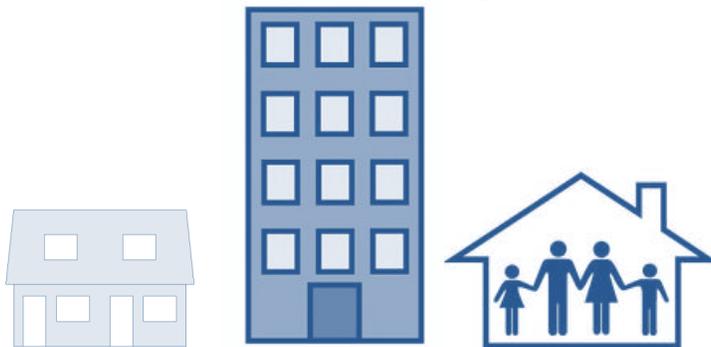
HOUSING CHARACTERISTICS

Median Home Values (OWNER OCCUPIED)

Municipality	2013	2010	2000	1990
College Township	\$228,600	\$223,400	\$134,100	\$90,400
Ferguson Township	\$244,000	\$226,500	\$144,900	\$95,700
Halfmoon Township	\$278,100	\$236,500	\$148,400	\$89,700
Harris Township	\$238,000	\$226,400	\$154,100	\$98,500
Patton Township	\$231,900	\$198,300	\$140,100	\$101,500
State College Borough	\$267,600	\$237,900	\$154,600	\$115,800

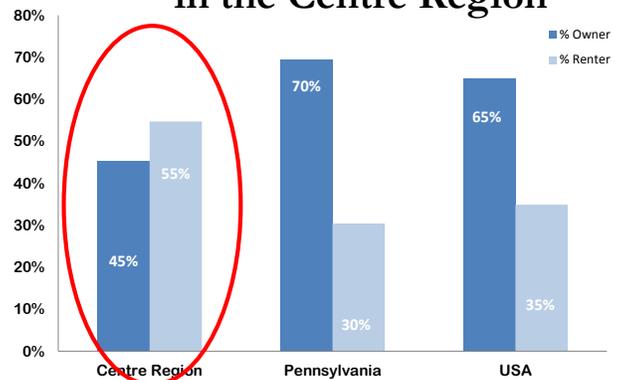
Source: American Community Survey (2013 and 2010); U.S. Census (1990 and 2000)

Percent of Housing Types In the Centre Region



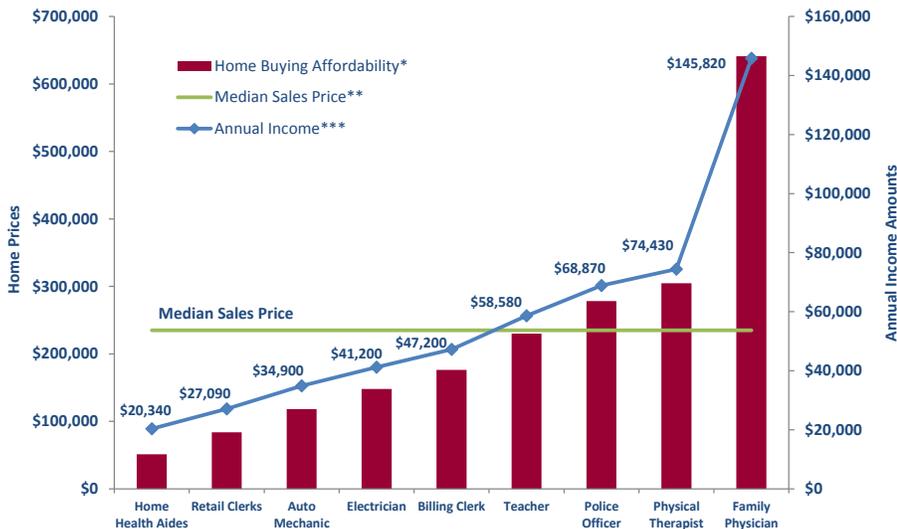
Two-Family – 13.1% Multi Family – 40.2% Single Family – 46.7%

Percent Owner/Renter in the Centre Region



Owner-occupied housing represents a majority of housing stock elsewhere in the country, but not in the Centre Region, where rental housing represents 55% of all housing stock.

How Much House Can I Afford?



* Home Buying Affordability Assumes - 30% of income, \$5,000 down, and \$250 in monthly debt - Zillow

** Median Sale Price for State College, 2014 - Zillow

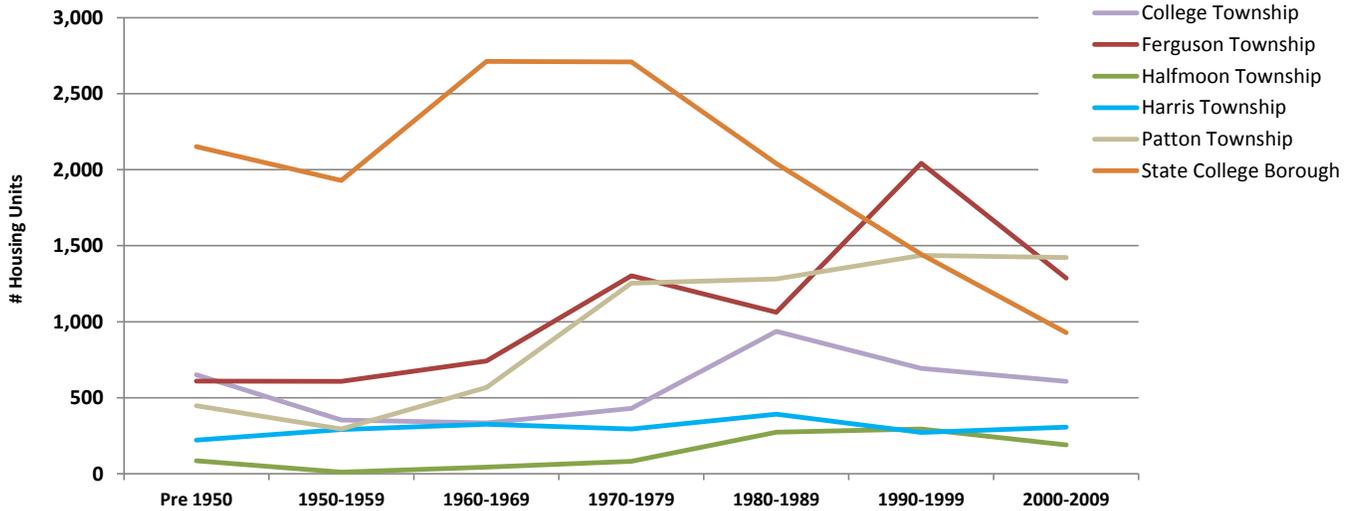
*** PA Occupational Wages for State College MSA, May 2013

Where are the 25-34 Year Old Home Owners?

Region-wide, only 24% of 25-34 year olds are home owners. While the delay in purchasing a home is a national trend, the Centre Region is experiencing a lower percentage of 25-34 year old home owners than Pennsylvania or the nation as a whole. In PA and the U.S. this percentage is 47% and 42%, respectively. Many factors affect this statistic, including the affordability gap between home prices and income, student loan debt and volatility in job security, to name a few.

HOUSING CHARACTERISTICS

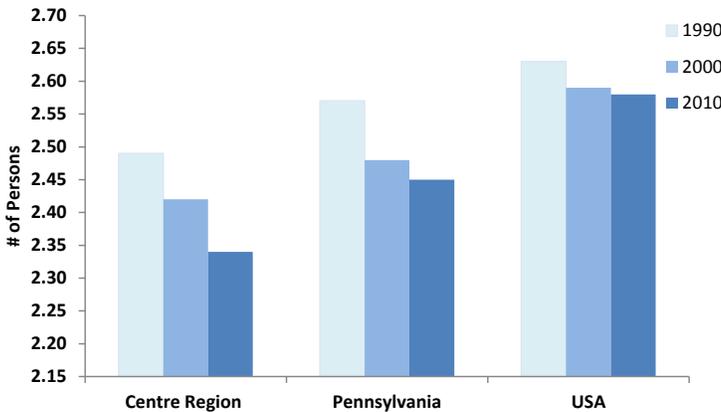
Housing Unit Construction Activity (BY MUNICIPALITY)



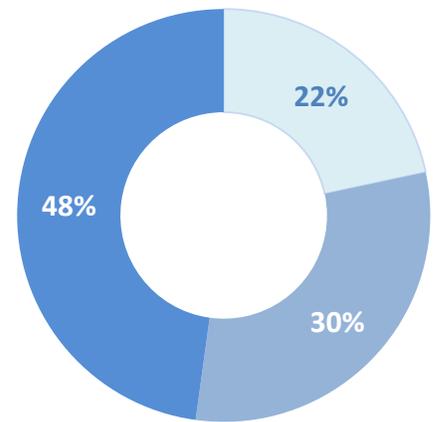
Note: The full decade of data from 2010 through 2020 is not yet available, so this chart ends with the 2009 data. To date over 200 housing units have been built region-wide in the four year period 2010-2013.

Source: 2013 American Community Survey

Persons Per Household



Age of Centre Region Housing Stock



Legend: Pre 1960 (light blue), 1960-1979 (medium blue), 1980-2013 (dark blue)

Source: 2013 American Community Survey

Percent Heating Fuel by Type in the Centre Region

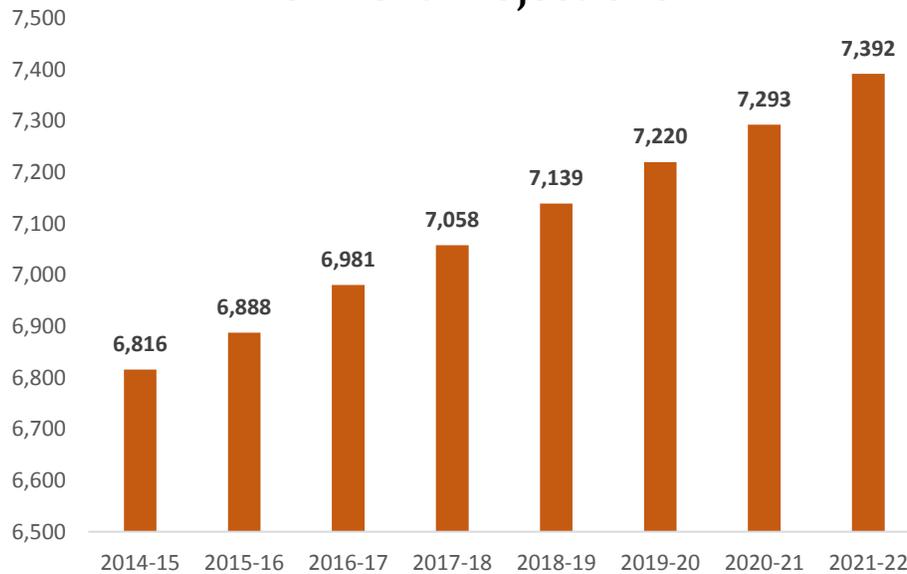


Source: 2013 American Community Survey



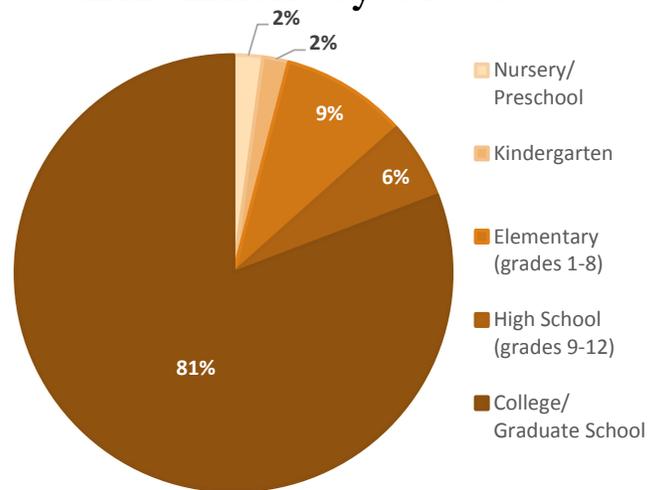
EDUCATIONAL CHARACTERISTICS

State College Area School District Enrollment Projections K-12



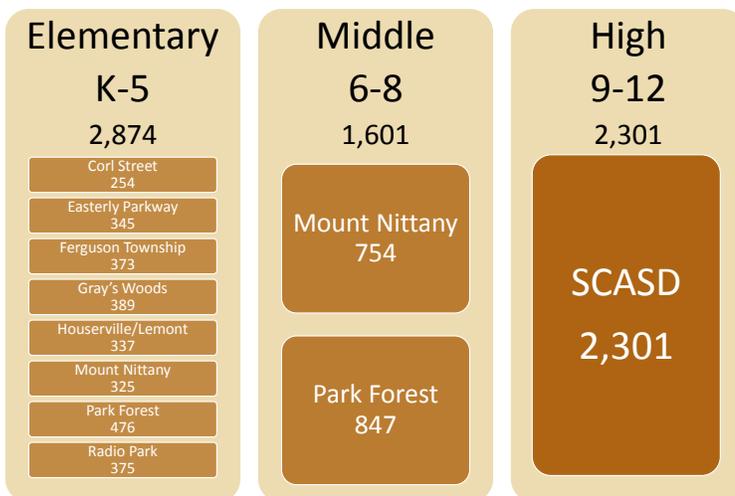
Source: PA Department of Education; Public School Enrollment Report and Pennsylvania Information Management System

State College Area Enrollment by Grade



Source: 2009-2013 American Community Survey

State College Area Enrollment by School

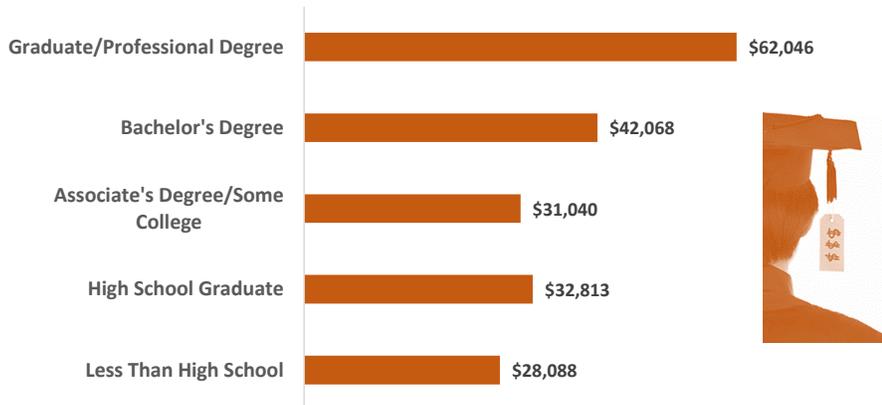


Source: Pennsylvania Department of Education



EDUCATIONAL CHARACTERISTICS

Education and Median Earnings In the Centre Region*



In the Centre Region, as in other parts of the country, higher educational attainment translates into higher earnings. As the graphic for Centre Region earnings indicates, a person with a High School diploma earns 28% less than a person with a Bachelor's Degree. The difference is even greater for a person with an advanced graduate degree.

Results are similar in Pennsylvania and

	PA	Centre County
Less Than High School	\$21,616	\$35,141
High School Graduate	\$28,851	\$31,548
Associate's Degree/Some College	\$34,134	\$30,493
Bachelor's Degree	\$49,318	\$42,195
Graduate/Professional Degree	\$64,939	\$61,703

Source: 2009-2013 American Community Survey 1-Year (B2004)

Notes: Population 25 Years and Over

* Centre Region data obtained from State College Area School District Survey Sample

Income by Gender



\$30,374

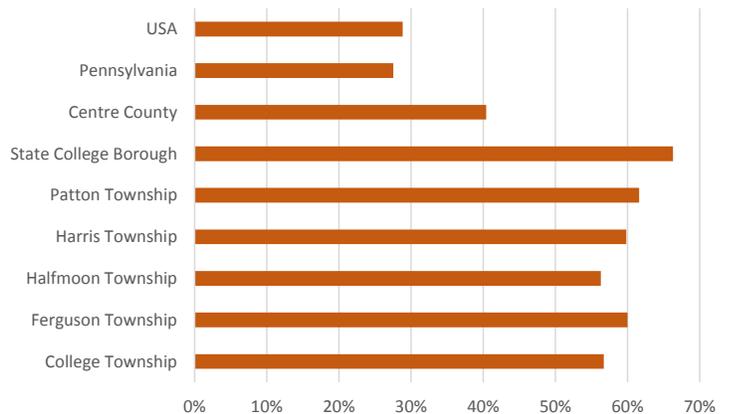


\$42,416

Source: 2009-2013 American Community Survey 1-Year (B2004)

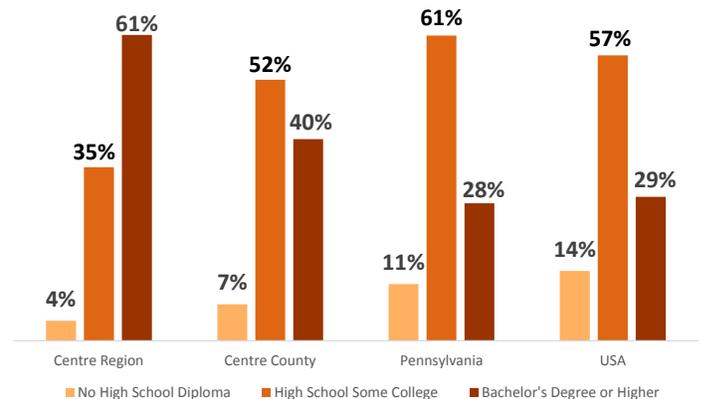
Percent Bachelor's Degree or Higher

(for adult population age 25 and over)



Educational Attainment

(for adult population age 25 and over)



61% of the Centre Region population above 25 years of age have attained a Bachelor's Degree or higher, compared with **40%** in Centre County, **28%** in Pennsylvania and **29%** in the US.

Source: 2009-2013 American Community Survey 5-Year Estimates (DP02)