



# PLANNING & COMMUNITY DEVELOPMENT

## ANNUAL REPORT 2015

### INSIDE THIS ISSUE:

Dear Centre County Resident,

On behalf of the Centre County Board of Commissioners and Planning Commission, we are pleased to present the *2015 Centre County Planning Commission Annual Report*.

This past year, the Planning Office continued to provide a variety of services to our municipalities, local service agencies, and citizens. Staff assisted with numerous activities that included but was not limited to subdivision and land development, grant writing, GIS mapping and data support, development and review of municipal ordinances, public water system trouble shooting and maintenance, housing affordability, farmland preservation, source water protection, and floodplain information. The Planning Office also continued its support to local economic development groups in an effort to retain jobs, grow local businesses, and increase our visibility to businesses looking to move to Centre County.

As we move ahead in 2016, our staff looks forward to working with the local communities to ensure that all of the residents have the opportunity to live, work, and play in this great place that we call home – Centre County.

Sincerely,

*Robert B. Jacobs, AICP*

Planning Director

### MISSION STATEMENT:

It is the mission of the Centre County Planning and Community Development Office to provide the citizens of Centre County with professional planning services by promoting a coordinated and cost effective approach to the orderly growth and development of their communities.

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## SUBDIVISION AND LAND DEVELOPMENT ACTIVITY

One of the important tasks performed by the Planning & Community Development Office is the administration of the Centre County Subdivision and Land Development Ordinance (SALDO). This aspect of 'county planning' is done to help ensure that benefits realized by development activity outweigh negative impacts that might result from an increase in the demand on local facilities and services as well as providing assistance concerning developer compliance with applicable local, state and federal land use controls.

To achieve this goal, the Planning & Community Development Office staff is charged with the duty of administering the County's Ordinance. The staff's main focus is within the 25 municipalities that fall under the jurisdiction of the County's SALDO, as well as to receive, review and monitor all plans originating from those municipalities that have adopted their own local subdivision and land development ordinances. The administration of the County's Subdivision and Land Development Ordinance is the direct responsibility of staff members Anson Burwell and Chris Schnure.



In an analysis of the subdivision and land development activity data for

2015, the total number of 'subdivision lots' created computes to 258 county-wide and represents a 111% increase in the number of lots created from the previous year's total of 122 lots. These numbers are higher than last year's numbers and primarily reflect new residential lots created for the Centre Region (161 lots) and the Nittany Valley Region (47 lots). This change seems consistent with and reflects the recent effects of the local economic climate. As an example, the county's ten-year totals reflect an average of 265 lots per year.



Unlike the above, 'land development units' data compiled in 2015 show a total of 314 units. This number represents a 51% decrease in land development activity from last year's total of 644 units. These numbers are lower than last year's numbers and primarily reflect new units created for the Centre Region (258 units) and the Nittany Valley Region (44 units). Similar to the above, the county's ten-year totals reflect an average of 433 units per year.

Upon comparison of the data compiled for 2015 with the previous year's numbers, it seems evident that the national, state and local economic conditions are still having negative effects on growth patterns regarding land developments creating new residential units; however, the

number of residential subdivision lots from last year would seem to indicate that the inventories of existing stock are beginning to be depleted such that there is a market and growing demand for these type of units, especially within the municipalities adjacent to the Centre Region.

In regard to the various indicators that we routinely observe, the low numbers of new land development units created coupled with a marked increase in residential lot subdivision activity is a pattern that seems to indicate that the low water mark may have finally been reached, with a slow but steady resurgence in activity predicted to occur. If our observations are correct, we predict that the 2016 numbers will reflect a slight upward trend in overall development activity.

If you would like to review additional information regarding development activity, please reference the 2015 Centre County Subdivision and Land Development Activity Report on file at the following website:

[www.centrecountypa.gov](http://www.centrecountypa.gov)



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**COUNTY AND MUNICIPAL PLANNING CONTROLS  
2016**

	Adopted Comprehensive Plan	Planning Commission	Municipal SALDO Applies	County SALDO Ordinance Applies	Zoning Ordinance	Parkland Dedication Ordinance	Building Permit Ordinance	Federal Flood Insurance Program	Ag Security Area	Official Map	Storm-Water Ordinance
<b>CENTRE COUNTY</b>	X	X		X							X
<b>CENTRE REGION</b>											
State College Borough	X	X	X		X	X	X	X			X
College Township	X	X	X		X	X	X	X	X	X	X
Ferguson Township	X	X	X		X	X	X	X	X	X	X
Halfmoon Township	X	X	X		X	X	X	X	X	X	X
Harris Township	X	X	X		X	X	X	X	X	X	X
Patton Township	X	X	X		X	X	X	X	X	X	X
<b>LOWER BALD EAGLE VALLEY REGION</b>											
Howard Borough	X	X		X	X		X	X			
Milesburg Borough	X	X		X	X		X	X			
Boggs Township	X			X	X		X	X			X
Curtin Township				X			X	X			
Howard Township	X			X			X	X			
Liberty Township	X	X	X		X		X	X			X
<b>NITTANY VALLEY REGION</b>											
Bellefonte Borough	X	X	X		X		X	X			X
Benner Township	X	X		X	X		X	X	X		X
Manon Township	X	X		X	X	X	X	X	X		X
Spring Township	X	X		X	X	X	X	X	X		X
Walker Township	X	X		X	X	X	X	X	X		X
<b>MOSHANNON VALLEY REGION</b>											
Philipsburg Borough	X	X		X	X		X	X			
Rush Township	X	X	X		X		X	X			
<b>MOUNTAINTOP REGION</b>											
Snow Shoe Borough	X	X		X	X		X	X			
Burnside Township	X			X			X	X			
Snow Shoe Township	X			X	X		X	X			
<b>PENNS VALLEY REGION</b>											
Centre Hall Borough	X	X		X	X		X	X			
Millheim Borough	X	X		X	X		X	X		X	
Gregg Township	X	X		X	X	X	X	X	X	X	X
Haines Township	X	X		X			X	X	X		
Miles Township	X			X			X	X	X		
Penn Township	X	X		X			X	X	X		
Potter Township	X	X		X		X	X	X	X	X	X
<b>UPPER BALD EAGLE REGION</b>											
Port Matilda Borough	X	X		X	X		X	X			
Unionville Borough				X	X		X	X			
Huston Township	X	X		X	X		X	X	X		
Taylor Township				X			X	X	X		
Union Township	X	X		X			X	X	X		
Worth Township	X	X		X	X		X	X	X		

## MARCELLUS SHALE NATURAL GAS INDUSTRY ACTIVITIES 2015

Centre County’s unconventional (Marcellus Shale) natural gas industry closed the year with 65 drilled wells. Of this total, 30 wells were actively producing and sending gas to market.

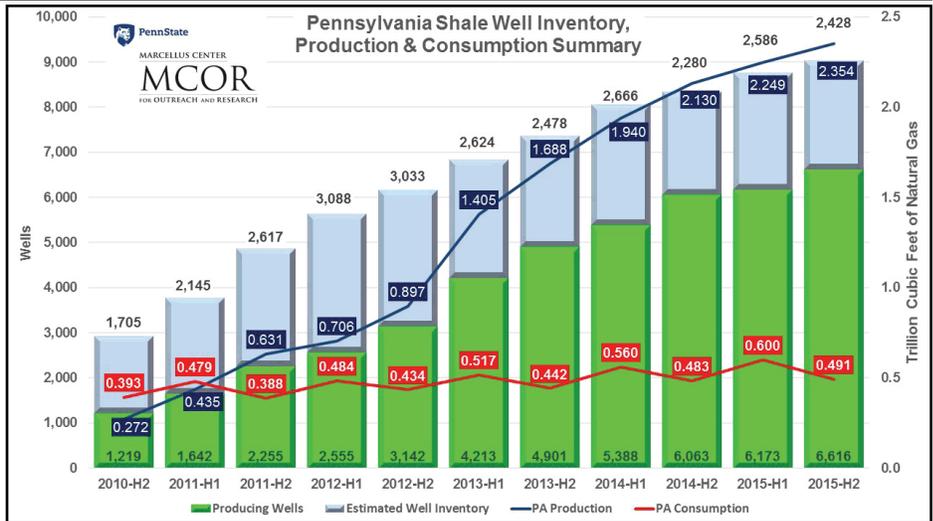
Three years ago in Centre County, no new wells were added to the inventory. And in the last two years, 2014 and 2015, only one Marcellus well was drilled each year.

Although Centre County’s drilling activity has flattened out, statewide drilling and production activity continues to increase. The chart at the right graphically portrays a statewide summary of activity over the last 5 years.

Centre County’s reduced drilling activity is attributed to the type of Marcellus gas (dry versus wet), the lower production volumes, and the lack of pipeline infrastructure to transport the natural gas to market. In 2015, the significant natural gas industrial activity was focused on getting gas to market and providing an alternative to traditional fuel types.

Projects undertaken included the following.

- With financial commitments from drilling operators and the potential to connect non-producing wells to transmission lines for market, ***Superior Appalachian Pipeline, LLC*** began construction of a new gathering pipeline in the Mountain-top Region of the County.
- The subdivision of land and the land development proposal for the ***Compass-Bald Eagle CNG Truck Terminal*** was approved in September. This “virtual pipeline” project is to



be located in Boggs Township and will provide a terminal facility for 8 truck trailer filling stations for the transport of CNG to industrial facilities.

- The ***Centre County Recycling and Refuse Authority CNG Fueling Station*** opened for service in December and provides CNG fueling through an arrangement with Clean Energy. This is the second publicly accessible CNG fueling station in Centre County. It is located at 100 Transfer Road, Bellefonte, PA.
- The ***Centre County Natural Gas Task Force*** continued to meet on a regular basis, albeit at a reduced schedule.
- New ***CNG fueled vehicles*** were placed into service through grant funded opportunities administered by the planning office.
- Financial assistance for ***Rental Housing Costs*** were made available through Act 13 PHARE Funding.

## REGIONAL GAS UTILITIZATION INITIATIVE

The Centre County Board of Commissioners adopted under resolution in December 2015 an agreement to participate in a tri-county natural gas cooperative corporation with Clinton and Mifflin Counties. The cooperative formation and subsequent appointment of board members marks the implementable phase of the Rural Gasification Utilization Initiative (RGUI) Feasibility Study. The feasibility study had two primary objectives: (1) identify targeted investment areas in Cen-

tre, Clinton and Mifflin Counties in which a natural gas expansion project could be pursued, and (2) identify a legal and/or administrative framework to operate and/or maintain the natural gas infrastructure by way of a cooperative, authority, or board-type model. Utility law expert for the project, Anthony Adonizio, advised the cooperative corporation model; and hence, each county has narrowed their initial targeted investment areas. At year end, project manager and SEDA-COG

staff Don Kiel was focusing attention on funding sources from a mix of federal and state grants and private investment from industries interested in utilizing natural gas. The study was funded by the U.S. Economic Development Administration (US-EDA), the Counties, SEDA-COG, the Mifflin County Industrial Development Corporation, and Standard Steel. The draft Phase I study was delivered to US-EDA in February 2016.

## SOURCE WATER PROTECTION PLANNING

“*Safe Drinking Water Starts at the Source*” and in the last three years Centre County’s Community Water Systems (CWSs) have made great strides to protect their drinking water sources. Of the 43 CWSs in the county, five systems completed their Source Water Protection Plans in 2015, bringing the total of approved plans to 19. Of the 24 CWSs remaining, 21 are in various phases with 8 nearing completion. The good news, 40 of the 43 CWSs in Centre County are participating or have participated in the planning process. The total population served by the 43 Centre County CWSs is 149,123, 97% of the county’s 2010 population (153,990). The remaining 3% would be served by privately owned water sources such as wells or springs.

<b>Centre County</b>		
<b>DEP Source Water Protection and Technical Assistance Program</b>		
<b>Centre County Community Water Systems (CWS)</b>	<b>Status</b>	<b>Date Plan Approved</b>
Bellefonte Borough Water Authority	Approved	March 7, 2014
Black Hawk Mobile Home Park	Approved	August 11, 2015
Boggs Township Water System-PAWC	Approved	October 6, 2014
College Township Water Authority	Approved	June 1, 2011
Country Club Estates	Approved	October 18, 2015
Empire Mobile Home Park	Approved	October 18, 2015
Gregg Twp. Water Auth. (Spring Mills Water Assoc.)	Approved	October 8, 2015
Half Moon Water Association	Approved	September 24, 2015
Howard Borough Water Department	Approved	June 2, 2009
Milesburg Borough Water Authority	Approved	March 7, 2014
Miles Township Water Authority East	Approved	June 10, 2013
Mountain-Top Regional Water Authority	Approved	June 28, 2013
Oak Ridge Water Authority	Approved	March 27, 2014
Pennsylvania State University	Approved	June 25, 2007
Philipsburg-PAWC	Approved	July 3, 2013
Pine Glenn Water Association	Approved	June 28, 2013
Ridgmont Municipal Authority ( <i>Inactive</i> )	Approved	2/12/2007 (Consecutive w/ SCBWA)
State College Borough Water Authority	Approved	February 12, 2007
Unionville Municipal Water Works	Approved	September 10, 2014
<b>Entry Date in Program</b>		
Centre Hall Borough Water	In Process	May 2, 2013
Millheim Municipal Authority	In Process	August 30, 2012
Grove Park - Benner Twp. Water Author.	In Process	May 29, 2014
Haines-Aaronsburg Municipal Authority	In Process	November 20, 2013
Hampton Hills-Benner Township Water	In Process	May 29, 2014
Madisonburg Water Works	In Process	October 9, 2013
Port Matilda Waterworks	In Process	May 29, 2014
Upper Halfmoon Water	In Process	August 5, 2014
Nittany Water Company - PAWC	In Process	No date provided
Ridge Crest Mobile Home Park	In Process	June 17, 2014
Spring Township Water Authority	In Process	December 4, 2012
Penn Township	In Process	No date provided

## TRANSPORTATION PLANNING

CCPCDO staff continues to take a proactive approach to the coordination of land use and transportation infrastructure development. In conjunction with the Centre Regional Planning Agency (CRPA), the CCPCDO provides staff support to the federally governed Centre County Metropolitan Planning Organization (CCMPO).

The CCMPO is the lead entity responsible for developing the county's transportation plans and allocating federal, state and some local transportation funds toward priority projects.

### Long Range Transportation Plan (LRTP) Adopted

In September 2015, the Centre County MPO adopted its new LRTP. Consistent with the recommendation and requirements of the federal transportation funding legislation, Mobility Action Plan for the 21st Century (MAP 21), this new Centre County LRTP takes a step forward in performance based planning.

As with past iterations of the LRTP, the Centre County

MPO once again utilized a ranking criteria to aid with the development of a prioritized list of transportation infrastructure investments that could be implemented under the fiscal constraints anticipated within the lifespan of this 30 year planning document.

At its most basic level the LRTP attempts to answer the following questions:

- 1) Is the transportation system getting safer?
- 2) Is the transportation system in a state of good repair?
- 3) Does the transportation system have adequate capacity?
- 4) Does the transportation system have a adequate mix of modes?
- 5) Does the transportation system support the existing and future community and economic development needs?

New for this LRTP was the inclusion of Implementation Strategies and Performance Measures. The inclusion of these new plan components

help the MPO take steps toward answering the question and then measure how well its doing in meeting its goals.

When developing these strategies and measures, the MPO stressed that each be understandable, quantifiable and have a direct correlation with the LRTP Goals and Objectives and the MPOs programmatic decision making.

### Implementation Strategies

Implementation strategies provide the MPO with a series of plans, programs and policies aimed at addressing the core questions. A few examples of short term implementation strategies listed in the new LRTP are:

- Define a Centre County specific Core Transportation System.
- Survey air, rail and key local freight companies as to their specific needs/ concerns related to existing system.
- Host a Transportation Safety Summit during the LRTP development cycle.

### Performance Measures

Performance measures serve as the MPO's report card on how its programmatic and policy decisions are directly impacting the LRTP's Goals and Objectives. A few examples of the performance measures that the MPO will be monitoring are:

- Total fatal and serious injury crashes across all modes.
- Number of structurally deficient bridges.
- Transit Load Factor (Passenger Miles/Vehicle Revenue Miles) .
- Miles of multi-use trails and bike lanes.

The new LRTP also further documents existing conditions across modes, the role of freight transportation and key findings about our transportation system. The plan also takes a look at what impacts implementation of the projects in the document may have on our environment and certain populations.

## MPO 101

For 2015 & 2016, the Centre County Metropolitan Planning Organization (MPO) staff has commenced with a concerted effort to reach out to member municipalities, organization and other stakeholders.

Since its expansion to a county-wide organization in 2004, the Centre County MPO has

struggled with the best way to communicate with officials and residents alike about what the MPO is and its relationship with municipalities and PennDOT.

The intent of this outreach effort is to help address that struggle by further expanding the understanding of what the

primary responsibilities are of the MPO, its staff and membership.

Staff has begun scheduling presentations to various groups throughout the county. If you are interested in learning more about the MPO, please contact our Transportation Planner at 814-355-6791.

### **To Learn More:**

To learn more about the CCMPO, the new Centre County LRTP or any of the other transportation planning initiatives underway in Centre County, please visit:

[www.ccmopo.net](http://www.ccmopo.net)

## FEMA'S COMMUNITY RATING SYSTEM

FEMA's Community Rating System (CRS) is a voluntary program under the National Flood Insurance Program (NFIP) in which communities can participate in order to reduce flood insurance premiums for homes and businesses. In 2015, the Centre County Planning and Community Development Office staff took CRS web courses and spoke with FEMA representatives to better understand the program. They then developed a process to analyze flood insurance policy data to determine which community(ies) are most at risk for flood damage and inadequately covered for structural flood losses.

CRS-participating communities must complete flood management activities that are above minimum requirements that satisfy NFIP compliance. In fact, if a municipality is not NFIP-compliant it would not qualify for CRS. Communities are rated or ranked on a scale of 1 to 9 (1 being the highest, 9 being the lowest) based on the activities or program elements that are fulfilled; communities that satisfy more CRS activities are rated higher which decreases flood insurance premiums for all flood insurance policyholders within the participating jurisdiction. Flood insurance premium reductions can range between 5% and 45%, a substantial savings for homeowners and businesses. Most communities enter at a 9 rating and work towards achieving a higher ranking.

The primary goals of CRS are:

- Reduce and/or avoid flood damage to insurable properties;
- Strengthen and support the NFIP; and,
- Foster comprehensive floodplain management.

Communities that are interested in joining CRS should contact the CCPCDO staff and schedule a visit with a FEMA representative. However, before a community visit or formally submitting a CRS application, communities should be "CRS ready". The CRS Ready Quick Check guide and sample Letter of Interest to Join is available online at [http://www.fema.gov/media-library-data/20130726-1908-25045-6843/crs\\_quick\\_check\\_ff\\_086\\_0\\_35\\_omb\\_1660\\_0022\\_edition\\_2013.pdf](http://www.fema.gov/media-library-data/20130726-1908-25045-6843/crs_quick_check_ff_086_0_35_omb_1660_0022_edition_2013.pdf).

## CENTRE COUNTY AGRICULTURAL LAND PRESERVATION BOARD

The mission of the Agricultural Land Preservation Board is to preserve the County's prime agricultural land. The nine member board was established in 1989 and has purchased Agricultural Conservation Easements on 45 farms in seven townships totaling 6,920 acres. Funding for easement purchases comes from the Bureau of Farmland Preservation,

Centre County Government, and the Federal Farm and Ranchland Protection Program.

In 2015, the Agricultural Land Preservation Board initiated preservation on three farms. The PACE ranking criteria also underwent major revisions in 2014, and was be utilized along with an

updated LESA system in 2015 to score and rank applicants for the Purchase of Agricultural Conservation Easement Program.

The Municipal Partnership Program (MPP) introduced in 2014 leveraged \$20,000 in additional funding from Potter Township for State Matching Funding.

## CENTRE COUNTY FARMLAND TRUST



The Centre County Farmland Trust is a publicly supported, tax exempt, nonprofit organization [501(c)(3)]. The trust is authorized by the Internal Revenue Service and the Pennsylvania Department of State to accept, hold and administer conservation easements. Governed by a volunteer Board of Trustees established in 1996, the Trust has preserved 12 farms totaling over 1,000 acres. One farm was preserved in 2015.

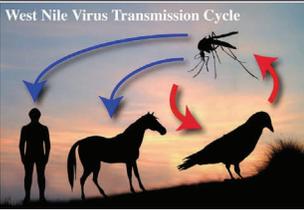
Land owners wishing to donate a conservation easement as a charitable gift must meet the minimum criteria established by the Internal Revenue Service and the

Trust. Land owners must have a current survey and legal description of the property along with an appraisal by a Certified General Appraiser who determines the easement value. Once approved by the trustees, an easement deed is prepared along with extensive documentation that establishes the condition of the land at the time the easement deed is recorded. Land owners who qualify may be able to claim their donation as a charitable gift and take advantage of federal tax reductions. Eased properties are inspected annually by the Board to ensure that the easement deed is being observed. Con-

servation easements are permanent and become part of the deed when land is sold or transferred. The land owner still owns the land but has donated the right of present and future land owners to develop the property.

Funding comes from annual memberships of individuals, families and corporate sponsors. Grants to support specific projects have come from the Hamer Foundation, Centre County Community Foundation, The Bureau of Farmland Preservation, Wal-Mart and Sam's Club.

**CENTRE COUNTY 2015 WEST NILE VIRUS SURVEILLANCE AND CONTROL PROGRAM**



West Nile Virus is a disease that resides in bird populations and can be transmitted to humans through the bite of a mosquito that has previously bitten an infected bird. While most cases of West Nile Virus in humans are mild or even undetected, in some instances the virus can result in inflammation of the brain or spinal cord, and can result in death.

Since mid-year 2000, the Pennsylvania Department of Environmental Protection (PADEP) has made funds available in the form of annual grants to Pennsylvania Counties for the purpose of monitoring the local mosquito population for the presence of West Nile Virus, for the purchase of equipment and pesticide products for controlling mosquito numbers, and for public outreach to teach citizens how to protect themselves from becoming infected by West Nile Virus.

In Centre County the West Nile Virus (WNV) Program is administered by the CCPCDO. In 2015 the staffing consisted of a County Coordinator and one field assistant, both of whom are part time County employees.

**Funding**

The Centre County West Nile Virus (WNV) Program expended \$64,953 in grant funding in 2015. Centre County’s PADEP funding for the 2016 WNV Program will be \$43,440.

**Surveillance and Control**

During the surveillance season from early April until the end of September, larval and adult mosquitoes from 250 test sites throughout the

County are captured and sent to PADEP in Harrisburg for identification. The adult mosquitoes are further tested for West Nile Virus if they are found to be a species that can infect humans with the virus. In 2015 there were 640 sampling events in Centre County that resulted in 24,285 mosquitoes being shipped for identification and possible testing. There were 314 West Nile Virus tests performed on test pools of adult Centre County mosquitoes, with 5 positive results. The County’s WNV program is also responsible for collecting and shipping dead birds for virus testing. Fourteen birds from Centre County were tested in 2015, with four testing positive for West Nile Virus.

Unlike 2012, when a human case of WNV was confirmed in Centre County, there were none in the County in 2015. Nor were there any cases of animals reported by veterinarians as being infected with the virus in 2015.

The presence of a positive mosquito or the presence of large numbers of a mosquito species that can transmit the virus to humans can result in the application of pesticides to reduce the population of these “disease vectors”. In 2015, Centre County West Nile Virus staff conducted 153 pesticide applications to control mosquito numbers.

Additionally, County WNV staff responded to 34 citizen requests for information, dead bird collection, or mosquito surveillance and control.

**Public Education**

Public education is also a component of the West Nile Virus program. In 2015, the County West Nile Virus program gave WNV presentations to

six County Senior Centers, and also maintained an educational booth at the Grange Fair in Centre Hall.

**Protect Yourself**

Following several years of declining positive mosquito results, in 2010 West Nile Virus began a significant return to Pennsylvania. By 2012 there were 3,410 positive mosquito results statewide, along with 135 birds and 51 veterinary



(horse) cases. Sixty human cases of WNV were confirmed in 2012, with 4 deaths. In 2015 there were thirty human cases with one death. Residents should take reasonable precautions to avoid mosquito bites, such as wearing long sleeves and pants where mosquitoes are active, and using insect repellants containing DEET or Picaradin. Elimination of standing water around the home is the single most important thing residents can do to reduce breeding populations. Rain gutters, swimming pool covers, bird baths, ornamental ponds, and especially tires are all capable of breeding large amounts of mosquitoes.



Potential mosquito habitats in and around your home

**CENTRE COUNTY COMPREHENSIVE PLAN UPDATES**

The comprehensive plan updates are the Phase II Implementable Strategies which is a continuation of the Phase I Recommendations adopted in 2003. The plan updates are first reviewed by the County’s Planning Commission whose membership represents all of the planning re-

gions. With the recommendation of the Commission, the plan updates are presented to the Board of Commissioners’ for their consideration and adoption. The Board adopted the Land Use chapter in February 2016. Since then, Planning staff has applied strategies set forth in the chap-

ter by providing technical land use assistance to the regional planning commissions in Nittany and Penns Valleys. Draft chapters to be reviewed in 2016 include economic development, energy conservation, and public safety.

## HOUSING



Centre County offers a First Time Home Buyer Program providing down payment and closing costs assistance in the amount of \$10,000 or 10% of the purchase price, whichever is less. The assistance is in the form of a zero percent deferred loan that is made payable when the house is sold, when the mortgage is paid off, when the house is no longer used as a principal residence, or is refinanced for more than 100% of the purchase price.

In 2015, the County, through its participating lenders, assisted eleven home buyers. Since the inception of the program, 326 home buyers have taken advantage of the program totaling over \$2.6 million in loans. For more information visit <http://www.centrecountypa.gov/index.aspx?NID=218> or call the Centre County Planning and Community Development Office at 355-6791.

In November 2015, the Centre County Board of Commissioners signed an

agreement with the Centre County Housing and Land Trust to provide 5 hours per week of the Housing Coordinator's staff time to administrative services to the organization.

Centre County Owner-Occupied Housing Rehabilitation Program in the Penns Valley Region ended in December 2015. The program was designed to bring the eligible home owner's dwelling into compliance with the rehab standards in order to reduce ongoing and future maintenance costs, promote energy efficiency, and to preserve decent affordable owner-occupied housing. Twelve homeowners were assisted through this program.

Staff is involved with the Centre County Affordable Housing Coalition in an effort to increase awareness of affordable housing issues in our communities.

In 2012, Centre County was awarded \$150,000 of PHARE (Pennsylvania

Housing Affordability and Rehabilitation Enhancement) Funds under Act 13, Natural Gas Impact Fee. These funds assisted 133 households by helping individuals and families with rent and security deposits and preventing homelessness. The program ended in December 2015.

Another PHARE Fund Grant was awarded in 2014 in the amount of \$33,250. The funds will be used to provide heating assistance and support to households in the Marcellus Shale region and contiguous municipalities. The Centre County Board of Commissioners approved a \$50,000 match for each of the PHARE grants using the monies from the Centre County Housing Trust Fund. This program will be continued through a PHARE Grant of \$15,000 awarded in 2015. The Centre County Commissioners is providing a match of \$35,000 from the Housing Trust Fund.

## MUNICIPAL SERVICES AND SUPPORT

The Planning and Community Development Office staff have a great working relationship with the County's municipalities. The support provided helps municipalities reduce their overall costs with the development and administration of their ordinances. In 2015, the Planning Office provided support to the following municipalities: Bellefonte Borough, Benner Township, Burnside Township, Gregg Township, Haines Township, Huston Township, Milesburg Borough, Miles

Township, Millheim Borough, Potter Township, Philipsburg Borough, Port Matilda Borough, Rush Township, Snow Shoe Borough, Snow Shoe Township, Taylor Township, Union Township, and Unionville Borough. The Planning Office also assisted Potter Townships with the development of their Official Map Ordinance which will help them plan for future roads, parks, trails, and special protection areas. The Planning Office continues to provide staff support to the following re-

gional municipal planning groups: Nittany Valley Joint Planning Commission, Penns Valley Regional Planning Commission, and the Upper Bald Eagle/ Halfmoon COG. These planning groups meet on a regular basis to collaborate on important issues, share ideas, address public safety concerns, and provide cost effective services across municipal boundaries. We applaud their cooperative efforts.

## CENTRE COUNTY SITE FINDER

In cooperation with the Centre County Chamber of Business and Industry and, with technical support from the Centre County GIS Office staff, the Centre County Site Finder map application and search engine (<http://gissites.co.centre.pa.us/java/CCSiteFinder/>) went public in January 2016. The website is just one eco-

nomics development tool that has resulted through interagency efforts. The Site Finder allows end-users to search for available land and buildings that are suitable for development or available for lease or purchase. End-users can enter site parameters for either buildings or land. The mapping application will show where the

site is located and provide users with fact-sheets for the properties. The Site Finder application is an off-shoot of the Planning Office's underutilized site inventory. Information regarding available buildings or land should be provided to Liz Lose ([ealose@centrecountypa.gov](mailto:ealose@centrecountypa.gov)) for inclusion.

**GRANT ASSISTANCE / ADMINISTRATION**

Grant writing and grant administration are a major work task for planning staff; with the grants serving a variety of purposes including community and economic development, housing, recreation and transportation.

<b>Centre County Grant Administration 2015</b>			
<b>Type of Funding</b>	<b>Source of Funding</b>	<b>Dollar Amount</b>	<b>Project Description</b>
Economic Development	US Economic Development Administration (EDA)	\$160,000	Natural gas infrastructure expansion projects
Economic Development	Redevelopment Assistance Capital Program (RACP)	\$8,000,000	Fraser Centre, State College foundation and below ground utilities
Housing	PA Housing Affordability and Rehabilitation Enhancement (PHARE)	\$200,000	County-wide Rental Assistance
Housing	PHARE	\$83,250	Home Heating Assistance
Public Facility Infrastructure	US Environmental Protection Administration (EPA)	\$250,000	Millheim / HAMA water line inter-connect
Recreation and Open Space	DCNR Community Conservation Partnerships Program (C2P2)	\$40,000	Old Gregg School Playground
Recreation and Open Space	DCNR / C2P2	\$40,000	Potter Run Playground
Transportation / Streetscape	PA TreeVitalize	\$2,500	Philipsburg Borough Shade Tree Commission
Transportation	DEP Alternative Fuels Incentive Grant (AFIG)	\$70,146	16 light weight natural gas vehicles
Transportation	DEP / AFIG	\$160,545	11 heavy weight natural gas vehicles

**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM**

The Centre County CDBG program is a comprehensive source of federal funding that helps the rural municipalities in Centre County meet their community development needs in Low to Moderate Income communities. Over \$9.5 million of Federal CDBG Funds have gone into improvements for critical public facilities or the provision of needed services in Centre County since the program's inception in 1984.

In 2015, The Centre County CDBG program focused on 3 projects: Rehabilitation of one of the Treatment Tanks at the Wastewater Plant in Julian, Huston Twp.; the installation of a master

water meter at the outlet of the drinking water storage tanks in the Borough of Unionville; and the purchase of new Radio Read Water Meters in the village of Moshannon. Infrastructure projects, such as public water, sewer, storm-water and streets are considered highest priority by state and federal grant administrators and by Centre County Planners.

**Changes in Grant Administration**

In 2015, the PA Department of Community and Economic Development (PA DCED) implemented significant changes in its overall

administration of the CDBG program in PA designed to improve regulatory compliance. First, DCED introduced the Monitoring Activity Progress Review (MAPR) System, which is a new electronic program monitoring tool through which grantees (Centre County) upload documentation of 23 compliance steps for each CDBG funded activity. Centre County participated by reporting through the MAPR System on 4 projects funded with FFY 2011 CDBG Entitlement Funds.

In a second major effort to improve regulatory

**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM... CONTINUED**

compliance, PA DCED hired KPMG International LLC, a professional auditing firm to conduct remote and on-site monitoring of a back log of funded activities, in some cases going back to 2002. KPMG monitored FFY 2006, 2007, 2008 and 2009 Centre County programs. This covered 6 contracts, 4 entitlement CDBG contracts and 2 competitive CDBG Contracts. These 6 contracts covered 45 different activities funded during this time period. The Centre County CDBG program had NO findings in all activities that were monitored.

The final administrative change implemented by PA DCED in 2015 was to streamline the number of contracts that DCED has to administer by mandating that Counties administer CDBG funds on behalf of (OBO) the entitlement communities having a population of less than 10,000. Centre County complied with this mandate by assuming the administration of the Bellefonte Borough Entitlement CDBG program for 2015 and all subsequent years. Centre County and Bellefonte Borough are developing an Administrative Agreement to effectuate this relationship and County CDBG staff will work closely with Borough staff in administering the Borough’s program. In 2015, Bellefonte Borough selected the funding of fire sprinkler installations in downtown buildings to arrest Slum and Blight.

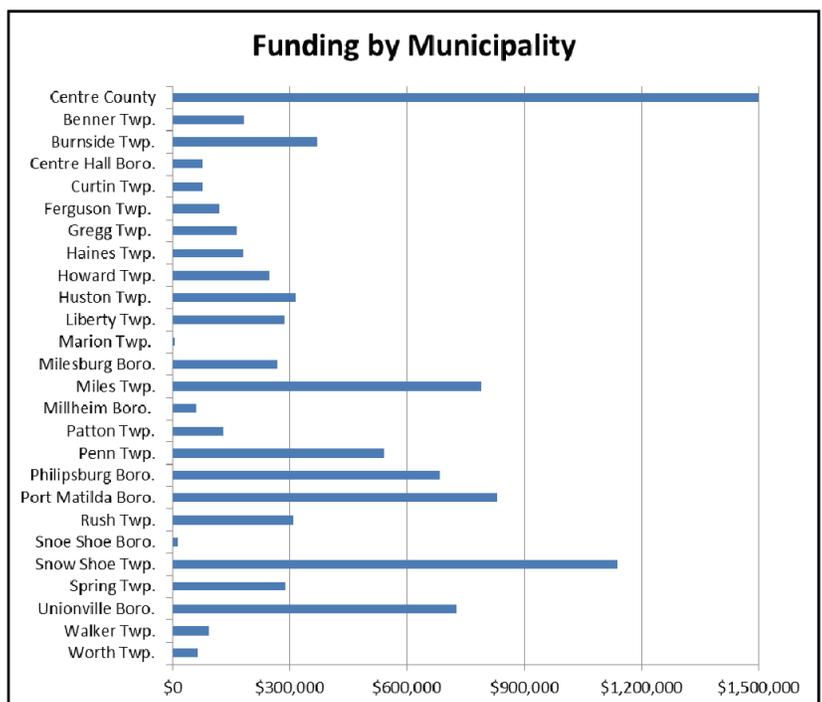
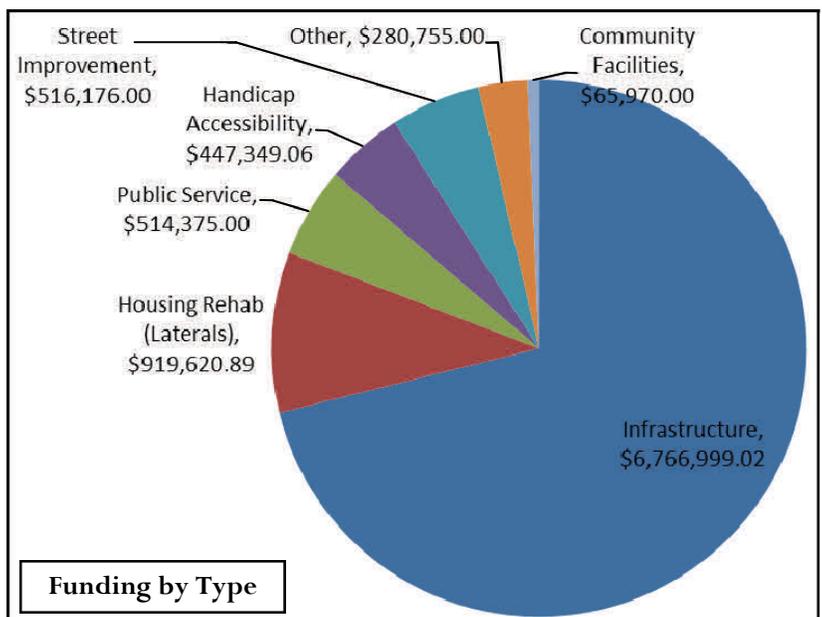
**Competitive CDBG Funding**

Through the years Centre County has worked closely with the Susquehanna Economic Development Agency-Council of Governments or SEDA-COG to secure additional CDBG funds through the State Competitive CDBG Program. To date, Centre County has secured over \$5M in Competitive CDBG Funds, most of this with SEDA-COG’s assistance. In June of 2015, SEDA-COG submitted a Competitive CDBG application for Centre County requesting \$695,700 for a needed water line replacement on the east end of the village of Rebersburg in Miles Twp. The County was notified in December that the application was approved and officially contracted the funds in February of 2016. The project is expected to get underway late in 2016 or early 2017.

The CCPCDO maintains a close working relationship with all the municipalities and municipal Water and Sewer Boards in Centre County. The input of these local officials is what determines how the County allocates its annual allocation of CDBG Funds. Overwhelmingly, local elected officials support continued infrastructure funding in the low income sections of the County. Often, the County’s CDBG funds are used to assist the local communities to leverage other funding sources, such as the Competitive CDBG program to help address the large financial demands for infrastructure upgrades. The funding philosophy of the Centre County Commissioners has been that water and sewer infrastructure improvements contribute both to the immediate health of a

community and also provide a solid base for long term economic development. Centre County communities are encouraged to discuss their infrastructure needs with Planning Office staff to determine CDBG eligibility.

Since the CDBG program’s inception in 1984, Centre County spent \$9,465,603 on 146 activities in 27 different municipalities. As shown in the chart below, the vast majority of the funds spent was on infrastructure (water/sewer) projects. Note that this is only the County’s annual allotment of Entitlement CDBG funds and does not include the additional Competitive CDBG funds secured.



## 2015 CCPCDO STAFF

**Robert B. Jacobs, AICP, Director**

[rjbacobs@centrecountypa.gov](mailto:rjbacobs@centrecountypa.gov)

**Susan B. Hannegan, Assistant Director**

[shannegan@centrecountypa.gov](mailto:shannegan@centrecountypa.gov)

**Mike Bloom, Senior Transportation Planner**

[dmbloom@centrecountypa.gov](mailto:dmbloom@centrecountypa.gov)

**Anson C. Burwell, SEO, Subdivision and Land  
Development Planner**

[acburwell@centrecountypa.gov](mailto:acburwell@centrecountypa.gov)

**Jennifer L. Grove, Secretary III**

[jlgrove@centrecountypa.gov](mailto:jlgrove@centrecountypa.gov)

**Albert M. Lavan, West Nile Virus Coordinator**

[amlavan@centrecountypa.gov](mailto:amlavan@centrecountypa.gov)

**Elizabeth A. Lose, Research Technologist**

[ealose@centrecountypa.gov](mailto:ealose@centrecountypa.gov)

**Stacy J. Mann, Secretary III**

[sjmann@centrecountypa.gov](mailto:sjmann@centrecountypa.gov)

**Linda Marshall, Senior Planner/Housing Coordinator**

[lmarshall@centrecountypa.gov](mailto:lmarshall@centrecountypa.gov)

**Matthew Milliron, Senior Planner**

*Certified Water Operator*

[mmilliron@centrecountypa.gov](mailto:mmilliron@centrecountypa.gov)

**Sarah R. Walter, PLA, Senior Planner,  
Agricultural Land Preservation Program Coordinator**

[srparker@centrecountypa.gov](mailto:srparker@centrecountypa.gov)

**Christopher D. Schnure, SEO, Assistant Subdivision and  
Land Development Planner**

[cdschnure@centrecountypa.gov](mailto:cdschnure@centrecountypa.gov)

## 2015 PLANNING COMMISSION MEMBERS

The Centre County Planning Commission is comprised of elected officials and interested citizens who represent the regions of the County. The Commission meets on the third Tuesday of each month in the Willowbank Office Building. The Commission provides valuable input on the activities of the CCPCDO.

<i>Freddie Persic, Chairman</i>	<i>Centre Region</i>	<i>Term Expires: 12/31/16</i>
<i>Robert P. Dannaker, Vice-Chairman</i>	<i>Nittany Valley Region</i>	<i>Term Expires: 12/31/15</i>
<i>Angelica "Mimi" Wutz, Secretary</i>	<i>Upper Bald Eagle Valley Region</i>	<i>Term Expires: 12/31/18</i>
<i>Michele L. Barbin</i>	<i>Mountaintop Region</i>	<i>Term Expires: 12/31/15</i>
<i>D. Richard Francke</i>	<i>Centre Region</i>	<i>Term Expires: 12/31/16</i>
<i>Dennis Hameister</i>	<i>Centre Region</i>	<i>Term Expires: 12/31/15</i>
<i>Christopher Kunes</i>	<i>Penns Valley Region</i>	<i>Term Expires: 12/31/18</i>
<i>Jack Shannon</i>	<i>Moshannon Valley Region</i>	<i>Term Expires: 12/31/18</i>
<i>Vacant</i>	<i>Lower Bald Eagle Valley Region</i>	<i>Term Expires: 12/31/16</i>

## 2015 CENTRE COUNTY BOARD OF COMMISSIONERS

Stephen G. Dershem, Chairman

C. Chris Exarchos

Michael Pipe

Timothy T. Boyde, County Administrator

Centre County Planning & Community Development Office  
Willowbank Office Building  
420 Holmes Street, Room 340  
Bellefonte, PA 16823  
Phone: 814-355-6791  
Fax: 814-355-8661  
E-mail: [ccpc@centrecountypa.gov](mailto:ccpc@centrecountypa.gov)

**WE'RE ON THE WEB!**

[WWW.CENTRECOUNTYPA.GOV/PLANNING](http://WWW.CENTRECOUNTYPA.GOV/PLANNING)

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