

# CENTRE REGIONAL PLANNING COMMISSION

## MEETING SUMMARY OF THE JUNE 1, 2023 MEETING

### 2023 CRPC MEMBERS

**Ray Forziat, Chair**  
College Township

**Andrew Meehan, Vice Chair**  
Halfmoon Township

**Chris Gamble**  
Harris Township

**Sharon Collins**  
Patton Township

**Ellen Taricani**  
Ferguson Township

**Josh Portney**  
State College Borough

**Neil Sullivan**  
Penn State University

### CENTRE REGIONAL PLANNING AGENCY

**Director**  
Jim May

**Regional & Local Planners**  
Mark Boeckel  
Leslie Warriner

**Sustainability Planner**  
Pam Adams

**Transportation Planners**  
Greg Kausch  
Anne Messner  
Jim Saylor

**GIS Planner**  
Steve Arnold

**Office Manager**  
Marcella Hoffman



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The CRPC conducted its regular meeting on Thursday, June 1, 2023 at 7:00 p.m. and took action on the following agenda items:

#### **Amendments to Chapter 181 , Sewers and Sewage Disposal and Chapter 255 Zoning, Halfmoon Township - The CRPC**

recommended that Halfmoon Township approve the proposed amendments to ensure that Halfmoon Township's regulations related to the provision of wastewater disposal are consistent with the adopted Centre Region Growth Boundary (RGB) and Sewer Service Area (SSA) Implementation Agreement.

Two minor amendments are proposed to Chapter 255, Zoning, in order to remove a permitted use from the ordinance that is inconsistent with the Implementation Agreement. Both the Agricultural (A-1) and Residential (R-1) districts permit, as a conditional use, Community Sewage Treatment Plants. This use would include septic treatment options that are not consistent with the Implementation Agreement's requirements for developments outside of the RGB and SSA and is proposed to be removed from the two districts.

The CRPC supported the proposed amendments and did not offer any specific comments for the Halfmoon Township Board of Supervisors to consider.

#### **Centre County Solutions Based Affordable Housing Study - Preliminary and Challenges in the Centre Region - The CRPC**

received a presentation regarding Centre County's Solutions-Based Affordable Housing Study. The following main points were made:

- Most of the Centre Region has the highest access to opportunity across most measures that relate to the location of affordable housing, whereas Penns Valley and Nittany Valley municipalities have a lower level of access to opportunities.
- The two greatest factors influencing creation and preservation of affordable housing include:
  - Barriers to permitting more housing choices for people who are currently excluded from single-family zoning districts
  - Need for dedicated sources of funding for affordable housing, for public, for-profit, and non-profit housing entities.

(continued)

## Centre County Solutions Based Affordable Housing Study - continued

Systematic factors to providing affordable housing include the student rental market, the price of land, the financialization of housing, the private sector acquisition of subsidized properties with the intent to convert units to market rate housing, and the private sector acquisition of mobile home parks for redevelopment to market rate housing and non-residential projects.

Potential paths forward include:

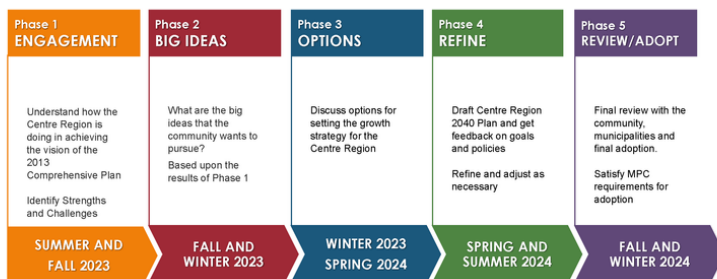
- Working with Centre County to reactivate the Available Buildings and Land Inventory and Adaptive Reuse of Underutilized Sites and Buildings project.
- Continue to implement municipal affordable housing ordinances and continue to partner with non-profit housing entities.
- Determine a more specific approach for the Centre Region during the preparation of the Centre Region 2040 Comprehensive Plan update.

The CRPC members had a detailed discussion regarding concerns for how to keep affordable housing from being converted into market rate housing and how to incentivize the private and non-profit sectors to build affordable housing. More discussion on this study will take place at a later date once the final report has been released.

## Centre Region 2040 Draft Schedule and Draft Community Engagement Survey - Centre Region

The CRPC received a brief presentation regarding the draft schedules for the Centre Region 2040 Comprehensive Plan update and the first phase of the update which is the initial community engagement process. The Draft Community Engagement Survey is intended to be the initial foray into learning more about how residents view the implementation of the themes from the 2013 Comprehensive Plan to begin to understand how residents feel about the Region today, and what they believe the most important challenge is for the future. The input from these initial survey questions will be utilized to prepare information for a series of community events in late summer and early fall. The results of these events will begin to shape the components of the Centre Region 2040 Comprehensive Plan Update.

### CENTRE REGION 2040 – Draft Schedule



### Centre Region 2040 – Draft Community Engagement



### CCMPO Coordinating Committee

Tuesday, June 20 at 6:00 p.m.

### COG General Forum

Monday, June 26 at 7:00 p.m.

## UPCOMING MEETINGS

### COG LUCI Committee

Thursday, August 3 at 12:15 p.m.

### Centre Region Planning Commission

Thursday, August 3 at 7:00 p.m.