



Housing Task Force Meeting of May 18, 2021
Report to Patton Township Board of Supervisors
Patton Township Planning Commission and Patton Township Citizens

Thirteen members of the Patton Township Housing Task Force met by zoom for nearly two hours from 3 to 4:45 pm on Tuesday May 18, 2021

The Task Force congratulated member Morgan Wasikonis for being named by the Pennsylvania Business Central Women in Business as one of their Top Female Nonprofit Leaders in a 23-county region. Morgan is Executive Director of Housing Transitions.

The meeting opened with a short review of a Power Point presentation by Habitat for Humanity of Suffolk County, NY examining the need for housing and the affordability crisis.

Task Force co-chair Nicole Pollock shared the following table comparing housing costs and median incomes for Pennsylvania as well as several metropolitan (MSA) and micropolitan statistical areas. **Housing costs as a percentage of median income in the Centre Region geographies are slightly higher than in other areas of the state. Higher housing costs increases the struggle to pay or save for other services and necessities.**

Geography	Median Income	Median Monthly Mortgage	% of Median Income	Median Monthly Rent	% of Median Income
Patton Township	\$67,842	\$1,784	31.56%	\$1,181	20.89%
Centre Region	\$60,182	\$1,872	37.33%	\$1,084	21.61%
Centre County	\$60,403	\$1,628	32.34%	\$995	19.77%
Pennsylvania	\$63,463	\$1,494	28.25%	\$938	17.74%
Altoona MSA	\$49,181	\$1,092	26.64%	\$722	17.62%
Harrisburg-Carlisle MSA	\$64,916	\$1,464	27.06%	\$956	17.67%
Lancaster MSA	\$66,056	\$1,540	27.98%	\$1,009	18.33%
Lewisburg Micro SA	\$59,399	\$1,409	28.47%	\$769	15.54%
Reading MSA	\$63,728	\$1,543	29.05%	\$939	17.68%
York-Hanover MSA	\$66,457	\$1,532	27.66%	\$957	17.28%

The Task Force then went into breakout rooms for the three subgroups of housing, zoning and visioning. In this and coming meetings, the subgroups are researching issues including:

Housing

- Current state of and resources for housing
- Trends that have made housing and construction so expensive
- Why the workforce can't afford to live here

Zoning

- Zoning issues facing the Township
- Potential recommendations to take before the Planning Commission

Visioning

- What will Patton Township be in 5, 10 or 20 years?
- National trends that may provide a foundation for the Township going forward

Following the breakout sessions, the Task Force came back together to share short summaries of their deliberations.

The Task Force also welcomed new member Dr. Sultan Magruder as a resident representative. Dr. Magruder, a Patton Township resident and staff psychologist with Penn State's Counseling and Psychological Services, is running unopposed for a six year term on the Patton Township Board of Supervisors. Pending election in November, he will join the Board in January 2022. He has named affordable housing as his top issue.

In recent related activity outside of the official Task Force meeting,

- Task Force member Kristen Dzvonyicsak gave a tour to some Task Force members of Pleasant Pointe, an attractive, affordable apartment community near Trout and Shiloh Roads. Kristen is Division Manager for Property Management Inc.
- Task Force member Stephanie Fost, Executive Director of Habitat for Humanity of Greater Centre County, was featured in a WTAJ news story on Habitat homes and the rising costs of construction materials.
- Housing Transitions sponsored a Facebook live program featuring PSU Professor of Geography Dr. Emily Rosenman and her class. They talked about trends in the purpose-built student rental market and how this has increased housing prices as well as the overall outlook for the State College housing market.

The next Housing Task Force Meeting will be from 3 to 5 pm Tuesday June 15 by zoom.

Respectfully submitted by Anita Thies, Patton Township Supervisor and Task Force co-chair (along with co-chair Nicole Pollock, Senior Planner, Centre Regional Planning Agency.)