NITTANY VALLEY REGION

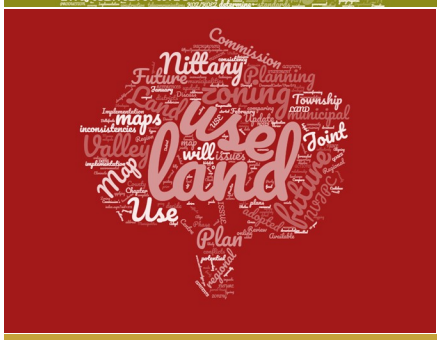
COMPREHENSIVE PLAN UPDATE

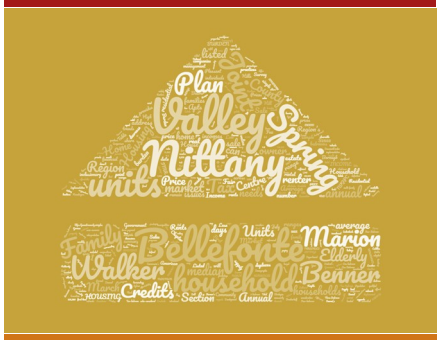
Prepared for the Borough of Bellefonte and the Townships of Benner, Marion, Spring and Walker

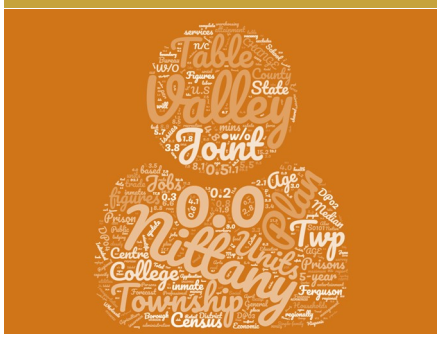
CENTRE COUNTY, PA

INTRODUCTION

Nittany Valley Region







Issues & Implementation Strategies

The 10-year review and update of the Nittany Valley Joint Planning Commission's Comprehensive Plan will address both **issues** and **implementation strategies** *to resolve these issues.* Some issues will be carried over from the adopted plan. Other issues were added after discussion and recommendation made by the Nittany Valley Joint Planning Commission (NVJPC).

TABLE OF CONTENTS

OUTLINE	SECTION
Implementable Plan	I
Community Planning Guide	II
Public Services	III
Economic Development	IV
Future Land Use	V
Housing	VI
Demographics	VII

IMPLEMENTABLE PLAN

http://www.alleghenyplaces.com/pdf/CreatingAnImplementableCompPlanWorkbook.pdf

The Nittany Valley Joint Planning Commission's Regional Comprehensive Plan Update follows the Implementable Plan format, a concept introduced in 2012 with a link to the guiding document, above. Key pieces that the Plan recommends:

Five keys for an implementable plan	Translates into...
1 **Focus the plan on real, relevant community issues**	1. Not updating every chapter from the previous plan—only those topics that need to be addressed.
2 **Organize the plan the way local officials and citizens think**	2. Sufficient background, supporting data, and simple goals.
3 **Devise practical and workable recommendations**	3. Fewer recommendations, specific action tasks, and details about resources and programs.
4 **Recruit partners and create capacity to implement the plan**	4. Invited and heard early-on in the process from emergency responders, economic development professionals, and other experts.
5 **Get local ownership of the plan and commitment to implement**	5. Continuation of regional cooperation that pulls new partners into the process willing to be held accountable for the plan outcomes.

COMMUNITY PLANNING GUIDE

Nittany Valley Comprehensive Plan Update: Community Planning Guide

DRAFT Version 2

Community Planning Guide for NV Regional Plan Update -- Updated November 2018

Based on an evaluation of the 2004 Comp Plan Recommendations

The Nittany Valley Joint Planning Commission (NVJPC) began the Regional Comprehensive Plan update process in early 2013 starting with a list of unfinished goals from the adopted 2004 plan. Let it be known that the region's municipalities, either individually or in joint, accomplished nearly 90% of the 71 outlined goals and 109 of the recommended tasks to achieve those goals. That is no small accomplishment for which this region should be proud. Those unfinished goals served as the foundation for the plan update. The NVJPC reviewed and discussed the goals, added or modified goals to be current with today's issues, and framed out this guide.

The guide below is not intended to perfectly align with the updated chapters. In fact, not all of the goals below justify a stand-alone document or relate to a regional priority issue. It is simply presented for your consideration as a historical perspective that provides you with the discussion topics that reflect the NVJPC's concerns.

An "X" within the column indicates that it is a goal to be accomplished either at the region level (all municipalities will work together to achieve the goal) or by a municipality (each municipality has a separate column; every municipality that should complete that goal has an "X" in their respective column for that goal).

Goal		Bellefonte	Benner	Marion	Spring	Walker	Region
	Natural and Cultural Features						
1	Implement a well-head / borehole protection plan for water supplies.			X			
2	Participate in source water protection planning.					X	
3	Develop new strategies for stormwater management and maintenance.						X
	Public Services						
4	Improve process of land development review, and allocate manpower.						X
5	Initiate discussions for a shared police strategy with ultimate implementation.						X
6	Initiate discussions for a shared fire service strategy with ultimate implementation.						X
7	Initiate discussion for a shared EMS strategy for ultimate implementation.						X
8	Install dry hydrants in rural areas, where possible.						X
9	Initiate discussions for shared mandatory trash collections.						X

Goal		Bellefonte	Benner	Marion	Spring	Walker	Region
	Public Utilities						
10	Identify sewage management districts and implement an on-lot sewage management system.					X	
11	Encourage growth to utilize existing utilities in more compact patterns.						X
12	Bring water and sewer service to Shiloh Road area.		X				
	Transportation						
13	Adopt uniform road design criteria across the NV region.						X
14	Improve bike and pedestrian corridors, in whole or in sections, throughout the region including Zion Back Road, the Canyon Trail, the Bellefonte Central Rail Trail, and the Spring Creek Navigation Canal Trail.						X
15	Maintain CATA service at present level or greater.						X
16	Encourage greater use of public transportation options, such as CATA Commute.						X
	Environment						
17	Evaluate areas for establishment of riparian buffers with goal to stabalize banks and limit encroachment.						X
	Economic Development						
18	Support economic development along highway corridors.						X
19	Pursue brownfield redevelopment options.						X
20	Idenify and maintain the under utilized sites and property inventory.						X
21	Explore and maintain Keystone designations: KIZ, KOZ, Keystone Community.	X	X		X		
22	Preserve and promote agricultural economic endeavors that strengthen agricultural sustainability.						X
23	Broadband / Internet: Support net neutrality.						X
	Housing						
24	Determine the "right size" or density of affordable housing for the region.						X

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PUBLIC SERVICES

Nittany Valley Planning Region

MISSION STATEMENT

The Nittany Valley Joint Planning Commission (NVJPC) is committed to identifying and resolving gaps and inefficiencies in public services. The NVJPC will collaborate with authorities, boards, departments and, most importantly, collectively as a multi-municipal group, to explore shared services and enact cooperative agreements.

Issues & Implementation Strategies

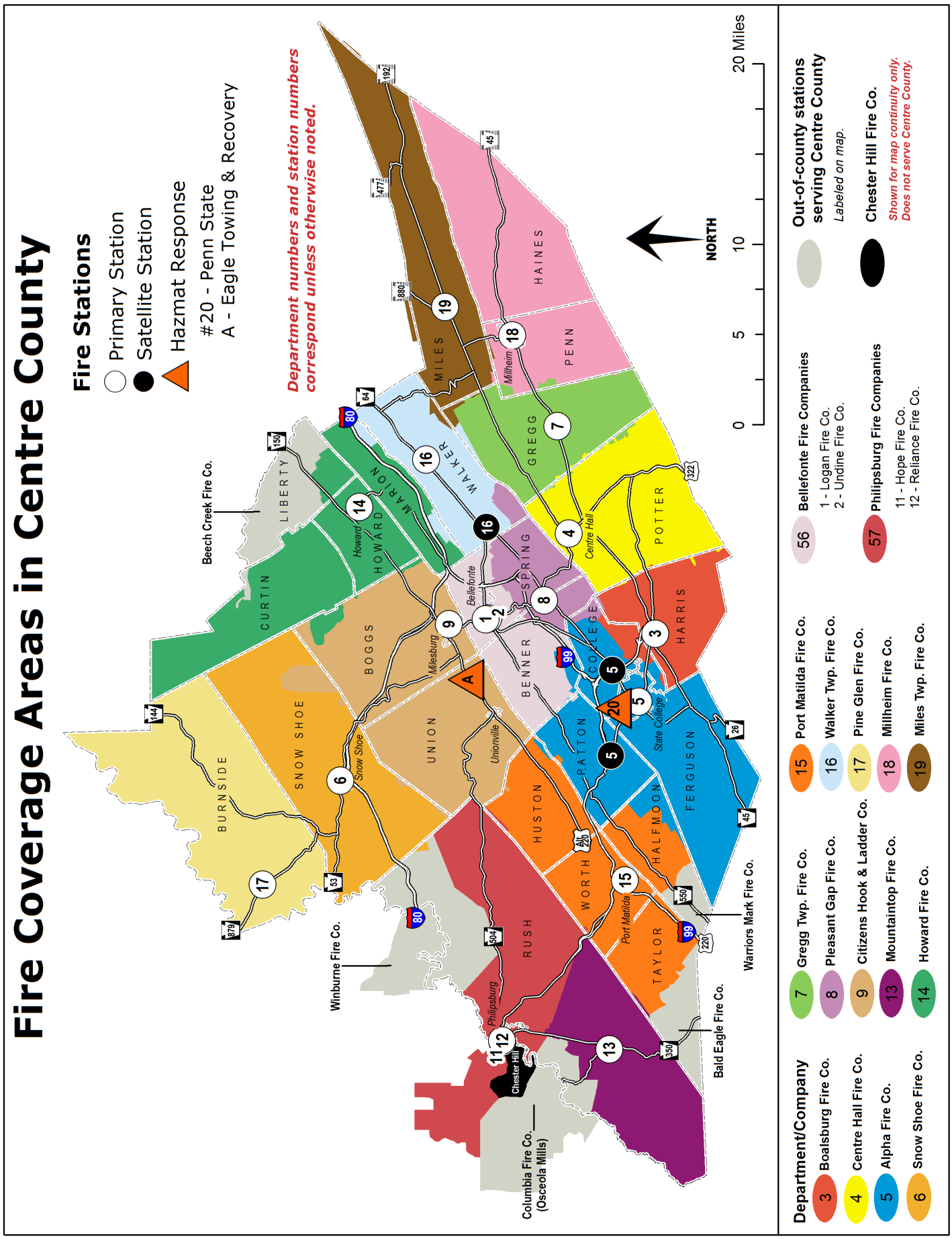
The 10-year review and update of the Nittany Valley Region Comprehensive Plan will address both **issues** and **implementation strategies** *to resolve these issues.* Some issues will be carried over from the 2004 adopted plan. Other issues were added after discussion and recommendation made by the Nittany Valley Joint Planning Commission (NVJPC).

TABLE OF CONTENTS

Fire Protection Services	**2—9**
Recruitment and Retention	4
Joint Planning	6
Infrastructure Improvements	7
Service Gap Analysis	9
Emergency Medical and Ambulance Services	**10**
Police Protection Services	**12**
Implementation	*14*
Appendices	
Water Sources (Hydrants & Potential Fill Sites)	A
Public Water System Infrastructure	B
10-year Operational & Maintenance Plan	C

Fire Company and EMS Characteristics

Company		Bellefonte Fire Dept.	Bellefonte EMS	Pleasant Gap Fire Co.	Pleasant Gap Ambulance Service	Walker Twp. Fire Co.	Howard Fire Co. & QRS
First Call Service Areas		Bellefonte Boro, parts of Benner Twp, Parts of Spring Twp, I-80 in Marion Twp	Bellefonte, Benner, Marion, Spring, Howard Twp, Boggs Twp, Milesburg, Union & Unionville	Spring Township, Benner Township	Spring Township Benner Township Walker Township Marion Township	Walker Township Marion Township	Curtin, Howard & Marion Twps, Howard Boro. Parts of Liberty QRS
Mutual-Aid Service Areas		The entire region	Walker, Howard Boro, Curtin, Burnide Twp, Snow Shoe Boro & Twp	Spring, Benner, Walker, Marion, Potter, College Twps, Bellefonte, Howard Borough, Centre Hall	Spring, Benner, Walker, Marion, Potter, College Twps, Bellefonte, Howard Borough, Centre Hall	Centre and Clinton Counties	Boggs, Walker & Union Twps, Milesburg, Unionville. Beech Creek Twp/Boro
Station Locations		120 East Howard Street (Logan) & 133 East Bishop Street (Undine) Bellefonte	369 Phoenix Ave Bellefonte	475 Robinson Lane Pleasant Gap, PA 16823	475 Robinson Lane Pleasant Gap, PA 16823	125 Firehouse Lane Hublersburg 201 Cemetery Lane Zion	341 Walnut St Howard
Average No. of Volunteers		82 by roster, 25 active	7 full-time paid, 17 part-time paid, 15 volunteer staff	36 members running emergency calls, 10 - 15 additional members for fund raising and administrative / support functions	15 employees, 20 to 25 volunteers	38 Active (6 Fire Police)	38 Active 65 Total with Supporting members
1st Due Calls	2013	282	2,170	113	1,121	N/A	220
	2014	247	2,086	110	1,095	N/A	171
	2015	334	1,911	135	1,107	N/A	200
	2016	300	1,872	127* estimated	1,160* estimated	N/A	201
Mutual Aid Calls	2013	28	210	75	N/A	N/A	27
	2014	65	285	75	N/A	N/A	39
	2015	59	356	93	N/A	N/A	44
	2016	70	327	103* estimated	N/A	N/A	54
Average Response Time		6.32 min	1.9 min dispatch to responding 8.7 min dispatch to one scene	8.44 minutes (dispatch to arrival)	1.88 minutes (dispatch to response)	5.5 Minutes (Dispatch to response)	5.35 Min
Major Equipment		1986 GMC Brush Truck 1996 GMC/Odyssey Suburban 1991 Marion/ Ottawa Engine (reserve) 2014 KME Engine 2001 Spartan/ Salisbury Engine/ Rescue 2006 Ford Explorer Command Vehicle 1998 HME/4 Guys Engine 1981 Mack Aerial Scope 2008 Spartan/4 Guys Engine 2014 KME Quint Mobile Cascade Trailer	2018 Freightliner Ambulance 2017 Para-Transit Van 2002 International Ambulance 2005 International Ambulance 2005 Ford F-350 Utility/MCI 2009 Ford Para-Transit Van 2014 Ford Para-Transit Van	1991 Seagrave Engine 2012 Pierce PUC Engine Rescue 1997 Mack Marion Heavy Rescue 1995 International KME Tanker 1986 Chevy Brush Truck 1999 Ford Utility (17 replacement planned) Technical Rescue Trailer (17 planned procurement)	2005 Chevy Horton Type I Ambulance 2007 Chevy Horton Type I Ambulance (near term replacement planned) 2016 International LifeLine Type I Ambulance	2001 Central States Engine 1991 Pierce Engine 1996 1500 Gallon Tanker 1996 Rescue (Cascade / Extrication) Chevy Suburban (Fire Police Unit) 1986 Brush Truck (Government Surplus)	2000 ALF Engine 1990 Mack/Eone Rescue 2013 Pierce PIC Tanker 1997 Ford Expedition QRS 2001 Ford F350 Brush Truck 2005 Jeep Utility 2000 16ftModify V Flat Bottom Boat 2013 10FT Zodiac 2016 14ft Zodiac 1981 14Ft John Boat 1981 14FT John Boat Air Cascade Water Rescue Trailer Brush CAFS


Fire Coverage Areas in Centre County
Fire Stations
Primary Station
Satellite Station
Hazmat Response
#20 - Penn State
A - Eagle Towing & Recovery
Department numbers and station numbers correspond unless otherwise noted.
NORTH
0 5 10 20 Miles
BURNSIDE
SNOW SHOE
CURTIN
LIBERTY
BOGGS
HOWARD
MARION
UNION
RUSH
HUSTON
WORTH
PATTON
BENNER
SPRING
WALKER
MILES
GREGG
HAINES
PENN
POTTER
HARRIS
COLLEGE
HALFMOON
TAYLOR
FERGUSON
Beech Creek Fire Co.
Winburne Fire Co.
Columbia Fire Co. (Osceola Mills)
Bald Eagle Fire Co.
Warriors Mark Fire Co.
Chester Hill
Philipsburg
Port Matilda
State College
Unionville
Milesburg
Snow Shoe
Howard
Bellefonte
Centre Hall
Millheim
Department/Company
3 Boalsburg Fire Co.
4 Centre Hall Fire Co.
5 Alpha Fire Co.
6 Snow Shoe Fire Co.
7 Gregg Twp. Fire Co.
8 Pleasant Gap Fire Co.
9 Citizens Hook & Ladder Co.
13 Mountaintop Fire Co.
14 Howard Fire Co.
15 Port Matilda Fire Co.
16 Walker Twp. Fire Co.
17 Pine Glen Fire Co.
18 Millheim Fire Co.
19 Miles Twp. Fire Co.
56 Bellefonte Fire Companies
1 - Logan Fire Co.
2 - Undine Fire Co.
57 Philipsburg Fire Companies
11 - Hope Fire Co.
12 - Reliance Fire Co.
Out-of-county stations serving Centre County
Labeled on map.
Chester Hill Fire Co.
Shown for map continuity only. Does not serve Centre County.

VOLUNTEER RECRUITMENT

ISSUE	Recruiting new volunteer firefighters will be necessary over the next decade to maintain current fire protection service levels.
BACKGROUND	The 2004 Regional Comprehensive Plan addressed future volunteer manpower needs for the Nittany Valley Region (Chapter V, Public Facilities, page 67). The number of volunteer firefighters has declined both nationally (National Fire Protection Association Fire Service Survey 2014) and in Pennsylvania (National Fire Department Census, 2016) by 11% and 75%, respectfully, over the last three decades. Volunteer levels in 2004 suggested that Nittany Valley fire companies had adequate manpower because the average number of full-time members per company was nearly double the State's average. However, current and local data trends indicate that our volunteers are doing more with less—the number of **active** volunteers is down while the response call volumes are up.
DATA	The Department Characteristics table shows the number of first response area calls and mutual aid calls by company for both fire and ambulance services between 2013 through the 3rd quarter of 2016. On average across all fire departments, first due response calls increased 6% in three years and mutual aid calls increased 150% in the same time period! The percentage of active fire fighters on the rosters is approximately 50% of all volunteers. Supporting volunteers are also vital to the departments' functions. So important, in fact, that recruiting non-responder volunteers will help transfer certain responsibilities onto other company personnel. Alleviating emergency responders of duties helps them concentrate on their trainings and certifications.
GOAL	*Recruit volunteers for all aspects of company operations: emergency responders, administrative and finance, fundraising, and public outreach.*
IMPLEMENTATION	Check off all actions towards completing implementation.

ACTIONS		
	☐	Coordinate with CPI (Central Pennsylvania Institute of Science and Technology) as a potential partner in recruiting students as emergency responders and the feasibility of integrating emergency responder training courses.
	☐	Contact Centre County RSVP (Retired & Senior Volunteer Program) for assistance in identifying and recruiting individuals with clerical experience to help fire departments with paperwork.
	☐	Contact local social, civic and fraternal organizations to determine the feasibility and/or willingness of the membership to assist with fire department fundraising efforts.
	☐	Foster a relationship with the Bellefonte Area School District to provide in-classroom or on-site visits from fire department representatives for students.

FIREFIGHTER RETENTION

ISSUE	Maintaining the current volunteer fire company structure is the most cost effective model to tax payers so retaining active manpower is key to sustaining the volunteer fire company structure.
BACKGROUND	The 2004 Regional Comprehensive Plan addressed the typical costs associated with fire protection for the Nittany Valley Region if the volunteer departments were replaced with full-time paid firefighters (Chapter V, Public Facilities, page 69). At the time, each of the Region's households would need to pay about $312 per year to cover operating expenses for paid fire protection services. In 2017, we review these dollar amounts to demonstrate the financial value of local volunteer efforts and the savings to taxpayers. Part of firefighter retention also depends on the individual's availability to respond to emergency incidents. Employer policies with local government and businesses that enable employees to be released from work to respond to daytime emergencies was recommended. Lastly, there are costs associated with volunteering that may or may not be reimbursable. In November 2016, Pennsylvania passed a law that authorizes municipalities to enact property tax or local earned income tax credits to active volunteer firefighters and emergency medical responders (Act 172 of 2016).
DATA	Typical costs associated with fire protection provides figures based on statewide estimates from the National Volunteer Fire Council's Volunteer Fire Service Project Calculator (http://www.nvfc.org/cost-saving-calculators). The Pennsylvania Fire and Emergency Services Institute provided typical costs from a 2001 study (http://www.pfsi.org/fundingstudy.doc).
GOALS	*(1) Explore the feasibility of adopting by municipal ordinance an earned income tax credit and/or property tax credit to active volunteer firefighters and emergency medical responders.* *(2) Determine if major employers in the Nittany Valley Region are supportive in regards to emergency responder work-release policies.*

IMPLEMENTATION		Check off all actions towards completing implementation.
ACTIONS	☐	Facilitate discussions between the municipalities, the emergency responders, and tax collection staff to determine all aspects of enacting by municipal ordinance earned income and/or property tax credits for emergency responders.
	☐	Discuss and decide if the tax credit incentive is a workable approach at the Regional level.
	☐	Open discussions with major employers (those with 50 or more employees) about the need to retain volunteer emergency responders.
	☐	Provide emergency responder work-release policies (example, Penn State) to employers that could be tailored to fit those employers' existing policies.
	☐	Assist those employers who want to follow-through with adopting work-release policies, using those documents as examples with other potential employers.

JOINT PLANNING

ISSUE	Joint planning for emergency services between the service providers and municipal representatives provides opportunities to address regional public safety issues.
BACKGROUND	The 2004 Regional Comprehensive Plan recommended that the creation of an Emergency Services Alliance that would be responsible for a number of tasks, including volunteer recruitment campaigns (Chapter V, Public Facilities, pages 67 and 68). The Emergency Services Alliances would be made up of local officials and chiefs from the respective fire departments and ambulance companies. The Alliance could coordinate recruitment campaigns, work with local employers to establish work-release policies for emergency responders, and perform fire safety outreach programs. The inclusion of both municipal officials and emergency volunteers provides the platform for joint planning from a regional perspective. We revisit this recommendation if there is still interest in joint planning for emergency services.
DATA	The Second Class Township Code (Act 69 of 1933, amended and reenacted as Act 60 of 1995) makes provisions for providing fire prevention and protection services. Article XVIII, Section 1803 directs fire companies to submit annual reports to the township's board of supervisors. In turn, the board is charged with reviewing the report in regards to the use of moneys appropriated by the township to the fire company. The Code is available online at http://www.legis.state.pa.us/WU01/LI/LI/US/HTM/1933/0/0069..HTM.
GOALS	*Assess the potential to establish a regional group that would jointly plan for future regional emergency services needs, comprised of representatives from all emergency providers serving the Nittany Valley and the Nittany Valley municipalities.*
IMPLEMENTATION	Check off all actions towards completing implementation.

ACTIONS	
☐	**Continue** discussions between the municipalities and the emergency services providers to gauge interest in forming a regional emergency services planning group.
☐	**Identify** and establish any additional responsibilities for the group not outlined in the previous comprehensive plan (described above).
☐	**Determine** the framework and function of the group, and any powers and/or authorities the group should have.
☐	**Compile** and present these recommendations to the emergency service providers and the municipal supervisors for their consideration and subsequent participation.

INFRASTRUCTURE IMPROVEMENTS

ISSUE	Barriers to infrastructure improvements persist that, if removed, would open opportunities to maintain and replace infrastructure for fire protection services.
BACKGROUND	The 2004 Regional Comprehensive Plan addressed two areas for improved infrastructure: installing dry hydrants and standardizing a land development process with the fire departments to review site design criteria for road-width, fire hydrant placement, and even building materials (Chapter V, Public Facilities, pages 72 and 73). In 2016, we review these topics again. Water infrastructure or, lack thereof, in existing residential developments is also considered with respect to providing fire flow water capacity. Funding infrastructure is also a barrier to water service providers based on administrative structure and grant qualifications.
DATA	**Dry Hydrants:** Appendix A along with existing and potential water fill sites. **Water System Infrastructure:** Appendix B. **Ordinances and Code:** Provisions for water supply and fire hydrant installation differ between Spring Township and Bellefonte Borough and Benner and Walker Townships.
GOAL	*(1) Introduce more consistent requirements for fire hydrant placement and water supply connections between municipal and County subdivision and land development ordinances (SALDO).* *(2) Facilitate discussions between the water providers to determine the likelihood of installing water system interconnections.*

IMPLEMENTATION		Check off all actions towards completing implementation.
ACTIONS	☐	**Jointly review** the municipal and County SALDO with the fire departments to determine which SALDO requirements could be revised and/or amended to be Regionally consistent.
	☐	**Revise** and/or amend SALDO language where needed.
	☐	**Jointly** identify and discuss with the water providers areas where water system infrastructure overlaps or is in close proximity.
	☐	If the potential for an interconnection exists, **determine** the engineering feasibility to do the interconnect by working with a municipal or water provider engineer.
	☐	**Request** engineering and construction costs to determine a total interconnect project value.
	☐	**Research** potential project funding sources that could offset engineering and construction costs.

Municipal and County Subdivision and Land Development Ordinances

Municipality	Fire Hydrant requirements	Water Supply requirements
Bellefonte Borough (municipal)	Shall be installed within **600 feet** of all existing and proposed structures (measured by way of accessible streets), wherever public/community water supply system is provided.	Developer shall provide subdivision/ development with a complete water supply when the proposed/approved subdivision/ development is within **1,000 feet** of a water main supply.
Benner Township (County)	Shall be installed within a public/community water system, placed no more than **1,000 feet** apart.	Developer will provide public water service to all lots in all areas where public water is available and the water agency determines it can serve the proposed lots; on-lot water wells and community water system supply is subject to quality and quantity tests.
Spring Township (municipal)	Shall be placed in such a manner that no lot served shall be further than **500 feet** from a fire hydrant.	All lots located within the designated water service area...shall connect to public water authority/company mains when such is feasible and/or permitted by the appropriate water authority/company. Developer must provide letter of commitment to provide service.
Walker Township (County)	Shall be installed within a public/community water system, placed no more than **1,000 feet** apart.	
Marion Township	No public or community water supply.	

Municipal Authority vs. Association Structure

Per the ongoing research for this chapter, potential funding sources (grants) for infrastructure projects were explored. The administrative structure of public or community water suppliers that are not municipal authorities are deemed ineligible grant applicants for a variety of state-level funding programs. Municipal authorities are further described under Chapter 56, Title 53, Sections 5601 to 5623. Some examples of programs that will be renewed and/or ongoing for water infrastructure improvement are:

H2O PA Program, Infrastructure and Facilities Improvement Program, PA Small Water and Sewer Program, and the Water Supply and Water Infrastructure Program.

SERVICE GAP ANALYSIS

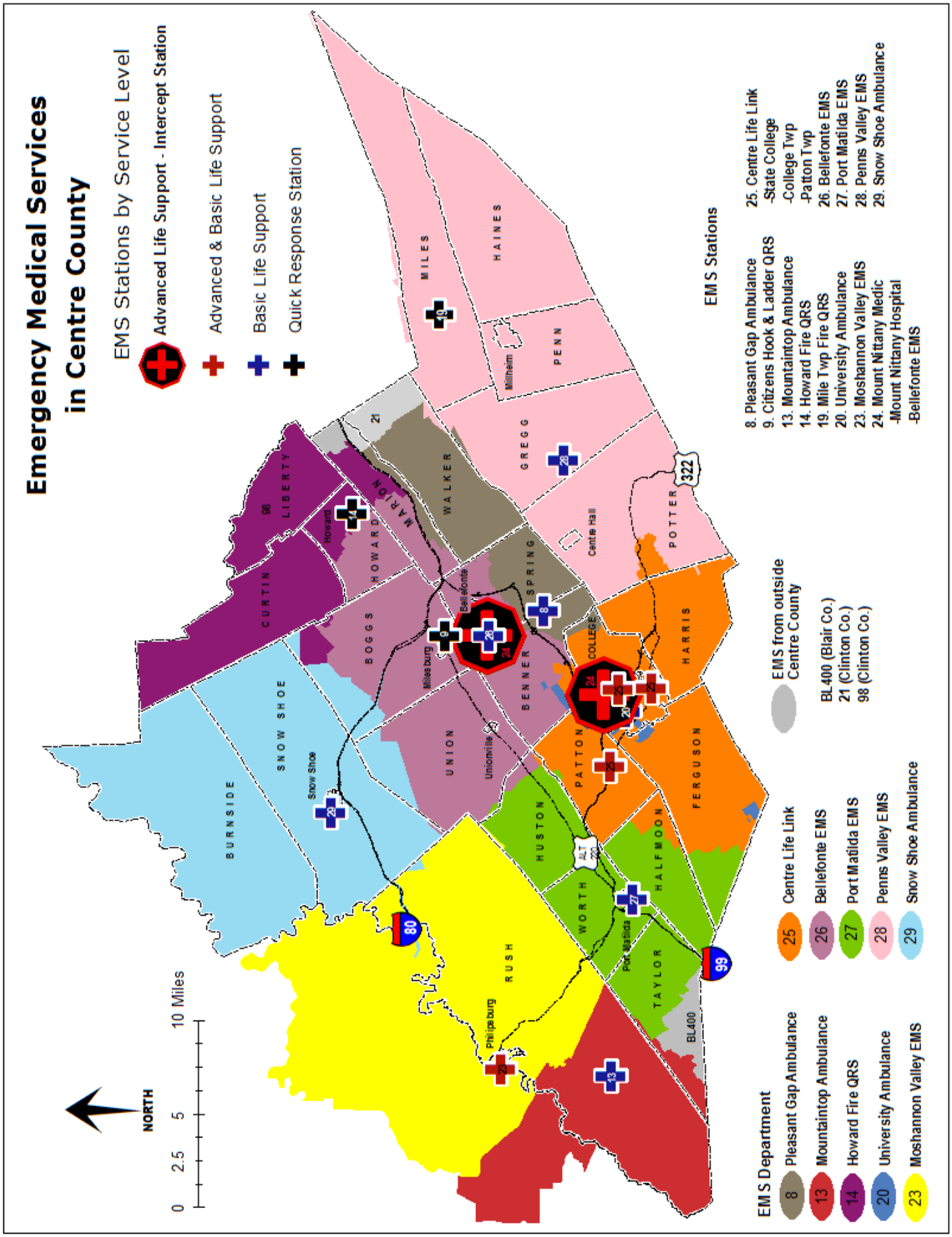
ISSUE	Fire and emergency medical services providers are facing similar obstacles, often within overlapping service areas where a comprehensive service gap analysis could assist with identifying needs and posing applicable strategies to address those needs.
BACKGROUND	The 2004 Regional Comprehensive Plan addressed the need to prepare a technical review to examine the Region's equipment to provide adequate service under the PA Department of Economic Development's (DCEDs) Shared Municipal Service Program (Chapter V, Public Facilities, pages 70). The purpose behind the technical review was to provide a third-party, unbiased perspective that would be impartial and justify future funding requests by the emergency services providers. In 2017, the challenges facing providers is not equipment alone—lack of manpower, outdated reimbursement guidelines for services, ever changing educational and training requirements—are just a few circumstances that a service gap analysis would address.
DATA	The Shared Municipal Service Program was archived by DCED in 2008; today, such technical review process are handled by DCED through the Governor's Center for Local Government Services (https://dced.pa.gov/local-government). The Municipal Assistance Program is the funding program (typically up to 50% project funded) while the technical assistance is based on peer consultant services. An online guide (https://dced.pa.gov/download/gclgs-booklet-2015-2016/?wpdmdl=63983) details the full range of technical and financial resources available. In 2005, the Senate Resolution 60 Commission reported and provided recommendations to develop bipartisan legislation that would improve emergency services delivery in the Commonwealth. The full report is available online at https://dced.pa.gov/download/report-to-pa-senate-on-regional-fire-services-senate-resolution-60/?wpdmdl=56801.
GOAL	*Work with the Governor's Center for Local Government Services to produce a service gap analysis for the emergency services providers and the municipalities that is a technical, impartial review and as comprehensive as possible.*

IMPLEMENTATION		Check off all actions towards completing implementation.
ACTIONS	☐	**Appoint** a project sponsor (example, Centre County or the Nittany Valley Joint Planning Commission).
	☐	**Collect signed letters** of intent from the municipalities AND collect signed letters of participation from the fire companies.
	☐	*If the LOI is approved*, the Nittany Valley Joint Planning Commission and the fire companies will work with a peer consultant, providing him/her relevant base data.
	☐	**Consider and discuss** the study's recommendations for merger, consolidation, or regionalization

EMERGENCY MEDICAL SERVICES

ISSUE	Recruiting and retaining trained emergency medical technicians that are paid both a living wage and provided benefits will result in less personnel turnover and adequate staffing levels.
BACKGROUND	The 2004 Regional Comprehensive Plan combined emergency medical services (EMS) with fire protection (Chapter V, Public Facilities, page 61). For the 2015 update, planning staff recommends that EMS be recognized separately. EMS faces many of the same challenges that volunteer fire departments do in terms of recruiting and retaining staff. EMS companies also handle reimbursements from insurance companies, Medicaid, and Medicare. Reimbursements do not cover operational expenses and, with no reimbursement increases since 2004, ambulance companies will have to look for other income sources. These income sources may come in the form of direct municipal contributions, ambulance subscriptions, and an EMS tax. While municipal officials do not want to impose additional fees on taxpayers, the future funding of EMS is uncertain and these funding sources should be discussed.
DATA	The tier-system of service levels (Quick Response, Basic Life Support, and Advanced Life Support) for EMS requires specific-level trained staff dispatched and positioned across the County (see map, page 11). Certified EMS providers decreased 21% statewide between 2012 and 2016 (PA Dept. of Health, 2017). While Centre County has 450 EMS providers, nearly half of this figure is attributed to Penn State students who attain certification. Approximately 25% of EMS stations operating in Pennsylvania have closed in the last 20 years (PA Dept. of Health, 2017). Two ambulance companies closed (Milesburg and Centre Hall) and nearly all EMS stations are reporting financial distress.
GOAL	*Retain Emergency Medical Services in a sustainable financial model that is adequately staffed and sufficiently funded through a combination of sources at current service levels.*
IMPLEMENTATION	Check off all actions towards completing implementation.

ACTIONS	
☐	**Continue discussions** with the EMS providers to assess their needs in terms of staffing, equipment, and operations.
☐	**Cooperatively draft** a long-term capital investment and operations plan to determine costs.
☐	**Compile and review figures** using potential funding sources (municipal contributions, ambulance subscriptions, EMS tax) to cover costs at the municipal level.
☐	**Discuss and decide** if financially supporting EMS should be approached regionally, through a shared service formula; or, if municipalities will leverage their own support.


Emergency Medical Services in Centre County
EMS Stations by Service Level
Advanced Life Support - Intercept Station
Advanced & Basic Life Support
Basic Life Support
Quick Response Station
EMS Stations
8. Pleasant Gap Ambulance
9. Citizens Hook & Ladder QRS
13. Mountaintop Ambulance
14. Howard Fire QRS
19. Mile Twp Fire QRS
20. University Ambulance
23. Moshannon Valley EMS
24. Mount Nittany Medic
-Mount Nittany Hospital
-Bellefonte EMS
25. Centre Life Link
-State College
-College Twp
-Patton Twp
26. Bellefonte EMS
27. Port Matilda EMS
28. Penns Valley EMS
29. Snow Shoe Ambulance
EMS from outside Centre County
BL400 (Blair Co.)
21 (Clinton Co.)
98 (Clinton Co.)
EMS Department
8 Pleasant Gap Ambulance
13 Mountaintop Ambulance
14 Howard Fire QRS
20 University Ambulance
23 Moshannon Valley EMS
25 Centre Life Link
26 Bellefonte EMS
27 Port Matilda EMS
28 Penns Valley EMS
29 Snow Shoe Ambulance
NORTH
0 2.5 5 10 Miles
BURNSIDE
SNOW SHOE
CURTIN
LIBERTY
BOGGS
HOWARD
MARION
UNION
WALKER
BENNER
SPRING
GREGG
HAINES
MILES
PENN
PATTON
COLLEGE
HUSTON
WORTH
HALFMOON
TAYLOR
RUSH
FERGUSON
HARRIS
POTTER
Snow Shoe
Howard
Milesburg
Bellefonte
Unionville
Philipsburg
Port Matilda
Centre Hall
Millheim
BL400
ALT 220
80
99
322

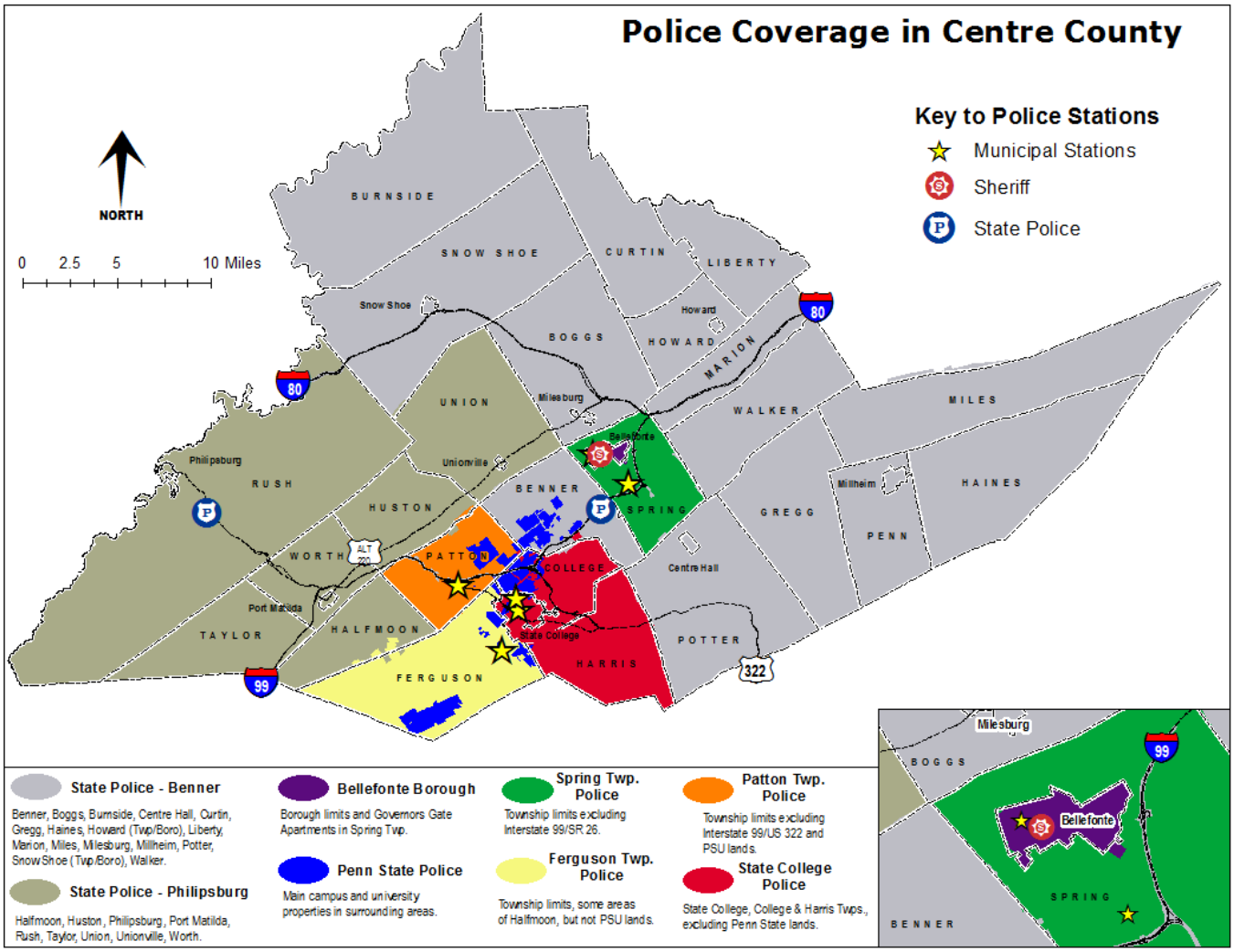
POLICE SERVICE PROVIDERS

ISSUE	Municipalities must provide police protection to residents in a manner that is fiscally responsible yet maintains adequate levels of service using one or some combination of police providers.
BACKGROUND	The 2004 Regional Comprehensive Plan addressed the future of police protection in Nittany Valley as being in transition where population growth would be the driving factor determining what type of police force is needed (Chapter V, Public Facilities, page 61). Bellefonte Borough and Spring Township continue to have their own police forces while the State Police cover Benner, Marion and Walker Townships. The idea of a regional police force was discussed and a grant-funded feasibility study performed in 2005. The *Mid-Centre County Regional Police Study* assessed the potential to consolidate Bellefonte and Spring Township police departments into a regional department to serve Bellefonte, Benner and Spring Townships. The consolidation predicted police budget savings for both Bellefonte and Spring but, naturally, municipal budget increases for Benner. However, Benner Township would receive 24/7/365 services measured as more reliable than State Police coverage. In 2017, Governor Tom Wolf's state budget proposal called for the removal of a funding subsidy to the State Police that would equate to a $25 per resident fee to municipalities. While the fee proposal is not yet law, it does offer a platform to municipal officials to review which service provider is most appropriate for police protection. The study concluded that a Regional Police Force was "highly feasible and quite workable" and, the municipalities should give "sincere consideration" towards participation (pages 55 & 56). The Governor indicated that the $25 fee per resident would be waived for municipalities receiving "part-time" State Police services, where mutual aid agreements or contracts are effective.
DATA	Another deciding factor for municipal officials will be the number of incidents to which the police forces respond (See Table "Police Incident Reports). It must also be noted that the State Police Barracks relocated to the Benner Commerce Park. The State Police serve 4 Zones: Mountaintop, Lower Bald Eagle-Nittany Valleys, Penns Valley, and the Interstate Highways. Officials may want to consider the entire area served by State Police when weighing the cost of service against the level of service.
GOALS	*(1) Determine if perceptions and/or fiscal conditions have changed regarding police department consolidation/regionalization since 2005.* *(2) Determine which service provider or combination of providers will best serve the region.*
IMPLEMENTATION	Check off all actions towards completing implementation.
ACTIONS	☐ Review and update the Mid-Centre County Regional Police Study. ☐ Discuss and note any present day opportunities or challenges not addressed in the Study. ☐ Weigh the cost of services by provider considering parameters such as population, fees, and current municipal budgets. A uniform measure such as service cost per resident should be used. ☐ Use the best provider that is the most cost effective and efficient for the Region.

Police Incident Reports

YEAR	Bellefonte Borough Total Incident Responses	Spring Township Total Incident Responses	State Police Benner Township Total Incident Responses	State Police Interstate Total Incident Responses	State Police Marion Township Total Incident Responses	State Police Walker Township Total Incident Responses
2014	3,935	2,520	838	716	391	260
2015	3,866	2,473	1,071	596	425	254
2016	4,015	2,570	1,388	206	316	421

Data obtained from the Bellefonte Borough Police Department, the Spring Township Police Department, and the Pennsylvania State Police Hollidaysburg Headquarters in May 2017. Police incident reports include emergencies in which police officers were dispatched and events that are self-generated by the patrol officer, typically in which a highway safety issue was addressed (e.g. removing debris on the road, monitoring hazardous road conditions, etc.). The PSU Police patrol university-owned lands in Benner Township which includes the University Park Airport; PSU Police patrol all university-owned lands Countywide under the authority of the Clery Act which does not require a contractual agreement between the Township and the University. A portion of the State College Police Department patrol area for providing services to College Township falls into Benner Township because it coincides with a property boundary and not the municipal boundary. The Interstate total incident response figures reflects reports for the portion of 99 in Benner and Spring Townships. State Police response data to the State Correctional Institutions is unavailable.



IMPLEMENTATION

REFERENCES

Nittany Valley Region Comprehensive Plan 2004. Available online at https://pa-centrecounty.civicplus.com/DocumentCenter/View/373.

Public Safety Chapter of the Centre County Comprehensive Plan Phase II. Available online at http://www.centrecountypa.gov/index.aspx?nid=212.

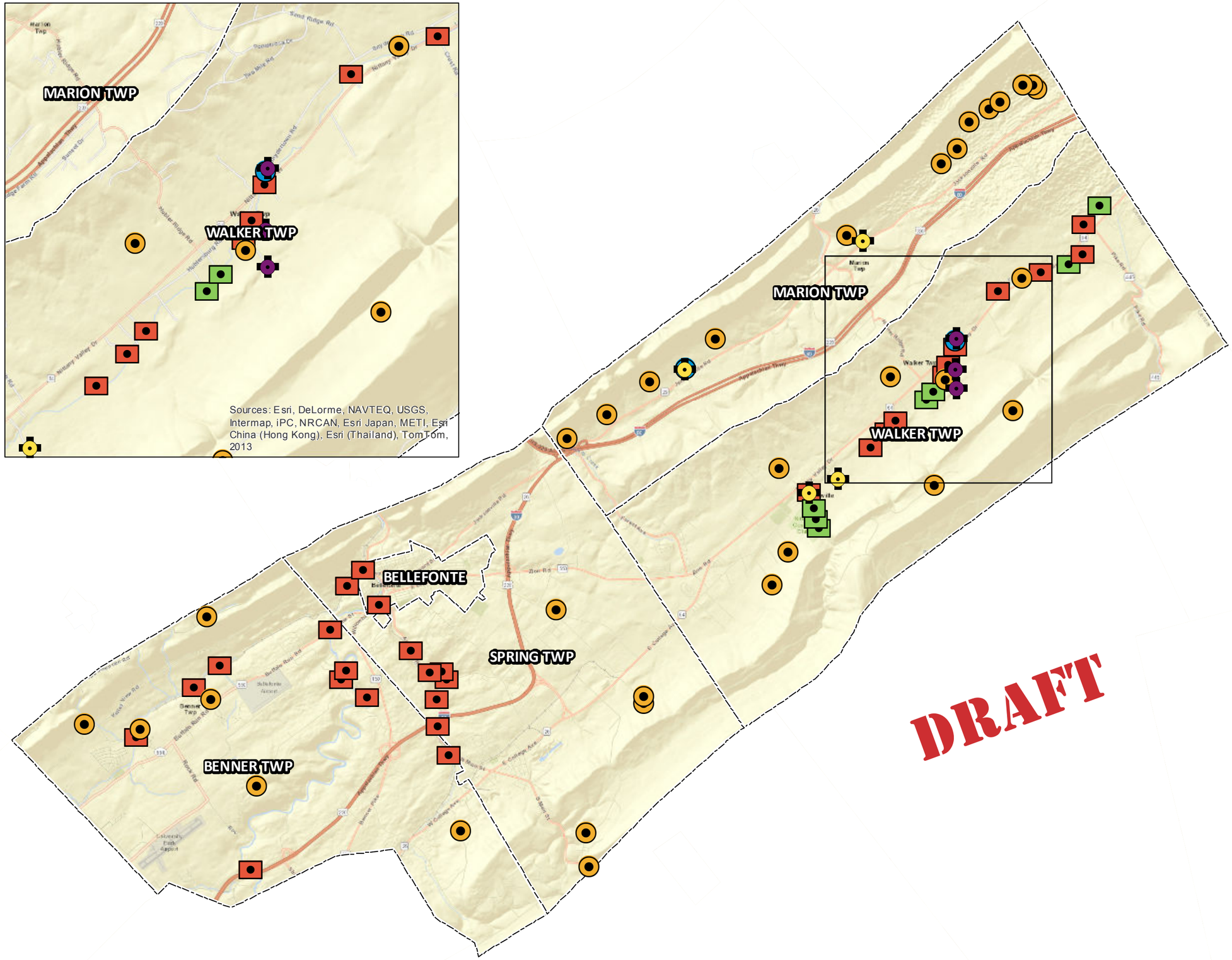
Issue	Responsible Party	Status
Firefighter recruitment	All municipalities	**N**
Firefighter retention	All municipalities	**N**
Joint planning	All municipalities, Fire companies	**N**
Infrastructure improvements	Bellefonte, Benner, Spring, Walker, Water Authorities	**N**
Service gap analysis	All municipalities, Fire companies	**N**
Emergency medical services	All municipalities, Emergency medical services	**N**
Police service providers	All municipalities, Police departments	**N**

N = Not started **O = on going** **C = complete**

Water Sources

Verified or Potential

Appendix A



Dry hydrants

- Functional (verified)
- Non-functional (verified)

Functional or non-functional status of dry hydrants collected through the Centre County GIS field verification and information received from the municipalities as of 12/06/17.

Bridges (stream crossings)

- Feasible stream access (verified)
- Potential stream access (unverified)

Access to streams at bridges is largely unverified except for locations identified where water withdrawals have historically taken place. Further investigation at these bridge locations is needed to determine factors affecting water withdrawal procedures.

Ponds

- Pond access (verified)
- Pond access (unverified)

Access to ponds is largely unverified except for locations identified where water withdrawals have historically taken place. Further investigation at these pond locations is needed to determine factors affecting water withdrawal procedures.

N
W E
S

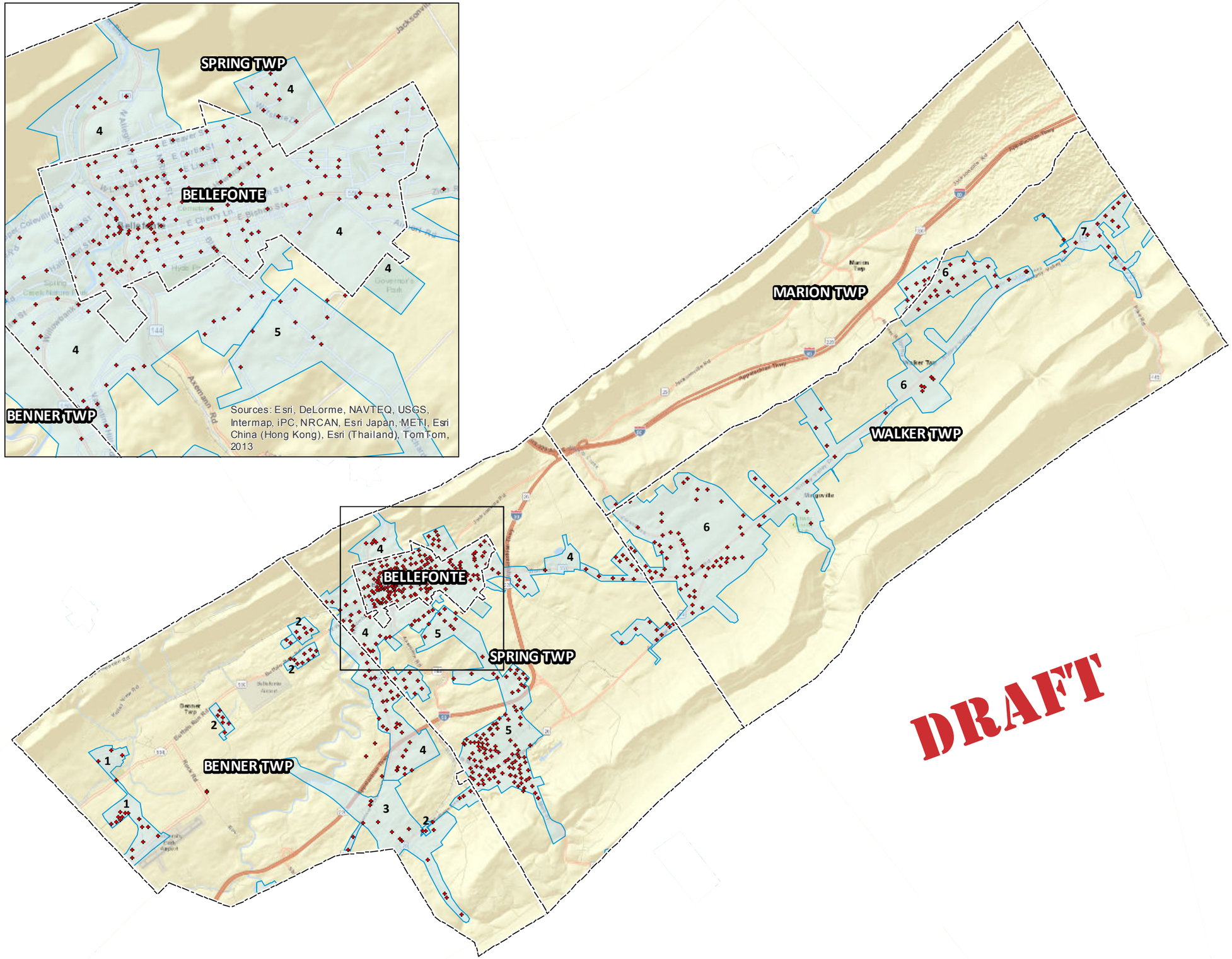
0.75 0.375 0 0.75 1.5 2.25 3
Miles

Sources: Esri, DeLorme, NAVTEQ, USGS, Intermap, iPC, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, 2013

Prepared by the Centre County Planning and Community Development Office.
12/01/2017.

Public Water Infrastructure

Appendix B



Public Water Service Areas
Labeled by provider

1. State College Borough Water Authority
2. Benner Township Municipal Authority
3. State Correctional Institutions
4. Bellefonte Borough Water Authority
5. Spring Township Water Authority
6. Walker Township Water Association
7. PA American Water Company

Public water service areas provided by the water providers. Current as of 12/07/2017.

Hydrants
on public water

Hydrant locations GPS'd by the Centre County GIS Office. Data current as of 12/06/2017.

N W E S

0.75 0.375 0 0.75 1.5 2.25 3 Miles

Prepared by the Centre County Planning and Community Development Office. 12/01/2017.

Sources: Esri, DeLorme, NAVTEQ, USGS, Intermap, iPC, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, 2013

APPARATUS	BELLEFONTE Engine and Truck	PLEASANT GAP Engines and Rescue	WALKER TOWNSHIP Engine and Water	HOWARD Engine and Rescue	PLEASANT GAP EMS	BELLEFONTE EMS	TOTALS	Average cost per apparatus	Fleet Replacement
Engines	4	2	2	2	0	0	10	$500,000	$5,000,000
Trucks	2	0	0	0	0	0	2	$1,000,000	$2,000,000
Rescues	0	1	0	1	0	0	2	$750,000	$1,500,000
Specialized	2	2	2	2	0	0	8	$150,000	$1,200,000
Tankers	0	1	1	1	0	0	3	$275,000	$825,000
Ambulances	0	0	0	0	3	3	6	$200,000	$1,200,000
STAFFING	24	18	14	18	16	16		**FLEET TOTAL**	**$11,725,00**
								ANNUAL WAGES TOTAL	**$5,300,000**
								PERSONAL PROTECTION EQUIPMENT	**$925,316**
								ANNUAL OPERATIONS	**$476,007**
							106		

Personnel	Staffing per	PPE Fire		PPE EMS	**$925,316**
Engines	4	Turnout Gear	$2,700	$1,500	$199,800
Trucks	4	Rescue/EMS PPE	$1,500		$49,516
Rescues	4	SCBA	$6,500		$676,000
Specialized	2	***Recently introduced legislation, if passed, would allow tax credits to volunteers of fire departments and ambulance services for their out-of-pocket purchases for PPE, or personal protective equipment and reimbursements for attaining a Commercial Driver's License (CDL).***			
Tankers	2				
Ambulances	2				

OPERATIONS and MAINTENANCE

Cost per dispatch	**Bellefonte**	**Pleasant Gap**	**Walker Township**	**Howard**	**Pleasant Gap EMS**	**Bellefonte EMS**	**Totals**	Average
	$300	$230	$150	$201	$1,300	$2,000	$4,181	**$113.85**

10-year PLAN

	Operating Expenses	Capital Improvements	Apparatus/Equipment	TOTALS
Year 1	$5,776,007		$1,172,500	$6,948,507
Year 2	$5,897,303	$2,000,000	$1,197,122	$9,094,425
Year 3	$6,021,146		$1,222,262	$7,243,408
Year 4	$6,147,590		$1,247,929	$7,395,520
Year 5	$6,276,690	$2,000,000	$1,274,136	$9,550,826
Year 6	$6,408,500		$1,300,892	$7,709,393
Year 7	$6,543,079		$1,328,211	$7,871,291
Year 8	$6,680,483	$2,000,000	$1,356,104	$10,036,588
Year 9	$6,820,774		$1,384,582	$8,205,356
Year 10	$6,964,010		$1,413,658	$8,377,668
			10-year budget	**$82,432,983**

Operating and Capital Improvements 10-year Plan

This chart summarizes the current levels of staffing and/or volunteers with apparatus and personal equipment and/or gear costs to provide projected expenses to operate emergency services as fully staffed and paid with fleet replacements included.

Appendix C

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ECONOMIC DEVELOPMENT

Nittany Valley Region

Photo: Titan Energy Park, the former Bolton Metals, on Axemann Road in Spring Township is located in a Keystone Opportunity Zone.

MISSION STATEMENT

The Nittany Valley Region, in cooperation with the Centre County Planning and Community Development Office and the Chamber of Business and Industry, will jointly develop methods and procedures to bring in quality employers, deliver speedy approvals for new business and industry, help to retain existing companies, and find new uses for abandoned and vacant properties.

Issues & Implementation Strategies

The 10-year review and update of the Nittany Valley Region Comprehensive Plan will address both **issues** and **implementation strategies** *to resolve these issues.* Some issues will be carried over from the 2004 adopted plan. Other issues were added after discussion and recommendation made by the Nittany Valley Joint Planning Commission (NVJPC).

TABLE OF CONTENTS

Vacant and abandoned properties	2
Highway commercial development	3
Marketing the region	4
Land development review process	5
Land development flow-chart	6
Agribusiness community	8
Broadband Internet	9
Keystone Opportunity Programs	10
Implementation	11

VACANT AND ABANDONED PROPERTIES

ISSUE	Vacant and abandoned properties are a blight to the community and do not contribute to the local tax base.
BACKGROUND	Between 2011 and 2014, the Nittany Valley Joint Planning Commission collected and provided vacant and abandoned property information to Centre County's Underutilized Site Inventory. This inventory was made available on the County's website and listed commercial and industrial structures with re-use potential. The County's inventory was part of the countywide economic development initiatives to pursue redevelopment options. The Nittany Valley municipalities and elected officials were proactive and forthcoming with information so the Nittany Valley's portion of the inventory grew very quickly. In 2015, under direction from the Centre County Chamber of Business and Industry, the Underutilized Site Inventory transitioned into the Centre County Site Finder. The inventory broadened to include both underused structures and vacant lots available for development. As part of the region's comprehensive plan update, the municipalities again provided building and land information for the Centre County Site Finder.
DATA	Building and land sites can be viewed online at http://gissites.co.centre.pa.us/java/CCSiteFinder. The site is maintained by the County's GIS Office and is linked to the Chamber of Business and Industry's website http://www.cbicc.org.
GOALS	*(1) Provide opportunities for new business locations or locations for existing businesses that are expanding.* *(2) Reuse and redevelop vacant and partially vacant properties to increase the local tax base, utilize existing infrastructure, and practice in-fill development.*

IMPLEMENTATION		Check off all actions towards completing implementation.
ACTIONS	✔	**Continue** to inventory vacant/abandoned properties and industrial/business park lots for listing on the Centre County Site Finder.
	✔	**Inform** the Centre County Planning and Community Development Office (CCPCDO) when a property becomes available or should be removed.
	✔	**Provide** at minimum basic information (owner's name, location, address, etc.) to CCPCDO staff.
	✔	**Offer** feedback to the CCPCDO regarding the Centre County Site Finder, such as search parameters, page navigation and extracting data.
	✔	**Use** the Site Finder as a tool when working with businesses interested in expansion or relocation.

HIGHWAY COMMERCIAL DEVELOPMENT

ISSUE	Franchise and strip mall commercial is best suited along major highway corridors where related activities (traffic congestion, storage/warehousing facilities, promotional signage, etc.) can be accommodated.
BACKGROUND	The 2004 Regional Comprehensive Plan addressed the need in creating multiple commercial zoning districts (Chapter XI, Future Land Use, page 210). The need for more commercial zones is to not only preserve the historic character of Bellefonte's central business district but also to allow commercial opportunities to develop in the townships. The completion of Interstate 99 opened access to available lands and increased visibility at key interchanges. Because the townships had available lands near the interstate, officials could better define what types of businesses could locate there. This approach allows a degree of business clustering and industry focus.
DATA	Addressed and inventoried in the 2004 Regional Comprehensive Plan with referenced pages: Highway Commercial Zone (page 218); Interchange Commercial Zone (page 220); and Regional Commercial Zone (page 221).
GOALS	*(1) Support the establishment and expansion of appropriate and/ or targeted businesses in the highway commercial zones to spur regional economic development in a "context sensitive design".* *(2) Reduce planning and construction costs by revising zoning ordinance language with more flexible standards for site improvements like parking and landscaping.*
IMPLEMENTATION	Check off all actions towards completing implementation.

ACTIONS

- [ ] **Review** the current uses allowed in the commercial zones.
- [ ] **Research** and **identify** business types that the region would like to target.
- [ ] **Determine** if these businesses fit with current zoning and, *if not*
- [ ] **Amend** zoning to include targeted businesses types as permitted and/ or conditional uses, depending on the commercial zoning district.

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- [ ] **Review** standards for items such as parking and landscaping.
- [ ] **Research and prepare** scenarios for adjustments to parking spaces and incorporating landscaping into storm water facilities.
- [ ] **Determine** which adjustments best fit the future land use and economic development goals.
- [ ] **Revise** zoning language to reflect these scenarios.

MARKETING THE REGION

ISSUE	The Nittany Valley Region needs to market its quality of life amenities to attract prospective businesses in order to diversify local goods and services, and sell the skills and knowledge of the regional labor force to create new employment opportunities.
BACKGROUND	The Nittany Valley Joint Planning Commission (NVJPC) discussed marketing the region as part of the ten-year comprehensive plan review process in late 2015. While the NVJPC recognized county-wide marketing efforts by the Chamber of Businesses and Industry, commission members desired to promote the Nittany Valley independent of other agency's efforts. In turn, products and/ or promotional materials developed by the NVJPC could be delivered to these other agencies as part of county-wide marketing to attract out-of-county businesses.
DATA	The Nittany Valley Region is the second fastest growing area in the County after the Centre Region. Between 2000 and 2010, Nittany Valley's population grew 15.8% (U.S. Census Bureau's Decennial Census, Table DP-01). Labor force participation rates among adults age 16 and over have historically been higher on average than the County's rate by as much as ten percent (Nittany Valley Region Fact Sheet, http://www.centrecountypa.gov/DocumentCenter/View/1639). Home prices haves remained relatively stable (Centre County Realtors Association, http://ccarinc.realtor) and additional workforce housing was constructed (http://bellefontemews.rentpmi.com); these factors make the Nittany Valley a more affordable region in which to live. Three (3) industrial/business parks offer local tax abatement status under the Commonwealth's Keystone Opportunity and Innovation Zone efforts: Penn Eagle Industrial Park, Benner Commerce Park, and Titan Energy Park (http://www.titanenergypark.com). The Bellefonte Area School District (http://www.basd.net) and the Central Pennsylvania Institute (CPI) of Science and Technology (http://www.cpi.edu) continue a close working relationship to coordinate efforts for current high school students enrolled in vocational programs.
GOAL	*Develop ready-to-go marketing material that highlight (1) the school district and CPI, (2) labor force educational attainment and occupations, (3) housing options, (4) recreation and leisure, and (5) available buildings and land.*

IMPLEMENTATION		Check off all actions towards completing implementation.
ACTIONS	☐	**Determine** what method and/ or manner of delivery is most appropriate (hard copy brochure, electronic brochure, website, etc.) for marketing purposes.
	☐	**Discuss** and **receive** input from partners and let the partners provide data if available.
	☐	**Compile** draft marketing material for review.
	☐	**Finalize** material with guidance from partners.
	☐	**Post** and/ or place final marketing material at the appropriate location.

LAND DEVELOPMENT REVIEW PROCESS

ISSUE	Land development activity (and thus related economic activity) may be deterred due to a lengthy land development plan approval timeline and a review process that is perceived as complicated.
BACKGROUND	Section V of the Pennsylvania Municipalities Planning Code (http://mpc.landuselawinpa.com/MPCode.pdf) outlines provisions for the jurisdiction, contents, timeline and enactment of a subdivision and land development plan review process. The MPC grants the agency performing the review up to 90-days. In that time frame, the developer submits the plan, acquires permits and letters, and awaits final approval from the planning commission. The MPC also grants flexibility in the time frame so that an agency can set realistic deadlines if there are delays from the permitting organizations or companies which provide letters. A 3-month timeline for land development plan approval is viewed as both lengthy and costly. The County, the Chamber of Business and Industry, and other agencies have explored an expedited review process timeline for Berks County, Pennsylvania. Berks County's Joint Express Approval Process (JEAP) contains adaptable steps that are MPC compliant and reduce the plan approval process timeline.
DATA	More on Berks County's JEAP is available at the Greater Reading Economic Partnership (http://www.greaterreading.com). The County's Subdivision and Land Development Ordinance is available at https://pa-centrecounty.civicplus.com/index.aspx?NID=635. Also of note are the state agency timelines for reviewing permits (see page 6).
GOALS	*(1) Expedite the land development review process by truncating the timeline for approval.* *(2) Remove inconsistencies between Municipality's and the County's land development process.* *(3) Petition the state legislators to introduce bills that would reduce the review time for permits by state agencies.*
IMPLEMENTATION	Check off all actions towards completing implementation.

ACTIONS

- [ ] **Review** the land development approval process timelines for the Municipalities and the County.
- [ ] **Determine** which approval steps can take place more concurrently or could be truncated.
- [ ] **Compile** draft timeline approval scenarios for discussion.
- [ ] **Formalize** an adjusted land development approval process timeline.

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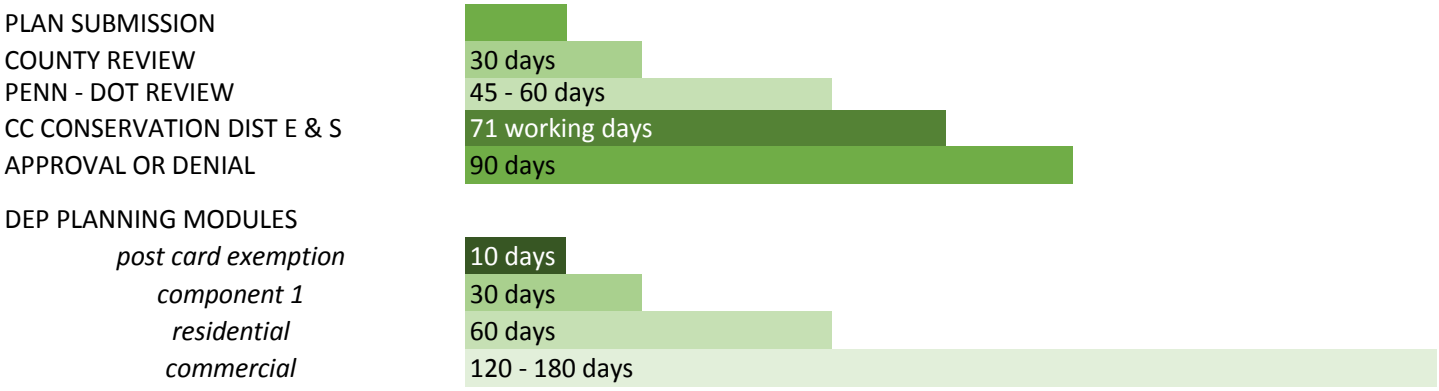
- [ ] **Review** and **compare** land development standards for the Municipalities and the County.
- [ ] **Determine** which standards can be adjusted, updated, or regulated under zoning to prevent inconsistencies.
- [ ] **Compile** updated land development regulations for discussion.
- [ ] **Formalize** more consistent development standards between the County and the Municipalities.

Approval Timelines



PLAN SUBMISSIONS

Subdivision and Land Development Plans are submitted in advance of regular planning commission meetings. The submission schedule varies between the municipalities and county and, the planning commissions meet on different calendar dates.

Planning Commission	To be submitted	Meets
County	12 days before PC meeting	3rd Tuesday; the Major Land Development and Subdivision Committee meets the last Thursday, if
Bellefonte	10 days for preliminary plan; 7 days for final plan	2nd Monday
Spring	27 days before PC meeting	3rd Monday

90-day approval or denial

The 90-day window for plan approval (or denial) does not begin until the plan is presented to the planning commission for the members review and comment. The PC's typically take less time in making their recommendations from the date that the applicant filed for preliminary approval.

Step 1. Pre-Submission Meeting

Attendees: applicant/developer, consultant, municipal engineer, municipal zoning officer, County Conservation District, PennDOT, Planning Staff.

Purpose: Developer introduces project. Attendees assist developer to ensure they have all necessary information to move project through as quickly as possible.

Step 2. Plan Submission to County

When: Plans typically submitted the 1st Thursday of every month for consideration at next month's Planning Commission meeting.

Timeframe: The County has 90 days in accordance with state law from the next Planning Commission meeting to approve the plan.

Process: Staff reviews the plan and submits comments to the applicant's agent within the timeframe. Allows applicant's agent time to address any plan deficiencies and acquire required permits.

Permit approvals:

- Water authority
- Sewer authority
- PA Department of Environmental Protection
- Township: Zoning, engineer, storm water, and other ordinances, if applicable
- PennDOT

This is not an all inclusive list.

Step 3. County Planning Subcommittee Review

Attendees: Members of the Planning Commission and, the applicant/developer and their consultants are encouraged to attend.

Purpose: Informal review to address any issues and submit comments before the plan is reviewed at the Planning Commission meeting.

Timeframe: Comments are typically forwarded to consultant in 1-2 days.

Step 4. County Planning Commission Approval

Purpose: Formal review by the Commission covers all plan requirements and outlines any deficiencies the developer must address. These deficiencies may be missing items on the plan or required permit approvals not obtained from agencies outside Centre County jurisdiction.

Results: The Planning Commission can vote to grant final approval, conditional final approval, or can table the plan until all deficiencies are corrected.

Submission Checklist

- Completed application form, signed by applicant or authorized agent
- Processing Fee Payment (Plan and Sewage Planning Modules review)
- Appropriate number of plan prints
- Sanitary sewage disposal report
- DEP sewage planning module (draft)
- Approval notice from the municipal zoning officer
- Letters of intent to provide utility services
- Private right-of-way and/or utility easement documents (draft)
- Memorandum of Understanding for construction of required improvements/Payment of municipal engineer's fees
- Engineering details
- Deed restrictions/protective covenants (draft)
- Owners Association Agreement (draft)
- Improvement surety package (draft)
- PennDOT review (traffic study, highway occupancy permit, or municipal requirements)
- Postal service review

This is only an example of items required upon plan submission. Please contact the Centre County Planning and Community Development Office prior to any land development/subdivision activities to ensure county ordinance compliance and assistance.

AGRIBUSINESS COMMUNITY

ISSUE

Agriculture as a primary industry and in the form of ag-related products and services is a complex and diverse community that adds value to the local economy yet, is not always fully supported because agribusiness community linkages are misunderstood.

BACKGROUND

The 2004 Regional Comprehensive Plan listed a goal for Marion and Walker Townships to encourage rural businesses (Chapter II, Community Development Goals, page 7). We return to this idea with updated Agricultural Census data and a countywide driven-effort to assess the needs of and provide support to the Agribusiness Community. A better understanding of the Community's components and interrelationships will help local officials determine what measures should be taken to support Agribusinesses.

DATA

Agricultural production takes form in the number of farms and farm products generated, inputs to farms, and businesses that process farm products. Agricultural consumption focuses on delivering food to consumers. Farm preservation is an important tool to supporting agricultural production (protecting the "food source"). Centre County ranks 21st among the state's 67 counties in the number of farms and, to date, nearly 5,000 acres are in permanent agriculture easements. Farms in permanent easements were initially enrolled in an agricultural security area (ASA). The ASA program is a cooperative effort between the municipality and the landowner to recognize and allow standard farm practices without restriction from nuisance ordinances.

PRODUCTION AGRICULTURE ECONOMY 2012	
Total Farms	1,146
Total Sales ($1,000)	$91,581
Farm Labor Payroll ($1,000)	$9,253

PRODUCTION AG EMPLOYMENT 2012/ % of all Ag Employment	
Farm employment	1,262 (14%)
Forestry/Logging	30 (0.3%)
Ag/forestry support	68 (0.8%)
Food manufacturers	183 (2%)
Wood product manufacturers	59 (0.7%)
Total Production Employment	**1,602 (18%)**

CONSUMPTION AG EMPLOYMENT 2012/ % of all Ag Employment	
Food service/drinking places	5,483 (63%)
Food/beverage stores	1,614 (18%)
Grocery/Food wholesalers	38 (0.4%)
Total Consumption Employment	**7,135 (82%)**

8,737 Total Agriculture-Related Jobs

GOAL

Support agriculture and ag-related businesses in many forms that benefits both producers and consumers.

IMPLEMENTATION Check off all actions towards completing implementation.

ACTIONS

- [ ] **Explore** activities that encourage agriculture including agritourism, food cooperatives and farmers' markets, linking producers to local culinary, and agribusiness services.
- [ ] **Assess** if the activity is suited and if it should be developed, retained, or expanded.
- [ ] **Identify and employ** what action supports the activity (allowed use in zoning, networking, etc.)

BROADBAND INTERNET

ISSUE	The lack of broadband internet services to parts of the Nittany Valley Region inhibits economic development because access to information is vital for business start-ups and expanding companies, government and education, and households.
BACKGROUND	The 2004 Plan addressed Telecommunications Technology with the goal to "explore the development of telecommunications technology (including broadband) as a means of serving economic development" (Chapter IX, Public Utilities, pages 158 and 159). The Planning Commission returned to this conversation because there are areas of Nittany Valley still not adequately served by broadband internet.
DATA	The Federal Communications Commission (FCC) defines broadband as the speed at which data is transferred with an internet connection, measured in megabytes per second (Mbps). The FCC changed the measurable threshold speed in 2015 to 25Mbps download speed and 3 Mbps upload speed. Redefining the threshold not only set a new industry standard but it also removed large geographic areas in Centre County from broadband status. As more devices become "internet" enabled and more internet-enabled devices are connected to a network, the likelihood of the FCC changing the speed definition again is very possible. For more information regarding internet technology types and coverage areas, please refer to the Communications and Information Technology Chapter of Centre County's Comprehensive Plan.
GOALS	*(1) Consider using the internet network services of the KINBER fiber optic line that is located in Nittany Valley, if deemed financially feasible and sustainable with enough partners.* *(2) Determine municipal-level tools to expand telecommunications infrastructure to "future proof" the needed broadband capacity for the region.*
IMPLEMENTATION	Check off all actions towards completing implementation.

ACTIONS	
☐	**Inventory** and **map** the location of potential partners in that would benefit from using KINBER services (education, government, public safety, industry) in proximity to the fiber optic line.
☐	**Reach out** to and **discuss** with the KINBER representatives viable options to gain a connection, at a point of service pole.
☐	**Open discussions** with potential partners to gage their interest and level of commitment.
☐	**Work** with KINBER representatives to study the feasibility of gaining access to the network.
	——
☐	**Review** land development requirements to determine if these regulations make provisions for expanding infrastructure, such as underground conduit in new developments.
☐	**Review** zoning ordinances to determine if they make provisions to address telecommunications infrastructure, such as the distributed antennae systems.

KEYSTONE OPPORTUNITY PROGRAMS

ISSUE	Establishing new or extending existing Keystone Opportunity Programs in the Nittany Valley would increase the Region's marketability by providing tax reduction and/or tax credits to businesses at various stages of development.
BACKGROUND	Keystone Opportunity Zones (KOZ) and Keystone Opportunity Expansion Zones (KOEZ) are geographic areas that can provide specific state and local tax benefits. The goal of the KOZ/ KOEZ program is to revive economically distressed urban and rural communities with one of the most powerful market-based incentives – eliminating taxes. Pennsylvania businesses relocating to a KOZ/KOEZ must either: Increase their full-time employment by 20% within the first full year of operation, or make a 10% capital investment in the KOZ/KOEZ property based on their prior year's gross revenues. Eligibility for benefits is based upon annual certification. In order to receive benefits, any entity applying must be compliant with all local and state taxes and building and zoning codes. The tax benefits available under KOZ and KOEZ programs may be available through Dec. 31, 2020. The Keystone Innovative Zone (KIZ) is an incentive program based on tax credits. Similar to a KOZ/KOEZ, there is a defined geography but the eligibility requirements are different. For-profit business entities 1) located within the geographic boundaries of a particular KIZ, 2) in operation less than 8 years, 3) operating within one of the KIZ targeted industry segments or sectors, 4) and meeting any other requirements as specified by the PA Department of Community and Economic Development. The KIZ Tax Credit must first be applied against the KIZ company's own tax liability under Articles III (Personal Income Tax), IV (Corporate Net Income Tax), or VI (Capital Stock – Franchise Tax) of the Pennsylvania Tax Reform Code of 1971. Unused KIZ Tax Credits may applied against the tax liability of the KIZ company for up to five years from date the KIZ Tax Credit is issued or may be reassigned/sold to another taxpayer.
DATA	To date, three Nittany Valley locations are in a Keystone Opportunity Program: (1) Titan Energy Park, KOEZ; (2) Penn Eagle Industrial Park (KIZ); and (3) four lots in the Benner Commerce Park.
GOALS	*(1) Encourage the expansion of the KIZ geography for Benner Commerce Park by recommending inclusion of all lots.* *(2) Identify other locations in close proximity to key transportation corridors and supporting infrastructure that should be considered for future zones.*
IMPLEMENTATION	Check off all actions towards completing implementation.
ACTIONS	☐ **Inventory** and **map** potential locations including the existing businesses that would benefit from a KOZ or KIZ designation. ☐ **Work** with the Regional KOZ and KIZ Coordinators to determine the feasibility of either new zones or expanded zones. ☐ **Discuss** and **determine** if moving forward with a KOZ/KIZ application is viable. ☐ **Seek** assistance from the KOZ/KIZ Coordinators to move designation process forward.

IMPLEMENTATION

REFERENCES

Nittany Valley Region Comprehensive Plan 2004. Available online at https://pa-centrecounty.civicplus.com/DocumentCenter/View/373.

Economic Development Chapter of the Centre County Comprehensive Plan Phase II. Available online at http://www.centrecountypa.gov/index.aspx?nid=212.

Issue	Responsible Party	Status
Vacant and Abandoned Properties	All Municipalities	**C**
Highway Commercial Zoning	All Municipalities	**N**
Marketing the Region	All Municipalities	**N**
Land Development Review Process	Bellefonte Borough, Benner and Spring Townships and coordination from Centre County	**N**
Agribusiness Community	All Municipalities	**N**
Broadband Internet	All Municipalities	**N**
Keystone Opportunity Programs	Bellefonte, Benner, Spring	**N**

N = Not started **O = on going** **C = complete**

NOTES

The Planning Commission provided underutilized site information in 2016

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FUTURE LAND USE

Nittany Valley Region

MISSION STATEMENT

The Nittany Valley Joint Planning Commission (NVJPC) is committed to community visioning and applying smart growth techniques for future land use plans. The NVJPC recognizes the need for all land use types and will collectively strive to direct compact development patterns. The NVJPC will consider environmental, economic and social impacts when making land use decisions.

Issues & Implementation Strategies

The 10-year review and update of the Nittany Valley Region Comprehensive Plan will address both **issues** and **implementation strategies** *to resolve these issues.* Some issues will be carried over from the 2004 adopted plan. Other issues were added after discussion and recommendation made by the Nittany Valley Joint Planning Commission (NVJPC).

TABLE OF CONTENTS

Aligning land use and zoning	**2**
Implementation	**3**
Bellefonte Borough Future Land Use Map	**Appendix A**
Benner Township Future Land Use Map	**Appendix B**
Marion Township Future Land Use Map	**Appendix C**
Spring Township Future Land Use Map	**Appendix D**
Walker Township Future Land Use Map	**Appendix E**
Regional Future Land Use Map	**Appendix F**
Regional Zoning District Map	**Appendix G**

ALIGNING LAND USE AND ZONING

ISSUE	Areas where land use and zoning do not align can result in both nonconforming land uses and land use conflicts.
BACKGROUND	The Land Use Chapter of the Centre County Comprehensive Plan Phase II (adopted February of 2016) addresses existing inconsistencies between the land use survey and zoning districts for municipalities that have adopted zoning ordinances. Because zoning is primarily Euclidean or parcel-based, comparing the land use and zoning data is fairly straightforward when comparing mapping.
DATA	The future land use maps are appended to this document.
GOALS	*1) Eliminate inconsistencies between the future land use and the zoning districts to mitigate both potential land use conflicts but also to produce an accurate map that will guide development.* *2) Ensure that a parallel relationship remains between land use and zoning; when one is updated the other is reviewed.* *3) Practice regional consistency and application of land use classifications and zoning codes that reflects a landscape scale vision driven jointly by the municipalities.*

IMPLEMENTATION		Check off all actions towards completing implementation.
ACTIONS	✔	**Review** and **edit** municipal future land use maps, marking areas where forecasted land uses are likely to change; supporting documentation such as subdivision and/or land development plans are helpful.
	✔	**Compare** the municipal future land use maps with the zoning maps; note any potential inconsistencies.
	✔	**Discuss** and **decide** what land use will be shown on the municipal future land use maps, if an inconsistency exists.
	✔	**Review** the regional future land use map to ensure overall consistency, especially at municipal boundaries.
	✔	**Discuss** and **decide** the final revisions to the regional future land use map.
		Adopt and **use** the future land use maps (municipal and regional) as a guiding tool for development.

IMPLEMENTATION

REFERENCES

Nittany Valley Region Comprehensive Plan 2004. Available online at https://pa-centrecounty.civicplus.com/DocumentCenter/View/373.

Land Use Chapter of the Centre County Comprehensive Plan Phase II (adopted February 2016). Available online at http://www.centrecountypa.gov/index.aspx?nid=212.

ISSUE	Responsible Party	Status
Align land use and zoning	All	**O**

N = Not started **O = on going** **C = complete**

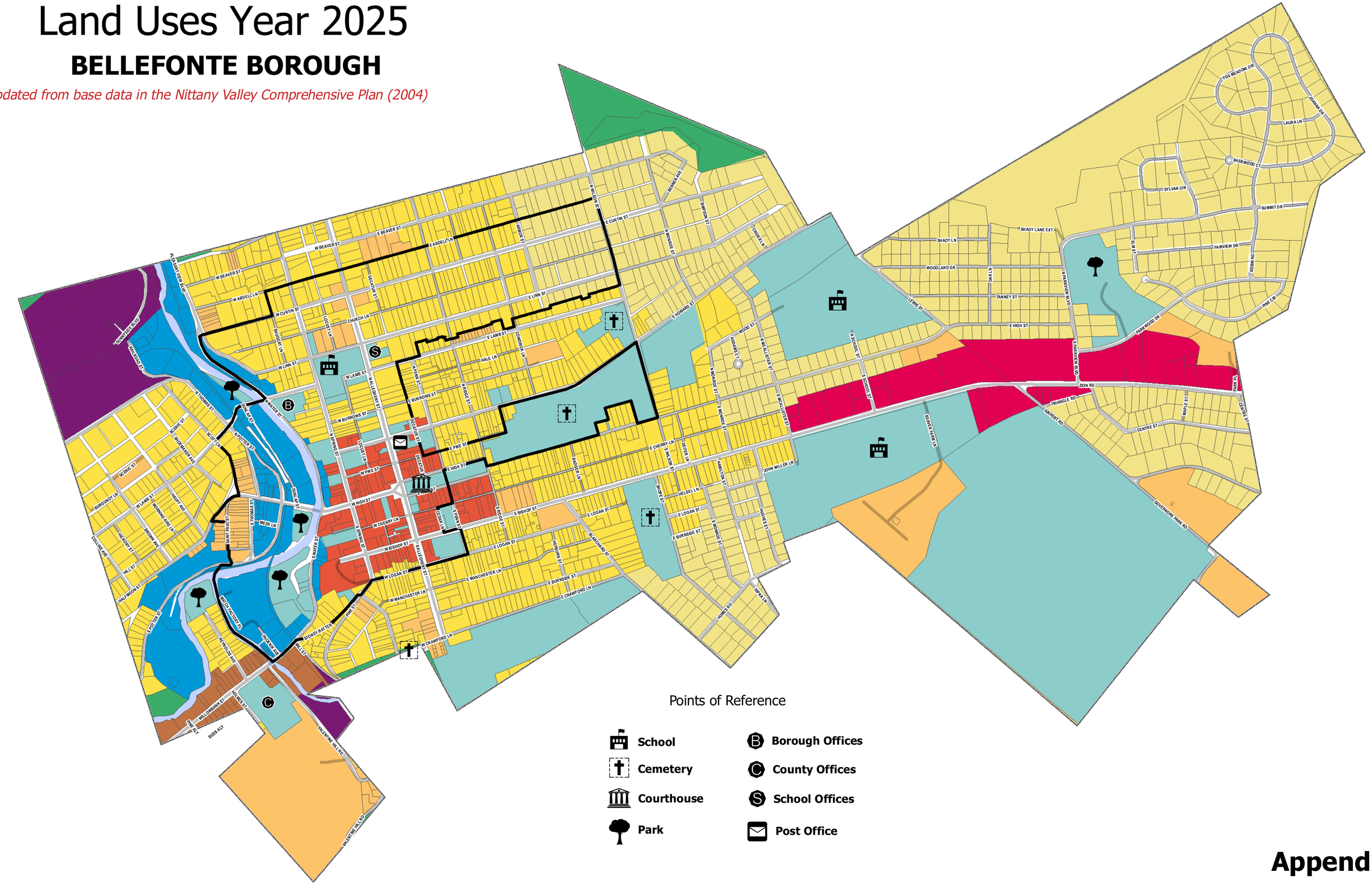
NOTES

Use the prior land use maps as the base for the future land use update

Land Uses Year 2025

BELLEFONTE BOROUGH

Updated from base data in the Nittany Valley Comprehensive Plan (2004)



Appendix A

R-1 Suburban Residential	R-3 Rowhouse Residential	CBD Central Business District	HC Highway Commercial	HI Heavy Industrial	P/SP Public/Semi-Public
R-2 Town Residential	R-4 Multi-Family Residential	WFB Waterfront Business District	VC Village Commercial	C Conservation	HARB Boundary

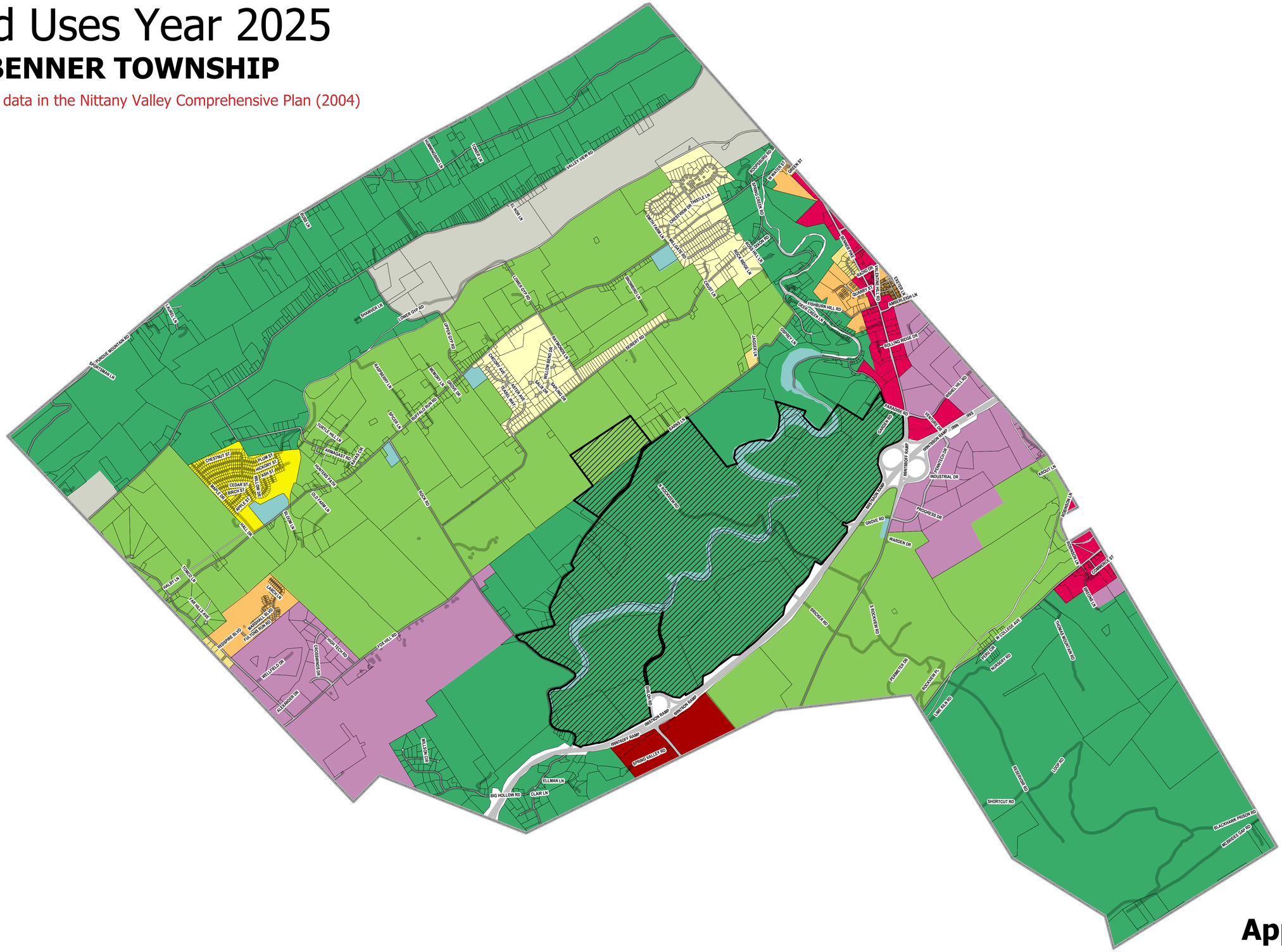
0 0.05 0.1 0.2 0.3 0.4 Miles

Prepared by the Centre County Planning and Community Development Office. July 2, 2019.

Land Uses Year 2025

BENNER TOWNSHIP

Updated from base data in the Nittany Valley Comprehensive Plan (2004)



Appendix B

RR Rural Residential	R-3 High Density Residential	MHP Mobile Home Park	P/SP Public/Semi-Public	C Conservation	HC Highway Commercial
R-1 Suburban Residential	R-4 Multi-Family Residential	LI Light Industrial	Q Quarry (Mineral Extraction)	A Agriculture Preservation	RC Regional Commercial

Spring Creek Canyon Overlay

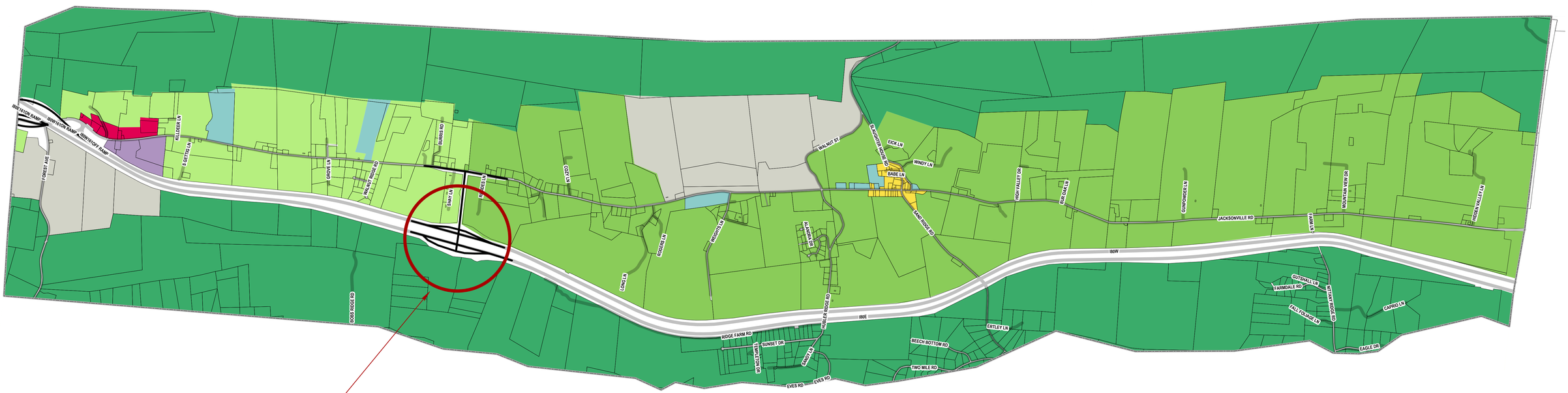
0 0.1 0.2 0.4 0.6 0.8 Miles

Prepared by the Centre County Planning and Community Development Office.
July 2, 2019.

Land Uses Year 2025

MARION TOWNSHIP

Updated from base data in the Nittany Valley Comprehensive Plan (2004)



Local access interchange study area

Appendix C

A-1 Agriculture Preservation

A-2 Agriculture Development

C Conservation

RRD Rural Resource District - Mines/Quarries

R-2 Medium Density Residential

HC Highway Commercial

LI Light Industrial

P/SP Public/Semi-Public

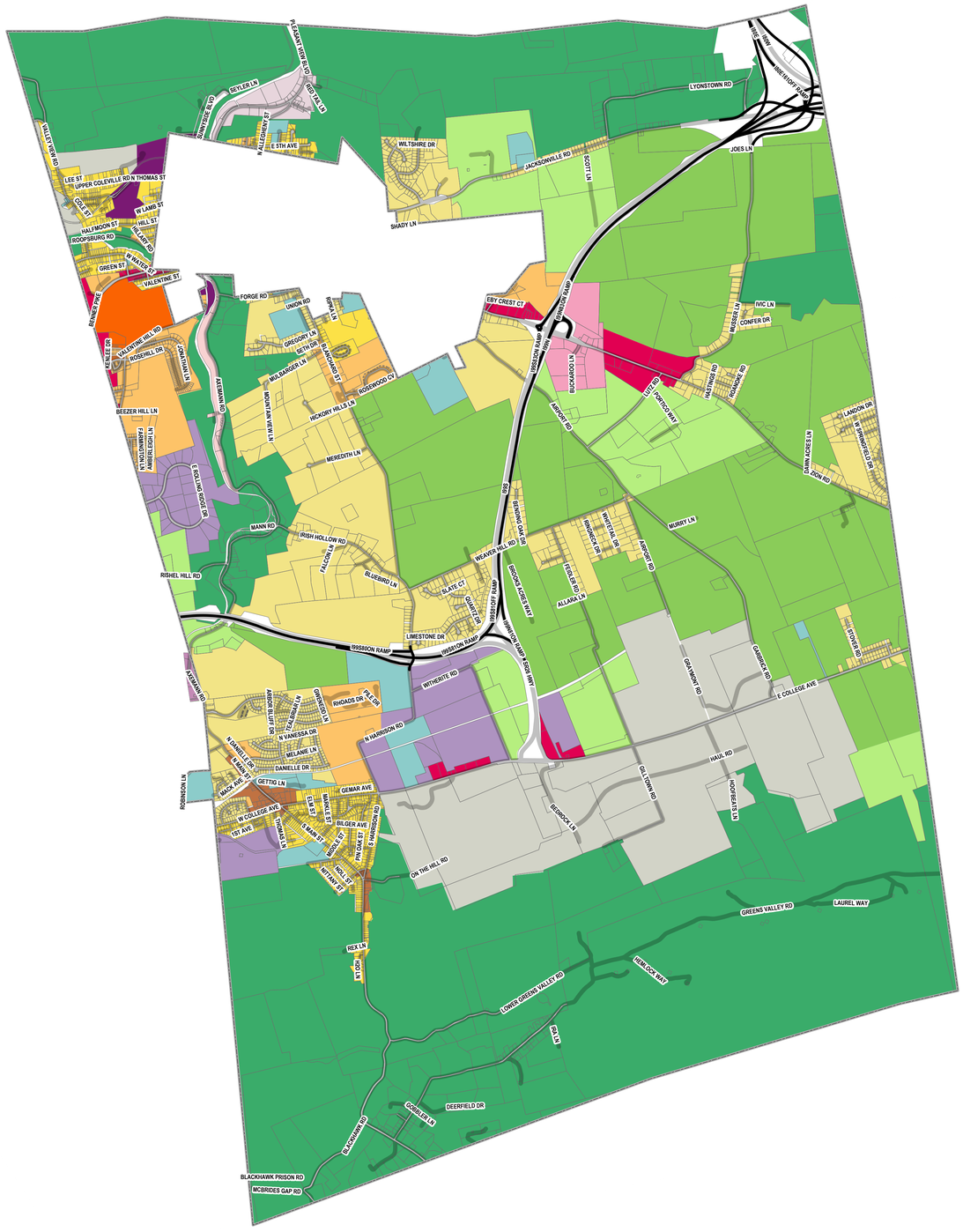
0 0.2 0.4 0.8 1.2 1.6 Miles

Prepared by the Centre County Planning and Community Development Office.
May 17, 2019.

Land Uses Year 2025

SPRING TOWNSHIP

Updated from base data in the Nittany Valley Comprehensive Plan (2004)



A-1 Agriculture Preservation

A-2 Agriculture Development

C Conservation

R-1 Suburban Residential

R-2 Town Residential

R-3 High Density Residential

R-4 Multi-Family Residential

VC Village Commercial

HC Highway Commercial

IC Interchange Commercial

HMD Highway Mixed Use

LI Light Industrial

HI Heavy Industrial

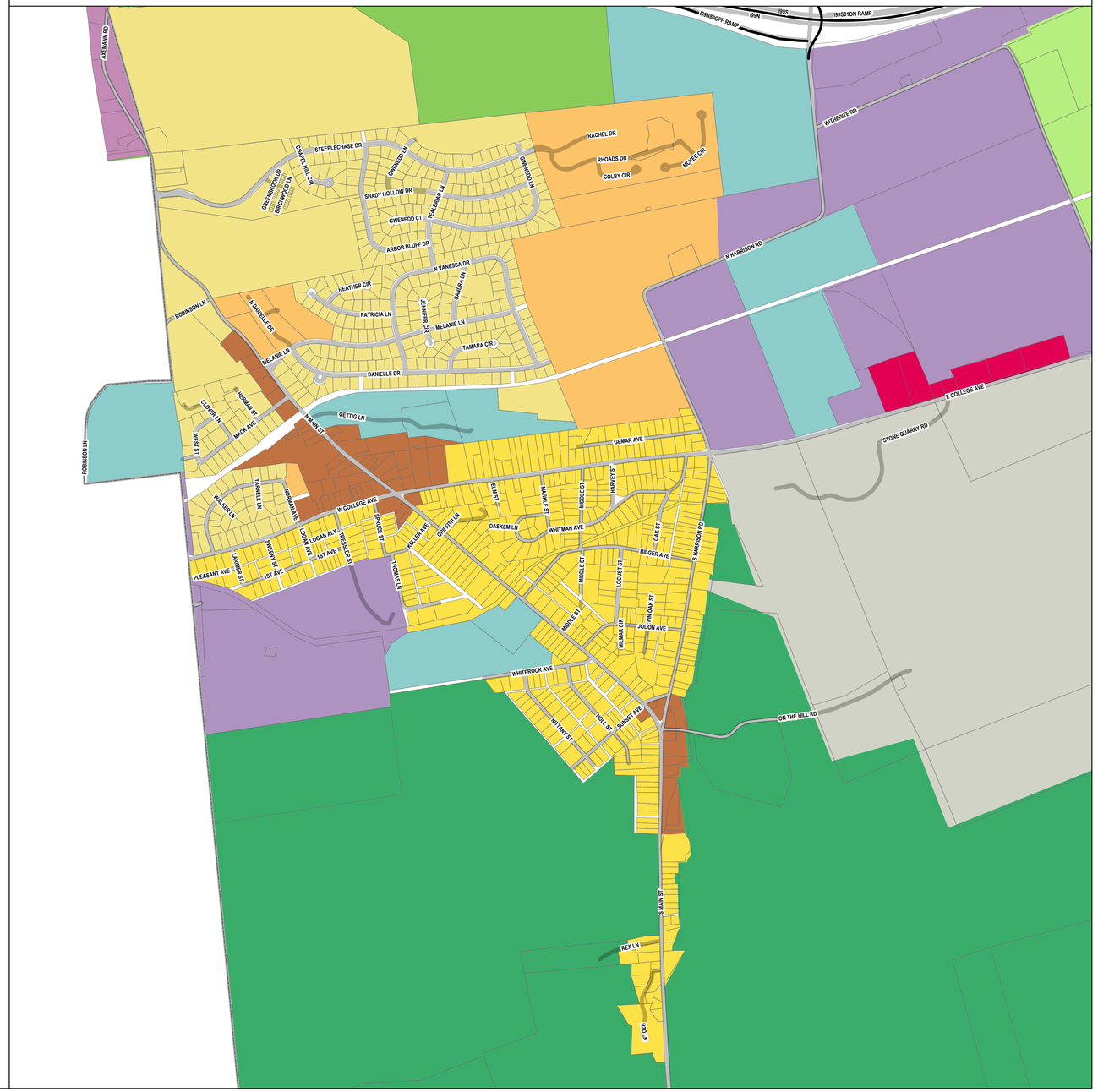
RRD Rural Resource District - Mines/Quarries

P/SP Public/Semi-Public

Appendix D

0 0.15 0.3 0.6 0.9 1.2 Miles

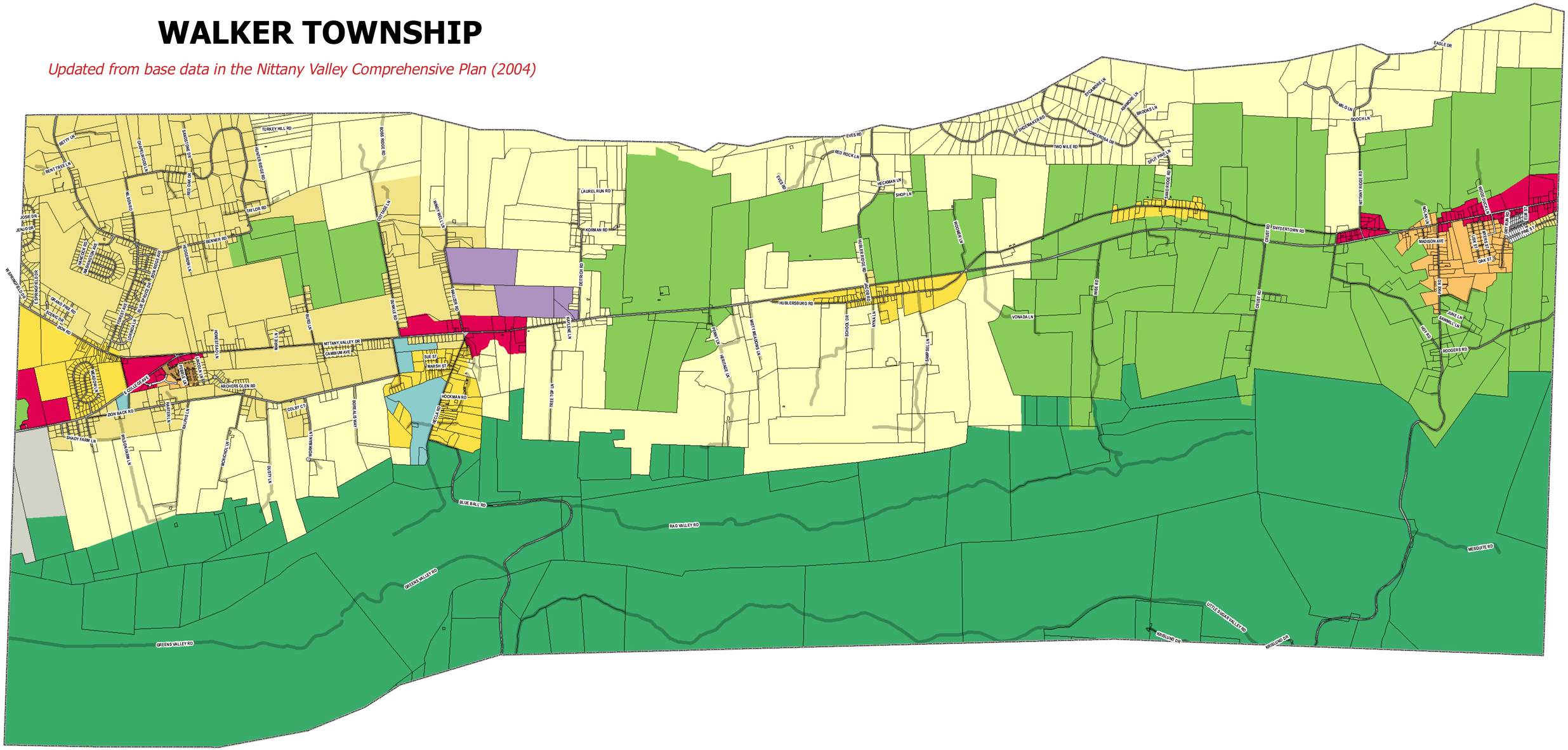
Prepared by the Centre County Planning and Community Development Office.
July 2, 2019.



Land Uses Year 2025

WALKER TOWNSHIP

Updated from base data in the Nittany Valley Comprehensive Plan (2004)



Appendix E

A-1	Agriculture	RR	Rural Residential	R-2	Town Residential	HC	Highway Commercial	P/SP	Public/Semi-Public
C	Conservation	R-1	Suburban Residential	MHP	Mobile Home Park	LI	Light Industrial	RRD	Mineral Extraction - Mines/Quarries

0 0.25 0.5 1 1.5 2 Miles

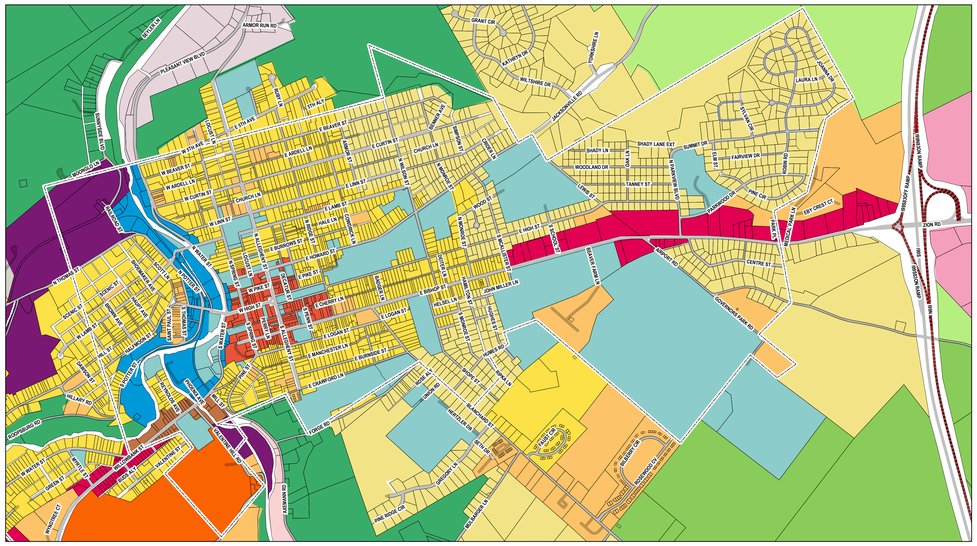
Prepared by the Centre County Planning and Community Development Office. July 2, 2019.

Land Uses Year 2025

NITTANY VALLEY REGION

Updated from base data in the Nittany Valley Comprehensive Plan (2004)

Appendix F



Prepared by the Centre County Planning and Community Development Office.

Revised July 2, 2019.

- C Conservation
- A-1 Agriculture Preservation
- A-2 Agriculture Development
- RR Rural Residential
- R-1 Suburban Residential
- R-2 Town Residential
- R-3 High Density Residential
- R-4 Multi-Family Residential
- MHP Mobile Home Park
- IC Interchange Commercial
- RC Regional Commercial
- VC Village Commercial
- CBD Central Business District
- WFB Waterfront Business District
- HC Highway Commercial
- HMD Highway Mixed Use
- LI Light Industrial
- I General Industrial
- HI Heavy Industrial
- Q Mineral Extraction - Mines/Quarries
- P/SP Public/Semi-Public

0 0.5 1 2 3 4 Miles

N

Existing Zoning Districts

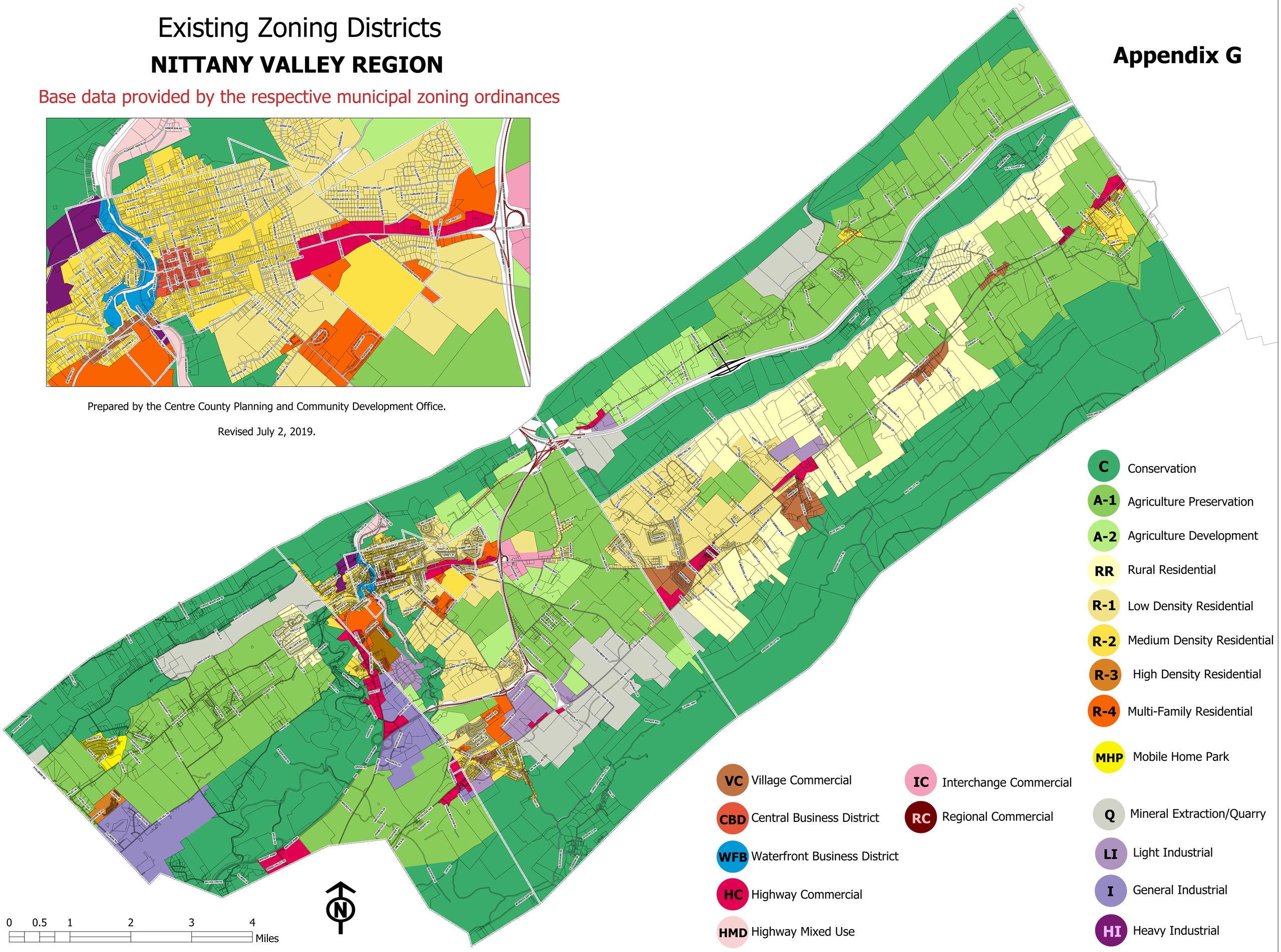
NITTANY VALLEY REGION

Base data provided by the respective municipal zoning ordinances

Appendix G

Prepared by the Centre County Planning and Community Development Office.

Revised July 2, 2019.



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HOUSING

Nittany Valley Region

MISSION STATEMENT

The Nittany Valley Joint Planning Commission (NVJPC) is committed to ensuring that the Region continues to supply a range of housing options by taking into consideration inclusionary practices, exploring tools that address density and infill, and tracking real estate market trends for indicators of an unbalance with housing demands.

Issues & Implementation Strategies

The 10-year review and update of the Nittany Valley Region Comprehensive Plan will address both **issues** and **implementation strategies** *to resolve these issues.* Some issues will be carried over from the 2004 adopted plan. Other issues were added after discussion and recommendation made by the Nittany Valley Joint Planning Commission (NVJPC).

TABLE OF CONTENTS

Housing Burden by Household Income	2
Fair Market Rents	3
Rental Assistance Units	4
Residential Units Sold: 1-year comparison	5
Home Sales March 2018: Location and Price	6
Supply and Demand: Household Incomes and Home Sales	7
Summary	8

HOUSEHOLD INCOME AND HOUSING BURDEN:

from Table S2503, American Community Survey five year estimate 2011-2016

Annual household income below $20,000 *(at or below 35% of annual median household income)*

Municipality	% owner occupied	% housing burdened	Municipality	% renter occupied	% housing burdened
Bellefonte	2.8%	1.8%	Bellefonte	32.3%	28.6%
Benner	7.3%	7.3%	Benner	23.3%	23.3%
Marion	8.9%	6.6%	Marion	42.9%	42.9%
Spring	5.4%	3.2%	Spring	14.7%	14.7%
Walker	5.1%	4.2%	Walker	21.3%	21.3%

Annual household income $20,000 to $34,999 *(35 - 60% of annual median household income)*

Municipality	% owner occupied	% housing burdened	Municipality	% renter occupied	% housing burdened
Bellefonte	14.1%	8.8%	Bellefonte	18.8%	8.2%
Benner	17.1%	5.2%	Benner	29.3%	19.3%
Marion	14.1%	10.2%	Marion	11.4%	11.4%
Spring	12.0%	4.5%	Spring	33.6%	11.4%
Walker	16.7%	8.0%	Walker	42.6%	36.5%

Annual household income $35,000 to $49,999 *(60 - 85% of annual median household income)*

Municipality	% owner occupied	% housing burdened	Municipality	% renter occupied	% housing burdened
Bellefonte	11.3%	5.0%	Bellefonte	19.5%	5.2%
Benner	13.8%	2.3%	Benner	8.0%	0.0%
Marion	8.6%	5.0%	Marion	0.0%	0.0%
Spring	14.2%	4.4%	Spring	20.5%	0.0%
Walker	14.3%	8.2%	Walker	9.7%	4.6%

Annual household income $50,000 to $74,999 *(85 - 130% of annual median household income)*

Municipality	% owner occupied	% housing burdened	Municipality	% renter occupied	% housing burdened
Bellefonte	27.9%	5.8%	Bellefonte	18.2%	1.3%
Benner	25.4%	3.4%	Benner	7.3%	0.0%
Marion	22.7%	6.6%	Marion	8.6%	0.0%
Spring	24.0%	3.4%	Spring	21.7%	0.0%
Walker	23.1%	3.7%	Walker	12.8%	0.0%

Annual household income $75,000 or more *(130% and more of annual median household income)*

Municipality	% owner occupied	% housing burdened	Municipality	% renter occupied	% housing burdened
Bellefonte	43.3%	0.9%	Bellefonte	8.9%	0.0%
Benner	36.5%	0.6%	Benner	21.3%	0.0%
Marion	44.3%	3.9%	Marion	20.0%	0.0%
Spring	44.4%	0.5%	Spring	2.0%	0.0%
Walker	39.9%	1.2%	Walker	13.7%	0.0%

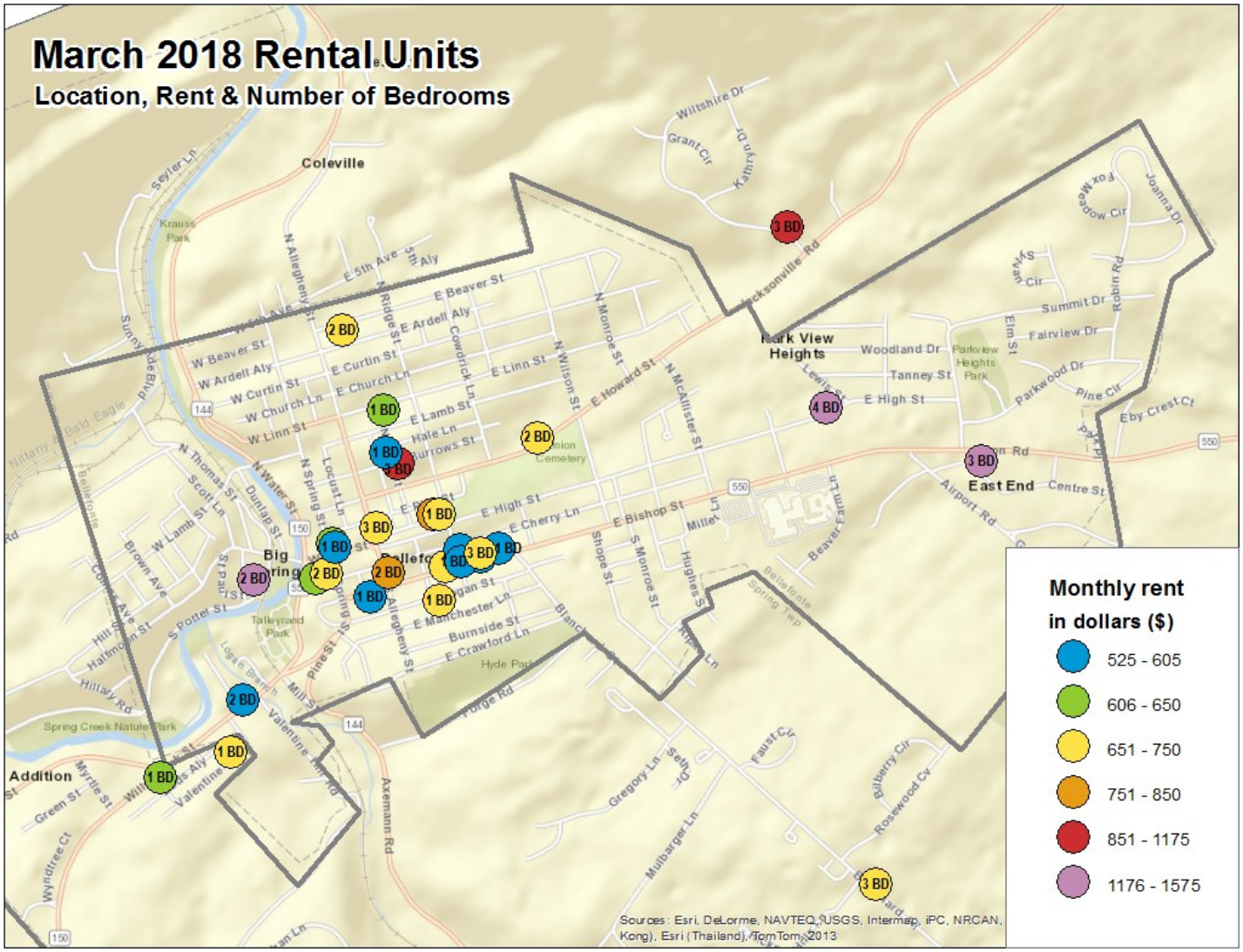
Fair Market Rents in Centre County: 2017 and 2018

Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2018 FMR	$838	$839	$990	$1,405	$1,432
FY 2017 FMR	$776	$777	$940	$1,305	$1,312

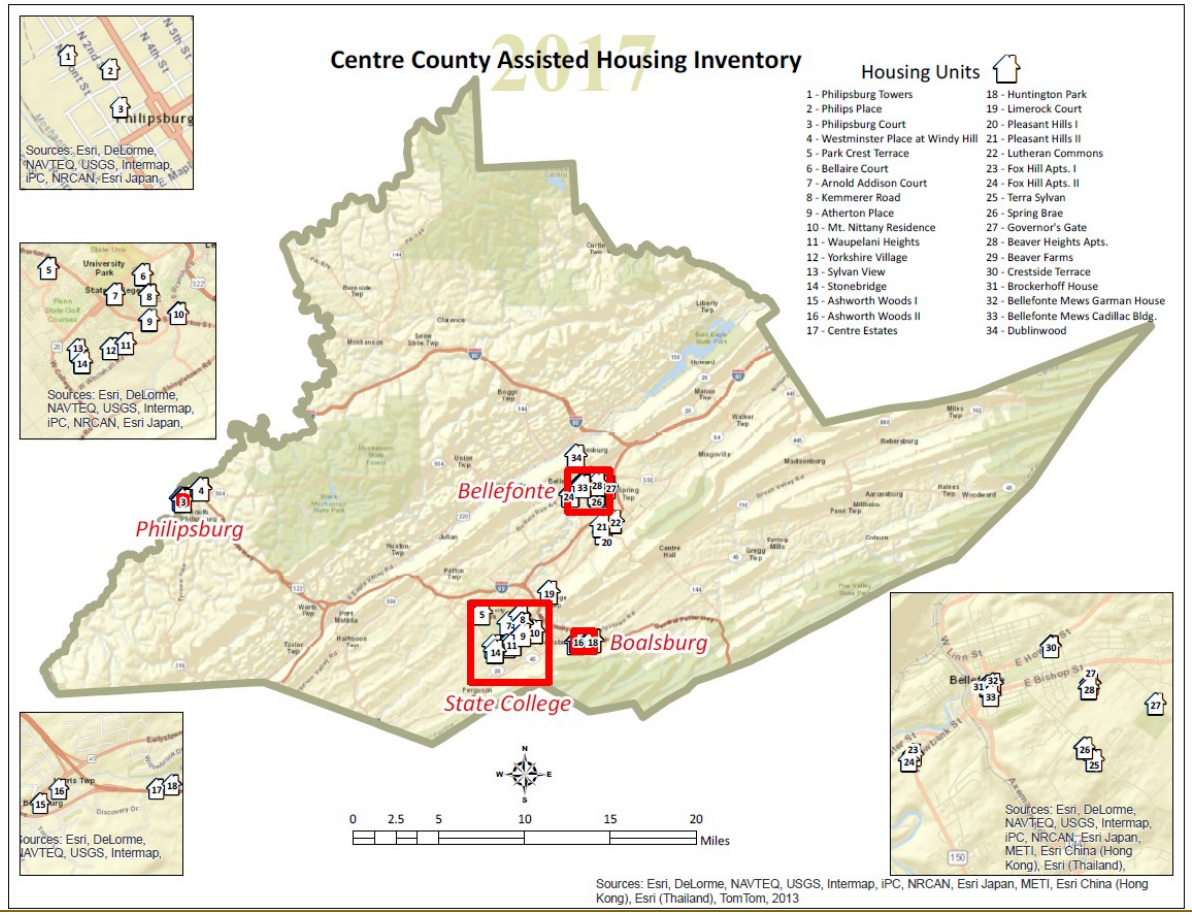
https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2018_code/2018summary.odn

Average monthly rents in the Nittany Valley March 2018*			
One-bedroom	Two-bedroom	Three-bedroom	Four-bedroom
$625	$745	$980	$1,460

*multiple online apartment listings were referenced.



The above map is a sample of locations, rents, and the number of bedrooms listed across available online property management companies in and around Bellefonte Borough. This is only a sample to show the range of prices and number of bedrooms.



Rental Assisted Housing Units in the Nittany Valley Region							
Name	Target Population	Total Units	Elderly Units	Family Units	Accessible Units	Funding Source	Eligibility Percent of Median Income
Beaver Farms	Family	20	0	20	2	Public Housing	50%
Cadillac House	Family	11	0	11	1	Tax Credits	60%
Garman House	Family	21	0	21	3	Tax Credits	60%
Brockerhoff House	Elderly	33	33	0	3	Tax Credits	50%
Crestside Terrace	Elderly	40	40	0	4	Section 202	50%
Governor's Gate	Elderly, Family	66	30	36	0	Section 8/515	50%
Beaver Heights Apts.	Family	40	0	40	4	Section 8	60%
Fox Hill Apts.	Elderly	48	48	0	4	Tax Credits	60%
Fox Hill II Apts.	Elderly	48	48	0	4	Tax Credits	60%
Pleasant Hills	Family	40	0	40	2	Tax Credits	60%
Pleasant Hills II	Family	40	0	40	4	Tax Credits	60%
Lutheran Commons	Elderly	14	14	0	10	Section 202	50%
Spring Brae	Individuals, Family	36	0	36	2	FHA	50%
Terra Sylvan	Family	20	0	20	1	Tax Credits	60%

FUNDING SOURCES					
Public Housing	Tax Credits	Section 8	Section 202	Section 515	FHA (Federal Home Administration)
Units owned/managed by the County's Housing Authority.	*Financial incentive for construction and rental subsidies.*	*Housing Choice Voucher Program; Housing & Urban Development funding.*	*Supportive Housing for Elderly Program; HUD.*	*Rural Rental Housing Loans; USDA.*	Loan interest loans for construction. Also affiliated with loans for first-time homebuyers.

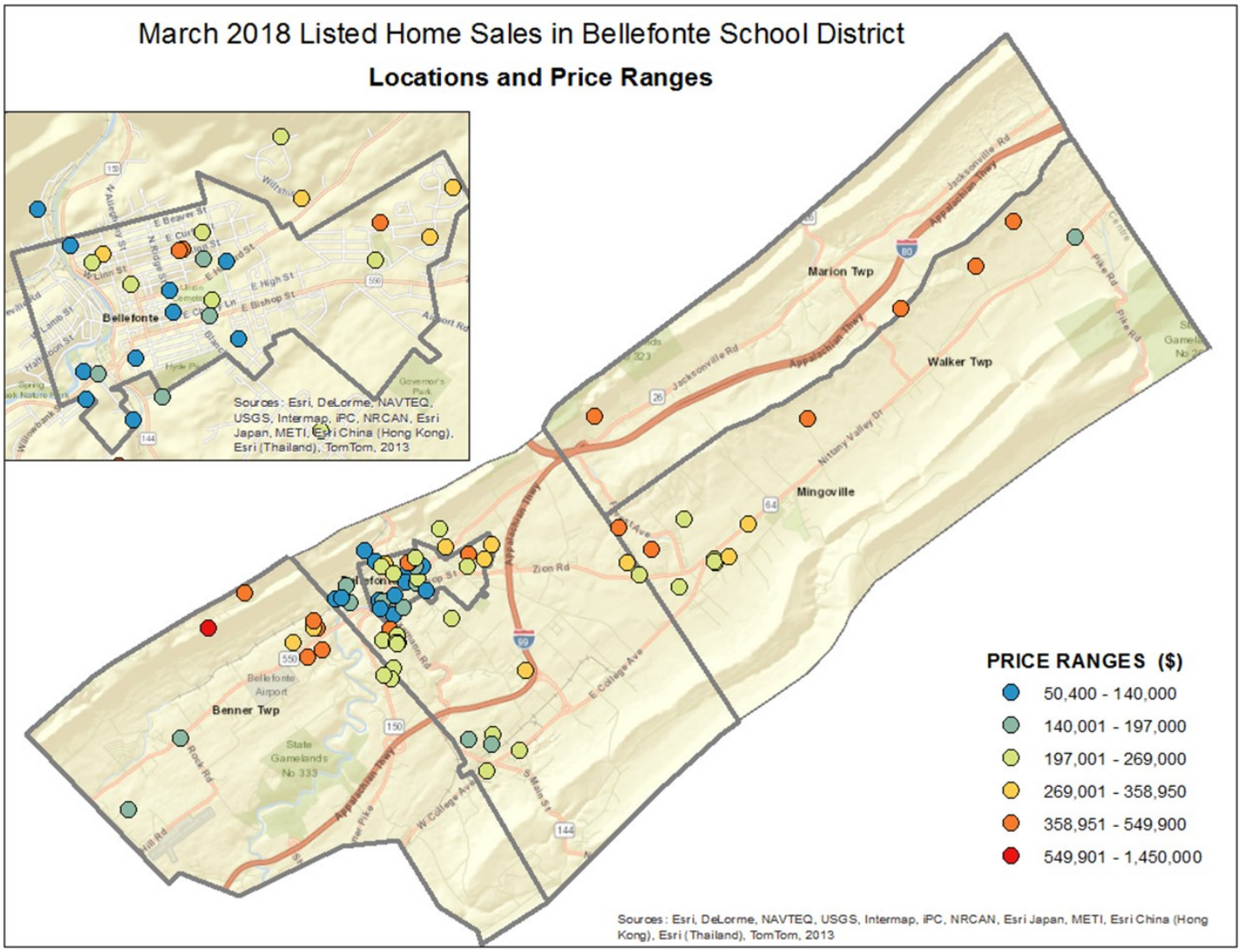
Centre County Association of REALTORS® Residential Sold by Area April 1 - April 30, 2018							
Area	Units Closed	% Market	Dollar Volume	Avg List $	Avg Sale $	LP/SP%	Avg Dom
Altoona	3	2%	542,000.00	164,133.33	180,666.67	110	46
Bald Eagle	8	5%	1,061,901.00	133,850.00	132,737.63	99	168
Bellefonte	24	15%	5,188,873.00	216,925.00	216,203.04	100	64
Bellwood-Antis	2	1%	250,000.00	130,000.00	125,000.00	96	132
Clearfield	1	1%	141,000.00	145,000.00	141,000.00	97	74
Curwensville	1	1%	199,000.00	199,000.00	199,000.00	100	14
Juniata County	1	1%	275,000.00	279,900.00	275,000.00	98	234
Juniata Valley	1	1%	389,900.00	389,900.00	389,900.00	100	29
Keystone	6	4%	857,640.00	149,450.00	142,940.00	96	143
Keystone Central	1	1%	4,000.00	9,000.00	4,000.00	44	158
Mifflin County	11	7%	1,242,300.00	116,381.82	112,936.36	97	109
Moshannon Valley	3	2%	201,000.00	70,133.33	67,000.00	96	241
Penns Valley	4	2%	677,500.00	172,975.00	169,375.00	98	86
Philipsburg-Osceola	5	3%	838,800.00	172,720.00	167,760.00	97	125
Southern Huntingdon	1	1%	168,000.00	168,000.00	168,000.00	100	95
State College	83	51%	26,394,365.00	322,296.39	318,004.40	99	75
Tyrone	4	2%	751,419.00	195,725.25	187,854.75	96	105
West Branch	4	2%	370,400.00	95,700.00	92,600.00	97	139
Totals	**163**	**100%**	**$39,553,098**	**$245,885**	**$242,657**	**98.68**	**91**

Centre County Association of REALTORS® Residential Sold by Area April 1 - April 30, 2017							
Area	Units Closed	% Market	Dollar Volume	Avg List $	Avg Sale $	LP/SP%	Avg Dom
Altoona	2	1%	30,000.00	22,400.00	15,000.00	67	86
Bald Eagle	5	3%	871,400.00	175,640.00	174,280.00	99	49
Bellefonte	26	16%	5,884,561.00	228,821.90	226,329.27	99	133
Clearfield	2	1%	64,500.00	33,700.00	32,250.00	96	137
Curwensville	1	1%	17,019.00	14,840.00	17,019.00	115	39
Dubois	1	1%	51,150.00	60,800.00	51,150.00	84	116
Juniata Valley	1	1%	65,000.00	75,000.00	65,000.00	87	146
Keystone Central	9	5%	1,259,905.00	146,133.33	139,989.44	96	125
Mifflin County	13	8%	2,311,050.00	184,353.85	177,773.08	96	116
Moshannon Valley	2	1%	84,500.00	43,950.00	42,250.00	96	183
Penns Valley	7	4%	1,506,400.00	221,671.43	215,200.00	97	91
Philipsburg-Osceola	7	4%	556,125.00	83,100.00	79,446.43	96	125
Port Alleghany	1	1%	44,900.00	48,000.00	44,900.00	94	127
State College	84	51%	26,767,107.00	322,485.75	318,656.04	99	101
Tyrone	2	1%	297,000.00	144,450.00	148,500.00	103	175
Williamsburg Community	1	1%	420,000.00	459,500.00	420,000.00	91	171
Totals	**164**	**100%**	**$40,230,617**	**$249,443**	**$245,308**	**98.34**	**110**
Based on information from the Centre County Association of REALTORS® MLS 04/01/18 through 04/30/18							

The Bellefonte School District's market share of home sales—considered to be the Region– is nearly equal between 2017 and 2018.

The average residential sale price is down $10,000 between 2017 and 2018.

The average days on the market for residential listings was 133 days in 2017; in 2018 of the same month– 64 days.



Home Sale Prices in the Nittany Valley by Municipality for Low, High & Average Sale Price: March 2018			
Municipality	**Low Price Listed**	**High Price Listed**	**Average List Price**
Bellefonte	$50,400	$440,000	$226,000
Benner*	$159,900	$529,000	$328,335*
Marion	$465,000	$549,990	$507,450
Spring	$64,900	$389,900	$218,687
Walker	$149,900	$545,000	$322,315

The highest sale price listed home was excluded ($1.45 million) from the figures above as that figure would skew the results. Another measure to consider is the type of construction. Region-wide average sale prices are as follows: single family units are listed at $291,725; duplexes are listed at $225,880; and townhouse or multi-attached units are listed at $205,500.

SUPPLY AND DEMAND

"How much home can I afford" is specific to each individual's or family's situation that it can not be fully addressed in this document. We can, however, look at financial industry standards and lending practices as they apply to household income ranges and how align with the inventory of homes for sale. The Nittany Valley Joint Planning Commission recognizes that supply and demand is very fluid so, this captures a point in time from which later comparisons can be made. As we sift further into the data there are other considerations. First, the Region contains 477 rent assisted units located between Bellefonte Borough and Spring Township for elderly, handicap, and very low income families. Second, the Centre County Housing Authority has a rental assistance program for both Section 8 units and housing vouchers. Third, Centre County Government and other agencies coordinate closely to provide a network of housing programs for persons and families in crisis, transition, displacement, or in financial distress. Last but not least, Centre County Government supports the First Time Homebuyers Program for qualified first-time buyers with participation from over a dozen local banks and mortgage originators. The table below considers households in the income ranges to have (1) income to debt ratio 5:1, (2) 10% down-payment, (3) 30-year fixed mortgage/5%, and a fair credit score rating (630+).

Comparison of Nittany Valley Region's Households by Household Income Ranges to Residential Real Estate Listings March 2018. Sources: American Community Survey five-year estimates 2011-2016, Table S2503, and the Centre County Association of Realtors MLS database, March 2018.

INCOME RANGE	MAXIMUM SALE PRICE (30% THRESHOLD, NOT TO EXCEED HOUSING BURDEN)	AVAILABLE LISTINGS/% OF MARKET MARCH 2018	% of all households per income range	% ownership in ALL households in ALL incomes	% renters in ALL households in ALL incomes	LOCATIONS
Less than $20,000	Less than $60,000	1 (**1.2%**)	**11.1%** (1,146 units)	452 (4.4%)	694 (6.7%)	Bellefonte
$20,000 - $34,999	$60,000— $104,999	2 (**2.5%**)	**17.9%** (1,865 units)	1,161 (11.2%)	704 (6.7%)	Bellefonte, Spring
$35,000 - $49,999	$105,000— $149,999	12 (**15.0%**)	**14.5%** (1,504 units)	1,052 (10.2%)	452 (4.3%)	Bellefonte, Spring, Walker
$50,000 - $74,999	$150,000— $224,999	23 (**28.8%**)	**23.1%** (2,392 units)	1,932 (18.6%)	460 (4.5%)	Bellefonte, Benner, Spring, Walker
$75,000 and more	$225,000+	42 (**52.5%**)	**33.4%** (3,455 units)	3,195 (30.8%)	260 (2.6%)	All municipalities
			100% (10,362 units)	75.2% (7,792 units)	24.8% (2,570 units)	

SUMMARY

REFERENCES

Nittany Valley Region Comprehensive Plan 2004. Available online at https://pa-centrecounty.civicplus.com/DocumentCenter/View/373.

The *Demographic Chapter* of the Comprehensive Plan Update provides sufficient background data from which existing housing types, housing conditions, and other attributes can be referenced. The **Housing Chapter** provides a broader scope of the real estate market and household incomes in regards to housing needs.

From the onset of discussions, terminology surrounding housing was introduced but left little clarity as to a solid definition. What is affordable housing? How does that differ from housing affordability? What is meant by a housing burden? To whom would you target a workforce housing unit?

Some of these questions were answered; others still remain open to interpretation. In many respects, attaching labels doesn't necessarily reinforce the policy of being inclusionary in meeting housing needs for individuals and families across all compositions or socio-economic status. In fact, the current housing terms proved to be more of a barrier to intimate conversation about what the needs are, where the needs exist, and how to address those needs.

Housing Burden is defined by the Department of Housing and Urban Development (HUD) as any household paying more than 30% of income towards housing costs. Renters at 35% or less of the Nittany Valley Region's annual median household income are most susceptible to bearing a housing burden. While the percentages of households that are housing burdened at lower income ranges is significant, the overall housing burden affects 3.3% of all occupied housing units region-wide.

Average Rents in the Nittany Valley remain below the County and National ***Fair Market Rental Rates*** for 1-, 2-, and 3-bedroom units. Increasingly, the percentage of 4-bedroom rental units in the Region are single family dwellings that are investment properties for individuals or real estate management companies.

Home Sale Prices vary widely and the market indicates an increase in duplexes and multi-family units. Other observable trends in the Nittany Valley Region's housing market between 2017 and 2018 point to a steady share of the total countywide residential units sold, a decrease in the average sales price, and a 50% decrease in the average number of days a home is on the market.

The NVJPC did not identify a pressing issue with housing but, will remain committed to following trends in the residential real estate and rental markets.

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DEMOGRAPHICS

Nittany Valley Region

MISSION STATEMENT

The Nittany Valley Joint Planning Commission (NVJPC) is committed to a regular update and review of demographic data related to population, housing, income, and other relative statistics to assist with making informed decisions.

Issues & Implementation Strategies

The 10-year review and update of the Nittany Valley Region Comprehensive Plan will address both **issues** and **implementation strategies** *to resolve these issues.* Some issues will be carried over from the 2004 adopted plan. Other issues were added after discussion and recommendation made by the Nittany Valley Joint Planning Commission (NVJPC).

TABLE OF CONTENTS

Population	2
Population Density	3
Housing	4
Housing Density	5
Housing Characteristics	6
Income	7
Workers & Jobs	8
Educational Attainment	9
Forecast	10

TABLE 1.

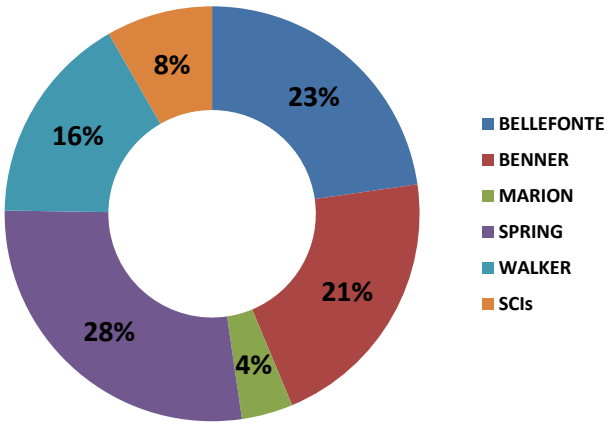
POPULATION CHANGE

GEOGRAPHY	2010 CENSUS[1]	2015 ESTIMATE[2]	CHANGE (%) 2010-2015	PRIOR 2020 FORECAST[3]	ADJUSTED 2020 FORECAST[4]
CENTRE COUNTY	153,990	157,823	2.5	N/A	168,000[A]
NITTANY VALLEY	25,502	27,651	7.7	25,460	30,700[C]
NV w/o Prisons	*23,503*	*25,359*	*7.9*	*23,448*	*26,300*
BELLEFONTE	6,187	6,285	1.6	6,683	6,300
BENNER w/ Prisons	6,188	8,089	30.7	6,235	10,700
BENNER w/o Prisons	4,189	5,797	38.3	4,223	6,300
PRISONS	*1,999*	*2,292*	*14.6*	*2,012*	*4,400*[B]
MARION	1,224	1,107	-9.5	1,332	1,200
SPRING	7,470	7,619	2.0	6,909	7,800
WALKER	4,433	4,551	2.7	4,301	4,700

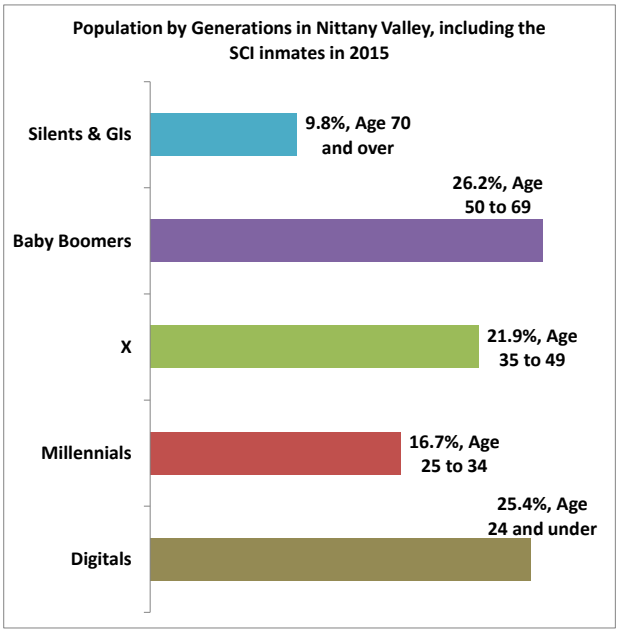
1. *The 2010 figures are based on the decennial survey which is considered the official count of the U.S. Census Bureau.*
2. *The 2015 figures are based on the estimate surveys which was conducted over a 5 year period under the American Community Survey.*
3. *The Prior 2020 Forecast are the population figures from the 2004 Nittany Valley Region Comprehensive Plan.*
4. *The Adjusted 2020 Forecast are the population figures presented for the Nittany Valley Region Comprehensive Plan update. These figures were calculated based on the following: (A) Provided by the Pennsylvania State Data Center in 2015 as part of the County-level forecasting from 2020 to 2040. (B) Reflects the maximum number of inmates at both state correctional facilities that is the operational capacity limit. According the April 2017 Department of Corrections' Bureau of Statistics Monthly Report, both facilities are operating beyond maximum operational capacity with 4,475 inmates. (C) The regional population assumes that the county's population will remain equally proportion among the planning regions between 2015 and 2020.*

GRAPH 1[5].

Proportion of Population in Nittany Valley 2015



GRAPH 2[5].



5. Graph 1 and Table 2 extracted from Table DP02. Graph 2 extracted from Table S0101. U.S. Census Bureau, American Community Survey 5-year estimates 2011-2015.

TABLE 2[5].

AGE PROFILE									
AGE GROUP	**BELLEFONTE**	**BENNER W/ PRISONS**	**BENNER W/O PRISONS**	**PRISONS**	**MARION**	**SPRING**	**WALKER**	**REGION**	**COUNTY**
Under 5	343 (5.5%)	317 (3.9%)	313 (5.4%)	4 (0.2%)	84 (7.6%)	507 (6.7%)	285 (6.3%)	1,536 (5.5%)	6,471 (4.1%)
5-9	559 (8.9%)	467 (5.8%)	467 (8.1%)	0 (0.0%)	103 (9.3%)	398 (5.2%)	287 (6.3%)	1,814 (6.6%)	7,260 (4.6%)
10-14	189 (3.0%)	276 (3.4%)	276 (4.8%)	0 (0.0%)	123 (11.1%)	293 (3.8%)	343 (7.5%)	1,224 (4.4%)	6,313 (4.0%)
15-19	111 (1.8%)	146 (1.8%)	146 (2.5%)	0 (0.0%)	59 (5.3%)	314 (4.1%)	345 (7.6%)	975 (3.5%)	16,256 (10.3%)
20-24	375 (6.0%)	519 (6.4%)	315 (5.4%)	204 (8.9%)	60 (6.2%)	332 (4.4%)	143 (3.1%)	1,429 (5.2%)	30,144 (19.1%)
25-64	3,606 (57.3%)	5,450 (67.3%)	3,407 (58.6%)	2,043 (93.1%)	555 (49.3%)	4,455 (58.4%)	2,639 (58.0%)	16,705 (60.4%)	72,125 (45.7%)
65+	1,102 (17.5%)	914 (11.4%)	873 (15.2%)	41 (1.8%)	123 (11.2%)	1,320 (17.4%)	509 (11.2%)	3,968 (14.4%)	19,254 (12.2%)
Median Age	42.3	40.8	43.4	38.2	37.2	42.9	39.2	40.7[6]	30.3
Total	6,285	8,089	5,797	2,292	1,107	7,619	4,551	27,651	157,823

6. The Median Age for the Region extracted from the School District Table DP-05 for the American Community Survey 2011-2015 5-year estimate. Table S0101.

TABLE 3[7].

GENDER PROFILE									
GENDER	**BELLEFONTE**	**BENNER W/ PRISONS**	**BENNER W/O PRISONS**	**PRISONS**	**MARION**	**SPRING**	**WALKER**	**REGION**	**COUNTY**
Male	2,991 (47.6%)	5,629 (65.1%)	2,988 (51.5%)	2,281 (99.5%)	575 (51.9%)	3,765 (49.4%)	2,244 (49.3%)	15,204 (55.0%)	82,583 (52.3%)
Female	3,294 (52.4%)	2,820 (34.9%)	2,809 (48.5%)	11 (0.5%)	532 (48.1%)	3,854 (50.6%)	2,307 (50.7%)	12,447 (45.0%)	75,240 (47.7%)
Total	6,285	8,089	5,797	2,292	1,107	7,619	4,551	27,651	157,823

7. Extracted from Table S0101, American Community Survey 2011-2015 5-year estimate.

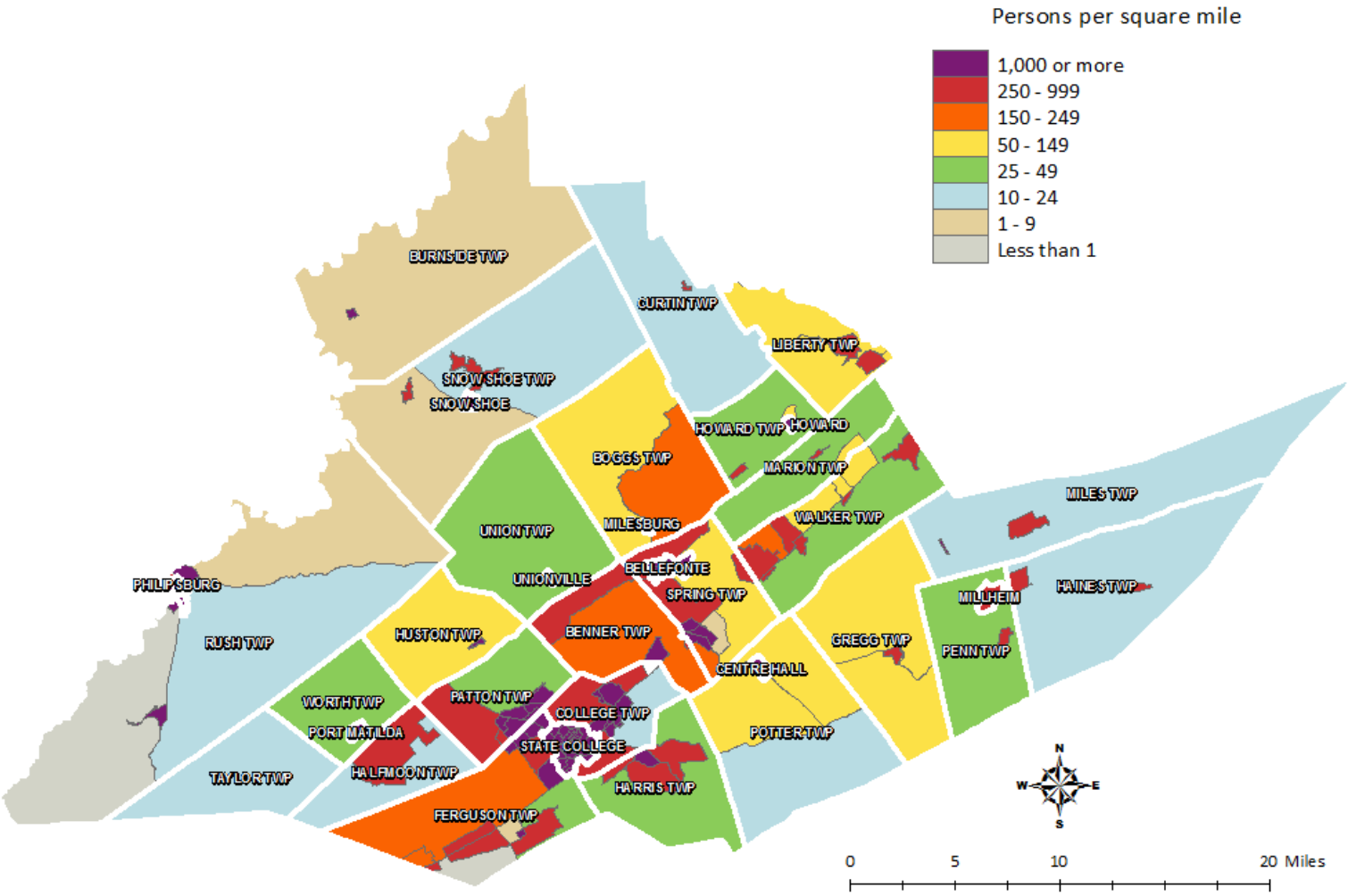
TABLE 4[8].

RACIAL COMPOSITION AND HISPANIC/LATINO ORIGIN									
RACE	**BELLEFONTE**	**BENNER W/ PRISONS**	**BENNER W/O PRISONS**	**PRISONS**	**MARION**	**SPRING**	**WALKER**	**REGION**	**COUNTY**
TOTAL	6,285	8,089	5,797	2,292	1,107	7,619	4,551	27,651	157,823
White	6,080 (96.7%)	6,509 (80.5%)	5,544 (95.8%)	955 (41.7%)	1,101 (99.5%)	7,315 (96.0%)	4,475 (98.3%)	25,480 (92.1%)	139,477 (88.4%)
African American/ Black	118 (1.9%)	1,231 (15.2%)	81 (1.4%)	1,150 (50.2%)	3 (0.3%)	217 (2.8%)	0 (0.0%)	1,569 (5.7%)	6,063 (3.8%)
American Indian/ Alaska Native	32 (0.5%)	15 (0.2%)	7 (0.1%)	8 (0.3%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	47 (0.2%)	298 (0.2%)
Asian	17 (0.3%)	83 (1.0%)	83 (1.4%)	0 (0.0%)	3 (0.3%)	51 (0.7%)	0 (0.0%)	154 (0.5%)	8,758 (5.5%)
Native Hawaiian/ Pacific Islander	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	62 (0.0%)
Other	23 (0.4%)	162 (2.0%)	35 (0.6%)	127 (5.5%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	185 (0.7%)	790 (0.5%)
Bi-racial	15 (0.2%)	89 (1.1%)	37 (0.6%)	52 (2.3%)	0 (0.0%)	36 (0.5%)	76 (1.2%)	216 (0.8%)	2,375 (1.5%)
Hispanic/ Latino	49 (0.8%)	534 (6.6%)	127 (2.2%)	407 (17.8%)	2 (0.2%)	72 (0.9%)	153 (3.4%)	810 (2.9%)	4,317 (2.7%)

8. Racial composition is for persons who identify as one race, otherwise it is noted a Bi-Racial. Persons with Hispanic and Latino are identified regardless if they identify as in combination with one race or with 2 or more. Extracted from Table DP05, American Community Survey 2011-2015, 5-year estimates.

Centre County's Population Density: Persons per Square Mile (2015)

Based on the smallest U.S. Census Bureau geography available



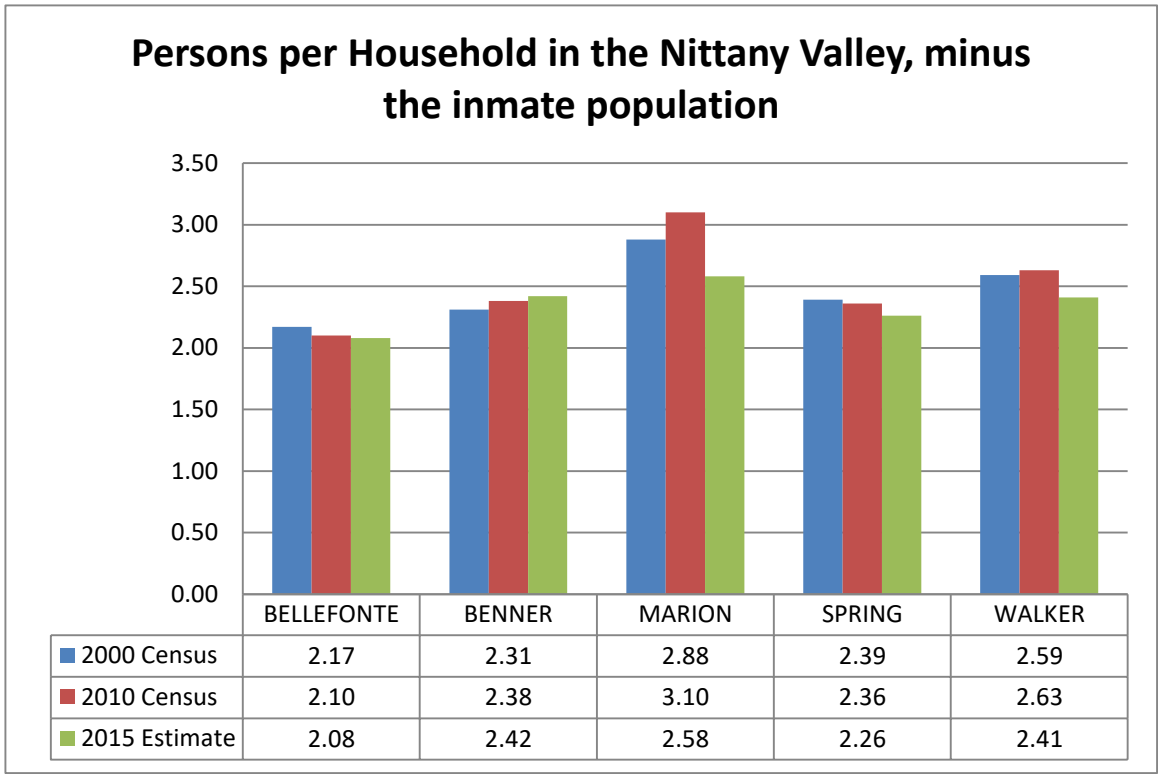
GEOGRAPHY	AREA (SQUARE MILES)	POPULATION (NUMBER OF PERSONS)	DENSITY (PERSONS PER SQUARE MILE)
Bellefonte Borough	1.9	6,285	3,307.9
Benner Township	28.3	8,089	285.3
Marion Township	22.1	1,107	50.1
Spring Township	27.2	7,619	280.1
Walker Township	38.4	4,551	118.5
Hublersburg	0.11	58	527.3
Jacksonville	0.15	94	626.7
Mingoville	1.8	707	392.8
Nittany	1.4	568	405.7
Pleasant Gap	1.6	2,849	1,780.6
Snydertown	3.1	341	77.7
Zion	2.9	1,977	681.7

TABLE 5.

HOUSING UNITS 2000, 2010 AND 2015						
	HOUSING UNITS 2000	HOUSING UNITS 2010	2000-2010 CHANGE UNITS (%)	HOUSING UNITS 2015[9]	2010-2015 CHANGE UNITS (%)	2015 RESIDENTIAL BUILDING PERMITS (# of UNITS)
Bellefonte	2,953	3,308	85 (2.9%)	3,022	-286 (-8.6%)	1
Benner	1,385	1,758	373 (26.9%)	2,399	641 (36.5%)	21
Prisons	1	2	1 (100%)	5	3 (150%)	n/a
Marion	339	420	81 (23.9%)	429	9 (2.1%)	2
Spring	2,559	3,348	789 (30.8%)	3,374	26 (0.8%)	19
Walker	1,257	1,805	548 (43.6%)	1,891	86 (4.8%)	29
Nittany Valley	8,494	10,371	1,877 (22.1%)	11,120	749 (7.2%)	72
Centre County	53,161	63,297	10,136 (19.1%)	64,489	1,192 (1.9%)	536

9. The 2015 Housing Units figures are based on an estimate of the American Community Survey 5-year program for the time period 2011-2015. The estimates are subject to a margin of error at the 90% confidence level.

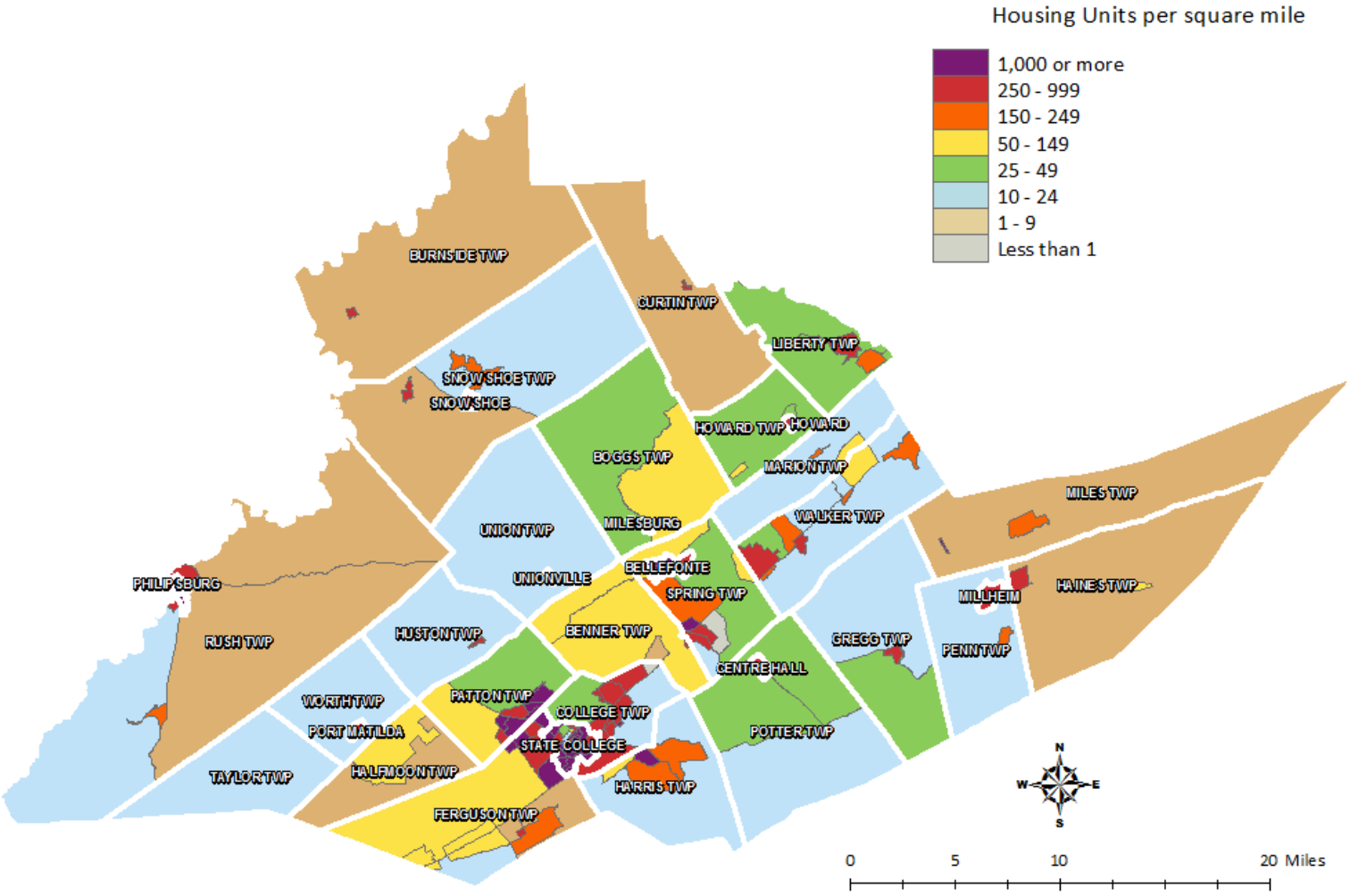
GRAPH 3[10].



10. Extracted from the Table DP-04 for Housing Characteristics for the 2000 and 2010 decennial Census and, extracted from the 2015 American Community Survey 5-year estimate 2011-2015. The inmate population is excluded from the calculation.

Centre County's Housing Density: Residential Units per Square Mile (2015)

Based on the smallest U.S. Census Bureau geography available



GEOGRAPHY	AREA (SQUARE MILES)	NUMBER OF HOUSING UNITS	DENSITY (UNITS PER SQUARE MILE)
Bellefonte Borough	1.9	3,022	1,590.5
Benner Township	28.3	2,404	84.9
Marion Township	22.1	429	19.4
Spring Township	27.2	3,374	124.1
Walker Township	38.4	1,891	49.2
Hublersburg	0.11	37	336.4
Jacksonville	0.15	33	220
Mingoville	1.8	361	200.5
Nittany	1.4	242	172.9
Pleasant Gap	1.6	1,209	755.6
Snydertown	3.1	205	66.1
Zion	2.9	760	262.1

TABLE 6.

HOUSING UNITS BY TYPE[11]					
	Single-family detached	Single-family attached	Two-family	Multi-family	Mobile Homes
Bellefonte	1,725 (57.1%)	267 (8.8%)	493 (16.3%)	537 (17.8%)	0 (0.0%)
Benner (w/o the Prisons)	1,537 (64.1%)	74 (3.1%)	36 (3.5%)	12 (0.5%)	740 (30.8%)
Marion	387 (90.2%)	11 (2.6%)	3 (0.7%)	0 (0.0%)	28 (6.5%)
Spring	2,529 (75.0%)	158 (4.7%)	128 (3.8%)	505 (14.9%)	54 (1.6%)
Walker	1,420 (75.1%)	123 (6.5%)	91 (4.8%)	132 (7.0%)	125 (6.6%)
Region	7,598 (68.3%)	633 (5.7%)	751 (6.8%)	1,186 (10.7%)	947 (8.5%)
Centre County	37,481 (58.1%)	5,092 (7.9%)	2,150 (3.3%)	16,083 (25.0%)	3,683 (5.7%)

11. Extracted from Table DP04, General Housing Characteristics, American Community Survey 2011-2015 5-year estimates.

TABLE 7.

HOUSING CONDITION[12]				
	Units lack complete plumbing	Units lack complete kitchen	No telephone service available	Built Pre-1940
Bellefonte	0 (0.0%)	23 (0.9%)	122 (4.5%)	1,074 (35.5%)
Benner (w/o the Prison)	0 (0.0%)	0 (0.0%)	25 (1.1%)	219 (9.1%)
Marion	5 (1.4%)	3 (0.8%)	33 (9.0%)	68 (15.9%)
Spring	0 (0.0%)	78 (2.4%)	91 (2.8%)	513 (15.2%)
Walker	0 (0.0%)	19 (1.1%)	58 (3.2%)	226 (12.0%)
Region	5 (<0.1%)	123 (1.1%)	329 (3.0%)	2,100 (18.9%)
Centre County	285 (0.5%)	599 (1.0%)	1,694 (3.0%)	9,952 (15.5%)

12. Extracted from Table DP04, General Housing Characteristics, American Community Survey 2011-2015 5-year estimates.

TABLE 8.

HOUSING TENURE AND VACANCY[13]				
	Owner-occupied units	Owner-occupied vacancy rate	Renter-occupied units	Renter-occupied vacancy rate
Bellefonte	1,355 (50.2%)	0.0%	1,343 (49.8%)	9.1%
Benner (w/o the Prison)	93.1%	1.3	6.9%	5.9
Marion	337 (92.1%)	2.6%	29 (7.9%)	0.0%
Spring	2,325 (72.3%)	1.6%	892 (27.7%)	0.0%
Walker	1,472 (82.1%)	0.0%	320 (17.9%)	0.0%
Region		NC		NC
Centre County	34,606 (60.5%)	1.3%	22,577 (39.5%)	1.8%

13. Extracted from Table DP04, General Housing Characteristics, American Community Survey 2011-2015 5-year estimates. NC = Not calculated; there is insufficient data to produce a figure.

TABLE 9[13].

HOUSING COSTS				
	Median Gross Rent	Percent of Rental Units with 35% or more household income towards rent	Median Selected Monthly Owner Costs (Units with Mortgages)	Median Values of Owner-Occupied Units
Bellefonte	$760	42.7%	$1,359	$169,300
Benner (w/o the Prisons)	$763	21.5%	$1,327	$165,300
Marion	$592	66.7%	$1,420	$214,600
Spring	$710	31.3%	$1,379	$168,500
Walker	$870	50.6%	$1,298	$186,500
Region [A]	$756	39.0%	$1,347	$171,900
Centre County	$900	48.9%	$1,453	$197,200

A. Also extracted from Table DP04 for the Bellefonte School District which closely mirrors the Regional boundary.

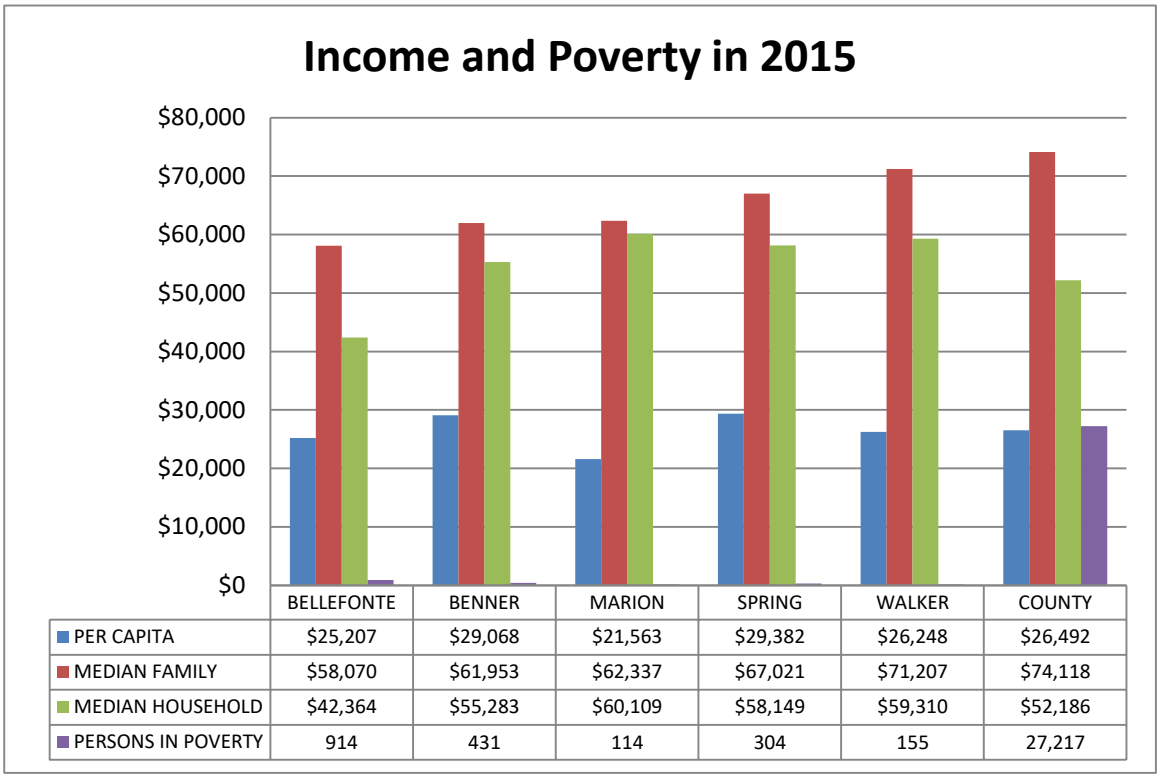
TABLE 10[14].

OTHER HOUSING & HOUSING CHARACTERISTICS				
	Population in Group Quarters	Family Households	Individual Households	Individual Households with Householder age 65+
Bellefonte	254 (4.0%)	1,660 (61.5%)	929 (34.4%)	378 (14.0%)
Benner	2,615 (32.2%)	1,657 (71.5%)	508 (21.9%)	186 (8.0%)
Marion	3 (0.3%)	291 (79.5%)	73 (19.9%)	35 (9.6%)
Spring	0 (0.0%)	2,181 (67.8%)	886 (27.5%)	423 (13.1%)
Walker	9 (0.2%)	1,238 (69.1%)	482 (26.9%)	149 (8.3%)
Region [A]	2,881 (10.4%)	6,974 (67.7%)	2,849 (27.7%)	1,171 (11.4%)
Centre County	16,713 (10.6%)	32,532 (57.4%)	16,350 (28.6%)	4,959 (8.7%)

14. Extracted from Table DP02, Social Characteristics, American Community Survey 2011-2015 5-year estimates.

A. Also extracted from Table DP02 for the Bellefonte Area School District which closely mirrors the Regional boundary.

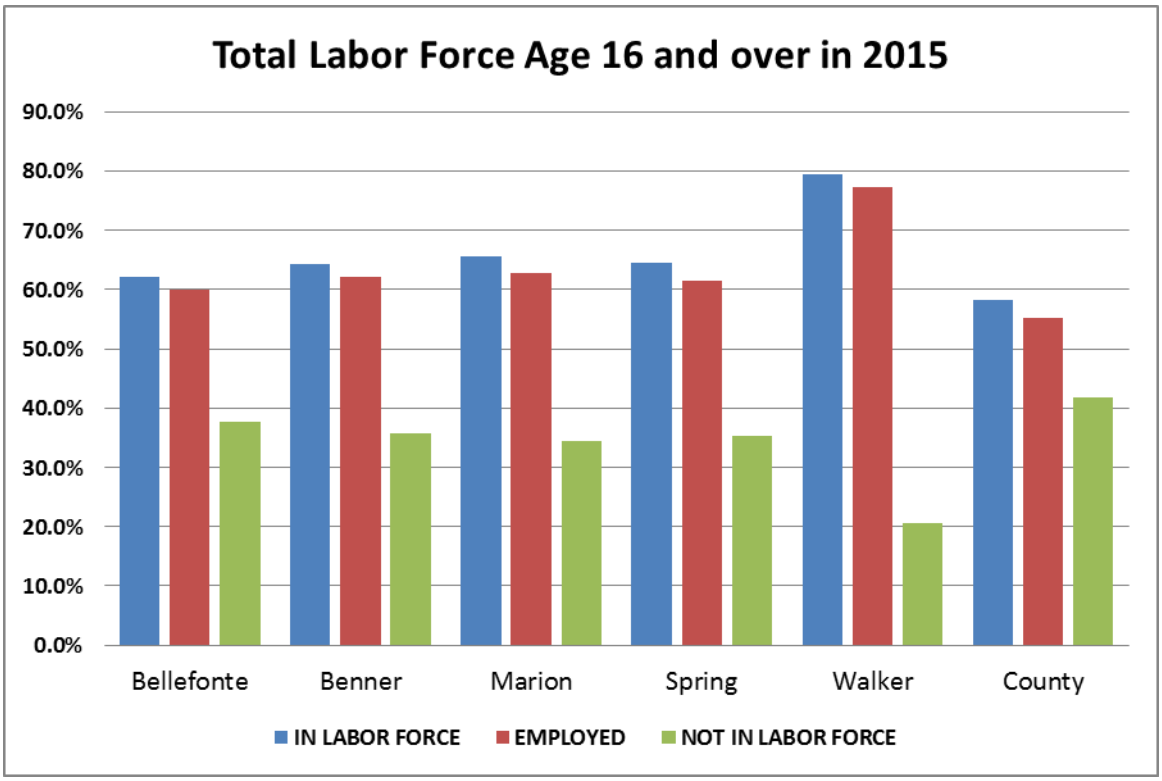
GRAPH 4[15].



	BELLEFONTE	BENNER	MARION	SPRING	WALKER	COUNTY
PER CAPITA	$25,207	$29,068	$21,563	$29,382	$26,248	$26,492
MEDIAN FAMILY	$58,070	$61,953	$62,337	$67,021	$71,207	$74,118
MEDIAN HOUSEHOLD	$42,364	$55,283	$60,109	$58,149	$59,310	$52,186
PERSONS IN POVERTY	914	431	114	304	155	27,217

15. These figures extracted from Tables B19301, S1901 and S1701 for the 5-year estimate 2011-2015 American Community Survey. Benner Township excludes the inmate population.

GRAPH 5[16].



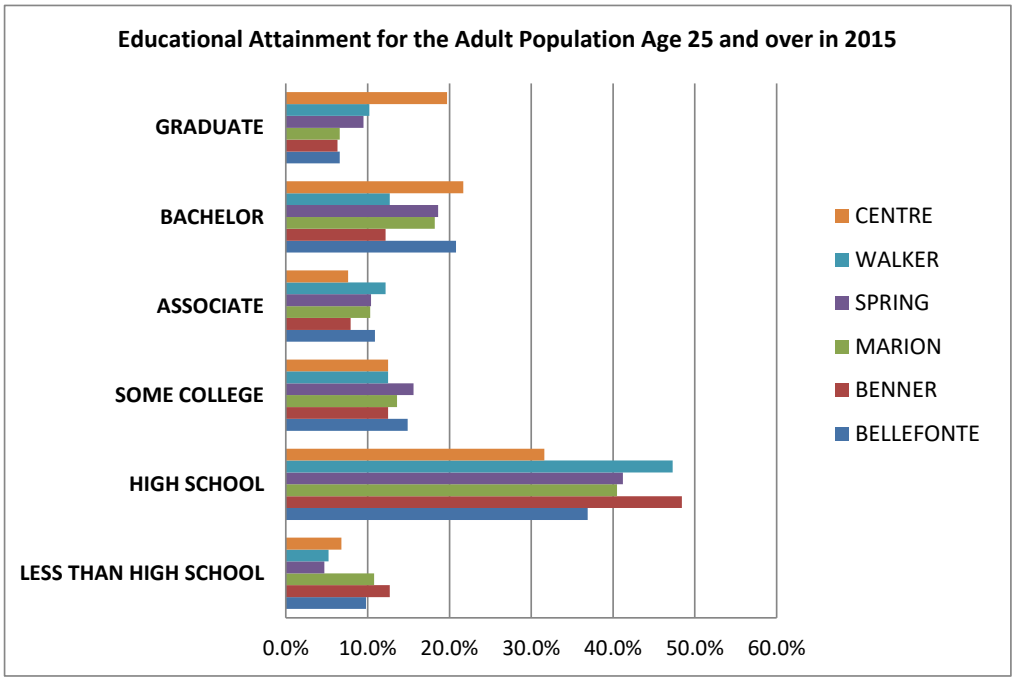
16. These figures extracted from Table DP03, Economic Characteristics, for the 5-year estimate 2011-2015 American Community Survey. Benner Township excludes the inmate population.

TABLE 10[17].

	BELLEFONTE		BENNER		MARION		SPRING		WALKER		REGION	
	Workers	Jobs	Workers	Jobs	Workers	Jobs	Workers	Jobs	Workers	Jobs	Workers	Jobs
Agriculture, forestry, fishing, hunting, mining	24	0	59	2	21	5	44	46	88	5	236	58
Construction	92	162	207	331	40	8	236	47	248	145	823	693
Manufacturing	170	42	297	624	73	0	274	716	317	27	1,131	1,409
Wholesale trade	47	17	50	156	3	0	109	100	88	11	297	284
Retail trade	280	197	426	99	42	0	333	226	237	126	1,318	648
Transportation, warehousing, utilities	106	16	234	225	19	0	157	54	92	156	608	451
Information	41	23	13	5	9	0	46	5	0	0	109	33
Finances, insurance, real estate	106	58	121	65	12	0	220	34	51	5	510	162
Professional, scientific, management, waste	236	141	260	145	23	13	410	152	177	26	1,106	477
Education, health care, social services	1,006	879	923	268	161	3	1,381	231	1,024	127	4,495	1,508
Arts, entertainment, recreation, lodging, food	268	253	167	46	34	6	353	87	103	38	907	430
Other services	105	269	65	58	16	3	179	28	129	6	494	364
Public administration	132	1,174	111	729	40	7	187	167	143	1	613	2,078
REGION	2,613	3,231	2,933	2,753	484	45	3,929	1,893	2,697	673	12,647	8,595
Color Coding	More workers regionally				More jobs regionally				Near equal workers/jobs regionally			

17. Figures are pulled from the U.S. Census Bureau's On The Map Application which tracks where people live and where people work. "Workers" are the resident labor force per municipality (and totaled for the region) according to the industry in which residents report. "Jobs" identifies the geographic place at which the workers report to for employment also at the municipal and regional total calculations. For all jobs per reporting in 2014. ***All of Benner Township is included.***

GRAPH 6[18].



18. Figures for the graph extracted from Table DP02, Social Characteristics, for the 5-year American Community Survey estimate 2011-2015. All of Benner Township's population is included; however, from the previous plan we know that educational attainment percentages are skewed at the County-level by the Penn State population which has higher education attainment and skewed by the inmate population which has lower education attainment.

TABLE 11.

WORKER COMMUTING PATTERNS[19]					
	Drove Alone	Carpooled	Public Transit	Average Commute Time	Top 5 Employment Destinations
Bellefonte	82.8%	12.4%	2.1%	20.8 mins.	1. College Twp 2. Bellefonte 3. State College 4. Ferguson Twp 5. Spring Twp
Benner	81.3%	12.9%	0.0%	20.0 mins.	1. College Twp 2. State College 3. Ferguson Twp 4. Bellefonte 5. Benner Twp
Marion	75.6%	16.0%	0.0%	24.1 mins.	1. College Twp 2. Bellefonte 3. State College 4. Ferguson Twp 5. Walker Twp
Spring	87.7%	6.9%	0.4%	21.8 mins.	1. College Twp 2. State College 3. Bellefonte 4. Ferguson Twp 5. Spring Twp
Walker	85.1%	11.4%	0.0%	22.7 mins.	1. College Twp 2. State College 3. Bellefonte 4. Ferguson 5. Walker Twp

19. Figures extracted from Table DP03 for Economic Characteristics in the 5-year survey estimate 2011-2015 American Community Survey and from the U.S. Census On The Map Application.

TABLE 12.

CIVILIAN LABOR FORCE[20]							
INDUSTRY SECTOR	BELLEFONTE	BENNER W/O	MARION	SPRING	WALKER	REGION	COUNTY
Agriculture, forestry, fishing, hunting, mining	65 (2.1%)	59 (2.0%)	21 (4.3%)	44 (1.1%)	88 (3.3%)	277 (2.1%)	1,431 (1.9%)
Construction	254 (8.2%)	207 (7.1%)	40 (8.1%)	236 (6.0%)	248 (9.2%)	985 (7.5%)	3,615 (4.8%)
Manufacturing	281 (9.0%)	297 (10.1%)	73 (14.8%)	274 (7.0%)	317 (11.8%)	1,242 (9.4%)	5,573 (7.4%)
Wholesale trade	26 (0.8%)	50 (1.7%)	3 (0.6%)	109 (2.8%)	88 (3.3%)	276 (2.1%)	1,205 (1.6%)
Retail trade	396 (12.8%)	426 (14.6%)	42 (8.5%)	333 (8.5%)	237 (8.8%)	1,434 (10.9%)	7,607 (10.1%)
Transportation, warehousing, utilities	113 (3.6%)	234 (8.0%)	19 (3.9%)	157 (4.0%)	92 (3.4%)	615 (4.7%)	2,410 (1.3%)
Information	17 (0.5%)	13 (0.4%)	9 (1.8%)	46 (1.2%)	0 (0.0%)	85 (0.6%)	979 (1.3%)
Finances, insurance, real estate	131 (4.2%)	121 (4.1%)	12 (2.4%)	220 (5.6%)	51 (1.9%)	535 (4.1%)	3,013 (4.0%)
Professional, scientific, management, waste	190 (6.1%)	260 (8.9%)	23 (4.7%)	410 (10.4%)	177 (6.6%)	1,060 (8.1%)	6,628 (8.8%)
Education, health care, social services	877 (28.2%)	912 (31.2%)	161 (32.7%)	1,381 (35.1%)	1,024 (38.0%)	4,355 (33.1%)	28,770 (38.2%)
Arts, entertainment, recreation, lodging, food	418 (13.5%)	167 (5.7%)	34 (6.9%)	353 (9.0%)	103 (3.8%)	1,075 (8.2%)	8,812 (11.7%)
Other services	87 (2.8%)	65 (2.2%)	16 (3.2%)	179 (4.6%)	129 (4.8%)	476 (3.6%)	2,636 (3.5%)
Public administration	250 (8.1%)	111 (3.8%)	40 (8.1%)	187 (4.8%)	143 (5.3%)	731 (5.5%)	5,046 (6.7%)

20. Figures extracted from Table DP03 for Economic Characteristics. The labor force reflects the employed population age 16 and older. American Community Survey 5-year estimates 2011-2015.

FORECAST

REFERENCES

Nittany Valley Region Comprehensive Plan 2004. Available online at https://pa-centrecounty.civicplus.com/DocumentCenter/View/373.

GEOGRAPHY	2000	2010	2020
Bellefonte Borough Population	6,395	6,187	6,300
Bellefonte Borough Housing Units	2,953	3,308	3,485
Bellefonte Borough Persons/House	2.17	1.87	1.81
Benner Township Population	3,205	4,189	5,475
Benner Township Housing Units	1,385	1,758	2,571
Benner Township Persons/House	2.31	2.38	2.45
Prison Population	2,012	1,999	4,400
Prison Housing Units	1	2	2
Prison Persons/House	N/C	N/C	N/C
Marion Township Population	978	1,224	1,200
Marion Township Housing Units	339	420	461
Marion Township Persons/House	2.88	2.91	2.60
Spring Township Population	6,117	7,470	7,800
Spring Township Housing Units	2,559	3,348	3,768
Spring Township Persons/House	2.39	2.23	2.07
Walker Township Population	3,299	4,433	4,700
Walker Township Housing Units	1,257	1,805	2,017
Walker Township Persons/House	2.59	2.46	2.33
2020 Forecasted Population			**29,875**
2020 Forecasted Housing Units			**12,304**
Additional residents between 2010 and 2020			**4,373**
Additional housing units between 2010 and 2020			**1,663**

NOTES

The 2020 Census count takes place on April 1, 2020 with a release date in 2021