



*Borough of State College*

# NEIGHBORHOOD SUSTAINABILITY REPORT

2012-2013  
SEPTEMBER 16, 2013



an analysis of the Borough of State College

a comparison of years 1994, 2007,  
June 1, 2009 through May 31, 2010,  
June 1, 2010 through May 31, 2011,  
June 1, 2011 through May 31, 2012,  
June 1, 2012 through May 31, 2013

# **SUSTAINABLE NEIGHBORHOODS IN STATE COLLEGE BOROUGH**

**September 16, 2013**

<u>Table of Contents</u>	<u>Page</u>
Introduction	3
Data and observations on the current status of neighborhood issues	5
Discussion and recommendations	17
Strategic Plan Goals and Programs to Address Neighborhood Sustainability	19
Attachments	

Acknowledgements. The preparation of the annual Sustainable Neighborhood Report requires the efforts of many staff members. Planning staff would like to recognize Police Applications Specialist Janice Hess, Planners Anne Messner and Megan Tuttle, Supervisor of Inspections Kevin Kassab, Ordinance Enforcement Officer Tony Lopinsky, Senior Planner Lu Hoover, Manager of Tax Services Linda Welker, and Staff Assistant Denise Rhoads for their invaluable contributions to the preparation of this report.

## Introduction

This is the fifth annual Sustainable Neighborhood Report prepared for Borough Council. The purposes of this Report are to provide Council and the community an assessment of the livability of State College's neighborhoods and to provide recommendations on future activities and programs intended to ensure the sustainability of neighborhoods in the coming years.

Two documents adopted by Council provide the underpinnings of the priorities and approaches contained in this Report. The first of these documents is the Strategic Plan and the second is Council's Objectives for 2012-2013.

### Strategic Plan

The Strategic Plan was adopted by Council in 2009. The planning process used in preparing the strategic plan included:

- identifying of our mission and core values through group discussion
- completing an environmental scan
- gathering and analyzing data
- completing an operations review
- visioning, goal setting, action planning and "what if" scenario planning/budgeting and prioritization of implementation action plans.

The process culminated in consensus building that included individual interviews with elected officials resulting in adoption of the final plan on October 19, 2009.

As noted in the Executive Summary of the Plan, the future sustainability of the Borough, its operations, and its ability to continue to provide high quality public services to the region will depend on the Borough facilitating community and regional private sector leadership and participating in key strategic investments in new initiatives and infrastructure over the next 3-5 years. It is expected that these initiatives will ultimately achieve a return on investment in terms of revenue growth, sustainability of the neighborhoods, diversity of the tax base, and development of the downtown and key commercial corridors.

The strategic plan includes 6 major goals:

- Goal 1: Maintain safe, stable, attractive neighborhoods
- Goal 2: Improve Operational Support Systems to Enhance Productivity
- Goal 3: Partner with local, regional and state entities to expand cooperative opportunities and obtain funding for key initiatives
- Goal 4: Expand Housing Opportunities
- Goal 5: Continue to Improve Public Spaces and Community Infrastructure

## Goal 6: Foster Commercial Revitalization

Goals 1 and 4 have the most obvious connection to neighborhoods, but contained within each of the four other goals are programs or activities that have a bearing on neighborhood quality of life.

In order to achieve these goals, the Borough must identify objectives that are clear and measurable, along with actions that are specific, effective and affordable.

### Council's 2012-2013 Objectives

Earlier this year Borough Council established its Objectives for 2012-2013. Each objective is tied to one or more of the goals in the 2009 Strategic Plan. Of the 15 Objectives established by Council, 5 are directly related to either Goal 1 or Goal 4 of the Strategic Plan and should be used to guide decisions on the implementation actions outlined later in this Report. These 5 Objectives are provided below. The full list is reproduced in the appendices.

**Table 1: Statement of Council's Objectives for 2012-2013**

Rank	Objective	Strategic Plan Link
1	Neighborhood Housing Trust Fund Creation to expand non-student housing opportunities in neighborhoods	Addresses Goal 1 – Maintain Safe, Stable, Attractive Neighborhoods; and Goal 4 – Expand Housing Opportunities
1	Review issues related to student housing and nuisance property enforcement	Addresses Goal 1 – Maintain Safe, Stable, Attractive Neighborhoods
2	Advance West End Redevelopment Plan	Addresses Goal 1 – Maintain Safe, Stable, Attractive Neighborhoods; Goal 4 – Expand Housing Opportunities; Goal 5 – Continue to Improve Public Spaces and Community Infrastructure; and Goal 6 – Foster Commercial Revitalization.
5	Strategic planning towards the encouragement of PSU graduates to stay in the area as young professionals for stability and diversification of the tax base	Addresses Goal 6 – Foster Commercial Revitalization Borough is engaged as an active Partner in the Alliance for Innovation & Business Development in Central PA to develop entrepreneurial ecosystem that supports job growth and startup companies The Borough is also working with other Centre Region and Centre County

		Municipalities to address economic development. CBICC is also part of this partnership. Although this objective is focused primarily on economic development, developing strategies to encourage young professionals to both work and live in State College will contribute to neighborhood sustainability.
15	Develop more Student Housing in Downtown	Addresses Goal 4 - Expand Housing Opportunities

## **Data and Observations on the Current Status of Neighborhood Issues**

This main body of the report begins with the presentation of key data on neighborhood sustainability and staff observations on these data. Principle among these data is the update of a report on violations by housing type presented to Council in 1995. Additional staff reports were prepared on points accrued by fraternities, an overview of student home and rental housing data, information on the potential for new student rentals in the R1 and R2 zones and key neighborhood quality of life measures from the National Citizen Surveys for State College.

The presentation and comments on key data is followed by a discussion of current programs and policies related to neighborhood sustainability and on potential new programs and policies based on the Strategic Plan and Council's Statement of Objectives for 2012-13. Implementation steps or measurable criteria are provided for each potential action.

### Housing Study Data Report 2012-2013 (Attachment 1)

In 1995, Council received a report titled "Violations by Housing Type." This report used 1994 data and determined the number of violations for each category of residence in the Borough, including owner occupied homes, rental single family homes, rental duplexes, rooming houses, townhouses, apartments and fraternities. The basic conclusion confirmed the assumptions held at the time that violation rates were the highest for single family rentals, with rooming houses and fraternities in second and third place. Single family owner occupied homes had the lowest rates of violations per dwelling unit in 1994.

The data in Housing Study Data Report 2012-2013 is the best data available to provide a longitudinal view of the police and ordinance enforcement efforts separated for rental

housing and other housing types over this period. The data reported to Council in 1994 were not maintained on a systematic basis during the ensuing years. Beginning in 2009-10, these data are now compiled on an ongoing basis and will be reported on annually as part of the Neighborhood Sustainability Report.

In the Housing Study Data Report the term “violations” includes all situations of a reported violation of the law or ordinance, regardless of whether the violation resulted in an oral warning, a written warning, a violation notice or a citation. This definition of violation was used in the 1994 report and the different sub-categories could not be extracted from those data, so the same summary definition of violations had to be applied to the 2007, subsequent reports so data could be compared across the years. Thus, it is not possible to distinguish whether the proportion of warnings to total violations has remained constant or changed over these years.

In addition, the data for duplexes in 1994 did not distinguish whether the units were rentals or owner occupied. In the data for 2007 and forward the duplex housing type includes only rental duplexes; owner-occupied duplexes and townhouses are included in owner-occupied houses category. (See page 3 of the Housing Study Data Report for additional detail on housing type categories.)

The report must be read with awareness of methodological differences between the ways in which data were collected and reported on in 1994, and the way they have been reported on in the subsequent years included in the report. In addition, in 2009-10 several categories of violations were added to the housing study, which resulted in an increase in the number of violations reported. Staff has worked diligently to clarify the details in the data and resolve inconsistencies, but **there are still limitations and potential pitfalls in comparing the data from 1994 with the data from 2010-2013.**

With the foregoing caveats in mind, the data in Housing Study Data Report 2012-2013 suggest the following:

A total 3855 violations were issued in 2012-13. This is lowest total number of violations issued of the 4 reporting periods that tracked the expanded list of violation categories. It is 656 fewer violations than in 2010-11 when a total of 4511 violations were issued. The biggest single change between 2012-13 and 2011-12 is the decline in refuse violations, which went from 1076 to 584, a decline of 492 violations which represents 75% of the decline in the number of violations. Noise and disorderly conduct violations both increased in 2012-13 compared to 2011-12, by 83 (15%) and 73 (9%) violations respectively. A summary of other changes in select violations types are provided below. Details on violations are provided in Attachment 1, the Housing Study Data Report.

- The comparison shows that single family rentals still lead in violations per unit followed by duplexes, which continued to have the second highest rate. Fraternities and rooming houses had the third and fourth highest rates of violation per unit in 2012-13, as they have had in the 3 previous reporting periods. The number of violations per unit for townhouses 2012-13 dropped to the second lowest rate of any of the 6 reporting periods. The number of violations per unit in owner occupied homes ticked up very slightly in 2012-13, resulting in this housing type have the second fewest number of violations per unit after townhouses. This increase in the number of violations per unit for owner occupied homes is primarily the result of more snow violations being issued during this past snow season. Violations rates for apartments continued to remain flat or nearly flat in 2012-13 compared to the other 5 reporting periods. (See Chart 5b. Violation Rate by Housing Type in Attachment 1).
- The number of noise and disorderly conduct violations rose in 2012-13, but were still below the highest years, which for disorderly conduct was 2010-11 when 611 “disorderlies” were logged and for noise was 1994 when 1,293 noise violations were reported. As has been the case in all of the years in the Report, the majority of disorderly conduct (76.48%) and noise violations (70.05%) occurred at apartment buildings. Sixty-one noise violations were issued to fraternities in 2012-13, down from 96 (36.5%) in the previous year. Disorderly conduct violations also declined at fraternities in 2012-13, dropping from 51 to 42 (17.6%). Noise violations were also down at rooming houses and townhouses in 2012-13. For other housing types, the numbers reported in these 2 categories of violations were generally flat.
- Looking at the long term, noise violations in 2012-13 remained substantially below 1994 levels (965 vs. 1293, respectively). Disorderly conduct violations were nearly equal in 1994 and 2007 (452 vs. 446), increased in 2009-10 and 2010-11 to a high of 611 in 2010-11, declined in 2011-12 to 484 only to increase again in 2012-13 to 557, the 3<sup>rd</sup> highest number of violations of any of the reporting periods. To some extent, the increase in disorderly conduct increase can be explained by the fact that, unlike 1994 and 2007, harassment violations were included in the numbers for disorderly conduct in the 3 most recent reporting years. The increase in disorderly conduct violations appears to be concentrated in the Apartments housing type, where the number of disorderly conducts rose from 333 violations in 2011-12 to 426 violations in 2012-13. Additional analysis of the data is needed to determine the cause of these declines.
- Violations which arise from ordinance officer initiated enforcement (refuse, snow, weeds, and some liquor law violations) has varied over the 4 reporting periods. To

some extent, this variation is a function of snow and weed enforcement which is greatly affected by weather. The number of liquor law violations has ranged from a high 221 (in both 1994 and 2011-12) to a low of 146 in 2007. For 20-12-13, 183 liquor violations were recorded. The number of refuse violations has increased substantially, from 743 in 1994 to a high of 1076 in 2011-12 only to decline to 584 last year, its lowest number since 1994. It should be noted that the increase in Ordinance Enforcement staff and the Police implementation of the Source Investigation Program and the Neighborhood Alcohol Enforcement Teams (NEAT) have led to more active presence in the neighborhoods and more violations are observed and cited. In such cases, an increase in violations indicates increased enforcement presence, not necessarily an increased problem. Regarding the decrease in the number refuse violations issued in 2012-13, staff believes the nuisance property ordinance has resulted landlords devoting more resources to maintaining the condition of the exteriors of their properties leading to few refuse violations. As noted above, the number of snow and weed violations has varied widely, primarily due to fluctuations in weather patterns.

- The enforcement of the laws and ordinances in Attachment 1 applies to all properties. Violations of the Centre Region Building Safety and Property Maintenance (PM) Code, which is enforced by the Centre Region Code agency and applies primarily to rental properties, are not included in this analysis

These data indicate that the expansion of ordinance enforcement staff and the initiation of ordinance enforcement 7 days a week has resulted in more refuse and weed violations throughout the Borough for all housing types. Based on anecdotal evidence, this expanded enforcement, coupled with the Nuisance Property Program, which appears to be particularly on the minds of fraternity landlords/advisers/persons-in-charge, has lead to more contracting by the fraternities for basic exterior property maintenance services.

New to the Housing Study in 2012-13 is a series of charts that provides time series data for violation types for all the years included in the Report. These charts provide an easy way to see the trends in violations by types.

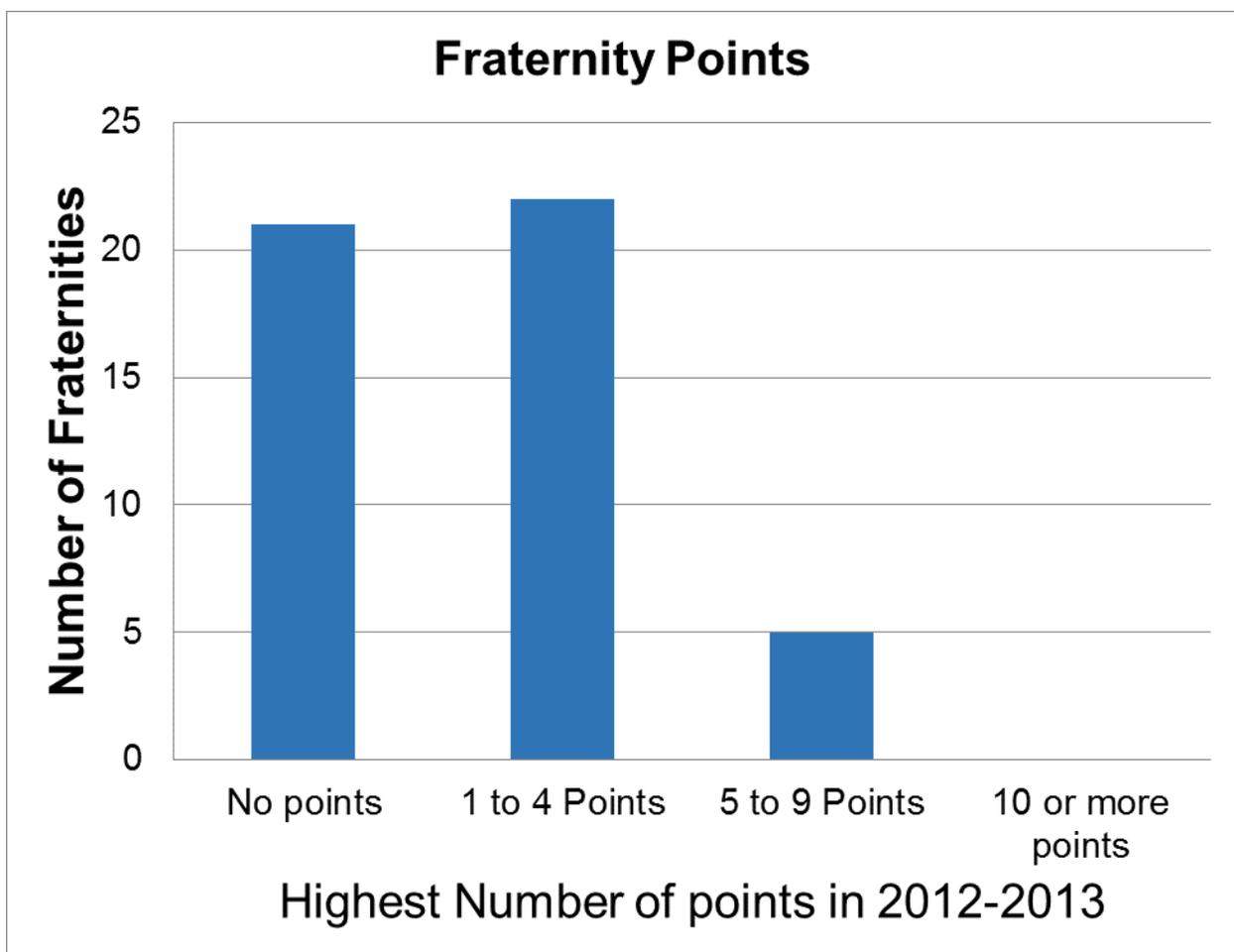
#### Fraternities and the Nuisance Property Program – 2007 - 2013

Since fraternities have been the housing type that most frequently approaches or reaches the 10 point threshold that leads to designation as a Nuisance Property and suspension of a rental housing permit, data was gathered to see if the Nuisance

Property Program somehow set a standard that was unreasonable for fraternities. A review of this data shows that there little evidence to justify such a concern.

Snapshots of fraternity points have been taken during the month of July for the years 2007 – 2013. Table 2 shows how many of the current 48 fraternity houses had reached a given point range during 2012-2013. At no time during the entire 6 years for which data are available, did more than 9 fraternities have 5 more points during the month of July. Clearly, the problems with fraternities are concentrated in a limited number of fraternities. Ordinance Enforcement and Police staff actively work with current chapter leadership, house corporations and alumni, and the University at those houses that exceed the 5 point threshold to mitigate problems before they reach the point of permit suspension.

**Table 2: Fraternity Points**



### Rental Permit Revocations under the Nuisance Property Program

The Borough's first rental revocation ordinance was adopted in 1996 and, prior to the 2004 amendments, there were no rental permit suspensions in the Borough. A large number of properties were eligible for suspension under the 1996 law, but none were suspended for a variety of reasons. This lack of regular enforcement directly gave rise to the 2004 amendments.

Intervention by the Borough is initiated when 5 points are assigned to a property. At that time, the property owner and other individuals, organizations, or businesses with a stake in the property are notified that the property has reached the threshold needed to be designated as a nuisance property and that intervention is needed to bring the situation under control. Since 2006, 190 "5 point letters" have been sent.

Since 2006, 7 properties have accumulated 10 or more points. Of these, 6 were fraternities and 1 was a single family rental. The single family rental designated as a Nuisance Property was not a student rental. All other properties that have been designated as Nuisance Properties since 2004 have been student rental units.

Of the 6 that accumulated 10 points, rental permits were suspended in 4 of them. Two fraternities entered into consent agreements with the Borough that resulted in immediate compliance with all state and local laws and held both the residents and land owners immediately responsible for any violations of the terms of the Consent Order.

### Outreach to Rental Housing Owners and Operators

In conjunction with the Centre Code Administration, the Planning Department and Centre Region Refuse and Recycling, the Department of Ordinance Enforcement and Public Health offered two workshops to review Borough Ordinances, the Centre Region Building Safety and Property Maintenance Code (PMC), Fair Housing regulations and recycling regulations. The seminars had a participation of approximately one hundred property owners and real estate agents. The first workshop was held on June 5, 2013 and covered basic Administrative information on owning a rental property. The second workshop was held on June 20, 2013 and covered the Technical side of owning a rental property. There was an afternoon session and an evening session for each workshop to attempt to reach as many property owners and managers as possible. Participants were given an opportunity to ask questions of all the speakers pertaining to their presentations.

During the workshops, materials were distributed or were on display regarding Borough Ordinances, Fair Housing, the PMC, Taxes, etc. The workshops were advertised through the Borough website, a Press Release, a mass e-mail to the participants of the round tables that were held early this year and a mass e-mail to all of the property owners and PICs that supplied e-mail addresses with their Rental Property Applications.

## Overview of Rental Housing Data

Attachment 2 provides an overview of rental housing data. Some of the key conclusions in this report are:

- The number of single-family rentals as of June 1, 2013 was 33 more than the number on record one year ago. This is the largest single year increase in single-family rentals since the mid-1990s. Staff has identified these 33 properties and is in the process of evaluating why this increase occurred.
- In the past year, zoning permits were issued for 2 new student homes. Moreover, planning staff continues to receive inquiries on a weekly basis concerning the eligibility of individual single-family homes to be converted to student home uses. These two facts suggest that conversion of single family homes to student homes remains a viable investment strategy and that investors will take advantage of those opportunities that still exist within the limitations of the minimum distance requirement between student rentals.
- As a result of the state's action to decriminalize zoning laws, an owner must be given notice and allowed time to correct the violation. An over-occupancy may continue until proven, after which the owner has 30 days to comply without penalty. Because of the need to follow these procedures, the ability to use zoning violations as an effect deterrent has been reduced.

**Table 3: Single Family Rental Units as a % of Total Single Family Units**

year	1-family (all zones)	% rental out of all 1-family homes (N=2500*)	US Census 1family, detached	% rental based on US Census 1, detached
1978	268	u/k		
1986	304	u/k		
1987	287	u/k		
1988	277	u/k		
1989	278	u/k		
1990	285	11.20%	2736	10.42%
1992	322	12.90%		11.77%
1994	310	12.40%		11.33%
1995	357	14.20%		13.05%
1996	364	14.60%		13.30%
1997	371	14.80%		13.56%
2000	398	15.90%	2784	14.30%
2003	428	17.10%		15.37%
2007	446	17.80%		16.02%
2008	467	18.70%		16.77%
2009 (as of May 1)	470	18.80%		16.88%
2010 (as of June 1)	497	20%	2684	18.51%
2011 (as of June 1)	503	20.12%		18.74%
2012 (as of June 1)	502	20.08%	2690	18.7%
2013 (as of June 1)	535	21.4%	2905*	18.4%

---

Data sources vary as to total number of 1-family homes in the Borough, but 2,500 by 1990 is a fair estimate which we believe is accurate to within 2% (50 units) plus or minus. For comparative purposes, staff has included the count of single-family detached units from the 1990, 2000, and 2010 US Censuses. The number of single family homes in 2012 is based on the 2010 US Census total plus the number of zoning permits issued for new single family home in the Borough. These data suggest a higher number of single family homes which reduces the percentage of such homes that are rental units. However, using the Census data for the number of single family homes does not alter the long term trend of more single family rental units.

\*This estimated number of one-family detached dwelling was included in the 2010 American Community Survey (ACS) for State College. The ACS replaced the long form used in earlier decennial censuses. According to the US Census Bureau, this estimate has a 90% margin of error, or a margin of error +/- 340 units. This means the actual number single-family detached dwellings falls between a lower bound of 2565 and an upper bound of 3245.

#### Potential for New Student Rentals in R1 and R2 Zones (Map 2)

In December 2011 Borough Council amended the zoning regulations that apply to student homes. The principal change made by this amendment was tripling the minimum distance required between student homes in R1, R2, and R3 zoning districts. Under the new regulations, student homes must be separated by distance that is at least 9 times the minimum lot width in these 3 zoning districts. This translates into minimum spacing between student homes of 720 feet, 675 feet, and 450 feet, respectively. A Map illustrating the R1, R2, and R3 zones of the Borough showing the location of registered student homes and where new student homes may be located is provided in Attachment 3, Map 2. The map illustrates that there are relatively few opportunities for additional conversions to student homes, and even fewer close to campus. It is important to note that the areas where new student homes may be located are general locations and do not show exact properties where prospective conversions may occur. All applications for student home zoning approval are examined on a case-by-case basis.

## **National Citizens Survey**

### Quality of Life

In five of the past seven years State College has conducted a State College Community Survey (SCCS) through participation in the National Citizens Survey™, a cooperative effort of the ICMA and the Boulder, CO based firm National Research Center. The SCCS affords residents of the community the opportunity to provide the Borough with their thoughts and opinions on a wide variety of issues. It also provides a tool to measure the effectiveness of the services and programs the Borough makes available.

The Borough has used to the SCCS to measure how residents view the quality of life in the community and in their neighborhoods. In addition to specific questions on quality of life, the survey includes questions that address the topics of how safe respondents feel in different environments in the community, of perceptions of personal safety, the overall sense of community, and value received for tax dollars paid. (See Attachment 4)

Longer term residents consistently expressed more favorable opinions than other respondents in all categories across the 5 years for which data are available. Responses to quality of life questions have consistently been very favorable. Non-student residents rated quality of life in the community and in their neighborhoods higher than students did generally, in the range of +/-12 to 15 percentage points. Perhaps equally important was the percentage of respondents who rated overall quality of life as poor. For all respondents, the poor answer category was selected 3% of the time or less across all survey years.

Similar response patterns are seen for questions related to perception of safety. That is, a substantial majority (70% or more) of respondents felt safe from property crime while 80% or more of respondents felt safe from violent crime; furthermore, a substantial majority of respondents felt somewhat or very safe in their neighborhoods. When asked to distinguish how safe they felt in their neighborhoods during the day versus at night, people felt safer during the day. This difference is not surprising given the greater ability to survey your surroundings during the day than at night.

Another topic of interest is how frequently residents communicate with their neighbors. What was learned from the responses is that non-student respondents report more frequent interaction with neighbors than did student residents but in all cases respondents tended to communicate with their neighbors on weekly or monthly basis

more often than on a daily basis. The responses to this question in the past 3 surveys do indicate slight improvements in communication among neighbors. The results for these 3 years show that all of the respondents had some level of communication with their neighbors in contrast with early survey results which indicated as much as 20% of the respondents reported no communication with neighbors. Given the importance of communication for community building, this is clearly an area where additional attention is needed.

In the final question in this series, respondents were asked to rate the value of services they receive for their tax dollars. Among respondents who were not PSU students, the combined excellent and good responses ranged from a high of 80% in 2007 to a low of 68% in 2010. In the other 4 years for which data are available, the combined excellent and good responses fell in between these highs and lows. Quite different responses to the question were received from student respondents. For our student residents, the combined excellent and good responses ranged from a low of 47% in 2012 to a high of 77% in 2007. However, the much lower favorable responses to this question among students is largely the result of a substantial portion of the students selecting the “don’t know” response category. In 2008, fully 46% of students responding to the survey selected “don’t know”, the high for the 5 years for which data are available. For the other years in which the survey was conducted, students selected don’t know between 33% and 38% of the time. The most appropriate response to the large percentage of “don’t know” responses by students may be to provide them with more information on what services they receive for the taxes they pay. In all cases, the Borough is above the norms for all communities and for our peer college community benchmarking group of communities.

### Communications

Communications between the Borough and residents of the community regarding nuisance and zoning enforcement remains an important topic. Within this topic are found several specific issues that were the focus of much of these communications. These issues included expansion of student rental properties in low density residential areas, the effectiveness of the enforcement tools available to the Borough, and concerns over the accuracy and completeness of records related to rental housing, particularly student homes and other one- and two-family rental properties. In October 2012, the Coalition of Neighborhood Associations submitted a report and recommendations to Council that summarized the concerns of the Associations.

In December 2012, staff submitted its comments on this October 2012 report to Council that addressed the status of each of the issues raised by the Associations. Council, the Neighborhood Coalition, and staff continue to discuss these issues in a variety of forums.

Communication between the Borough and a number of constituencies with a stake in the proposed amendments to the Centre Region Building Safety and Property Maintenance Code (PM Code) and a proposal to enact a licensing program for student homes and one-family rental rose to prominence in late 2012 and early 2013. A series of meetings with landlords, property managers, neighborhood leaders, student organizations, and fraternities were held. Following the meetings with these constituencies separately, Council convened a round table discussion in late February that brought together all of these constituencies affording the opportunity for them to share ideas and concerns across the constituent boundaries. Communication among the Borough and these constituencies about issues related to rental housing is expected to continue. Staff's report to Council on the results of this roundtable discussion is included in the appendix as Attachment 5.

Communications between residents and the Borough also occur through attendance at neighborhood association meetings by Council and staff. In addition, neighborhood leaders and Council and staff periodically meet to discuss issues beyond rental housing that affect neighborhoods.

In 2012 and 2013 additional communication between the neighborhoods and the Borough occurred through the Planning Commission's neighborhood planning process.

### Community Building

As part of the 2011 SCCS, survey recipients were asked to respond to 2 questions on community building activities. The first question addressed willingness to participate in a range of community building activities. The second question was intended to measure the level of support for using alternative methods for dealing with individuals who commit minor violations of ordinances and laws. The responses to these questions provided information on the types of community building activities with the greatest chance of bringing members of the community together for a common purpose. These responses are provided in Table 4 below.

**Table 4: Responses to Community Building Survey Questions**

How likely or unlikely would you or other household members be to participate in each of the following potential community activities?	Percent of Respondents Who Answered Very or Somewhat Likely
Neighborhood Clean-up Days	55%
Community Gardens	48%
Neighborhood Community Services Activities	53%
Neighborhood Block Parties	66%
Neighborhood Strategic Planning	39%
Greeting New Students	55%
Participate in Neighborhood Associations Meetings	29%
Establish a Neighborhood Blog or Facebook Page	25%
Periodic Facilitated Round Table Discussion Involving Students, Non-students, University Officials, Municipal Officials Focusing on Community-based Problem Solving	40%
Neighbor-to-Neighbor Assistance (e.g., clearing sidewalks or yard maintenance)	60%
The Borough is considering alternative methods for handling first-time offenders arrested for disorderly conduct, public drunkenness, criminal mischief, open container and similar offenses (not misdemeanors or felonies). To what extent would you support or oppose allowing such offenses to be handled through a program that emphasizes resolution between affected parties (victims, offenders and the community)?	Percent of respondents
Strongly Support	48%
Somewhat Support	38%
Somewhat Oppose	6%
Strongly Oppose	8%
Total	100%

Source: 2011 National Citizen Survey Question 22.

## **Discussion and Recommendations**

### **Strategic Plan Goals and Programs**

Goal 1 of the Strategic Plan addresses the importance of maintaining safe, stable, and attractive neighborhoods. Activities undertaken to advance this goal must reward behavior that improves quality of life in our neighborhoods and deter behavior that lessens it. This section lays out several generalized approaches that will be used to accomplish this goal. These include:

- Efforts to support and enhance neighborhood programming, including working with existing neighborhood groups and organizations. Both through the University and the State College community.
- Efforts to empower organizations and groups within their neighborhoods.
- Efforts to expand housing initiatives by encouraging and fostering home ownership.
- Efforts to work with property owners and private developers to encourage investment to maintain and enhance neighborhoods.
- Efforts to unify and build relationships between home owners and renters.

Goal 4 of the Strategic Plan primary focus is on developing additional housing and especially workforce housing in the Borough. Potential activities identified in the Plan include:

- Strategies to work with the University and other major employers in the region to develop initiatives and provide incentives for the development of housing in the downtown areas.
- Analysis of the demand for student housing and identifying specific areas for the continued development of student housing.

The Strategic Plan and Council's 2012-2013 Objectives provide guidance on the direction and initiatives that Council believes are essential to ensure that State College is a healthy, vibrant community in the future. In order to achieve these goals, the Borough must identify objectives that are clear and measurable, and actions that are specific, effective, affordable, and sustainable over time.

The following is an inventory of potential actions with associated metrics that could be used to achieve these goals. Each of these actions will fall into one of three general categories: Community Building, Marketing, and Regulatory.

Staff notes that improvements in Communications and Community Building suffered a setback when the Assistant to the Manager for Community Engagement position became vacant in 2012 due to a resignation. This loss of staff capacity slowed progress in a number of areas. It is anticipated this position will be filled later in 2013 with the expectation that program development and implementation will become more robust during the coming year.

**Table 5: Strategic Plan Implementation**

<b>Goal 1</b>	
Maintaining safe, stable and attractive neighborhoods	
<b>Living in One Neighborhood</b>	<b>Implementation Actions</b>
Improve connections between town and gown	<p>In conjunction with neighborhood associations, organize structured opportunities for students at the beginning of each semester in Highlands, Holmes-Foster and College Heights neighborhoods.</p> <p>Continue to participate in PSU's Fresh Start Program</p> <p>Continue to support and promote organizations that focus on off campus relations.</p> <p>Attend the semi-annual housing fairs on campus to reach out to students that will be moving into housing located off campus.</p> <p>Continue partnering with the PSMA on their clean- up efforts and identify strategies to market and educate about ordinances and information.</p> <p>Continue partnering with OCSU on activities focused on reducing adverse community impacts of state patty's day.</p> <p>Work with the Council of Lionhearts to reach out to additional student philanthropic and service organizations to expand the range of town-gown projects.</p> <p>Work with newly established IFC Sustainability Chair to improve recycling in the fraternity system.</p> <p>Attend student leadership meetings.</p>
Neighborhood Services Team	<p>Identify activities for the inter-departmental Neighborhood Services Team established by the Borough Manager</p>
Continue to implement LION Walk Programs throughout the year	<p>Continue LION Walk and upkeep a target of at least 750 homes.</p> <p>Utilize the Neighborhood Services Team to provide LION presentations during the first week of classes and as needed to student groups, community groups, and offer additionally to fraternities and apartments when possible.</p> <p>Expand LION walk by using Neighborhood Services Team in partnership with student leaders to present the LION message in presentation format and to provide intervention service.</p>

	Distribute Neighbor Guides and presentations bi-annually at the Off-Campus Housing Fair
Community Service Program	Continue to work with the Magisterial District Justices on providing opportunities for community service for certain offenders.
Establish a Good Neighbor Program and a Restorative Justice Program	<p>Develop and Citizens Academy program in the fall of 2013 using the Penn State Sustainable Communities program initiative.</p> <p>Establish a Good Neighbor Program in Spring 2014. See notes below for additional details.</p> <p>The Restorative Justice Program will build on what we learn through the Good Neighbor Program and is anticipated to begin in the fall 2014 semester See notes below for additional details</p>
<b>Community Building Activities</b>	<b>Implementation Actions</b>
Neighborhood Planning	Complete the State College Neighborhood Plan. See notes below for additional details.
Establish a Capacity-Focused Approach to Community Building	<p>Develop Strategies to Use Assets to Address Neighborhood Issues</p> <p>Identify Neighborhood Leaders</p> <p>Determine What Resources are Needed Implement Strategies</p> <p>Secure Resources and Implement</p>
Continue to apply Community Engagement Approach to State College Neighborhoods	<p>Fill the Assistant to the Manager for Community Engagement staff position.</p> <p>Continue to provide updates to neighborhood association presidents Improve communications with neighborhood leaders and residents.</p> <p>Continue to engage in bi-annual Neighborhood Leadership meetings.</p> <p>Hold at least two neighborhood dialogue sessions per year.</p> <p>Complete a Community Asset Map.</p>
Improve Use of Social Media and other Web Based Communication Tools	Data collected through the State College Community Survey indicates deep penetration of broadband internet connectivity in State College. Communication tools using internet connectivity are improving at a rapid pace and the Borough is committed to using these tools to improve communications with residents.
<b>Marketing Activities</b>	<b>Implementation Actions</b>
Develop and actively distribute a brochure	Conduct focus groups with realtors and residents to obtain input on the content of the brochure.

listing advantages of living in the Borough	<p>Supply local realtors with the brochure.</p> <p>Interview new residents to determine effect the brochure had on their decision to buy in the borough.</p> <p>Engage the PMSA, the Public Relations Student Association and other organizations to improve the effectiveness in marketing the Borough.</p>
Homestead Investment Program	Develop and implement a marketing plan as part of the Homestead Investment Program
First Time Homebuyer Programs	Identify techniques to improve marketing for Community Housing Partnership's first time homebuyer programs
<b>Regulatory Activities</b>	<b>Implementation Actions</b>
Continue to provide a high level of police and ordinance enforcement	<p>Reduce the number of Repeat Offenders</p> <p>Increase % Guilty Verdicts or Pleas</p> <p>Increase % of officer initiated responses to noise and DC incidents</p> <p>Decrease in number of snow, weed, and refuse violations observed</p> <p>Decrease in the number criminal violations observed</p>
Increase deterrent effect of violations	<p>Reduce the number of warnings given.</p> <p>Monitor number of violations to determine effectiveness of increased fines in deterring violations.</p> <p>Evaluate and adjust the fine amount annually if warranted.</p>
Improve tracking and reporting on enforcement activities	<p>The borough uses 2 methods of online complaint tracking and response. One method is an online complaint form developed by Borough staff that ties into a database ease the ability of residents to log complaints and assists staff in responding to complaints. The second is a Request Tracker option on the Borough's website that allow residents to make a request or submit a complaint to the Borough. Request Tracker allows residents to track the status of their complaint and staff to send responses regarding the complaint.</p> <p>Implement the complaint tracking, permitting and inspection modules of the new MUNIS software to log and track all complaints and officer initiated activity.</p> <p>Improve communication with complainants to ensure they are kept informed of the status the Borough's actions regarding the complaint. Status reports will be provided no less frequently than monthly.</p>

Rental Housing Workshops	Continue the workshops initiated in 2012 that provide education on laws and ordinances related to the operation of rental housing in State College and other Centre Region municipalities.
Consider additional changes to the student home ordinance	Limit the number of new student homes in single-family neighborhoods.  Modify the process for obtaining a student home permit  Modify the process for maintaining a student home permit
Consider enacting an annual license requirement for Student homes or modifying the Rental Housing permit process to identify and track Student homes	This license, which could be integrated into the annual rental housing permit or handled through a separate director billing, is intended to cover the costs of improved tracking of Student homes and to assist in addressing issues related to abandonment of Student home uses.
Determine if the Borough is going to withdraw from the Centre Region Administration Agency on January 1, 2015.	Develop a transition plan for withdrawing from all or part of the CRCA during the remainder of 2013 and in 2014. Issues to be addressed if the decision is made to withdraw from CRCA include: hiring, training, and equipping staff, creating and fitting out office space, developing all required forms and procedures, completing implementation of the permitting and inspection modules in MUNIS, transferring records and knowledge base from CRCA to the Borough.  Many of the Code Enforcement related activities found below will need to be modified or removed from this Report if the Borough withdraws in whole or in part from the CRCA program.
Use the CR Building Safety and Property Maintenance Code to Improve Exteriors of Rental Properties	Train Borough Ordinance Enforcement staff to enforce sections of the PM code applicable to exterior conditions.  Coordinate enforcement with CRCA.  Reduce the number of exterior code violations at rental properties
Raise rental permit fees by to cover costs of staff time for housing and ordinance enforcement activities involving rental housing	Review fee amounts annual to assure fees fund staff assigned to housing inspection and ordinance enforcement
Consider revisions to the Property Maintenance Code to increase its effectiveness as tool for regulating nuisance properties	A review of the Code is in progress with the goal of adopting revisions to the Code by the end of 2013. See notes below for details on changes under consideration.
Establishing penalties for	Meet with representatives of the local real estate community to

<p>failure to accurately represent the rental status and ability of a property to obtain a permit during transactions involving lease or sale of property</p>	<p>obtain their input on the extent to which they believe such misrepresentation exists and approaches to addressing it.</p> <p>Work with the Borough Solicitor to develop ordinance language</p> <p>Provide a series of workshops for local Realtors™ and rental property owners/managers on the requirements of any new regulations adopted</p>
<p><b>Goal 4</b></p> <p>Develop additional housing, especially workforce housing, in the Borough</p>	
<p>Implement the Homestead Investment Program.</p>	<p>The Capital Improvement Program includes funding for the Homestead Investment Program (HIP). The HIP will provide resources to acquire student homes, other rental properties and properties at risk of becoming rentals, and small scale rental buildings with the goal of providing additional opportunities for owner-occupied and nonstudent rentals in State College neighborhoods. Implementation is scheduled to begin in January 2014.</p>
<p>Request the RDA consider a workforce housing project</p>	<p>Determine the type and locations for the type of project(s) desired.</p> <p>Create any necessary partnerships</p> <p>Secure funding</p> <p>Construct or acquire the units</p>
<p>Provide additional funds and increase income limits for the first time home buyer programs</p>	<p>Increase in the number of home purchased through the program. This activity may be rolled into the HIP.</p>
<p>Establish one or more employer assisted housing programs (EAHP)</p>	<p>Establish a town/gown task force to develop an employer assisted housing program open to Penn State employees. This program could be integrated into the HIP.</p> <p>Initiate dialogue with other employers in the State College area with the goal of instituting an EAHP in 2014</p> <p>Complete agreements needed to implement programs Initiate at least one EAHP program by the end of 2014</p>
<p>Develop partnerships with the university and other major employers region to develop</p>	<p>Identify employers willing to participate</p> <p>Identify suitable locations for non-student housing in downtown areas</p>

initiatives and provide incentives for the development of housing in the downtown areas	Determine what incentives are needed to foster private investment in non-student housing in downtown.  Implement the incentives
Analyze demand for student housing and areas suitable for continued development of student housing	Complete a market analysis to estimate the number and type of new student-oriented housing expected in the Borough identify areas of the Borough with the infrastructure, including transportation infrastructure and services infrastructure to support increased student housing

**Notes for Table 5: Strategic Plan Implementation**

Throughout this report, existing programs have been identified that are intended to create more sustainable neighborhoods and reduce or reverse the “studentification” of the neighborhoods near campus where lifestyle conflicts and out migration of families has historically been most prominent. These approaches center around three basic concepts:

- **Community Building:** Efforts to reduce lifestyle conflicts and make neighborhood residents more engaged by increasing social capital, encouraging good neighbor practices, creating awareness and communication among neighbors and creating opportunities and expectations for civility.
- **Regulatory:** Establishing expectations for behavior and holding residents accountable for their behavior, including landlords, or regulating density, property use and behavior through a variety of ordinances and regulations.
- **Marketing:** Making the community more aware of advantages of living in State College and promoting an environment that creates town and gown unity.

These concepts are expanded in the future action suggestions below. These suggestions are intended to be starting points for discussion and many need further refinement if they are to be implemented. It should also be noted that as these ideas are formulated, it is important to establish piercing clarity about expectations, including goals and identification of measure of program effectiveness.

- Implement good neighbor program and launch a pilot for the 2013/2014 academic year
  - When the Borough Police arrest a student for a law violation, the Penn State Office of Student Affairs (OSA) receives a notice of the arrest. Currently, for a first offense, the OSA sends notice to the student that OSA is aware of the

student's activities and that further offenses could lead to University action (suspension, etc.). One possibility that is being explored is asking OSA to require first-time offenders for disorderly conduct, public drunkenness, criminal mischief, open container, and similar summary offenses – not misdemeanors or felonies – to attend a Good Neighbor program. This program would include training on the impact of the offenses on the neighborhoods and positive reinforcement for constructive behavior. A recommendation for implementation is forthcoming in the near future. The budget requirements have not yet been determined, but should be relatively limited.

- Developing a good neighbor program can also be used to effectively train student leaders interested in community relations. Setting up a workshop or seminar style program with pertinent information will help enable them to act as role models for students living in the borough.
- Develop strategies to implement a restorative justice program and launch a pilot program for the 2013/14 academic year

During the 2008 site visit in Boulder, Colorado the Boulder/University of Colorado Restorative Justice Program was identified as a Leading Practice that should be pursued locally. The concept of the Boulder program is to create an alternative justice (or additional justice alternative) for certain types of summary and misdemeanor offenses. For example, property vandalism, public intoxication that result in noise or other disorderly conduct in neighborhoods, and other similar types of crime would be subject to the Restorative Justice program. In this program, the perpetrator would face either the victim directly, or a proxy for the victim to discuss the crime and the consequences of the crime. As part of this meeting, the victim and the perpetrator would agree on an appropriate restorative justice outcome. For instance, if the crime involved vandalism to the property, the outcome might be for the perpetrator to repaint a house or a garage. This would likely be in addition to a fine or other penalty.

In 2011, a joint University/Borough/Community task force was formed to prepare to put this program into action here in State College. The Good Neighbor Program outlined in this report will be used as a gateway to strategizing an approach to securing an appropriate overall restorative justice program. The resources needed for the Good Neighborhood Program are attainable at present time and would allow us to measure its effects while further action on the Restorative Justice Program is pursued.

- **Comprehensive Community Engagement Plan**

Through partnership and collaboration, it is possible to work together to improve well-being, guided by local priorities and a shared sense of what matters. A duty to inform, consult, and involve is becoming more and more efficient and necessary while working in isolation is no longer acceptable practice. The Assistant to the Manager for Community Engagement will be tasked to draft a Comprehensive Community Engagement Plan for consideration by Council. This Engagement Plan will draw on all the resources of the municipality, and, where necessary, Council of Governments. Recognizing the need to meet community wide expectations of what are new norms for communication and engagement, this Plan will address past deficiencies and establish the procedures and metrics to ensure adequate and timely communication and engagement becomes part of the Borough organizational culture. All departments will be held accountable for complying with this Plan

- **Participation in the Centre Region Code Administration (CRCA) Program**

In December 2012 Borough Council passed Ordinance 2010 giving notice to the Centre Region Council of Governments that the Borough would cease participating in the CRCA on January 1, 2014. The COG was afforded the opportunity to respond to the reasons provided for this decision. In the intervening time, a variety of options, from full withdraw to several partial withdraw scenarios to rescinding Ordinance 2010 have been discussed by the Borough and COG.

The Borough has revised its time line for terminating its participation in the CRCA with the effective date now set for January 1, 2015.

- **Centre Region Building Safety and Property Maintenance Code (PM Code) Revisions**

While the decision making process on the Borough's participation in CRCA evolves, a review of the PM Code is in progress with the goal of adopting revisions by the end of 2013. Modification or additions that are under consideration include:

Increasing the permit fee, establishing an application process and review standards for new rental housing permits for one-family dwellings, and treating

applications to renew permits that are delinquent more than 15 days as applications for a new permit.

Increasing the late fee for permits not renewed on time to 100% of the fee amount.

Adding a requirement that life safety violations identified in a code inspection be abated immediately.

Increasing or establishing penalties for failure to obtain a rental permit if renting a property. This penalty would be more than just getting a permit and coming into compliance.

Reviewing the permit suspension process to determine what, if any, changes should be made to this section of the PM Code. It might also include requirements for suspension to be immediate, but there may be property rights issues with this. It might also include establishing benchmarks to determine how the suspension program is actually addressing goals.

Establishing a licensing requirement for student homes.

- Implement the Homestead Investment Program

A top priority for 2013-2014 is implementation of the Homestead Investment Program (HIP). In July 2013 a proposed draft for the HIP was distributed to Council for consideration. This draft laid out the need for the program, the types of property the program would focus on, options for the process needed to acquire and either sell or rent property, funding options, and milestones with timelines needed to implement HIP in early 2014.

- Establish a Town-Gown Task Force on Employer Assisted Housing

Establish a town-gown task force to develop an employer assisted housing program. This task force will prepare recommendations for consideration by Council and the University on the eligibility, funding sources and the amount of assistance available, priority areas for program participants, and program operations and procedures. This task force should be charged with presenting its recommendations by July 1, 2014. The recommendations of this task force could serve as a model for other employers interested in providing home buyer assistance to their employees.

Since the Borough constructed Bellaire Court apartments in 1978, the Borough has expended over \$7.3 million in federal, state, and local funds to provide 325 units of affordable housing in State College Borough. This includes 192 affordable rental units, 111 homes purchased through the First-Time Homebuyer Programs (FTHB) and 28 home rehabilitations for income-qualified Borough homeowners. These funds have leveraged approximately \$24.5 million in private funds and generated over \$5.75 million in proceeds that are used to provide additional affordable housing.

Staff believes the number of units produced and households assisted is significant considering the supply and demand constraints that exist in this real estate market. Some of the constraints are artificially inflated property values due to purchases of residential property of all types for rental investment purposes, high property taxes, limited availability of affordable homes, and an older housing stock competing with suburban development outside the Borough. Staff believes the number of first time homebuyers assisted could be expanded by:

- providing additional resources for the FTHB programs;
- improving the marketing and outreach for the FTHB programs;
- increasing eligibility for the program from 115% of area media income (adjusted for household size) to 120% of AMI;
- increasing the amount of rehab dollars available for the middle income (i.e., 81%-115% of AMI) FTHB program;
- revising the middle income program to incorporate loan forgiveness;
- increasing the amount of assets a household may have at closing;
- extending a low interest line of credit to the community housing development organizations (CHDOs) to assist them to buy and carry homes while rehab is completed and buyers work through the process;
- establishing a lease to purchase option;
- Working with employers, including Penn State University, to supplement this program with incentives for their employees to participate in this program or to buy homes in the neighborhoods near campus.

- Encouraging the CHDOs to increase the AMI of the population they serve up to the maximum allowed under their 501. (c)(3) status.

- Prepare Neighborhood Community Asset Maps

Community Asset Mapping is a capacity-focused approach to redeveloping communities. This positive approach is deployed as a substitute for the traditional deficits focus approach that concentrates on a community's needs and problems. Using problems to formulate interventions targets resources to service providers rather than residents, fragments efforts to provide solutions, places reliance on outside resources and outside experts, and leads to a maintenance and survival mentality rather than to community development.

Instead, using a community asset mapping approach, participants propose the development of policies and activities based on an understanding, or 'map,' of the community's resources — individual capacities and abilities, and organizational resources with the potential for promoting personal and community development. This 'mapping' is designed to promote connections or relationships between individuals, between individuals and organizations, and between multiple organizations.

The asset-based approach does not remove the need for outside resources, but makes their use more effective.

The community assets approach:

- starts with what is present in the community
- concentrates on the agenda-building and problem-solving capacity of the residents
- stresses local determination, investment, creativity, and control

A community asset map of the Highlands Neighborhood was piloted 2013 as part of the Neighborhood Plan. A full implementation of asset mapping is set for 2013.2014.



*Borough of State College*

# HOUSING STUDY DATA REPORT 2012-2013

*an analysis of the Borough of State College*

comparing years:  
1994  
2007

June 1, 2009 through May 31, 2010  
June 1, 2010 through May 31, 2011  
June 1, 2011 through May 31, 2012  
June 1, 2012 through May 31, 2013

COMPILED ON JULY 31, 2013



## Data Notes

### Violations by Housing Type and Violation Type

1

<b>2012-2013</b>	Chart 2012-13.1a. Chart 2012-13.1b. Table 2012-13.1.	Violations by Housing Type Violations by Violation Type Violations by Housing Type and Violation Type
<b>2011-2012</b>	Chart 2011-12.1a. Chart 2011-12.1b. Table 2011-12.1.	Violations by Housing Type Violations by Violation Type Violations by Housing Type and Violation Type
<b>2010-2011</b>	Chart 2010-11.1a. Chart 2010-11.1b. Table 2010-11.1.	Violations by Housing Type Violations by Violation Type Violations by Housing Type and Violation Type
<b>2009-2010</b>	Chart 2009-10.1a. Chart 2009-10.1b. Table 2009-10.1.	Violations by Housing Type Violations by Violation Type Violations by Housing Type and Violation Type
<b>2007</b>	Chart 2007.1a. Chart 2007.1b. Table 2007.1.	Violations by Housing Type Violations by Violation Type Violations by Housing Type and Violation Type
<b>1994</b>	Chart 1994.1a. Chart 1994.1b. Table 1994.1.	Violations by Housing Type Violations by Violation Type Violations by Housing Type and Violation Type

### Violations over Time

2

Chart 2a.	Violations by Year
Chart 2b.	Crimes against Person
Chart 2c.	Crimes against Property
Chart 2d.	Other Crimes
Chart 2e.	Ordinance Violations

### Violations in Each Housing Type – 2012-2013

3

Chart 3a.	Apartments
Chart 3b.	Duplexes
Chart 3c.	Fraternities
Chart 3d.	Owner-Occupied Houses
Chart 3e.	Rental Houses
Chart 3f.	Rooming Houses
Chart 3g.	Townhouses

### Top Addresses – 2012-2013

4

Chart 4a.	Top Addresses: Total Violations
Chart 4b.	Top Addresses: Violations per Unit
Table 4.	Top Addresses: Violations per Unit

### Housing Type Violations Comparisons

5

Chart 5a.	Total Violations by Housing Type
Chart 5b.	Violation Rates by Housing Type

### Maps of Violations – 2012-2013

6

Map 6a.	Violations in Residential Properties
Map 6b.	Crimes against Person
Map 6c.	Crimes against Property
Map 6d.	Other Crimes
Map 6e.	Ordinance Violations
Map 6f.	Violations at Owner-Occupied Housing
Map 6g.	Violations at Rental Housing

The Borough of State College introduced the *Violations by Housing Type* report in 1995 to analyze 1994 Police and Ordinance Enforcement data according to selected violations in relation to types of residences. Relating the number of violations to housing type, staff analyzed the impact of the following housing types on Borough neighborhoods:

- Apartments
- Duplexes
- Fraternities
- Owner-Occupied Houses
- Rental Houses
- Rooming Houses
- Townhouses

The report examined incidents, citations, and warnings to evaluate the following types of violations, determined to cause the most disturbance and disruption of neighborhood quality of life:

- Disorderly Conduct
- Liquor
- Noise
- Over-Occupancy
- Refuse
- Snow
- Weeds

In 2009 Borough staff compiled the *Housing Study Data Report 2007* using the same violation types from 2007 data to compare effects of housing types on neighborhoods from 1994 to 2007. Beginning in 2010, Borough staff compiled the *Housing Study Data Report* to include the above violations as well as violations involving:

- Assaults
- Drugs
- Sex Crimes
- Student Home
- Thefts
- Vandalism
- Harassment, included in Disorderly Conduct totals

The *Housing Study Data Report* for years 2011-2012 and 2012-2013 includes all above violations in addition to Housing violations related to adverse living conditions such as insect/animal infestations, sanitation issues, etc.

For comparison, the report includes study data from the following years:

- 1994
- 2007
- June 2009 through May 2010
- June 2010 through May 2011
- June 2011 through May 2012
- June 2012 through May 2013.

Data examines the State College Borough residences, including the fraternity district on Burrowes Road of the Penn State University campus. Data excludes other areas of the Penn State campus between Park Avenue and College Avenue. Violations occurring in commercial businesses and schools in downtown State College, Penn State campus, and other areas are not included. Violations occurring in group residences such as the Women's Resource Center, Temporary Housing, and Strawberry Fields are not included. Violations occurring in the street, parks, parking lots, and other public areas are not included. For example, riotous acts occurring in the street are omitted.

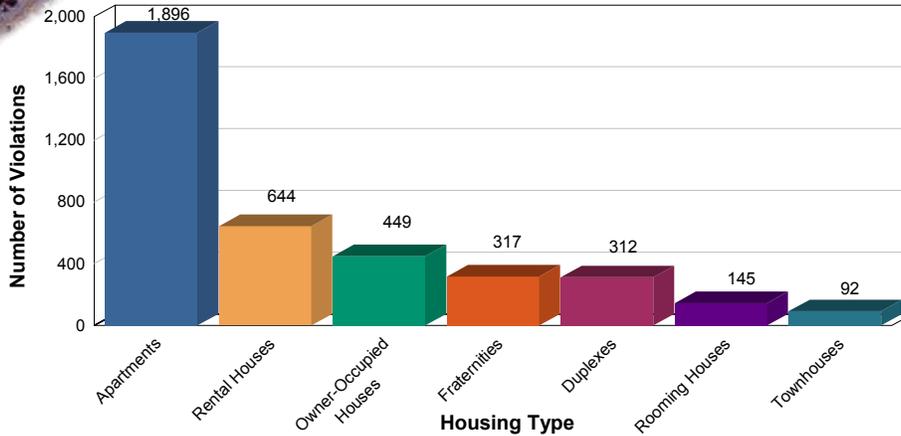
The total number of fraternity units in this report is estimated to be 860 in 43 active chapters, resulting in 20 units per fraternity, for reporting purposes.

The housing type designated as Owner-Occupied Houses includes houses, townhouses, and duplexes in which the owner lives, regardless of whether the owner rents a room or apartment within the residence. Housing types designated as Apartment, Duplex, Rental House, Rooming House, and Townhouse are rentals. However, buildings containing multiple condominiums are reported as Apartments, for consistency with 1994 data.

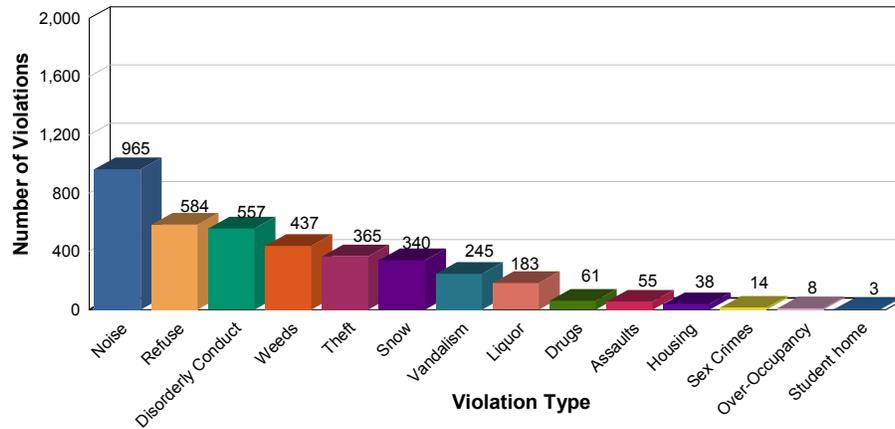
# 1

## 2012-2013 Violations by Housing Type and Violation Type in Residential Properties

**Chart 2012-13.1a. Violations by Housing Type**



**Chart 2012-13.1b. Violations by Violation Type**



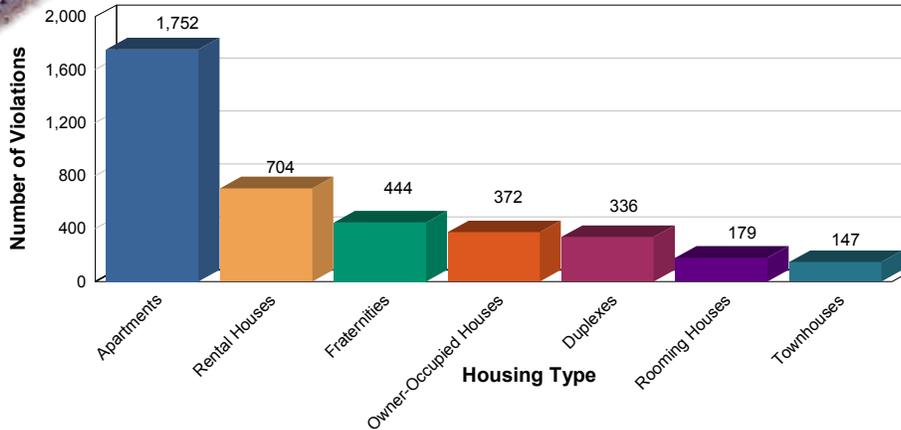
**Table 2012-13.1. Violations by Housing Type and Violation Type**

	Apartments	Duplexes	Fraternities	Owner - Occupied Houses	Rental Houses	Rooming Houses	Townhouses	Total
Assaults	32	1	10	5	5	2		55
Disorderly Conduct	426	18	42	28	23	7	13	557
Drugs	47		3	3	5	2	1	61
Housing	23	2			9	1	3	38
Liquor	114	6	35	16	7	2	3	183
Noise	676	57	61	20	92	32	27	965
Over-Occupancy		1		1	5	1		8
Refuse	160	97	83	19	145	52	28	584
Sex Crimes	7	1		2	1	1	2	14
Snow	18	42	7	135	125	13		340
Student Home					3			3
Theft	205	12	30	58	30	16	14	365
Vandalism	173	4	33	16	11	7	1	245
Weeds	15	71	13	146	183	9		437
<b>Total</b>	<b>1,896</b>	<b>312</b>	<b>317</b>	<b>449</b>	<b>644</b>	<b>145</b>	<b>92</b>	<b>3,855</b>

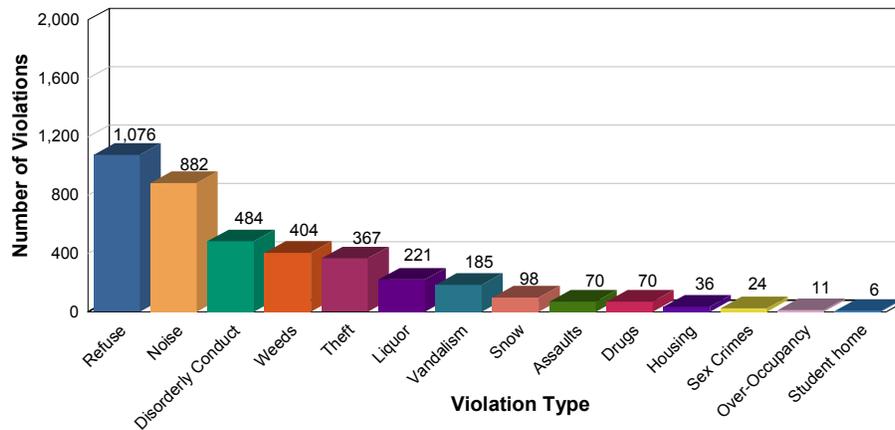
# 1

## 2011-2012 Violations by Housing Type and Violation Type in Residential Properties

**Chart 2011-12.1a. Violations by Housing Type**



**Chart 2011-12.1b. Violations by Violation Type**



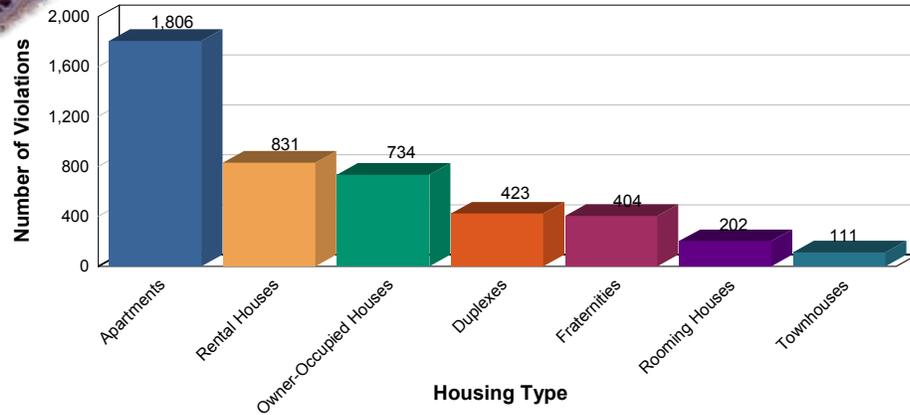
**Table 2011-12.1. Violations by Housing Type and Violation Type**

	Apartments	Duplexes	Fraternities	Owner - Occupied Houses	Rental Houses	Rooming Houses	Townhouses	Total
Assaults	38	1	12	6	3	2	8	70
Disorderly Conduct	333	19	51	28	24	14	15	484
Drugs	54		3	4	8		1	70
Housing	26	2		2	2	1	3	36
Liquor	123	6	53	13	15	7	4	221
Noise	558	57	96	16	93	23	39	882
Over-Occupancy		2		3	6			11
Refuse	274	160	141	30	326	96	49	1,076
Sex Crimes	11		6		3	3	1	24
Snow	4	6	4	44	37	3		98
Student Home				1	4	1		6
Theft	181	15	36	67	40	8	20	367
Vandalism	131	2	28	10	7	4	3	185
Weeds	19	66	14	148	136	17	4	404
<b>Total</b>	<b>1,752</b>	<b>336</b>	<b>444</b>	<b>372</b>	<b>704</b>	<b>179</b>	<b>147</b>	<b>3,384</b>

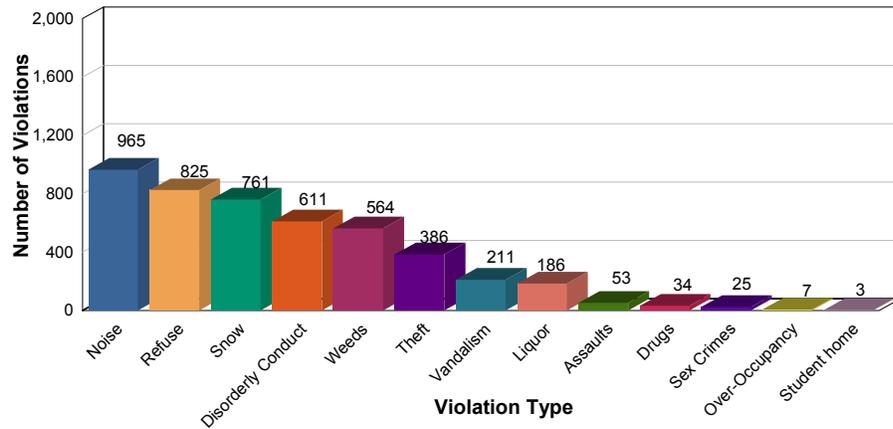
# 1

## 2010-2011 Violations by Housing Type and Violation Type in Residential Properties

**Chart 2010-11.1a. Violations by Housing Type**



**Chart 2010-11.1b. Violations by Violation Type**



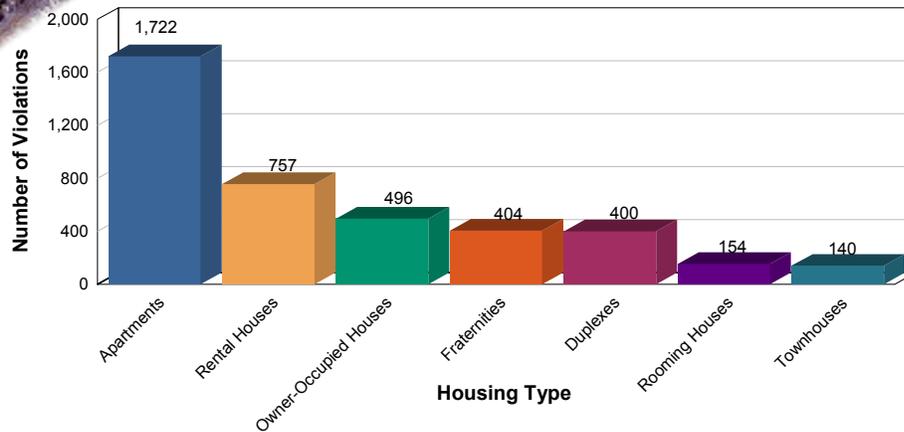
**Table 2010-11.1. Violations by Housing Type and Violation Type**

	Apartments	Duplexes	Fraternities	Owner - Occupied Houses	Rental Houses	Rooming Houses	Townhouses	Total
Assaults	30	3	9	1	5	2	3	53
Disorderly Conduct	448	16	53	32	32	14	16	611
Drugs	24	4		2	2	1	1	34
Liquor	108	8	42	11	11	4	2	186
Noise	662	52	77	25	90	22	37	965
Over-Occupancy	1				6			7
Refuse	162	146	123	38	251	79	26	825
Sex Crimes	17	1	3	2		1	1	25
Snow	62	89	37	313	220	39	1	761
Student home					3			3
Theft	208	10	39	65	27	16	21	386
Vandalism	136	8	29	15	14	6	3	211
Weeds	29	92	11	235	176	19	2	564
<b>Total</b>	<b>1,887</b>	<b>429</b>	<b>423</b>	<b>739</b>	<b>837</b>	<b>203</b>	<b>113</b>	<b>4,631</b>

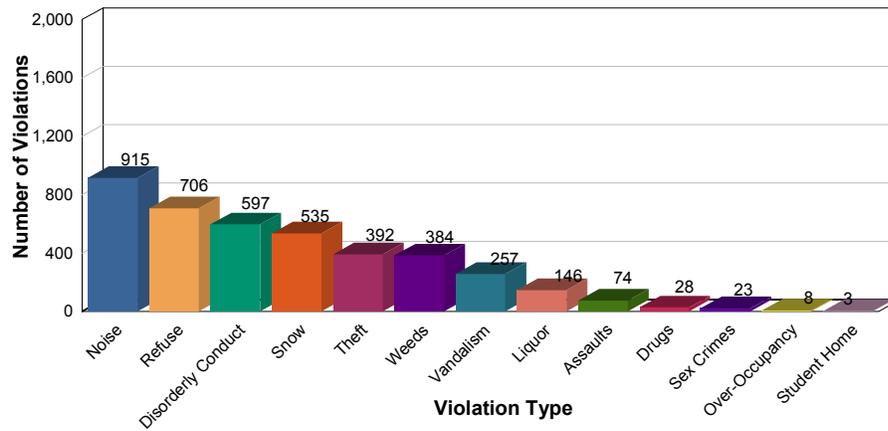
# 1

## 2009-2010 Violations by Housing Type and Violation Type in Residential Properties

**Chart 2009-10.1a. Violations by Housing Type**



**Chart 2009-10.1b. Violations by Violation Type**



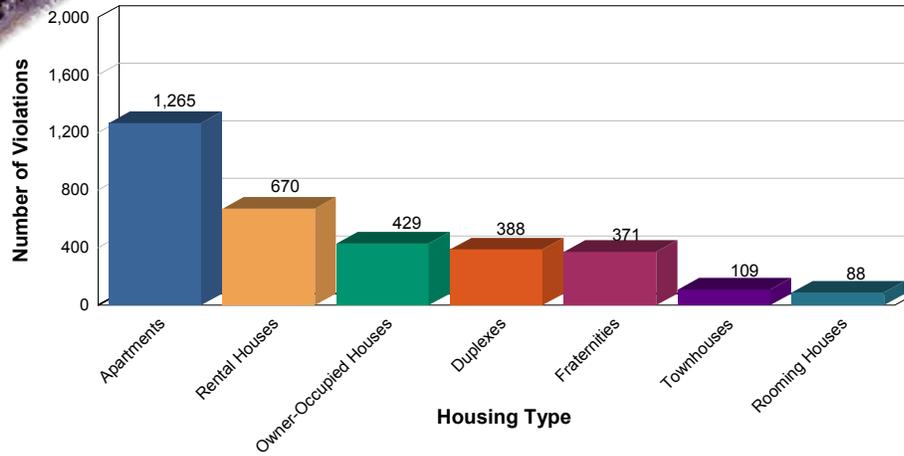
**Table 2009-10.1. Violations by Housing Type and Violation Type**

	Apartments	Duplexes	Fraternities	Owner - Occupied Houses	Rental Houses	Rooming Houses	Townhouses	Total
Assaults	48	3	8	4	6	3	2	74
Disorderly Conduct	416	21	44	42	34	15	25	597
Drugs	19	2	3		1	2	1	28
Liquor	78	8	38	12	6	2	2	146
Noise	603	59	86	25	76	25	41	915
Over-Occupancy					7	1		8
Refuse	163	131	75	17	213	62	45	706
Sex Crimes	10	2	3	2	3	1	2	23
Snow	34	75	24	177	199	24	2	535
Student Home					7			7
Theft	176	29	60	63	39	9	16	392
Vandalism	158	9	41	24	18	5	3	258
Weeds	17	61	22	130	148	5	1	384
<b>Total</b>	<b>1,722</b>	<b>400</b>	<b>404</b>	<b>496</b>	<b>757</b>	<b>154</b>	<b>140</b>	<b>4,073</b>

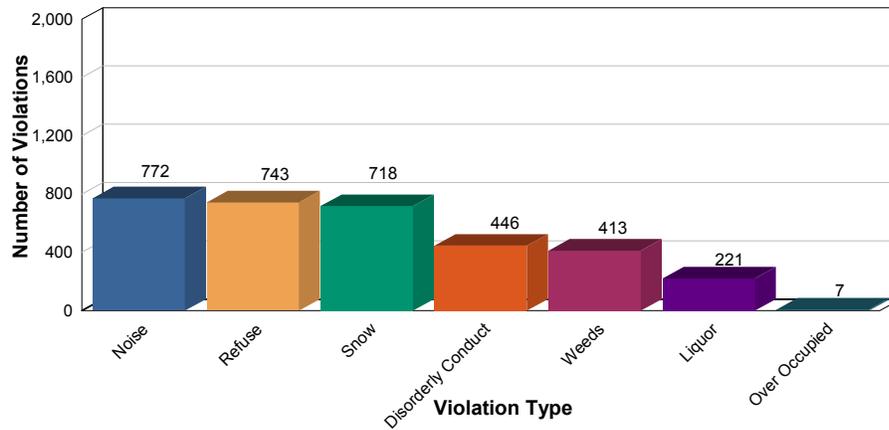
# 1

## 2007 Violations by Housing Type and Violation Type in Residential Properties

**Chart 2007.1a. Violations by Housing Type**



**Chart 2007.1b. Violations by Violation Type**



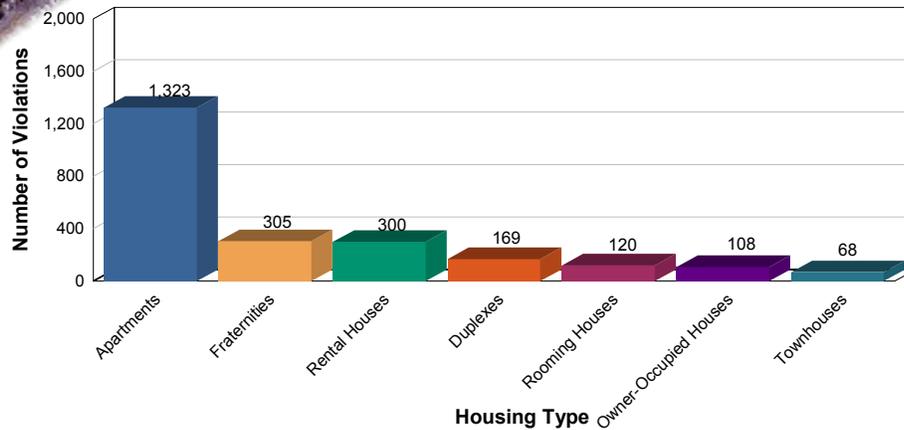
**Table 2007.1. Violations by Housing Type and Violation Type**

	Apartments	Duplexes	Fraternities	Owner - Occupied Houses	Rental Houses	Rooming Houses	Townhouses	Total
Disorderly Conduct	359	9	34	13	10	5	16	446
Liquor	133	6	47	11	13	5	6	221
Noise	529	41	63	11	62	18	48	772
Over Occupied	1				6			7
Refuse	146	136	173	20	196	36	36	743
Snow	58	110	27	260	251	10	2	718
Weeds	39	86	27	114	132	14	1	413
<b>Total</b>	<b>1,265</b>	<b>388</b>	<b>371</b>	<b>429</b>	<b>670</b>	<b>88</b>	<b>109</b>	<b>3,320</b>

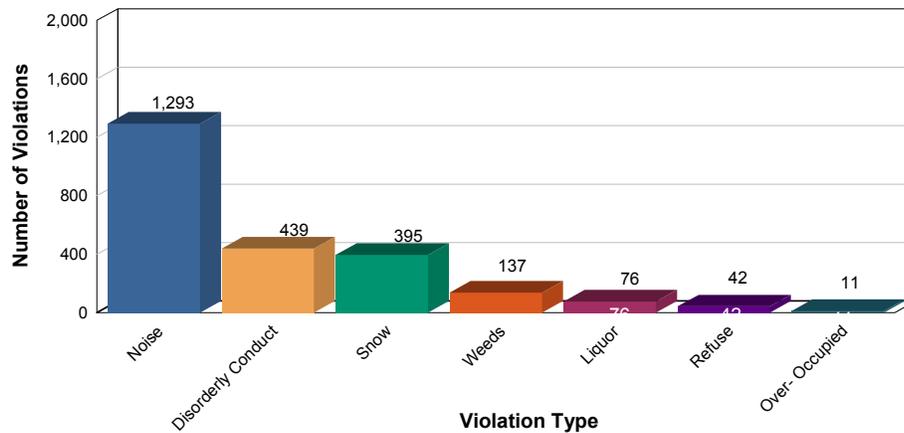
# 1

## 1994 Violations by Housing Type and Violation Type in Residential Properties

**Chart 1994.1a. Violations by Housing Type**



**Chart 1994.1b. Violations by Violation Type**



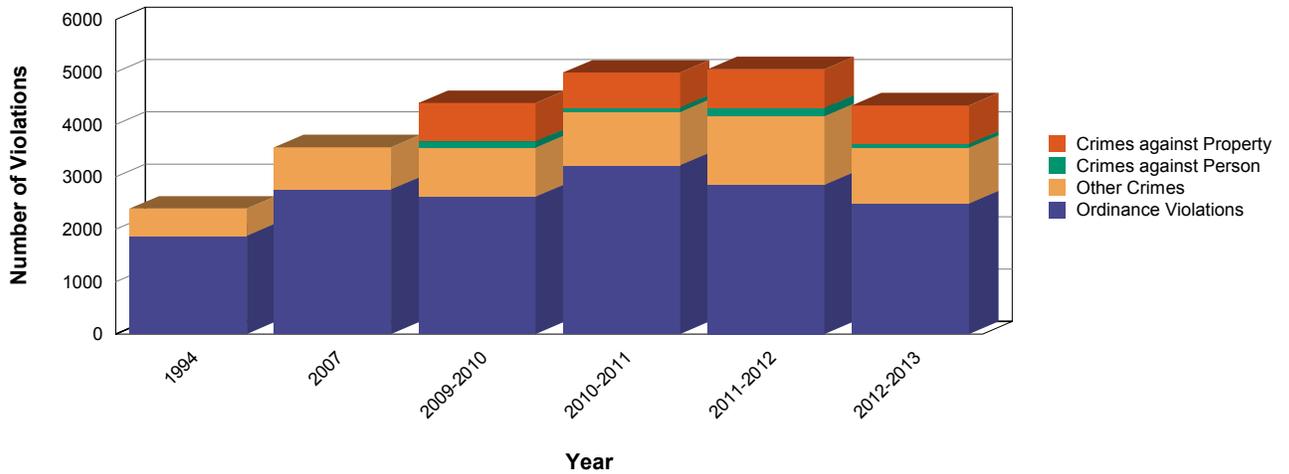
**Table 1994.1. Violations by Housing Type and Violation Type**

	Apartments	Duplexes	Fraternities	Owner - Occupied Houses	Rental Houses	Rooming Houses	Townhouses	Total
Disorderly Conduct	308	11	26	23	17	33	21	439
Liquor	43		6			27		76
Noise	926	63	128	22	70	50	34	1,293
Over-Occupancy	1	2			7	1		11
Refuse	5	5	18	4	9	1		42
Snow	26	73	82	53	140	8	13	395
Weeds	14	15	45	6	57			137
<b>Total</b>	<b>1,323</b>	<b>169</b>	<b>305</b>	<b>108</b>	<b>300</b>	<b>120</b>	<b>68</b>	<b>2,393</b>

# 2

## Violations over Time by Year in Residential Properties

### Chart 2a. Violations by Year



#### Crimes against Person (began compiling stats in 2009):

- Assaults
- Sex Crimes

#### Crimes against Property (began compiling stats in 2009):

- Theft
- Vandalism

#### Other Crimes:

- Drugs (began compiling stats in 2009)
- Disorderly Conduct (began including Harassment stats in Disorderly Conduct in 2009)
- Liquor

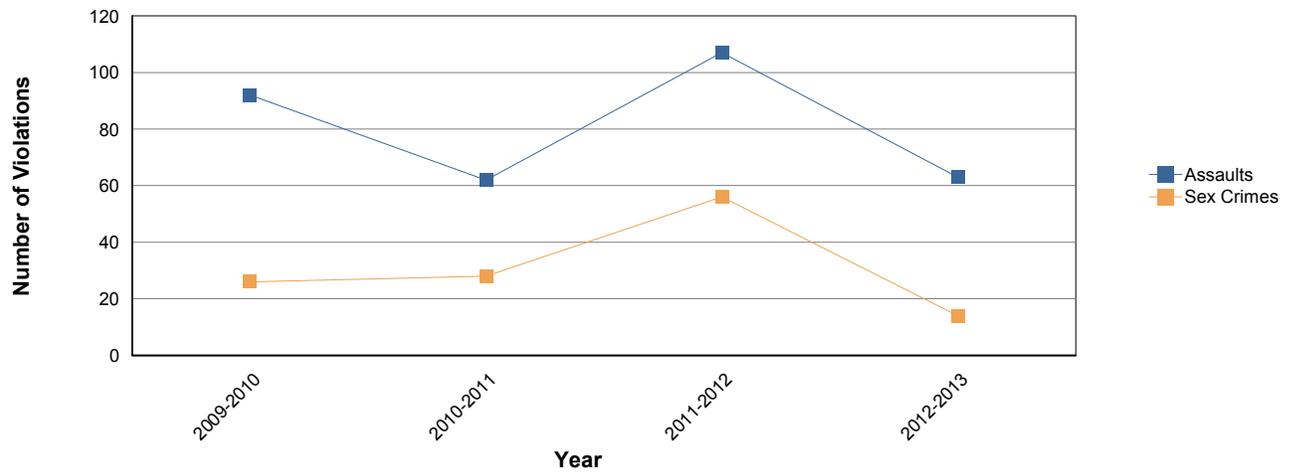
#### Ordinance Violations:

- Housing (began compiling stats in 2011)
- Noise
- Over-Occupancy
- Refuse
- Snow
- Student Home
- Weeds

# 2

## Violations over Time by Year Crimes against Person in Residential Properties

Chart 2b. Crimes against Person



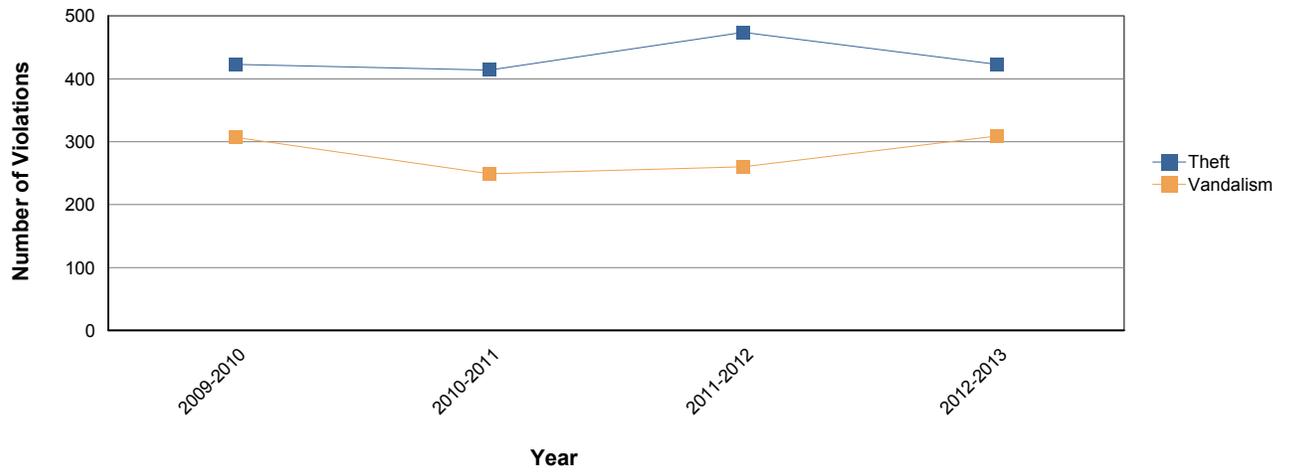
**Crimes against Person** (began compiling stats in 2009):

- Assaults
- Sex Crimes

# 2

## Violations over Time by Year Crimes against Property in Residential Properties

### Chart 2c. Crimes against Property



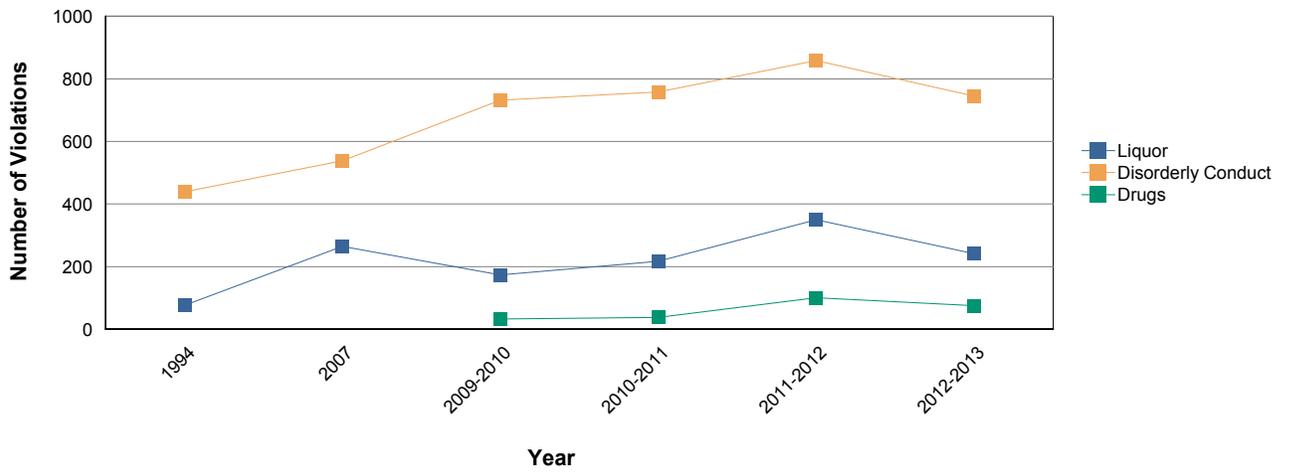
**Crimes against Property** (began compiling stats in 2009):

- Theft
- Vandalism

# 2

## Violations over Time by Year Other Crimes in Residential Properties

### Chart 2d. Other Crimes



#### Other Crimes:

Drugs (*began compiling stats in 2009*)

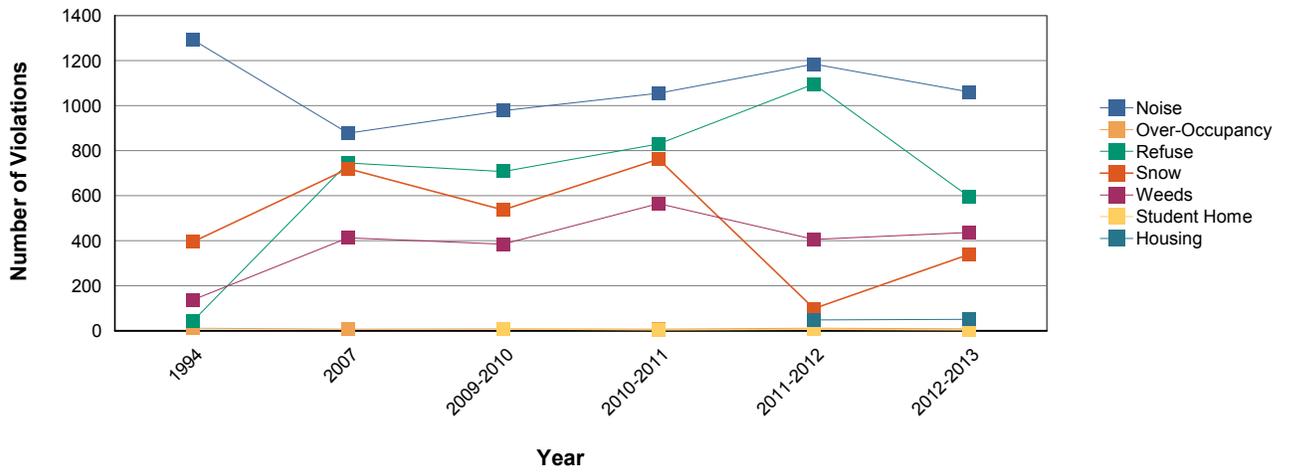
Disorderly Conduct (*began including Harassment stats in Disorderly Conduct in 2009*)

Liquor

# 2

## Violations over Time by Year Ordinance Violations in Residential Properties

### Chart 2e. Ordinance Violations



#### Ordinance Violations:

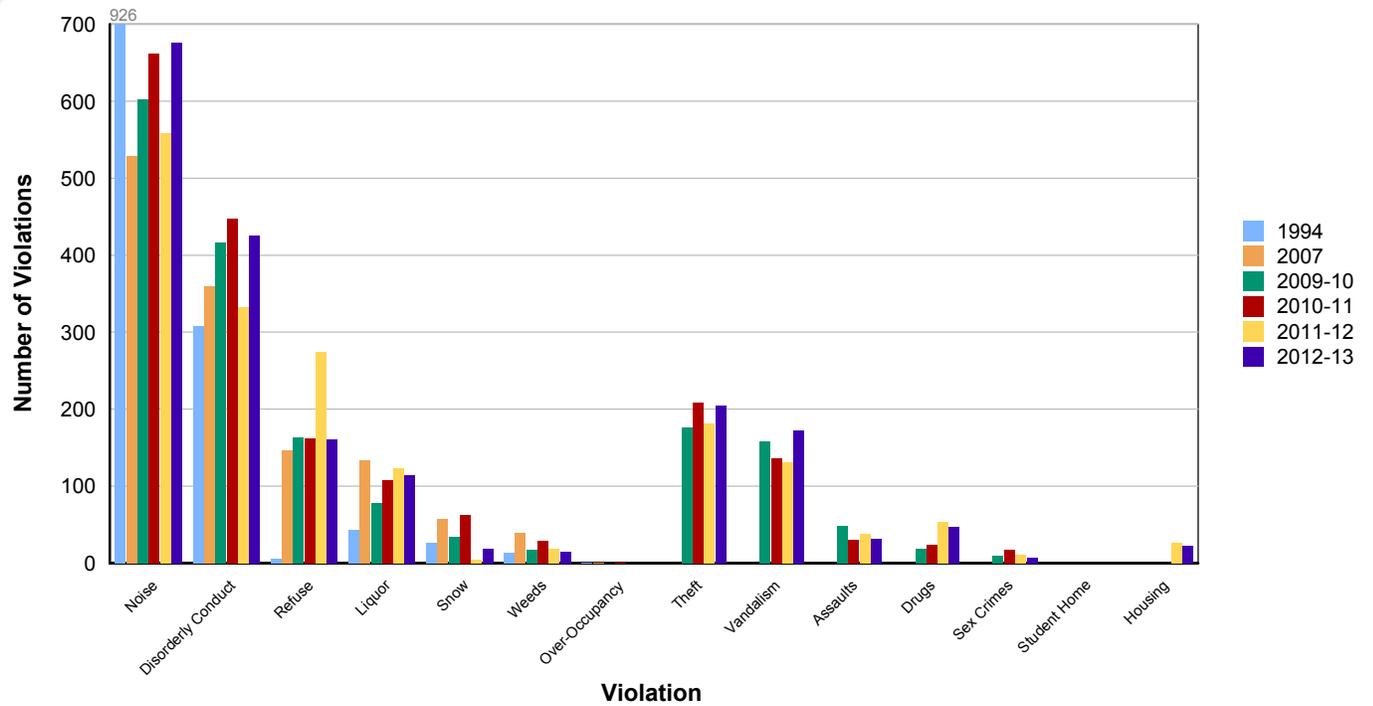
- Housing (*began compiling stats in 2011*)
- Noise
- Over-Occupancy
- Refuse
- Snow
- Student Home
- Weeds

# 3

## Violations in Each Housing Type in Apartments

### Chart 3a. Apartments

Comparison 1994, 2007, 2009-10, 2010-11, 2011-12 and 2012-13



Violations not tracked in 1994 and 2007:

- Theft
- Vandalism
- Assaults
- Drugs
- Sex Crimes
- Student Home

Violation tracked in and after 2011-12:

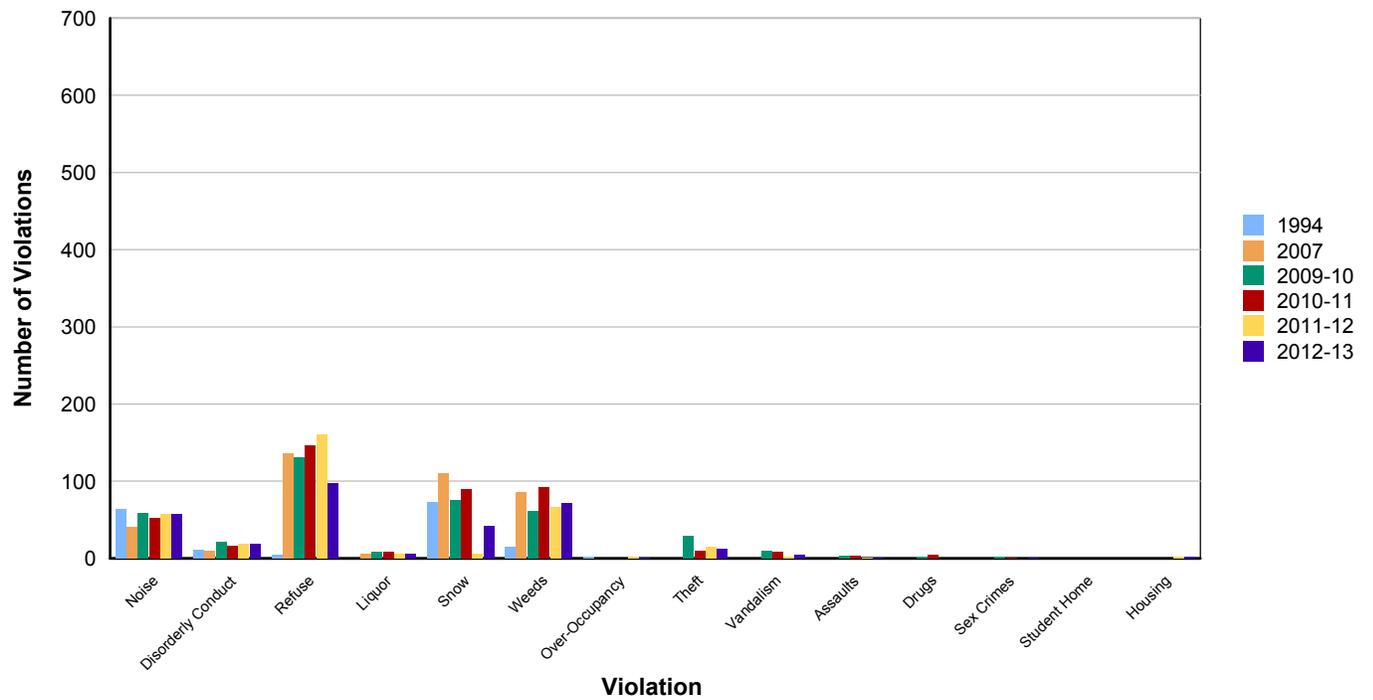
- Housing

# 3

## Violations in Each Housing Type in Duplexes

### Chart 3b. Duplexes

Comparison 1994, 2007, 2009-10, 2010-11, 2011-12 and 2012-13



Violations not tracked in 1994 and 2007:

- Theft
- Vandalism
- Assaults
- Drugs
- Sex Crimes
- Student Home

Violation tracked in and after 2011-12:

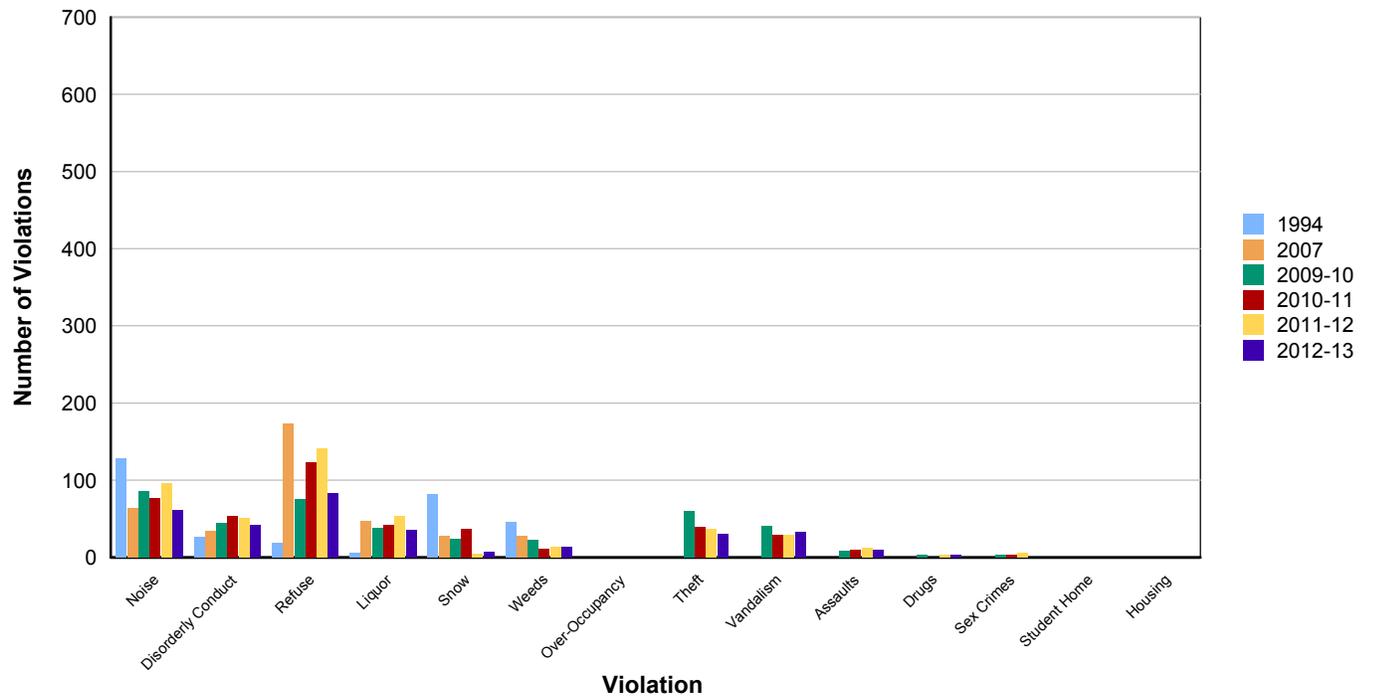
- Housing

# 3

## Violations in Each Housing Type in Fraternities

### Chart 3c. Fraternities

Comparison 1994, 2007, 2009-10, 2010-11, 2011-12 and 2012-13



Violations not tracked in 1994 and 2007:

- Theft
- Vandalism
- Assaults
- Drugs
- Sex Crimes
- Student Home

Violation tracked in and after 2011-12:

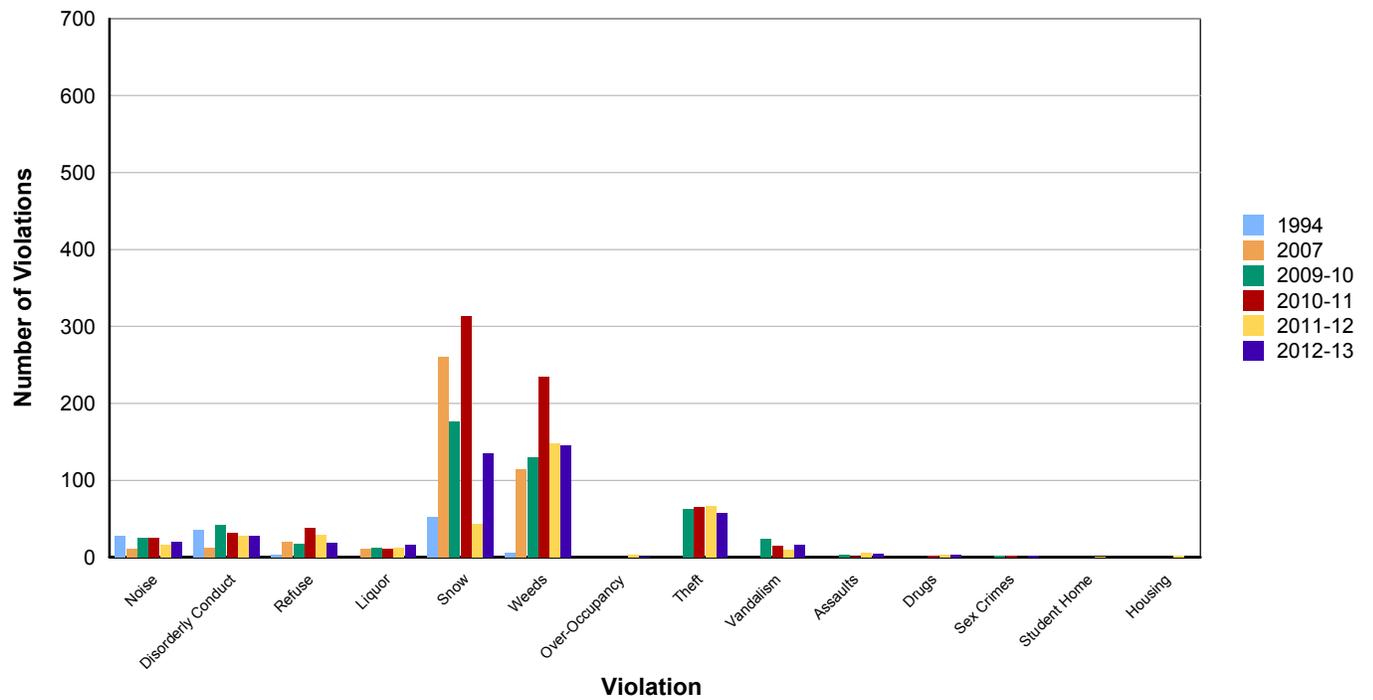
- Housing

# 3

## Violations in Each Housing Type in Owner-Occupied Houses

### Chart 3d. Owner-Occupied Houses

Comparison 1994, 2007, 2009-10, 2010-11, 2011-12 and 2012-13



Violations not tracked in 1994 and 2007:

- Theft
- Vandalism
- Assaults
- Drugs
- Sex Crimes
- Student Home

Violation tracked in and after 2011-12:

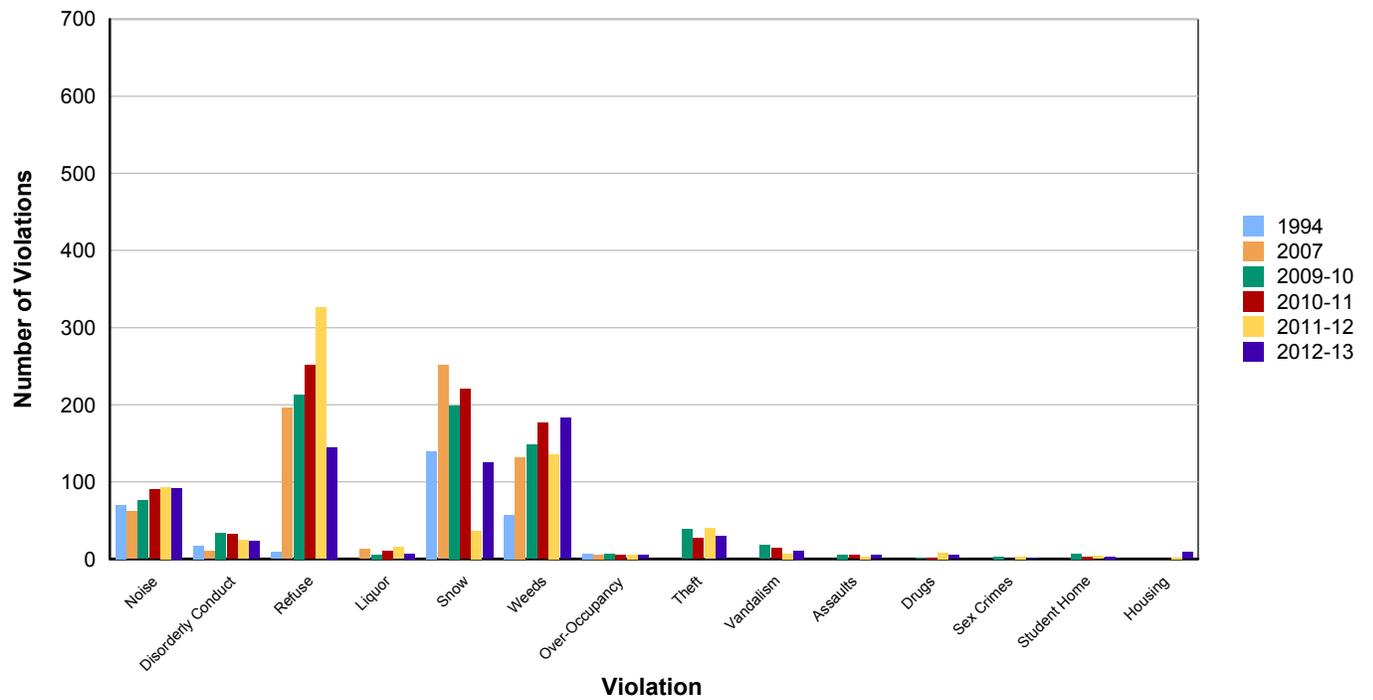
- Housing

# 3

## Violations in Each Housing Type in Rental Houses

### Chart 3e. Rental Houses

Comparison 1994, 2007, 2009-10, 2010-11, 2011-12 and 2012-13



Violations not tracked in 1994 and 2007:

- Theft
- Vandalism
- Assaults
- Drugs
- Sex Crimes
- Student Home

Violation tracked in and after 2011-12:

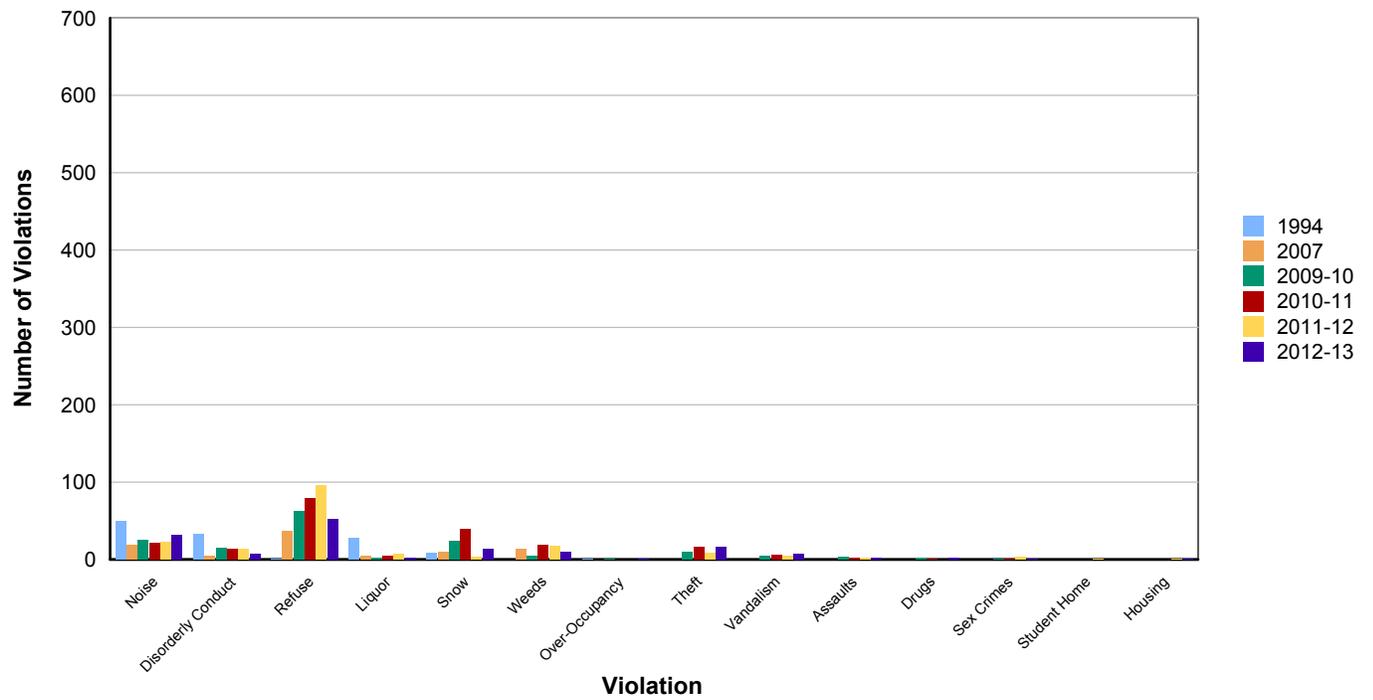
- Housing

# 3

## Violations in Each Housing Type in Rooming Houses

### Chart 3f. Rooming Houses

Comparison 1994, 2007, 2009-10, 2010-11, 2011-12 and 2012-13



Violations not tracked in 1994 and 2007:

- Theft
- Vandalism
- Assaults
- Drugs
- Sex Crimes
- Student Home

Violation tracked in and after 2011-12:

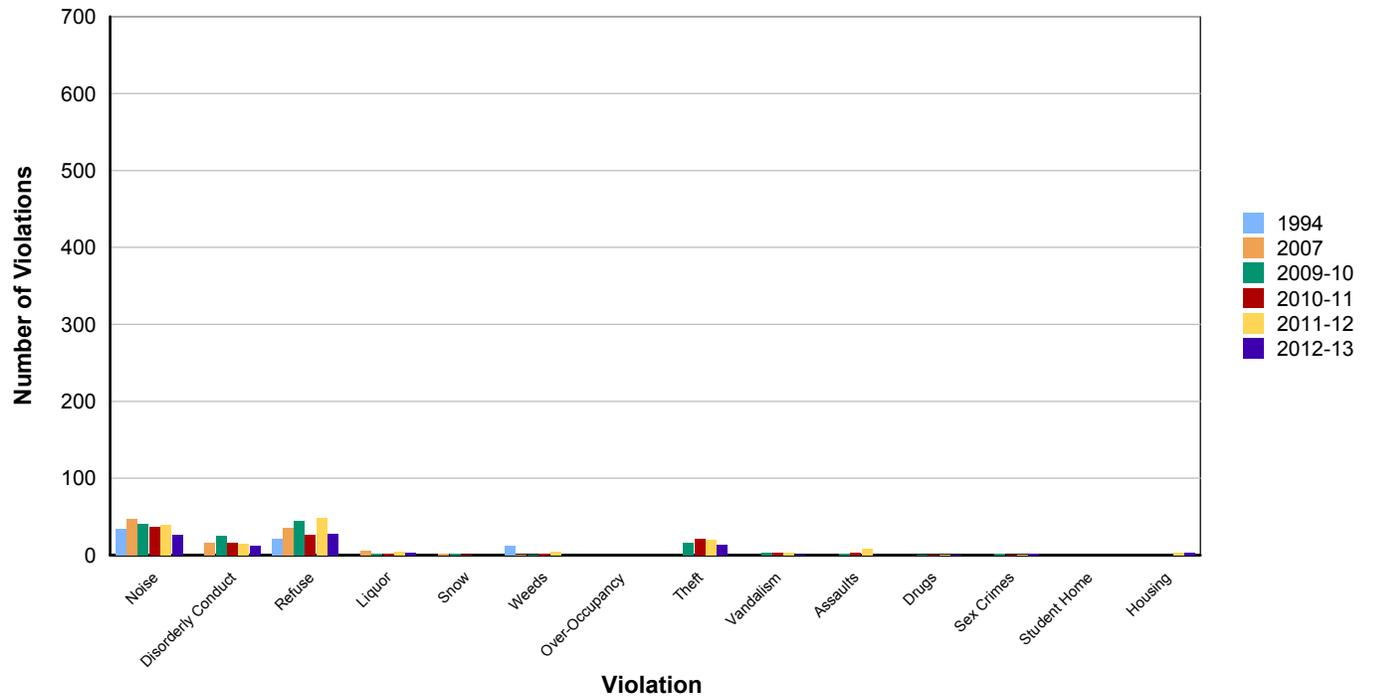
- Housing

# 3

## Violations in Each Housing Type in Townhouses

### Chart 3g. Townhouses

Comparison 1994, 2007, 2009-10, 2010-11, 2011-12 and 2012-13



Violations not tracked in 1994 and 2007:

- Theft
- Vandalism
- Assaults
- Drugs
- Sex Crimes
- Student Home

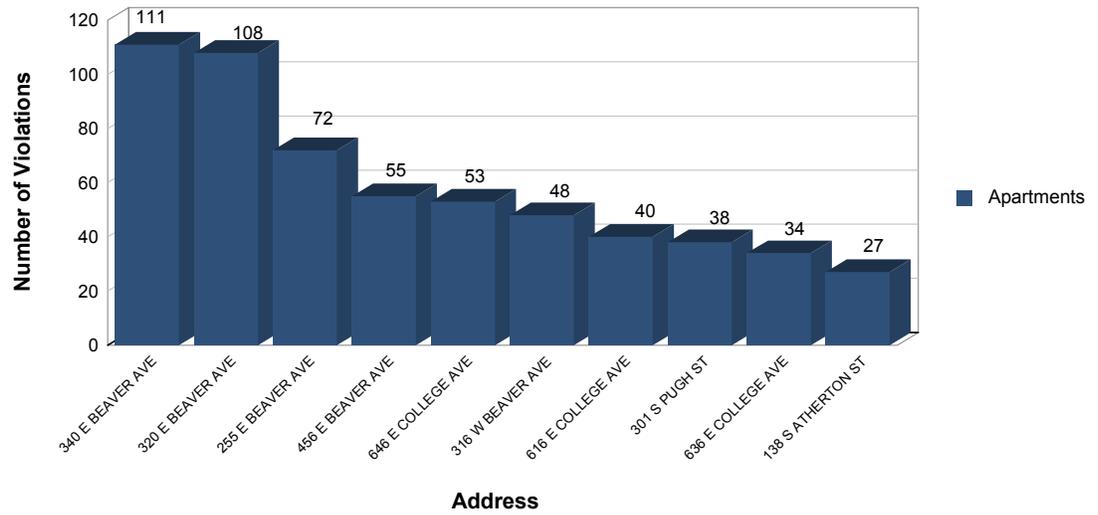
Violation tracked in and after 2011-12:

- Housing

# 4

## 2012-2013 Top Addresses by Total Violations at Residential Properties

Chart 4a. Top Addresses: Total Violations



**Violations include:**

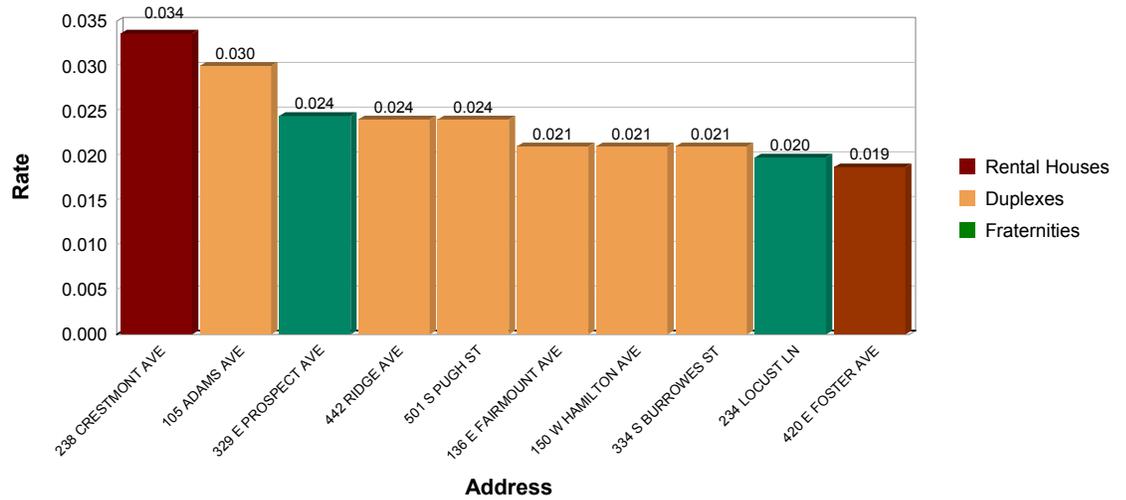
- Assaults
- Disorderly Conduct
- Drugs
- Housing
- Liquor
- Noise
- Over-Occupied
- Refuse
- Snow
- Student Home
- Theft
- Vandalism
- Weeds

# 4

## 2012-2013 Top Addresses

by Violations per Unit  
at Residential Properties

**Chart 4b. Top Addresses: Violations per Unit\***



*Rate is calculated as the number of violations occurring at the specific residence on a per unit basis of all units within State College Borough for that residence's housing type.*

**Violations include:**

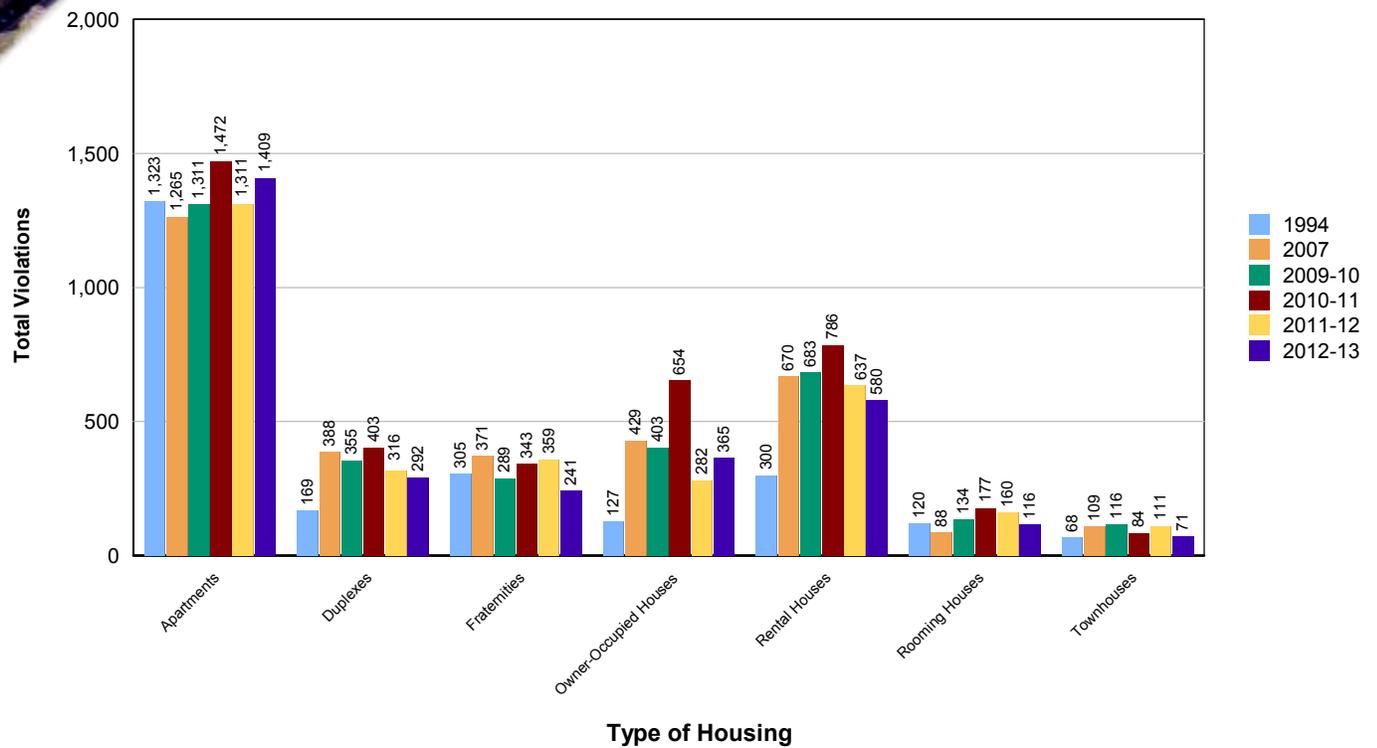
- Assaults
- Disorderly Conduct
- Drugs
- Housing
- Liquor
- Noise
- Over-Occupied
- Refuse
- Snow
- Student Home
- Theft
- Vandalism
- Weeds

# 5

## Housing Type Total Violations Comparison in Residential Properties

### Chart 5a. Violations\* by Housing Type

Comparison 1994, 2007, 2009-10, 2010-11, 2011-12, 2012-13



\* Violations used in this comparison are common to all study years:

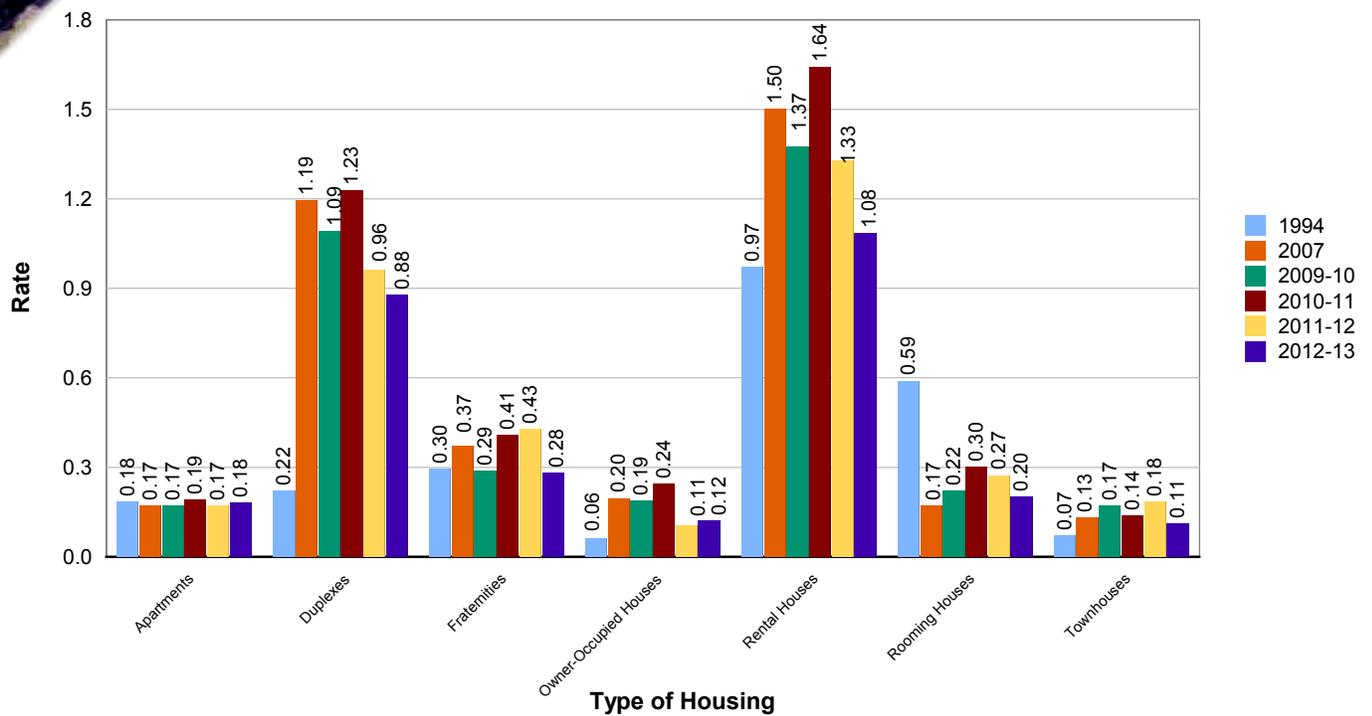
- Disorderly Conduct
- Liquor
- Noise
- Over-Occupied
- Refuse
- Snow
- Weeds

# 5

## Housing Type Violation Rates Comparison in Residential Properties

### Chart 5b. Violation\* Rates by Housing Type

Comparison 1994, 2007, 2009-10, 2010-11, 2011-12, and 2012-13



Rate is calculated as the number of violations based on the total number of units within State College Borough for each housing type.

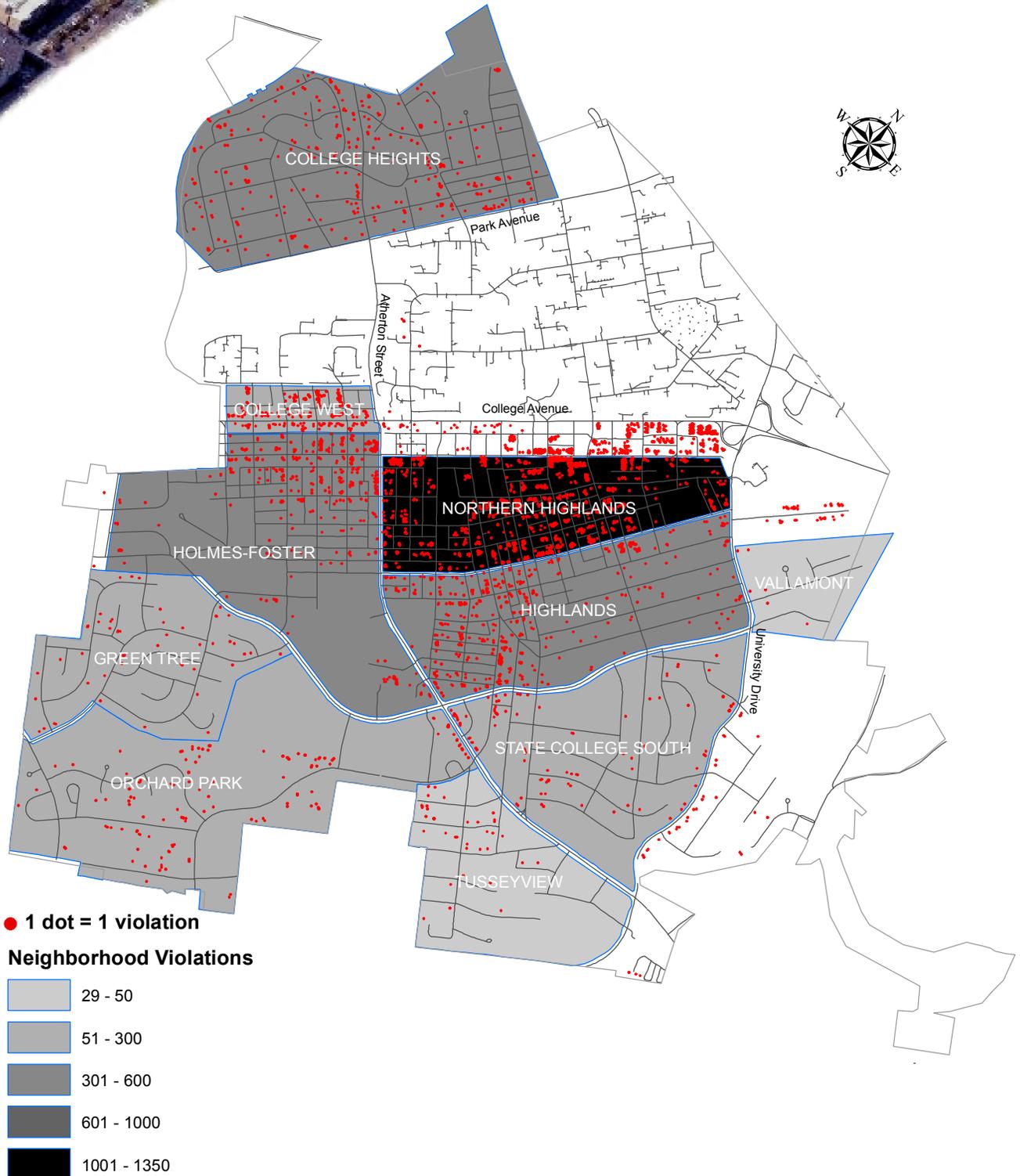
\* Violations used in this comparison are common to all study years:

- Disorderly Conduct
- Liquor
- Noise
- Over-Occupied
- Refuse
- Snow
- Weeds

# 6

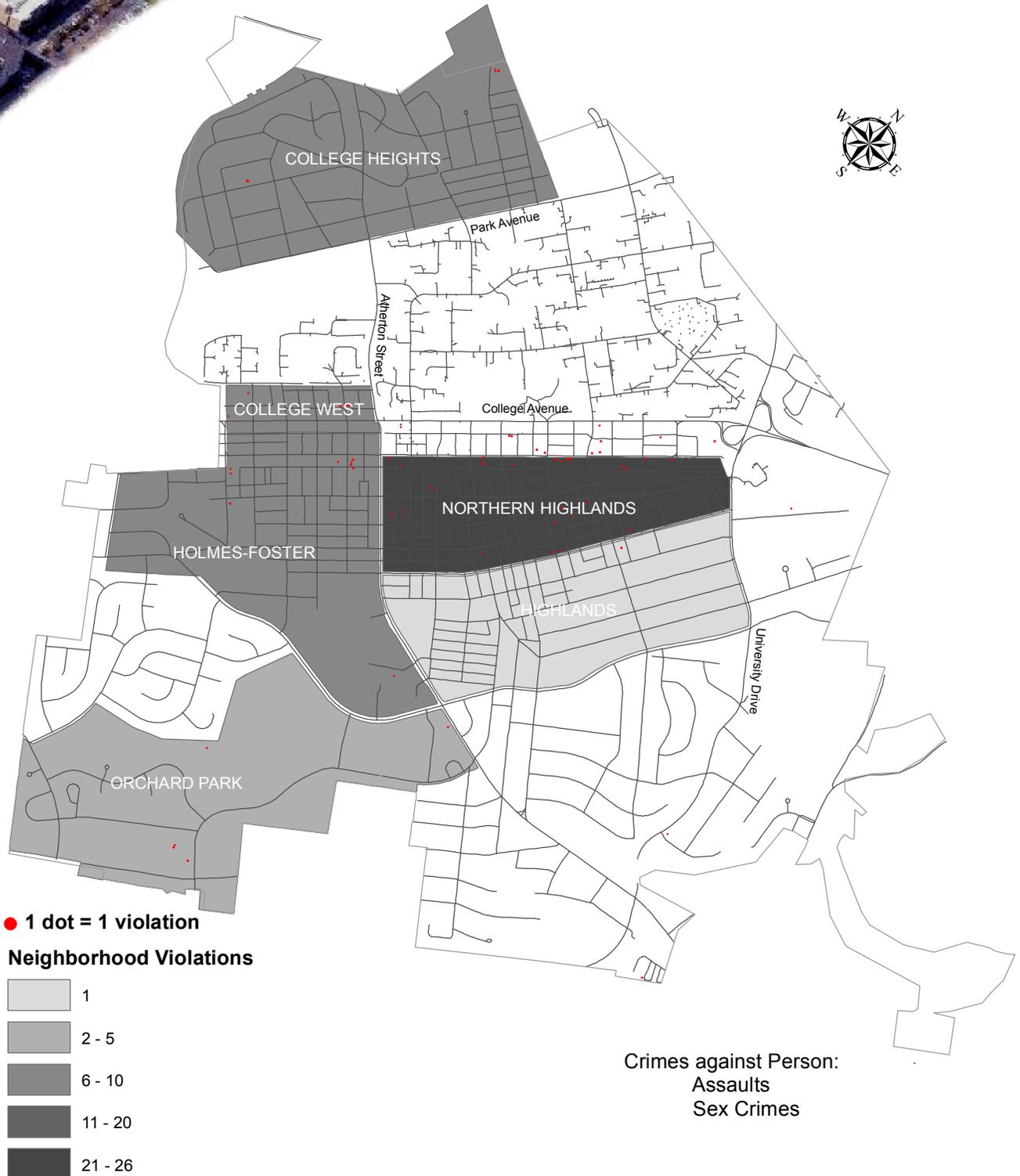
## 2012-2013 All Violations by Neighborhoods in Residential Properties

### Map 6a. All Violations by Neighborhoods



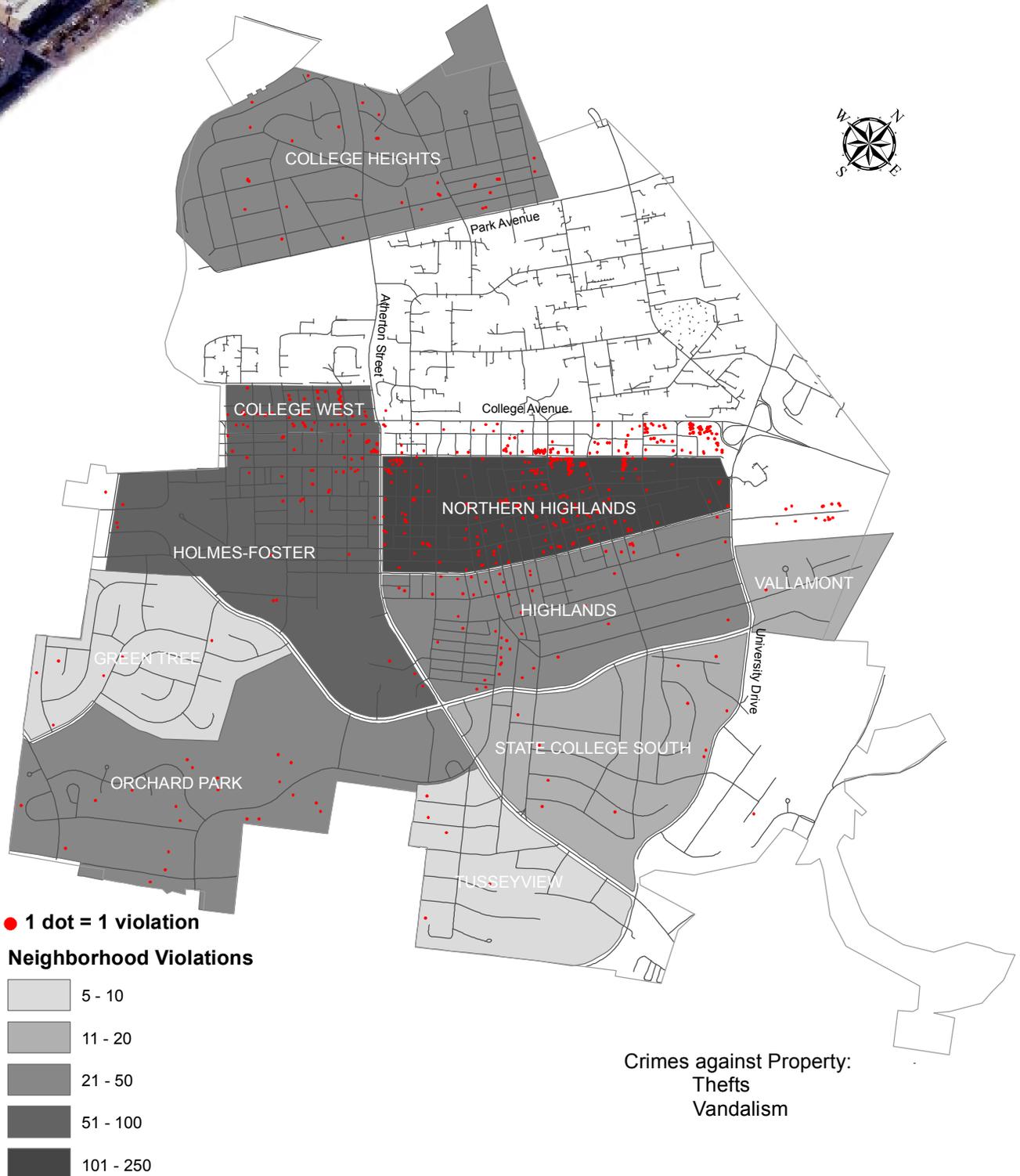
# 6 2012-2013 All Violations by Neighborhoods in Residential Properties

**Map 6b. Crimes against Person by Neighborhoods**



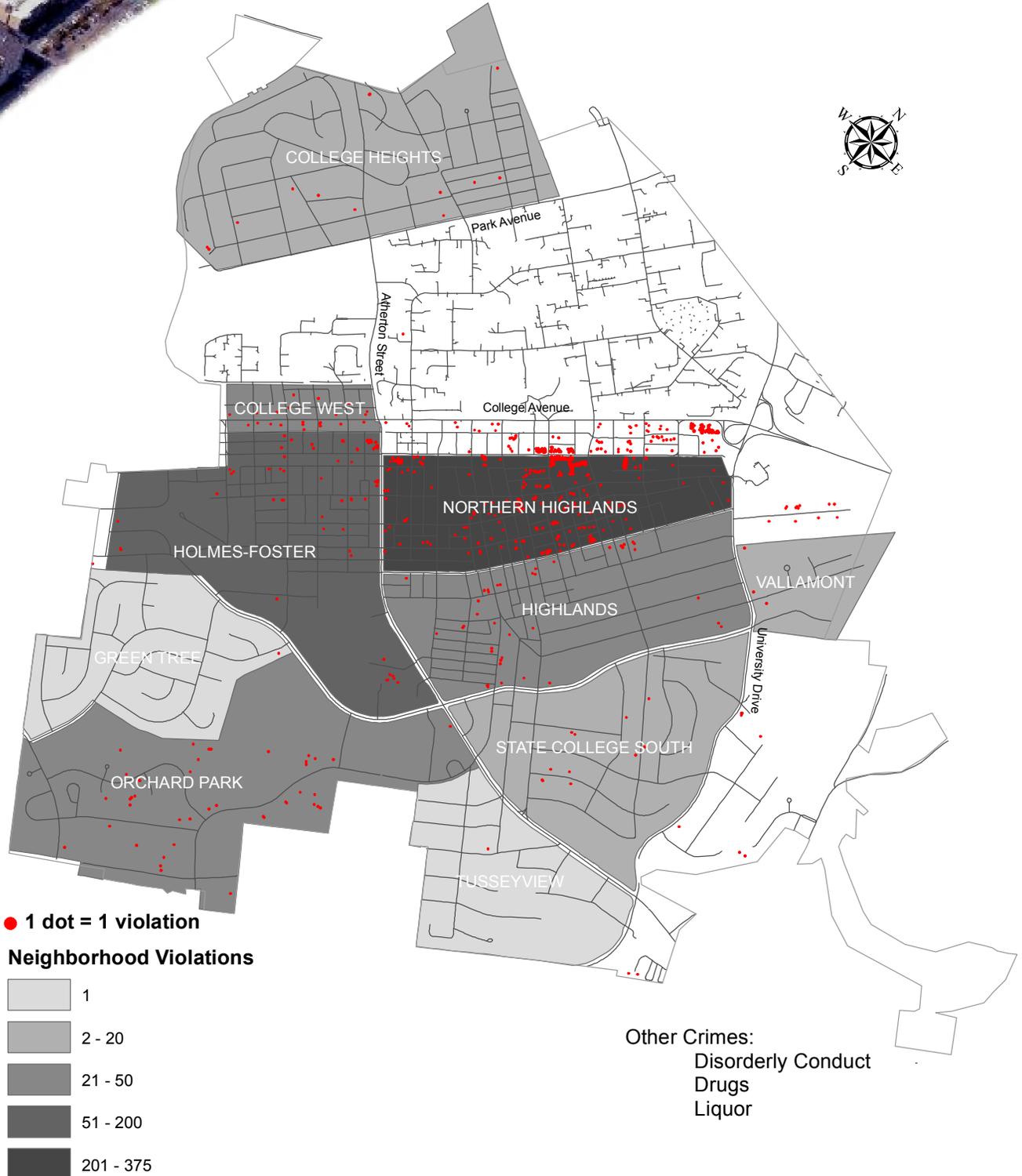
# 6 2012-2013 All Violations by Neighborhoods in Residential Properties

## Map 6c. Crimes against Property by Neighborhoods



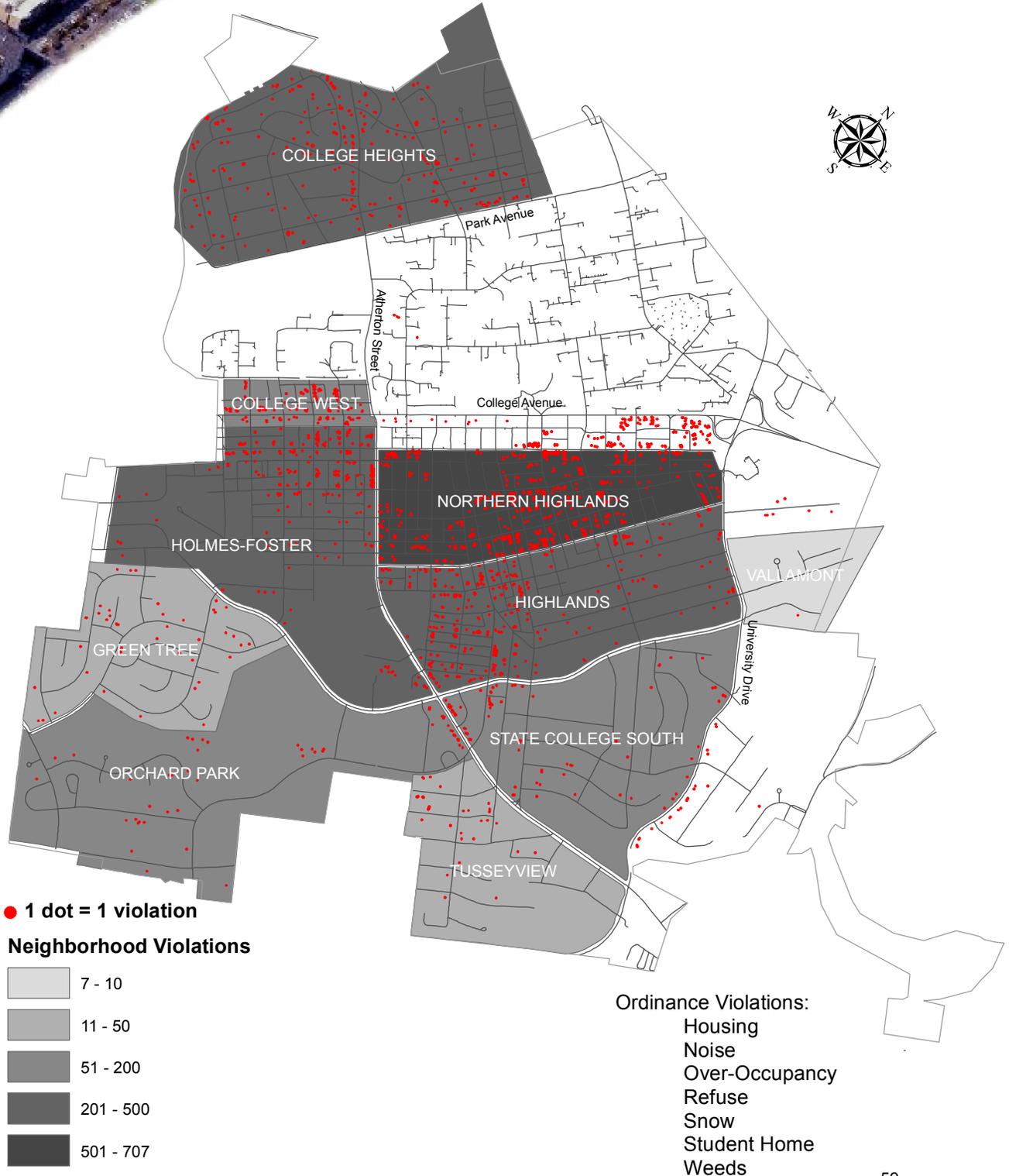
# 6 2012-2013 All Violations by Neighborhoods in Residential Properties

## Map 6d. Other Crimes by Neighborhoods



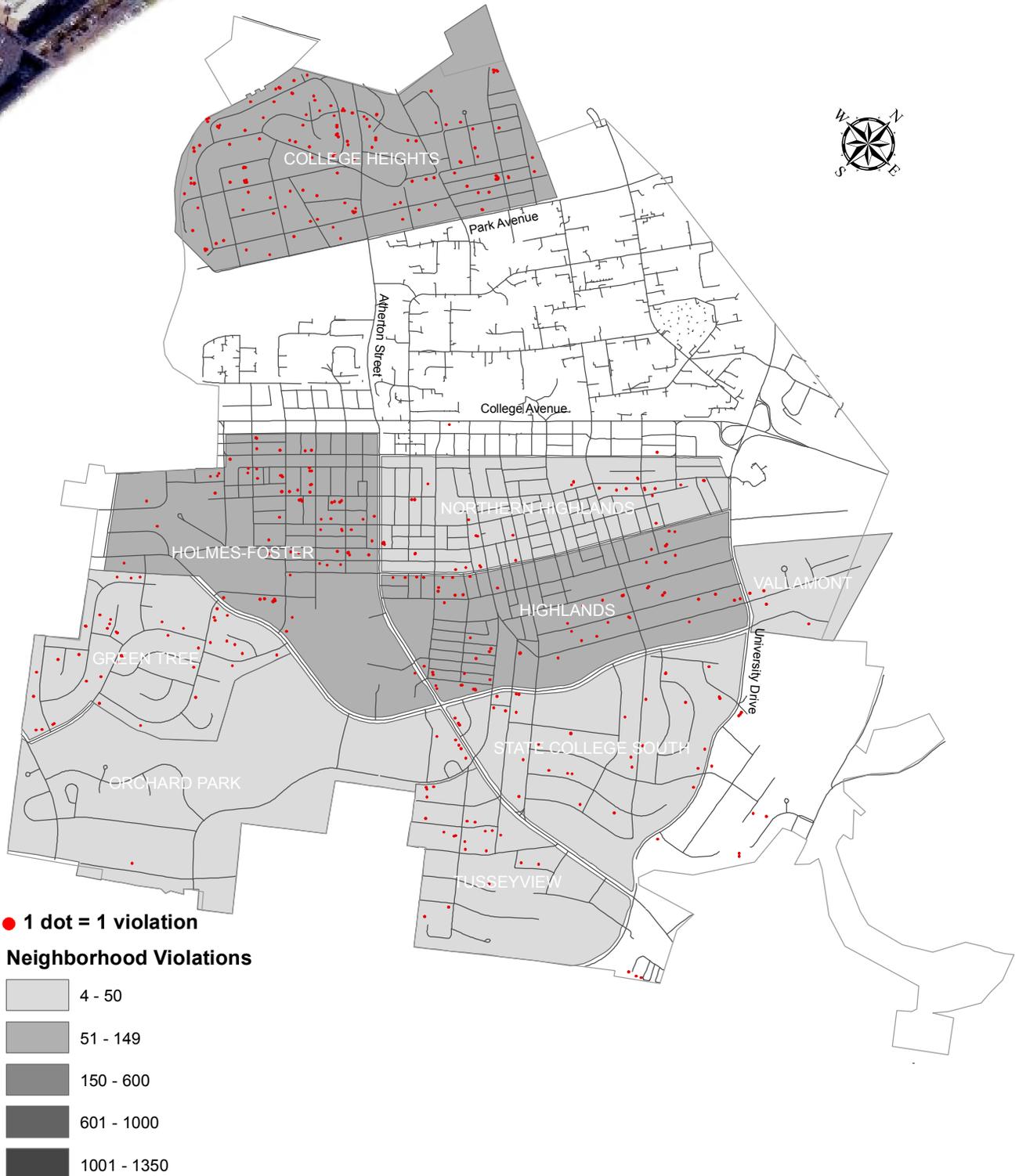
# 6 2012-2013 All Violations by Neighborhoods in Residential Properties

## Map 6e. Ordinance Violations by Neighborhoods



# 6 2012-2013 All Violations by Neighborhoods at Owner-Occupied Housing

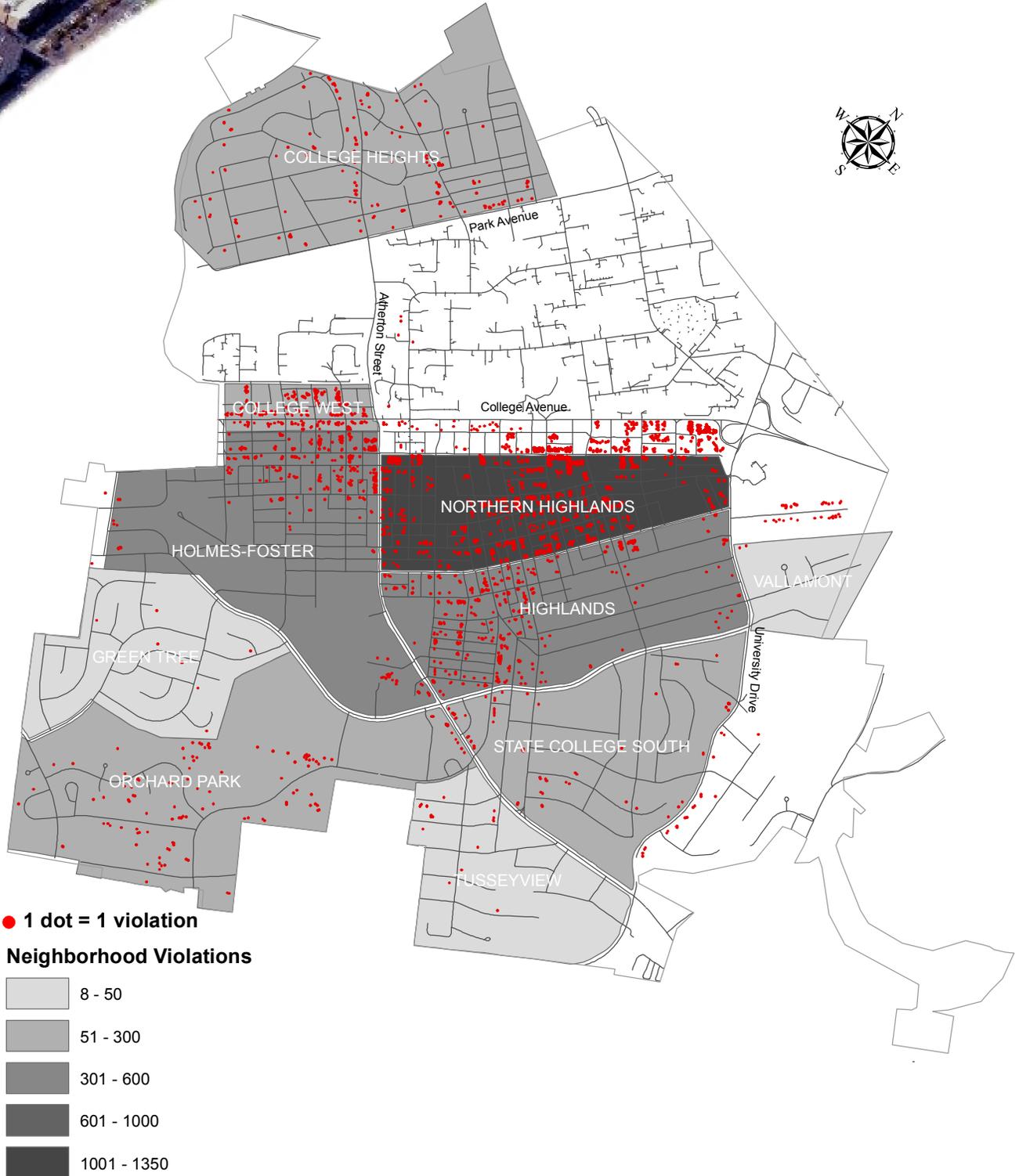
Map 6f. Violations at Owner-Occupied Housing



# 6

## 2012-2013 All Violations by Neighborhoods at Rental Housing

### Map 6g. Violations at Rental Housing



Attachment 2  
Planning Office 2013 Observations on Rental Housing Data

1-Family Home Rentals

Between May 31, 2012 and June 1, 2013, the zoning office approved 27 rental permit applications for new 1-family home rentals. All were of the applications were for properties located in either the R1 or R2 zones. This number is similar to several of the year-over-year changes seen in State College. Details on the number of 1-family rental permits in effect for a sample of years from 1978 through 2012 is found in Table 3 in the main body of the report. This increase in 1-family home rental permits reverses the trend to fewer permits for new rentals being issued in the 2 preceding years. This difference reflects the dynamic nature of the rental housing market in State College, where properties constantly enter and exit the rental market. Planning staff believes that some of these permit applications may have submitted by property owners who have had a difficult time selling their home and are looking to rent it in the short term.

Student Home Permits

During this same period, the zoning office issued 2 new permits authorizing 1-family homes to be used as student homes. These permits were for properties located in the R2 zoning district. The Greentree neighborhood is the location of the two new permits.

Enforcement

Between May 31, 2012 and June 1, 2013 9 potential over occupancy violations were investigated. Of those, 8 were determined to be unfounded. The remaining 1 is being monitored. During that same period, 5 potential student home violations were also investigated. Four of these was determined to be unfounded, and the 5 is being monitored. No actions before the District Justice were required.

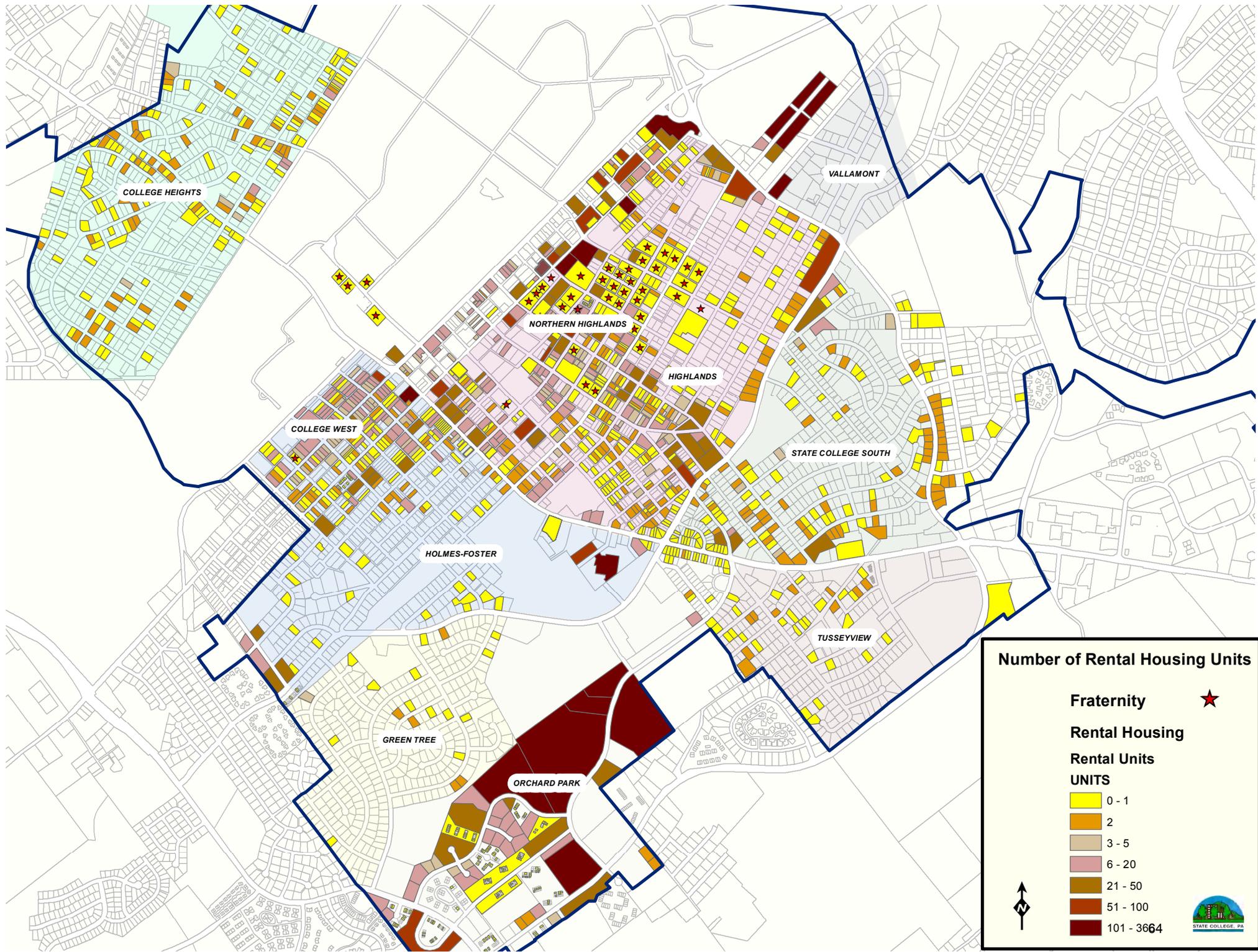
The Borough neighborhoods are largely built out, with limited lots available for new construction and no land available for new subdivisions. The increase in the separation between student homes reduced the number of additional student homes that can be permitted. Major redevelopment activities are unlikely because these are good neighborhoods, not with vacant or deteriorated properties. The Borough has in recent years experienced several cases where an existing home has been purchased and then razed to create an opportunity for the construction of a new house. This is, however, the rare exception. The more common occurrence is that homes are modernized or

expanded to what are more acceptable amenities and square footages.

Redevelopment for new non-student properties is also hindered by real estate markets where property values are based on rents generated by student housing and on density restrictions in the current zoning code. There is no capacity to add more families in these neighborhoods except by the reconversion of a student rental back to an owner occupied home or a non-student rental unit. Other factors that stifle reconversion are the recent trends of seasonal homes (e.g., football homes) and student owned homes in these neighborhoods.

In effect, to increase the number of families in the Borough depends on new residents either (1) purchasing an older house currently rented to students (with significant renovation and update costs) or (2) moving into existing or new multi-family housing structures – condominium townhomes and apartments. Current market preferences seem to indicate that families with young children are attracted to homes that are located on larger lots with modern features like central air conditioning, garages and updated appliances. An argument can be made that potentially more fruitful strategies in these close-in neighborhoods are to attract young professionals, families and empty nesters with no children and have the resources to purchase and update an older home or reconvert a previous student rental.

Additional data on trends in real estate and what features home buyers are looking for would be helpful. The Borough regularly surveys its residents about neighborhood and quality of life issues. Consistently, residents rate the neighborhoods near campus and the overall quality of life as being very high. One question to address then is how can this message about the high quality of life and satisfaction with services and the neighborhood be translated to higher demand for non-student housing in the near campus neighborhoods. Who should be involved in this discussion – neighborhood associations, realtors, university administrators, elected officials, planning staff, others? How can the Borough best engage the community in this discussion?



COLLEGE HEIGHTS

VALLAMONT

NORTHERN HIGHLANDS

HIGHLANDS

COLLEGE WEST

STATE COLLEGE SOUTH

HOLMES-FOSTER

TUSSEYVIEW

GREEN TREE

ORCHARD PARK

**Number of Rental Housing Units**

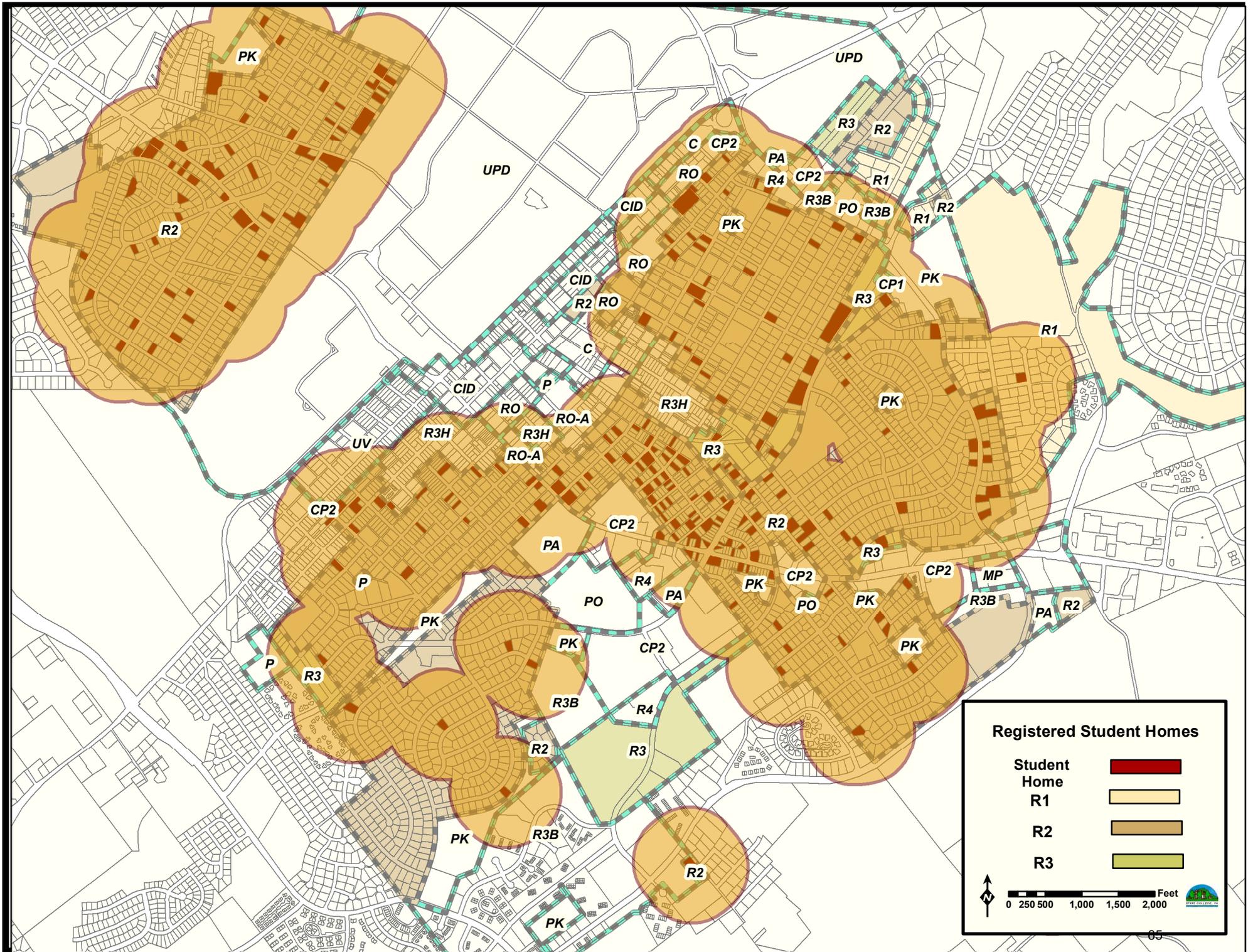
**Fraternity** ★

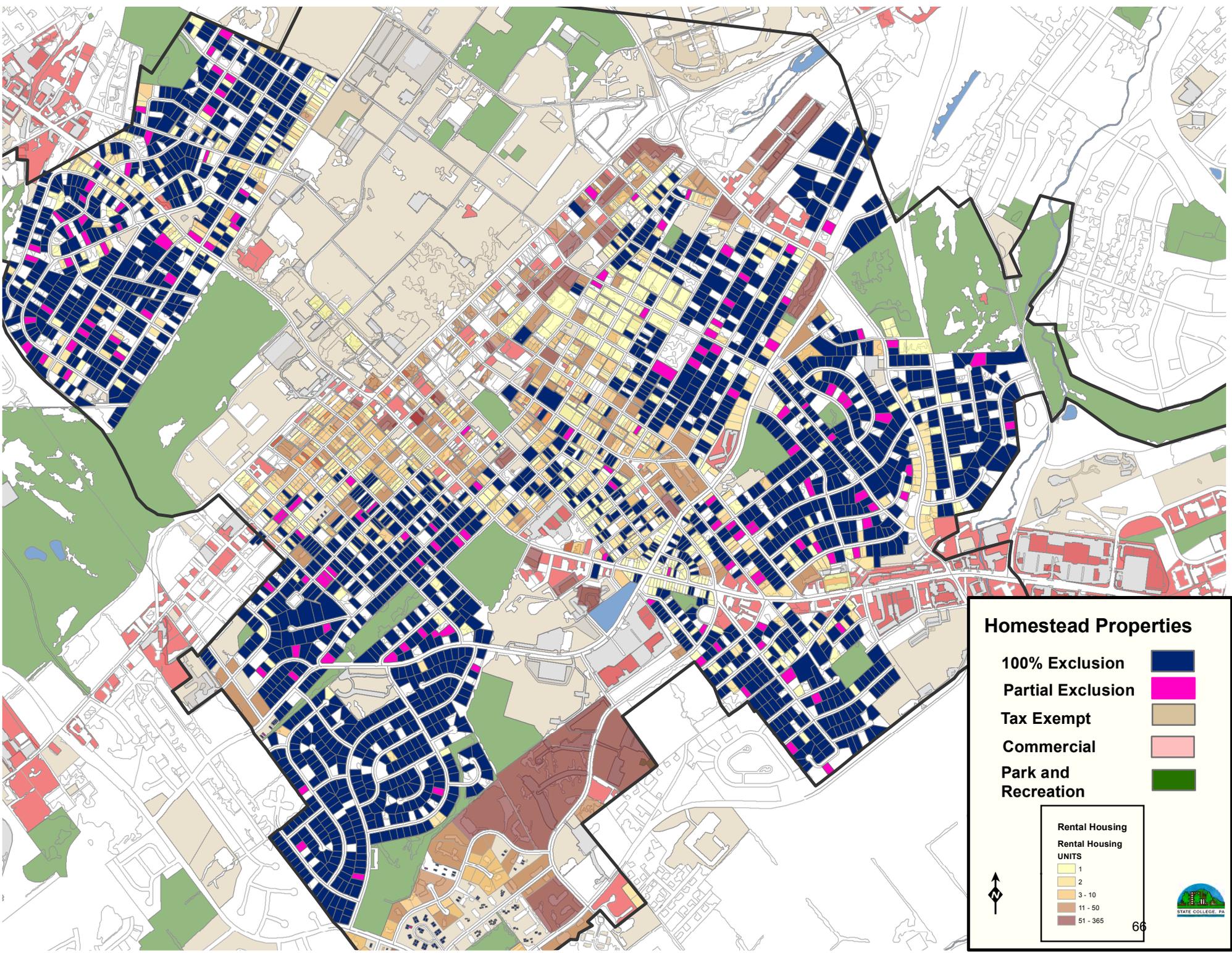
**Rental Housing**

**Rental Units**  
**UNITS**

- 0 - 1
- 2
- 3 - 5
- 6 - 20
- 21 - 50
- 51 - 100
- 101 - 3664







### Homestead Properties

- 100% Exclusion
- Partial Exclusion
- Tax Exempt
- Commercial
- Park and Recreation

**Rental Housing**  
Rental Housing  
UNITS

- 1
- 2
- 3 - 10
- 11 - 50
- 51 - 365

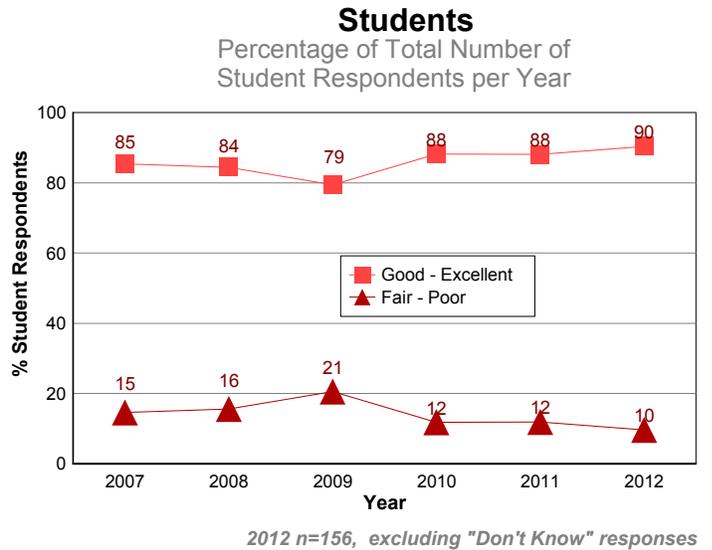
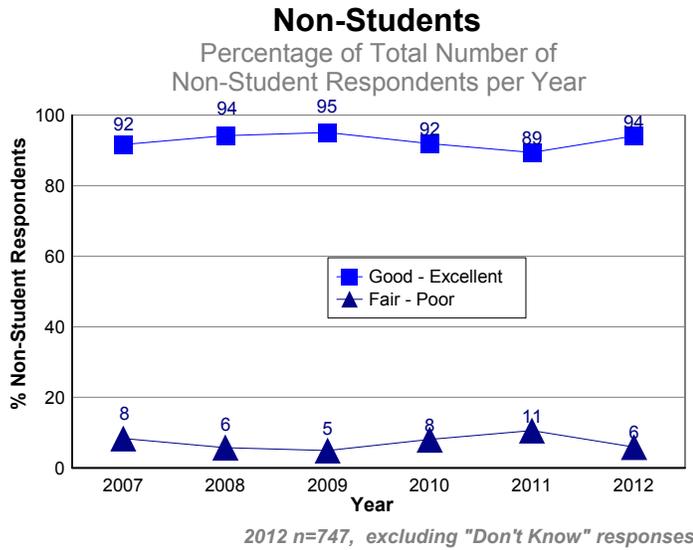
66

# National Citizen Survey

## 2012 Key Responses

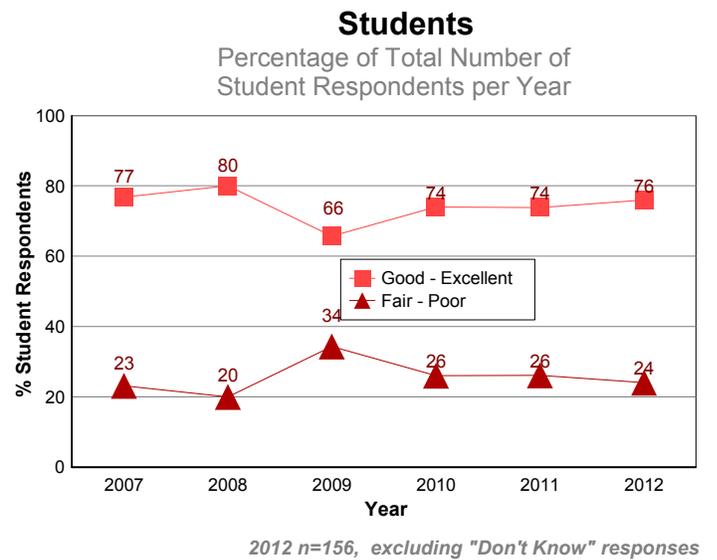
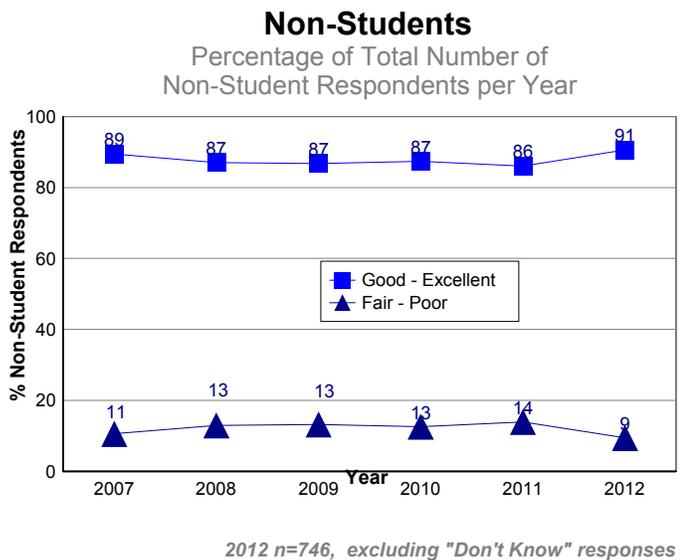
**Chart a. How do you rate State College as a place to live?**

2012 n= 903 excluding "Don't Know" responses



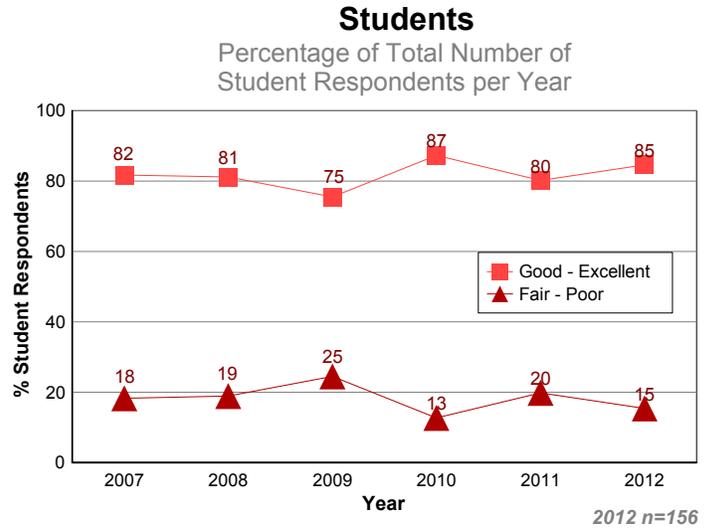
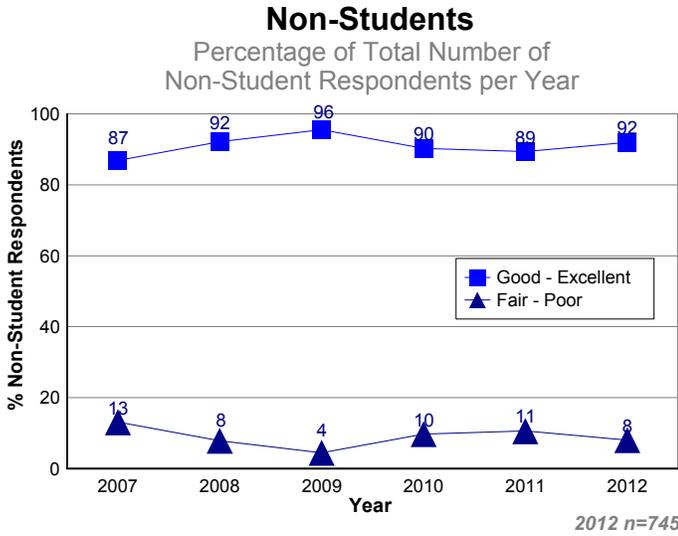
**Chart b. How do you rate your neighborhood as a place to live?**

2012 n=902, excluding "Don't Know" responses



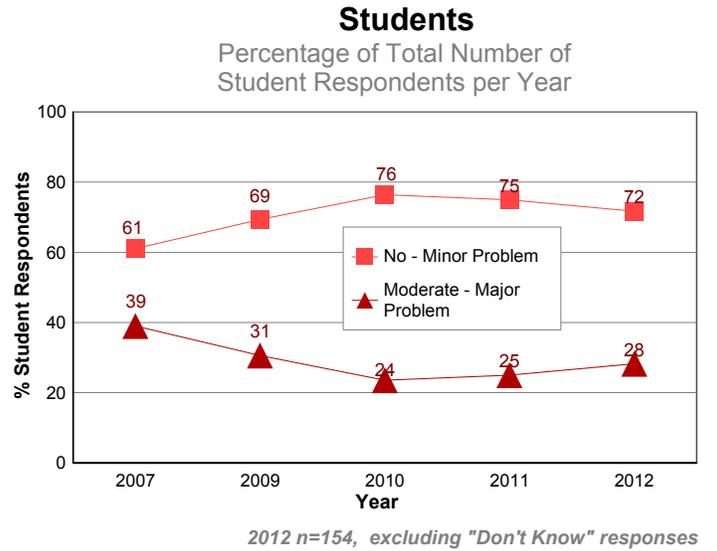
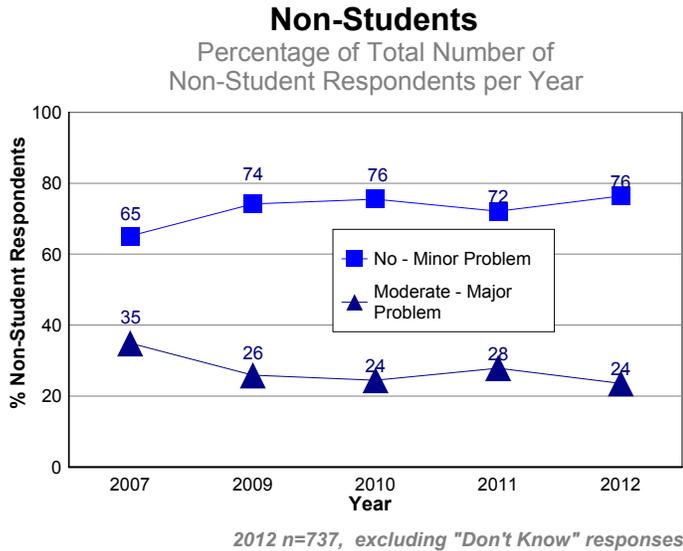
**Chart c. How do you rate the overall quality of life in State College?**

2012 n=901



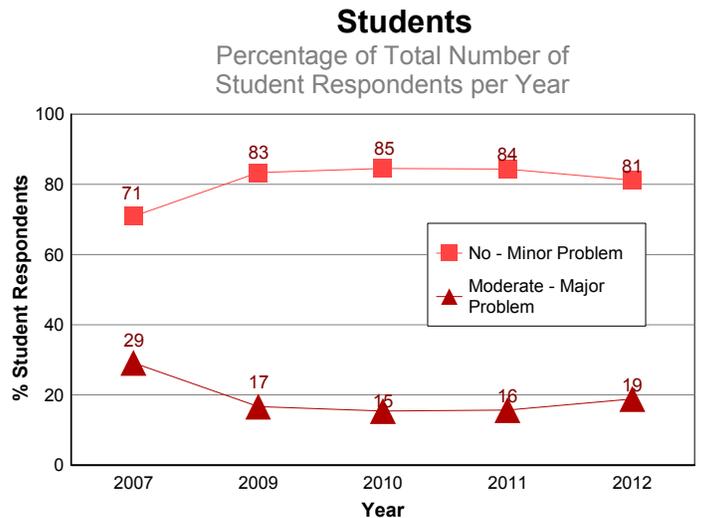
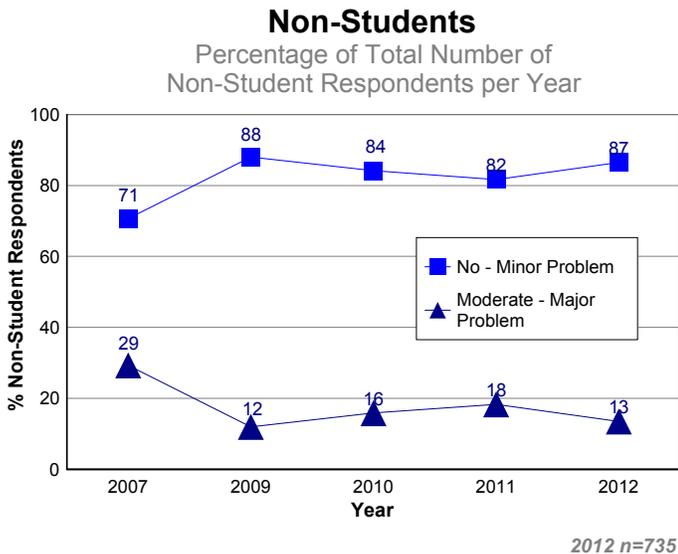
**Chart d. To what degree is property crime a problem in your neighborhood?**

2012 n=891, excluding "Don't Know" responses



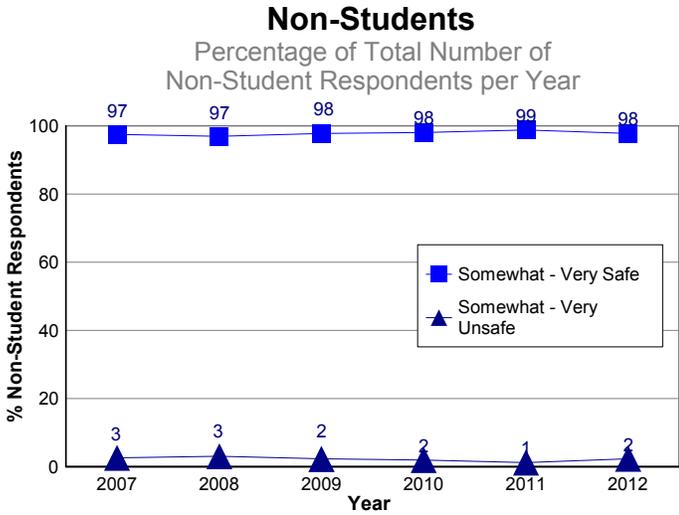
**Chart e. To what degree is violent crime a problem in your neighborhood?**

2012 n=889

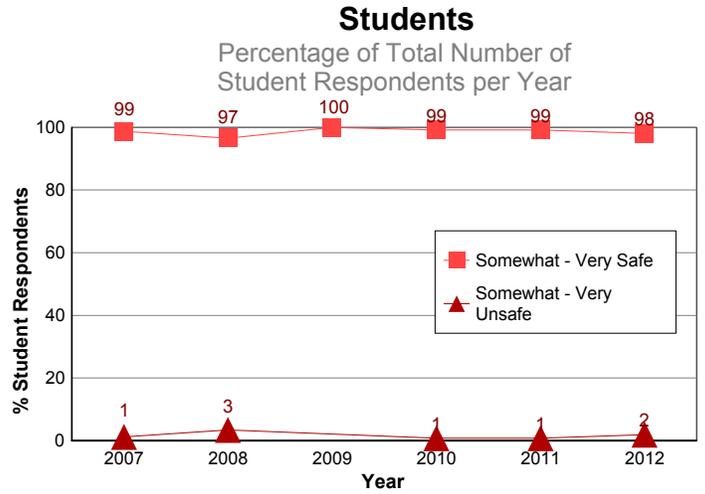


**Chart f. How safe do you feel in your neighborhood during the day?**

2012 n=902, excluding "Don't Know" and "Neither Safe nor Unsafe" responses



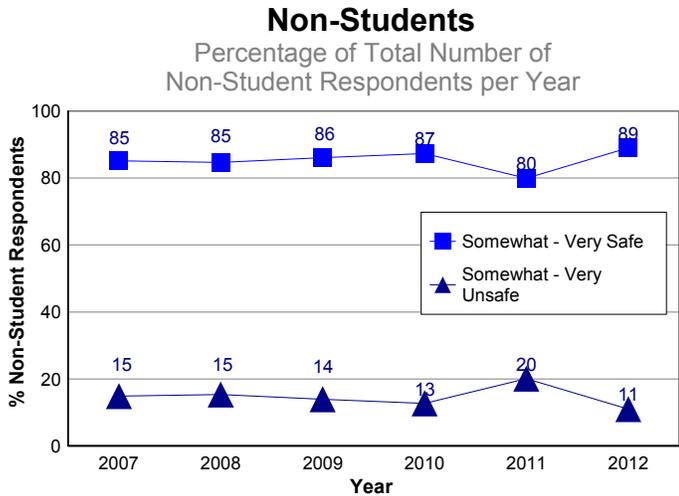
2012 n=748, excluding "Don't Know" and "Neither Safe nor Unsafe" responses



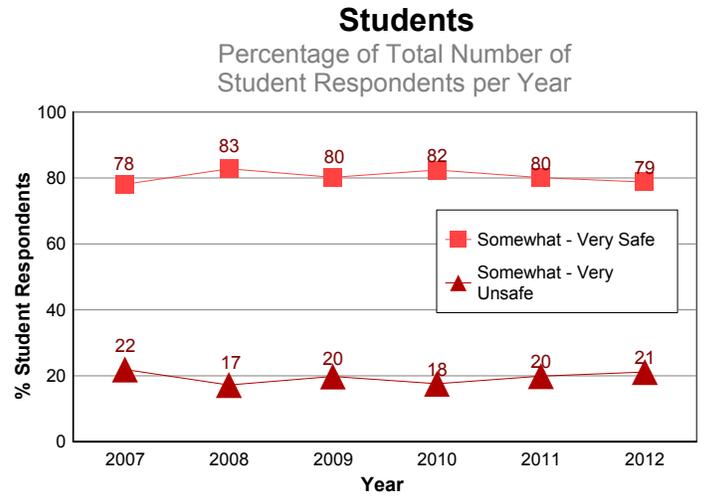
2012 n=154, excluding "Don't Know" and "Neither Safe nor Unsafe" responses

**Chart g. How safe do you feel in your neighborhood during the night?**

2012 n=902, excluding "Don't Know" and "Neither Safe nor Unsafe" responses



2012 n=748, excluding "Don't Know" and "Neither Safe nor Unsafe" responses



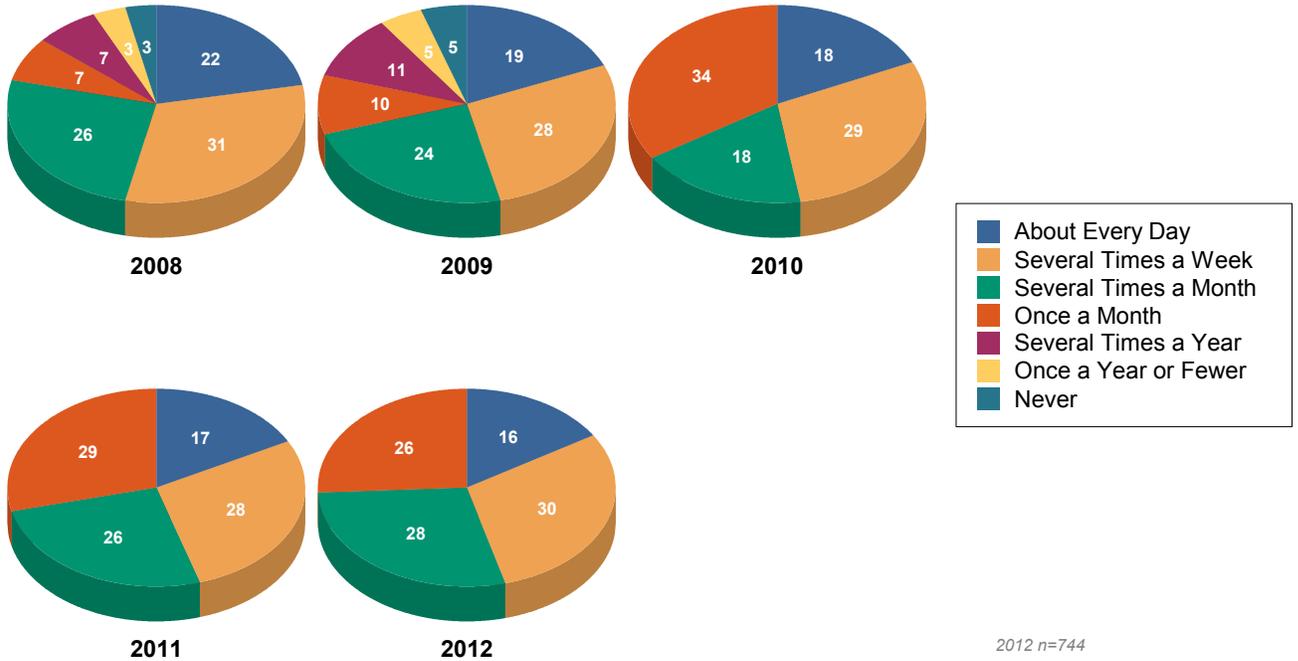
2012 n=154, excluding "Don't Know" and "Neither Safe nor Unsafe" responses

**Chart j. About how often, if at all, do you talk to or visit with your immediate neighbors (people who live in the 10 to 20 households that are closest to you)?**

**Non-Students**

2012 n=897

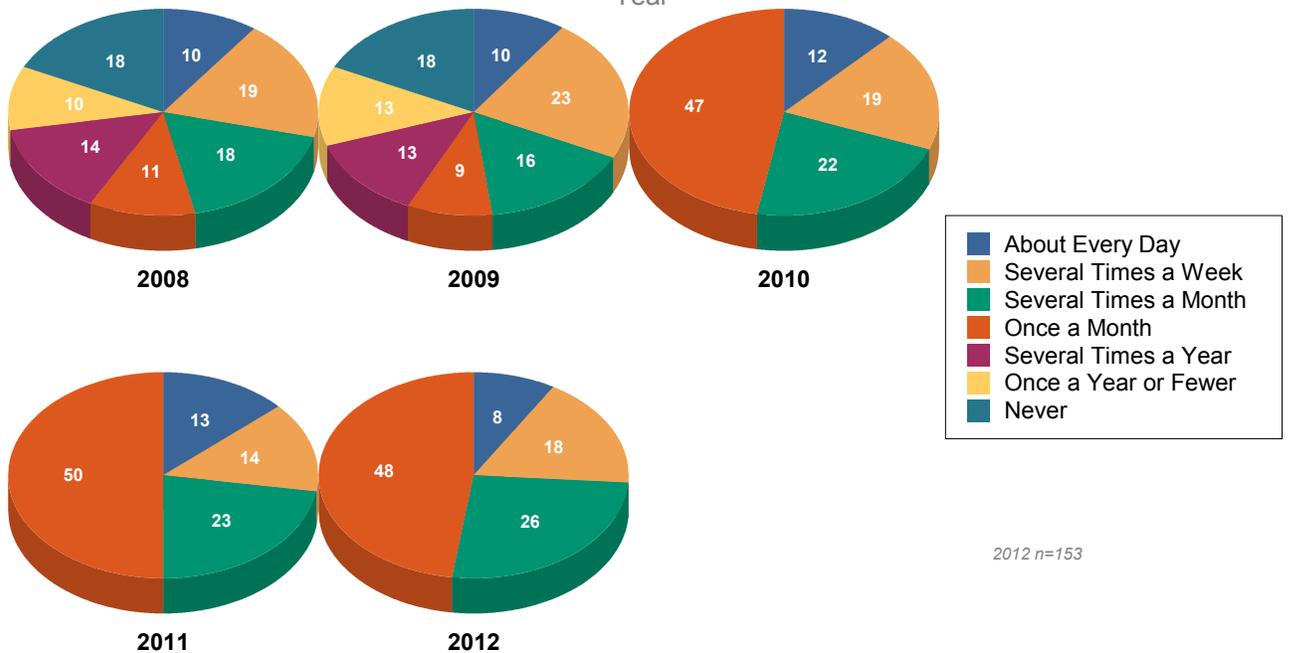
Percentage of Total Number of Non-Student Respondents per Year



2012 n=744

**Students**

Percentage of Total Number of Student Respondents per Year



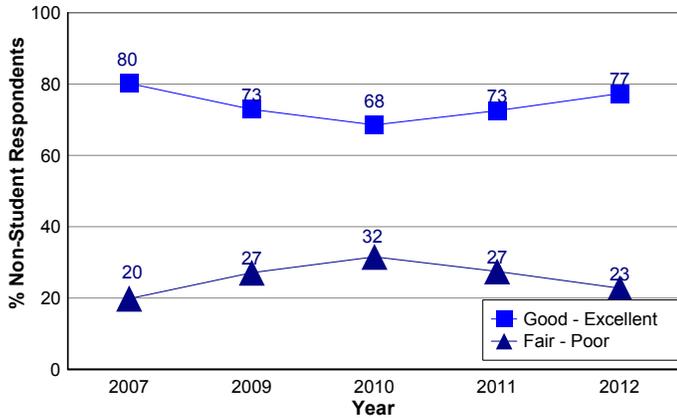
2012 n=153

**Chart k. How do you rate the value of services for taxes paid to State College?**

2012 n=899, excluding "Don't Know" and neutral responses

**Non-Students**

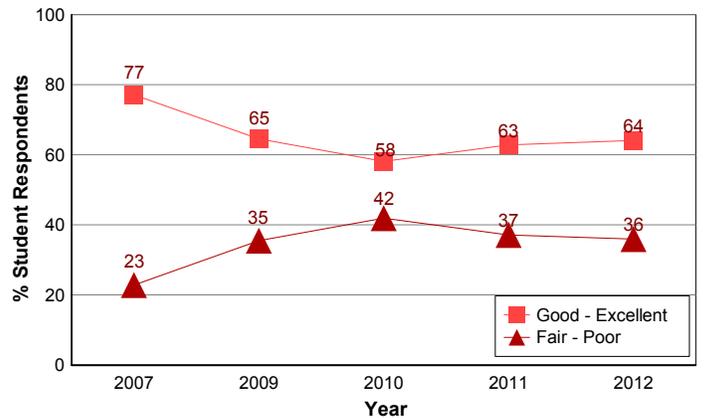
Percentage of Total Number of Non-Student Respondents per Year



2012 n=744, excluding "Don't Know" and neutral responses

**Students**

Percentage of Total Number of Student Respondents per Year



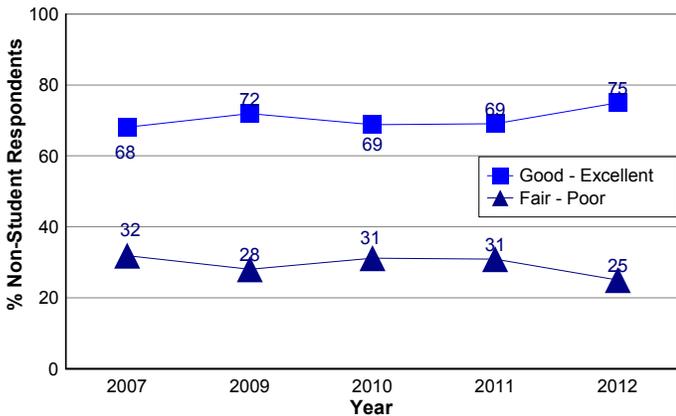
2012 n=155, excluding "Don't Know" and neutral responses

**Chart I. How do you rate the sense of community in State College?**

2012 n=884, excluding "Don't Know" and neutral responses

**Non-Students**

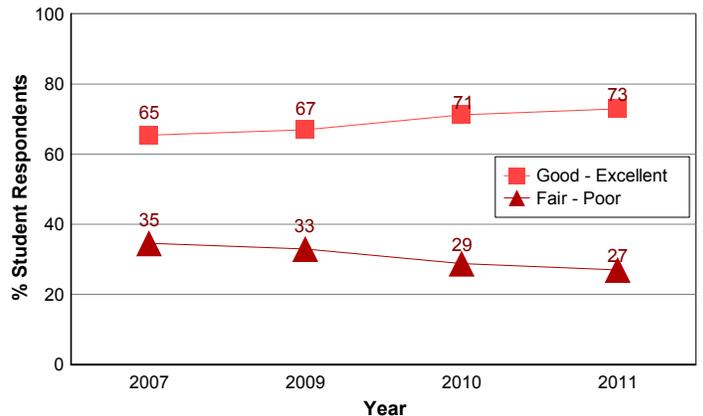
Percentage of Total Number of Non-Student Respondents per Year



2012 n=731, excluding "Don't Know" and neutral responses

**Students**

Percentage of Total Number of Student Respondents per Year



2012 n=153, excluding "Don't Know" and neutral responses

**Table a. How do you rate State College as a place to live?**

	2007			2008			2009			2010			2011			2012			TOTAL
	Non-Student	Student	Total	Non-Student	Student	Total	Non-Student	Student	Total	Non-Student	Student	Total	Non-Student	Student	Total	Non-Student	Student	Total	
Excellent	141	32	173	129	26	155	96	27	123	181	139	320	154	82	236	372	61	433	1,440
Good	145	38	183	116	50	166	77	54	131	151	196	347	142	133	275	330	80	410	1,512
Fair	23	9	32	14	13	27	9	17	26	23	40	63	33	27	60	40	15	55	263
Poor	3	3	6	1	1	2		4	4	6	5	11	2	2	4	4		4	31
Don't Know	2		2			0			0			0	1		1	1		1	4
<b>TOTAL</b>	<b>314</b>	<b>82</b>	<b>396</b>	<b>260</b>	<b>90</b>	<b>350</b>	<b>182</b>	<b>102</b>	<b>284</b>	<b>361</b>	<b>380</b>	<b>741</b>	<b>332</b>	<b>244</b>	<b>576</b>	<b>747</b>	<b>156</b>	<b>903</b>	<b>3,250</b>

**Table b. How do you rate your neighborhood as a place to live?**

	2007			2008			2009			2010			2011			2012			TOTAL
	Non-Student	Student	Total	Non-Student	Student	Total	Non-Student	Student	Total	Non-Student	Student	Total	Non-Student	Student	Total	Non-Student	Student	Total	
Excellent	147	23	170	132	23	155	77	18	95	144	88	232	142	64	206	389	47	436	1,294
Good	132	40	172	90	49	139	81	49	130	169	191	360	142	114	256	285	70	355	1,412
Fair	29	13	42	24	16	40	22	30	52	39	88	127	39	54	93	63	30	93	447
Poor	4	6	10	9	2	11	2	5	7	6	10	16	7	9	16	7	7	14	74
Don't Know	1		1			0			0		2	2		1	1	2	2	4	8
<b>TOTAL</b>	<b>313</b>	<b>82</b>	<b>395</b>	<b>255</b>	<b>90</b>	<b>345</b>	<b>182</b>	<b>102</b>	<b>284</b>	<b>358</b>	<b>379</b>	<b>737</b>	<b>330</b>	<b>242</b>	<b>572</b>	<b>746</b>	<b>156</b>	<b>902</b>	<b>3,235</b>

**Table c. How do you rate the overall quality of life in State College?**

	2007			2008			2009			2010			2011			2012			TOTAL
	Non-Student	Student	Total	Non-Student	Student	Total	Non-Student	Student	Total	Non-Student	Student	Total	Non-Student	Student	Total	Non-Student	Student	Total	
Excellent	112	28	140	114	23	137	72	18	90	128	100	228	117	67	184	313	40	353	1,132
Good	160	39	199	120	50	170	100	59	159	196	230	426	178	127	305	372	92	464	1,723
Fair	36	14	50	19	15	34	8	23	31	27	46	73	31	47	78	55	24	79	345
Poor	5	1	6	1	2	3		2	2	8	2	10	4	1	5	5		5	31
<b>TOTAL</b>	<b>313</b>	<b>82</b>	<b>395</b>	<b>254</b>	<b>90</b>	<b>344</b>	<b>180</b>	<b>102</b>	<b>282</b>	<b>359</b>	<b>378</b>	<b>737</b>	<b>330</b>	<b>242</b>	<b>572</b>	<b>745</b>	<b>156</b>	<b>901</b>	<b>3,231</b>

**Table d. To what degree is property crime a problem in your neighborhood?**

	2007			2009			2010			2011			2012			TOTAL
	Non-Student	Student	Total	Non-Student	Student	Total	Non-Student	Student	Total	Non-Student	Student	Total	Non-Student	Student	Total	
Not a Problem	73	12	85	38	25	63	95	130	225	86	84	170	182	40	222	765
Minor Problem	121	35	156	91	43	134	158	149	307	144	93	237	372	69	441	1275
Moderate Problem	49	14	63	25	15	40	46	43	89	45	28	73	85	22	107	372
Major Problem	55	16	71	20	15	35	36	43	79	44	31	75	86	21	107	367
Don't Know	9	5	14	2	4	6	9	7	16	8	5	13	12	2	14	63
<b>TOTAL</b>	<b>307</b>	<b>82</b>	<b>389</b>	<b>176</b>	<b>102</b>	<b>278</b>	<b>344</b>	<b>372</b>	<b>716</b>	<b>327</b>	<b>241</b>	<b>568</b>	<b>737</b>	<b>154</b>	<b>891</b>	<b>2,842</b>

**Table e. To what degree is violent crime a problem in your neighborhood?**

	2007			2009			2010			2011			2012			TOTAL
	Non-Student	Student	Total	Non-Student	Student	Total	Non-Student	Student	Total	Non-Student	Student	Total	Non-Student	Student	Total	
Not a Problem	114	31	145	63	51	114	160	198	358	138	119	257	326	82	408	1282
Minor Problem	101	25	126	92	34	126	132	114	246	125	80	205	310	43	353	1056
Moderate Problem	49	10	59	10	6	16	37	26	63	24	16	40	48	10	58	236
Major Problem	40	13	53	11	11	22	18	31	49	35	21	56	51	19	70	250
<b>TOTAL</b>	<b>304</b>	<b>79</b>	<b>383</b>	<b>176</b>	<b>102</b>	<b>278</b>	<b>347</b>	<b>369</b>	<b>716</b>	<b>322</b>	<b>236</b>	<b>558</b>	<b>735</b>	<b>154</b>	<b>889</b>	<b>2,824</b>

**Table f. How safe do you feel in your neighborhood during the day?**

	2007			2008			2009			2010			2011			2012			TOTAL
	Non-Student	Student	Total	Non-Student	Student	Total	Non-Student	Student	Total	Non-Student	Student	Total	Non-Student	Student	Total	Non-Student	Student	Total	
Very Safe	265	75	340	229	82	311	150	93	243	321	340	661	277	219	496	648	137	785	2,836
Somewhat Safe	39	6	45	26	3	29	23	8	31	28	32	60	49	16	65	81	13	94	324
Neither Safe Nor Unsafe	4	1	5	7	2	9	4		4	5	2	7	4	1	5	12	2	14	44
Somewhat Unsafe	4		4	1	1	2			0	2	1	3		1	1	5	1	6	16
Very Unsafe			0		1	1			0			0	1	1	2	1		1	4
Don't Know			0		1	1	1	1	2	1	3	4		2	2	1	1	2	11
<b>TOTAL</b>	<b>312</b>	<b>82</b>	<b>394</b>	<b>263</b>	<b>90</b>	<b>353</b>	<b>178</b>	<b>102</b>	<b>280</b>	<b>357</b>	<b>378</b>	<b>735</b>	<b>331</b>	<b>240</b>	<b>571</b>	<b>748</b>	<b>154</b>	<b>902</b>	<b>3,235</b>

**Table g. How safe do you feel in your neighborhood during the night?**

	2007			2008			2009			2010			2011			2012			TOTAL
	Non-Student	Student	Total	Non-Student	Student	Total	Non-Student	Student	Total	Non-Student	Student	Total	Non-Student	Student	Total	Non-Student	Student	Total	
Very Safe	135	32	167	117	41	158	64	36	100	144	141	285	132	90	222	341	58	399	1,331
Somewhat Safe	128	32	160	98	31	129	84	45	129	158	164	322	127	99	226	315	61	376	1,342
Neither Safe Nor Unsafe	22	7	29	19	6	25	10	5	15	17	38	55	29	21	50	42	18	60	234
Somewhat Unsafe	24	11	35	20	9	29	14	15	29	27	54	36	26	62	39	14	53	262	
Very Unsafe	2		2	4	2	6	4	1	5	5	10	4	5	9	9	2	11	43	
Don't Know	2		2	2	1	3	1		1	3	3	6	1	1	2	2	1	3	17
<b>TOTAL</b>	<b>313</b>	<b>82</b>	<b>395</b>	<b>260</b>	<b>90</b>	<b>350</b>	<b>177</b>	<b>102</b>	<b>279</b>	<b>354</b>	<b>378</b>	<b>732</b>	<b>329</b>	<b>242</b>	<b>571</b>	<b>748</b>	<b>154</b>	<b>902</b>	<b>3,229</b>

**Table h. About how often, if at all, do you talk to or visit with your immediate neighbors (people who live in the 10 or 20 households that are closest to you)?**

	2008			2009			2010			2011			2012			TOTAL
	Non-Student	Student	Total	Non-Student	Student	Total	Non-Student	Student	Total	Non-Student	Student	Total	Non-Student	Student	Total	
About Every Day	57	9	66	33	10	43	65	45	110	56	32	88	119	13	132	439
Several Times a Week	82	17	99	49	23	72	105	72	177	92	34	126	222	27	249	723
Several Times a Month	67	16	83	42	16	58	66	83	149	84	54	138	211	40	251	679
Once a Month	19	10	29	17	9	26	122	178	300	94	120	214	192	73	265	834
Several Times a Year	18	13	31	19	13	32			0			0			0	63
Once a Year or Fewer	9	9	18	8	13	21			0			0			0	39
Never	9	16	25	9	18	27			0			0			0	52
<b>TOTAL</b>	<b>261</b>	<b>90</b>	<b>351</b>	<b>177</b>	<b>102</b>	<b>279</b>	<b>358</b>	<b>378</b>	<b>736</b>	<b>326</b>	<b>240</b>	<b>566</b>	<b>744</b>	<b>153</b>	<b>897</b>	<b>2,829</b>

**Table i. How do you rate the value of services for taxes paid to State College?**

	2007			2009			2010			2011			2012			TOTAL
	Non-Student	Student	Total	Non-Student	Student	Total	Non-Student	Student	Total	Non-Student	Student	Total	Non-Student	Student	Total	
Excellent	77	7	84	37	7	44	57	35	92	59	23	82	185	17	202	504
Good	121	20	141	84	33	117	158	105	263	147	75	222	339	49	388	1,131
Fair	36	5	41	37	18	55	72	87	159	62	45	107	130	30	160	522
Poor	13	3	16	8	4	12	27	14	41	16	13	29	24	7	31	129
Don't Know			0	16	39	55	41	138	179	47	85	132	66	52	118	484
<b>TOTAL</b>	<b>247</b>	<b>35</b>	<b>282</b>	<b>182</b>	<b>101</b>	<b>283</b>	<b>355</b>	<b>379</b>	<b>734</b>	<b>331</b>	<b>241</b>	<b>572</b>	<b>744</b>	<b>155</b>	<b>899</b>	<b>2,770</b>

**Table j. How do you rate the sense of community in State College?**

	2007			2009			2010			2011			2012			TOTAL
	Non-Student	Student	Total	Non-Student	Student	Total	Non-Student	Student	Total	Non-Student	Student	Total	Non-Student	Student	Total	
Excellent	51	14	65	39	16	55	72	86	158	56	63	119	139	46	185	582
Good	150	39	189	79	51	130	162	174	336	154	107	261	404	65	469	1,385
Fair	74	24	98	41	26	67	82	90	172	79	50	129	155	36	191	657
Poor	20	4	24	5	7	12	24	15	39	15	13	28	26	4	30	133
Don't Know	8	1	9	9	2	11	8	12	20	13	11	24	7	2	9	73
<b>TOTAL</b>	<b>303</b>	<b>82</b>	<b>385</b>	<b>173</b>	<b>102</b>	<b>275</b>	<b>348</b>	<b>377</b>	<b>725</b>	<b>317</b>	<b>244</b>	<b>561</b>	<b>731</b>	<b>153</b>	<b>884</b>	<b>2,830</b>

# STATE COLLEGE BOROUGH

## **interoffice** MEMORANDUM

ADMINISTRATION

**to:** Borough Council  
**from:** Courtney Hayden and Kevin Kassab  
**subject:** February 28 Nuisance Property Roundtable Discussion  
**date:** 3/14/2013

On January 14 Council was provided with a summary of meetings held with representatives of neighborhood associations, student leadership organizations, landlords and property managers, realtors, and fraternity leadership to discuss proposed changes to the property maintenance code and the proposed rental unit license. By conducting these individual stakeholder meetings staff was able to provide Council with community input to the proposed changes by each stakeholder group affected in a way that reflects their individual concerns and viewpoints.

Staff then reached out to individual representatives from each stakeholder group to recruit attendees for the February 28 Nuisance Property Roundtable Discussion, a facilitated "citizen choicework" discussion with the goal of addressing conflicting viewpoints on the proposed changes and to identify commonality and community goals for dealing with nuisance properties. Each group discussion had at least one representative from Council, neighborhood associations, student groups, fraternity leadership and rental property owners, managers and realtors.

The goal of a facilitated citizen choicework discussion is to help attendees confront tough choices in productive ways. The purpose of the roundtable discussion was to provide an opportunity for stakeholders to have inclusive participation and unbiased discussion with local government officials on the topic of nuisance properties and the proposed changes to the Property Maintenance Code. Each table was asked to identify community goals addressing nuisance properties and discuss the potential benefits and the potential negative effects of the proposed ordinance. Through this process participants had the opportunity to work through value conflicts and practical tradeoffs in an attempt to develop a sense of priorities and direction for future discussion on this topic.

This memo provides a snapshot of the discussions had at each table. Each table was provided the opportunity to report back with what was discussed in their group. Attached to this memo is a compilation of the notes taken on flipcharts and provided by note takers at each of the tables. The notes provided are inclusive and include conflicting ideas and contrasting opinions; however, a number of community goals and key themes were identified from the discussion and are reported below.

Council is requested to review the provided summary and notes from the February 28 Nuisance Ordinance Roundtable Discussion and to consider future steps for further dialogue and planning to resolve issues with nuisance properties to enhance the quality of life in Borough neighborhoods.

### **Community Goals & Key Priorities**

Community goals as identified during the discussion included a high quality of life, sustainability of the tax base, property value retention, housing affordability and safety. The issues faced and the values of community residents have changed over time, but these community goals remain.

Students are generally seen as assets to the community. However, a need was established to address community problems associated with differences in lifestyles among community members including problems such as binge drinking and the cumulative effect of individual actions on the neighborhood as a whole.

Independent of the stakeholder group, it was identified that no group wants badly kept or managed properties in the Borough and that all constituents are a part of the community and benefit from the diversity of the people living in the community.

Increased communications and collaboration with the Pennsylvania State University, local government, fraternities, students, rental property owners and manager, realtors and fraternity leadership was seen as the key to addressing nuisance property issues and neighborhood sustainability. Additional education is the low hanging fruit and the strategy easiest to implement.

In terms of governmental procedure and policymaking, community members expect local government ordinances to be able to stand up to legal argument and all ordinances must be in accordance with State and Federal laws and regulations.

## **Key Themes**

### **Effectiveness of the Current Ordinance**

The current nuisance ordinance has been seen as a successful strategy to engage property owners and managers in addressing repeat violations. Through the ordinance, the Borough has obtained compliance more quickly and has seen a reduction of repeated offenses. A property manager noted in the discussion that early enforcement of the nuisance property ordinance “woke up the fraternities” and other property owners. The evidence supports this viewpoint.

### **Education**

Increased education on the Borough’s ordinances, on how properties are monitored and assessed points and on the suspension process is needed to ensure that all stakeholders are treated fairly and equitably. Attendees requested more information on how points are accrued by “guest and visitors,” what the statistics are on current nuisance properties and their effects on neighborhood sustainability, and how the noise ordinance is enforced. More information regarding these issues was provided to attendees of the meeting and can be found on the Borough website.

### **Opportunity to Improve Town-Gown Relations**

It was noted during the discussion that strategies identified to address nuisance properties may present an opportunity to improve relations between the community and the university.

### **Fraternities are Different from Other Rentals**

The number of residents in a fraternity property is higher and the likelihood of being assessed points is much greater than other rental properties. Fraternities also have a significantly different oversight structure that can be utilized to improve property maintenance and decrease the number of nuisance ordinance violations if fraternity leadership is engaged and good educational resources are in place.

### **Extended Timeline for Implementation**

Many attendees believed that the current ordinance provides an adequate framework for addressing the key issues with nuisance properties and is working well. There is no need at this time to expedite or expand on any existing ordinances until all issues with the proposal can be addressed properly and with due diligence. Violations are down from previous years with current enforcement and the “acceptable” level of violations in the community is yet to be determined.

### **Noise Violation Point Increase and Immediate Suspension are seen as Highly Contentious Provisions**

Off all of the proposed changes, the questions and concerns off attendees was focused mostly on the noise violation provision and the immediate suspension provision of the proposed ordinance.

## **Remaining Questions and Needs to be Addressed**

Below are examples of some instances where questions remain and consensus could not be determined from the discussion

- What is the ultimate goal and how will the Borough measure results?
- How do we address the equitability of the ordinance when each property is treated differently depending upon the number of permits per structure?
- Should the Borough pursue more enforcement or stricter penalties, neither or both?
- What is an acceptable level of violations for this diverse community so that all residents believe that they have a high quality of life?
- How do you address problem properties without unduly burdening all rental property owners?
- How do you address the timing of lease agreements and the timing of the implementation of these changes?
- There is a need to address any issues with the legality of immediate suspension and the real-world application of the ordinance.
- Stakeholders asked for additional analysis on how different types of properties (1 and 2-family dwellings, fraternities, high rises, rooming houses, etc.) are treated differently by the current system and by the proposed system.
- Many attendees expressed that increasing the noise violation points from 2 to 3 and decreasing the number of points from 10 to 9 for suspension was too much of a change. It was not determined in this discussion whether or not implementing just one of these changes, rather than both was acceptable.

## **Possible Alternatives & Additions to the Proposed Changes**

A number of alternatives to the proposed changes were discussed including:

- Developing a sliding scale for point assessment,
- Providing earlier notification to property owners of violations and points assessed at their properties,
- Model lease provisions to decrease repeat violations,
- Increasing the number of enforcement officers or “boots on the ground,”
- Fostering additional community engagement opportunities,
- Expanding opportunities for collaboration among stakeholder groups, including discussions like the roundtable meeting on other topics as well,
- Allowing residents the opportunity to work off points through community service in affected neighborhoods,
- Assessing points on an August to August calendar rather than a rolling 12-month period,
- Erecting signs IDing rentals with occupancy limits,
- Providing rewards for well-managed properties as an incentive,
- Listing ordinance provisions in leases/model lease provisions,
- Encouraging rental property owners to fine tenants or increase self-policing among property owners and managers,
- Improving the database of permits and unreported rentals.

**ROUND TABLE NOTES FROM THE FEBRUARY 28, 2013 MEETING  
DISCUSSING ORDINANCE AMENDMENT PMC 2 AND RENTAL LICENSE PROPOSAL**

**Attendees:** Roy W. Baker, Jim Shincovich, Nancy Ring, Janet Sulzer, Chris Temple, Theresa Lafer, Scot Chambers, Laurel Petrulionis, John Elnitski, George Woscob, Derek Canova, Lorenzo Massaro, Bruce Helms, Vin Tedesco, Jacki and Bob Hunt, Ed Dudley, Dave Kline, Molly Droelle, Tim Knisely, Henry Chiarkas, Brandon Merritt, Michael Falk, Chuck Farrell, Sam Hawbaker, Paul Freeman, Tom Songer, Donna Queeney, Kyle Rinda, Dave Lapinsky, Bob Nelson, Ed Sidwell, Al Pringle, Sally Lenker, Josh Wimble, Ron Madrid, Scott Shamrock, Donald Hopkins, Robert Elkin, Jeff Bower, Ellen Kline, Anthony Panichelli, Art Goldschmidt, George Woscob,

**Staff:** Tom Fontaine, Tom King, Carl Hess, Anne Messner, John Wilson, Kevin Kassab, Meagan Tuttle, Courtney Hayden

**Councilmembers:** Catherine Dauler, Ronald Filippelli, Donald Hahn, James Rosenberger, Sarah Klinetob, Peter Morris

**COMMUNITY GOALS & VIEWS**

- Quality of life – how to achieve? – new ordinance or more enforcement
- Constituents need to collaborate to address: 1) noise and 2) behavior
- Do nuisance properties have a cumulative effect on neighborhood – blight?
- Increased Involvement of PSU
- Need to address the legality of proposed eviction
- Committees representing various groups (i.e. fraternities) to help w/communications
- Need to address the purchase of homes for student by parents as a means to circumvent regulations – enforcement?
- Address community problems w/binge drinking
- Values of neighborhood residents have changed overtime
- Everyone – (All constituents) are here and a part of the community
- Housing a big part students and residents \*need for housing
- Is the current system sustainable?
- Safety
- Quality of life
- Tax base
- Property value
- No one wants bad housing
- See students as assets
- Positive view toward targeting problem properties
- There is no rush to implement proposals – stretch out the timetable to engage all stakeholders.

**REASONS FOR MAKING THE PROPOSED CHANGES TO THE NUISANCE ORDINANCE**

- Groups should cooperate to ID and address problem properties
- Students and residents want high quality environment
- Need to balance community goals with tax base issue
- Address turnover – less sense of responsibility by tenants - need to get tenants to take responsibility
- The Borough does much education – ordinance was written to close “loop holes”
- Stakeholders are coming together to figure out how to make this work as well as possible
- Clear statement of what is “wrong”
- Classified as blighted under federal regulations
- Noise and behavior unacceptable; Define what is an acceptable level, because zero violations isn't possible.
- Town & Gown sustainability article: [sustainablestatecollege.com/blog.connections](http://sustainablestatecollege.com/blog.connections)
- Bayberry/Saxton: neighbor's home sat for 3 years w/badly kept rental properties
- Changing demographics
- Goals are admirable

- May help to create a sustainable mixture of students and families
- Don't need to give people 5 chances
- Landlords want a relationship with their tenants
- Increasing enrollment at PSU combined with a loss of appropriations, a need for more revenue,
- PSU 100% capacity, and spread demand in neighborhoods
  - 1) Everyone wants own bed and own bath
  - 2) Spread out from dorms

## **DEFICIENCIES IN PROPOSED ORDINANCE/PROBLEMS IDENTIFIED**

- Positive > Pts. Work up from corps – more engagement
- One size doesn't fit all--e.g., large groups rack up points more rapidly than smaller groups
- Increasing the number of points assigned to noise violations from 2 to 3 points with the combination of decreasing the number of points needed for suspension from 10 to 9 pts. Is too much.
- A question was raised as to how the Borough assigns points accrued by “guests & visitors” (e.g. someone walking on property uninvited). Police staff addresses point assignment on a case by case basis and does not assign points accrued when someone who is not related to the residence in question is the sole cause of a violation.
- The proposed ordinance does not achieve demands without burdening one group more than others. Looking for a Pareto optimality solution, in which no one group is more burdened than another group.
- Despite fraternity violations being down, the Borough is proposing an ordinance the further lowers thresholds. Is it necessary?
- How does the ordinance deal with the issue of the immediacy of eviction?
- Timeline for implementation
- Timeliness of the violation notice to landlords needs to be addressed.
- Need to address why 1 and 2-family rentals are singled out by the licensing provision
- Noise violation is seen to be based on arbitrary standards, yet is designated the same number of points as more serious offenses
- Immediate Eviction – range of problems
- Arbitrary
- No process of communications
- Address cooperation/arbitration before immediate eviction
- Timing of lease agreements does not allow tenants to address proposals prior to next lease year.
- Either not both: noise from 3 > 2 or overall from 10 > 9
- Point system doesn't incentivize positive behavior: suggest graduated systems
- No exceptions in apartments for points. \*need to identify
- Is it possible to reach goals? Are goals set too high
- Hard to regulate the messes for few
- Orwellian Draconian
- No record of non-conforming houses-probably more than recorded
- Metrics > SF homes ~homestead 25% reduction real estate tax
- Investment: why is registration so hard for money making business?
- Problematic in how to evict, want bad ones out but law doesn't allow them; get to 10 and can get out, immediate relocation against the law
- Inability to enforce lease conditions quickly
- How is the landlord supposed to relocate when there are no vacancies in the middle of the year
- ordinance changes and any other regulations to be communicated to tenants should be put into leases--since leases for the 2013-14 academic year already have been signed, goal should be to get this information into 2014-15 leases
- prevention is far preferable to enforcement--to that end, education of tenants, landlords and prospective buyers is important--regarding the last item, a process should be in place whereby Realtors provide information on applicable regulations when they list properties
- Enforcement should be consistent for both rental and owner-occupied properties
- When tenants are cited for a violation, property owner should be notified promptly

- Property owners self-reporting infractions for such things as sidewalk shoveling should NOT be exonerated from receiving points
- property owners should not have any responsibility for finding housing for tenants removed for violations

### **POTENTIAL ALTERNATIVE SOLUTIONS**

- Provide model lease provisions, which have the effect of decreasing repeat violations
- Make appeal process, “unique case” instances clear to all stakeholders
- Get all rental properties in an easy to use database
- Penalize landlords for not self-evicting
- Increase the number of “Boots on the Ground”
- Provide statistics of how many rental units (by type) have been suspended – This information is available in neighborhood sustainability report
- Analyze how different types of properties are treated differently under the current system to devise new proposals
- The Borough currently only looks at problem properties – Analyze how the Borough can address all properties.
- Engagement as well as enforcement
- \*Foster the development of community engagement opportunities
- More opportunities collaboration
- Create the ability to work off points through community service in affected neighborhoods
- August to August point assignments, rather than rolling calendar year so that new tenants don't start off with former tenants points
- More “boots on ground”
- Sliding scale
- Signs IDing rentals
- Cooperate – rental permit reinstated using consent agreements (already happening)
- Reward for good conduct
- Education
- Immediate notification (email?)
- List ordinance provisions in lease
- Fine tenants who violate noise ordinances – landlord should not be obligated to relocate tenant
- Solution: quiet hours – landlords give “violation”; 11pm-8pm – quiet homes, in lease, sent to parents
- Self-policing?
- Provisions for realtors
- Self-eviction or \$1,000 for every point (example in lease)
- if landlords cooperate with the Borough in responding to license suspension they should have reinstatement options
- fraternities accumulating 10 points should have opportunity to work off points through community service; those not getting points over time should have reward for good conduct

### **SOME KEY THEMES**

#### **Fraternities are Different from Other Rentals**

- IFC has goals which meld with community goals
- Fraternities have more organization and opportunity for oversight
- ALL groups need to cooperate in IDing problem properties
- Education – realtors and landlords
- Overall – Noise/behavior patterns seen at fraternity properties
- Opportunities to foster more town/gown relationship
- Fraternities concerned about individual acts on groups
- National Oversight and FFC owe permit – big differences
- Fraternity organizations are not in it to make money
- Fraternity system groups oversight to resolve issues

### **1 Permit per Property VS. High Rise Multiple Permits per Property**

- Whole group vs. 1 individual
- One size does not fit all
- Problem: No difference in ordinance between large and small rentals
- To take renter responsibility for actions
- Per room/per unit – apt vs. s.f. home
- Property vs. unit – apt. vs. s.f. home

### **More Communication/Collaboration/Education**

- Education – code violation – community service to rectify
- What is legal occupancy?
- More “boots on ground/education/communication
- More communications between Borough and Codes

### **Rental Turnover**

- New tenants in apartments aren't aware of violations /evictions

### **Need to Address Legal Issue with Immediate Suspension**

- Legal issues w/eviction – self-eviction vs. penalty for tenants as alt. in all leases (\$1,000 /point)
- Landlord expense for providing housing to evictees
  - 1) State law
  - 2) Brunt of issue on landlord

### **Accounting of Nuisance Properties**

- Database of permits/unreported rentals
- Alternative reporting mechanisms to problem properties
- Visible signage ID rental & occupancy limit

### **Issues with Noise Violation**

- Number of points for offense
- Effect on quality of life, large
- Concerns about how noise violation addressed:
- noise violations being equated to rape robbery, Concerns about: noise violations being equated to rape robbery, lack of definitions and measurement, civil rights issues, arbitrariness, subjectivity of police (decibel measurement for noise), landlord responsibility,
  - lack of definitions and measurement,
  - civil rights issues,
  - arbitrariness,
  - subjectivity of police (decibel measurement for noise),
  - landlord responsibility.

**Statement of Council's Objectives for 2012-2013 and Progress Report  
May 10, 2013**

Rank	Objective	Strategic Plan Link	Status
1/2	Neighborhood Housing Trust Fund Creation to expand non-student housing opportunities in neighborhoods	Addresses Goal 1 – Maintain Safe, Stable, Attractive Neighborhoods; and Goal 4 – Expand Housing Opportunities	<ul style="list-style-type: none"> <li>• This was addressed at the Borough/University Liaison meeting in June. A Task Force will be established to work on the project.</li> <li>• Identified a benchmark in another Big Ten host city</li> <li>• Tentative Implementation Date is 12/2013</li> </ul>
1/2	Review issues related to student housing and nuisance property enforcement	Addresses Goal 1 – Maintain Safe, Stable, Attractive Neighborhoods	<ul style="list-style-type: none"> <li>• Property Maintenance Code review has started. Report and recommendations were delivered to Council in October, 2013. Stakeholders have been involved in the review process and staff is currently revising the proposals to address concerns raised during the initial review.</li> <li>• Staff is presenting a final report on managing code enforcement/administration on May 13, 2013.</li> <li>• 2012 Neighborhood Sustainability Report was delivered to Council on August 13, 2012 and the 2013 report will be prepared and delivered to Council by August 31, 2013.</li> <li>• F8 scheduled to begin in third week of August for Fall 2013 semester</li> </ul>
3/4	Enhance policy making efforts between the Borough elective officials and both elected officials of the townships, as well as policy makers of the University	Addresses Goal 3 – Partner with local, regional and state entities to expand cooperative opportunities and obtain funding for key initiatives	<ul style="list-style-type: none"> <li>• Borough continues to participate in COG</li> <li>• Council liaison with PSU has been appointed</li> </ul>

3/4	Advance West End Redevelopment Plan	Addresses Goal 1 – Maintain Safe, Stable, Attractive Neighborhoods; Goal 4 – Expand Housing Opportunities; Goal 5 – Continue to Improve Public Spaces and Community Infrastructure; and Goal 6 – Foster Commercial Revitalization.	<ul style="list-style-type: none"> <li>West End discussion will be begin again in August 2012.</li> <li>Joint meeting with Council, Planning Commission, and Redevelopment Authority is being planned for Summer/Fall to include Ferguson Township and Penn State</li> </ul>
5	Strategic planning towards the encouragement of PSU graduates to stay in the area as young professionals for stability and diversification of the tax base	Addresses Goal 6 – Foster Commercial Revitalization	<ul style="list-style-type: none"> <li>Borough is engaged as an active Partner in the Alliance for Innovation &amp; Business Development in Central PA to develop entrepreneurial ecosystem that supports job growth and startup companies</li> <li>The Borough is also working with other Centre Region and Centre County Municipalities to address economic development. CBICC is also part of this partnership.</li> </ul>
6/7	Upgrade neighborhood citizen organizations to by in and to enhance programs as citizen groups rather than staff functions	Addresses Goal 1 – Maintain Safe, Stable, Attractive Neighborhoods	<ul style="list-style-type: none"> <li>Borough hosted 3<sup>rd</sup> annual Neighborhood Leadership Meeting in June, 2012</li> <li>Borough continues to work on projects to support capacity in Neighborhood Associations</li> <li>The Planning Commission and Planning Staff are completing neighborhood plans</li> </ul>
6/7	Review and Update Downtown Plan	Addresses Goal 6 - Foster Commercial Revitalization.	<ul style="list-style-type: none"> <li>Downtown Master Plan Project is currently underway.</li> <li>Completion date is 12/2013</li> </ul>
8/9/10	Redevelop neglected commercial space	Addresses Goal 6 – Foster Commercial Revitalization	<ul style="list-style-type: none"> <li>Planning Commission is addressing this on their work program</li> </ul>
8/9/10	permanent funding for full complement of police officers	Not currently addressed by strategic plan	<ul style="list-style-type: none"> <li>This was addressed in the the 2013 operating budget</li> <li>Staffing report has been presented to Council.</li> </ul>

8/9/10	Expand pedestrian and bicycle safety initiatives, and public spaces	Not directly addressed by strategic plan, but could be linked to Goal 1 - Maintain Safe, Stable, Attractive Neighborhoods	<ul style="list-style-type: none"> <li>Borough has continued to work with COG and Bicycle Coalition to address this issue</li> <li>State College and the Centre Region designated as a Bronze Level Bicycle Friendly Community in 2012</li> </ul>
11/12/13	Work with DID to enhance commercial area and public amenities/activities as an active partnership	Addresses Goal 6 – Foster Commercial Revitalization	<ul style="list-style-type: none"> <li>This will be coupled with the Downtown Master Plan Project</li> </ul>
11/12/13	Decide Funding for Service Building	Addresses Goal 5 – Continue to Improve Public Spaces and Community Infrastructure	<ul style="list-style-type: none"> <li>Advisory Committee was appointed on August 20, 2012</li> <li>Funding decisions will be presented to Council with report from design engineer and Advisory Committee in summer, 2013</li> </ul>
11/12/13	Review and Update Sustainability Goals for State College	Not directly addressed by the strategic plan.	<ul style="list-style-type: none"> <li>Scheduled for Third Quarter 2013</li> </ul>
14	Implement the organic waste recycling program	Not directly addressed by the strategic plan.	<ul style="list-style-type: none"> <li>Implemented on April 1, 2013</li> </ul>
15	Develop more Student Housing in Downtown	Addresses Goal 4 - Expand Housing Opportunities	<ul style="list-style-type: none"> <li>No direct staff work on this, but there are currently several proposals for downtown student housing being reviewed by the Planning Commission and approximately 450 new student beds are scheduled to come on line downtown in August.</li> </ul>

PROPERTY TYPE	TYPE CODE	NUMBER OF		A.V. LAND		A.V. BUILDING		
		PARCELS	PERCENT	VALUE	PERCENT	VALUE	PERCENT	
<b>TAXABLE PROPERTIES</b>								
COMMERCIAL	C	72	1.30%	4,544,070	3.78%	11,798,975	3.13%	
COMMERCIAL APARTMENTS	CA	266	4.80%	26,291,840	21.88%	80,297,025	21.28%	
COMMERCIAL BANK	CB	8	0.14%	991,965	0.83%	2,113,450	0.56%	
COMMERCIAL COMB	CC	90	1.62%	9,259,860	7.70%	49,760,890	13.19%	
COMMERCIAL GAS STATION	CG	5	0.09%	375,500	0.31%	259,035	0.07%	
HARD SURFACE	CH	4	0.07%	384,510	0.32%	0	0.00%	
COMMERCIAL LOTS	CL	28	0.50%	1,772,150	1.47%	9,300	0.00%	
COMMERCIAL MOTEL	CM	8	0.14%	2,444,985	2.03%	10,520,885	2.79%	
COMMERCIAL OFFICE	CO	89	1.60%	4,270,015	3.55%	10,995,425	2.91%	
COMMERCIAL RESTAURANT	CR	18	0.32%	1,663,760	1.38%	3,236,685	0.86%	
COMMERCIAL STORES	CS	58	1.05%	5,168,050	4.30%	10,332,095	2.74%	
COMMERCIAL TRAILER	CT	1	0.02%	113,700	0.09%	9,830	0.00%	
COMMERCIAL WAREHOUSE	CW	2	0.04%	78,630	0.07%	142,200	0.04%	
COMMERCIAL GOLF COURSE	CY	2	0.04%	618,650	0.51%	973,490	0.26%	
INDUSTRIAL	I	1	0.02%	153,000	0.13%	46,690	0.01%	
UNDER 1 ACRE	L1	373	6.72%	2,587,680	2.15%	0	0.00%	
A ACRE TO 5 ACRES	L2	2	0.04%	31,980	0.03%	0	0.00%	
RESIDENTIAL	R	4,351	78.44%	56,216,210	46.77%	185,531,580	49.17%	
RESIDENTIAL APARTMENTS	RA	114	2.06%	1,586,535	1.32%	5,824,655	1.54%	
RESIDENTIAL W/ COMMERCIAL	RC	3	0.05%	63,155	0.05%	132,975	0.04%	
FRA TERNITIES AND SORORITIES	RF	28	0.50%	1,532,900	1.28%	5,267,215	1.40%	
RESIDENTIAL OUT BUILD	RO	2	0.04%	35,270	0.03%	2,650	0.00%	
TRAILERS NO LAND	T	22	0.40%	0	0.00%	34,970	0.01%	
<b>TAXABLE TOTALS</b>		<b>5,547</b>	<b>97.09%</b>	<b>120,184,415</b>	<b>70.33%</b>	<b>377,290,020</b>	<b>55.22%</b>	
<b>EXEMPT PROPERTIES</b>								
AGRICULTURAL EXEMPT	AX	1	0.60%	149,115	0.29%	440	0.00%	
COMMERCIAL PUBLIC UTILITIES	CU	2	1.20%	306,550	0.60%	51,450	0.02%	
COMMERCIAL EXEMPT	CX	112	67.47%	48,511,710	95.12%	304,144,080	99.55%	
VACANT LOT EXEMPT	LX	31	18.67%	1,272,785	2.50%	0	0.00%	
RESIDENTIAL EXEMPT	RX	17	10.24%	525,630	1.03%	1,336,145	0.44%	
VACANT LAND EXEMPT	VX	3	1.81%	236,985	0.46%	0	0.00%	
<b>EXEMPT TOTALS</b>		<b>166</b>	<b>2.91%</b>	<b>51,002,775</b>	<b>29.79%</b>	<b>305,532,115</b>	<b>44.75%</b>	
<b>FINAL SUMMARY</b>								
*TOTAL		5,713	100.00%	171,187,190	100.12%	682,822,135	99.97%	
LESS EXEMPT		166	2.91%	51,002,775	29.79%	305,532,115	44.75%	
*TAXABLE		5,547	97.09%	120,184,415	70.33%	377,290,020	55.22%	
<b>RECAPITULATION</b>								
STATE COLLEGE BOROUGH	BOROUGH GENERAL				NUMBER PARCELS	TAXABLE PARCELS	RAT	
					5,713	5,547	11.04	
		# OF ELIGIBLE PARCELS	PERCENT ELIGIBLE	HE QUALIFIED	PERCENT QUALIFIED	HE NON-QUALIFIE		
		HOMESTEAD PROPERTIES	4,490	78.59%	2,171	48.35%	2,319	
		*HE = HOMESTEAD EXCLUSION						

JPLICATE

	ASSESSED TOTAL		BILLED ASSESSED TOTAL		HOMESTEAD TAX SAVINGS
	VALUE	PERCENT	VALUE	PERCENT	
%	16,343,045	3.29%	16,343,045	3.68%	0.00
%	106,588,865	21.43%	106,588,865	24.03%	0.00
%	3,105,415	0.62%	3,105,415	0.70%	0.00
%	59,020,750	11.86%	59,020,750	13.31%	0.00
%	634,535	0.13%	634,535	0.14%	0.00
%	384,510	0.08%	384,510	0.09%	0.00
%	1,781,450	0.36%	1,781,450	0.40%	0.00
%	12,965,870	2.61%	12,965,870	2.92%	0.00
%	15,265,440	3.07%	15,265,440	3.44%	0.00
%	4,900,445	0.99%	4,900,445	1.10%	0.00
%	15,500,145	3.12%	15,500,145	3.49%	0.00
%	123,530	0.02%	123,530	0.03%	0.00
%	220,830	0.04%	220,830	0.05%	0.00
%	1,592,140	0.32%	1,592,140	0.36%	0.00
%	199,690	0.04%	199,690	0.05%	0.00
%	2,587,680	0.52%	2,587,680	0.58%	0.00
%	31,980	0.01%	31,980	0.01%	0.00
%	241,747,790	48.60%	188,610,752	42.52%	586,632.96
%	7,411,190	1.49%	6,736,190	1.52%	7,452.00
%	196,130	0.04%	146,130	0.03%	552.00
%	6,800,115	1.37%	6,800,115	1.53%	0.00
%	37,920	0.01%	37,920	0.01%	0.00
%	34,970	0.01%	16,190	0.00%	207.33
%	497,474,435	58.27%	443,593,617	55.44%	594,844.29
%	149,555	0.04%	149,555	0.04%	0.00
%	358,000	0.10%	358,000	0.10%	0.00
%	352,655,790	98.91%	352,655,790	98.91%	0.00
%	1,272,785	0.36%	1,272,785	0.36%	0.00
%	1,861,775	0.52%	1,861,775	0.52%	0.00
%	236,985	0.07%	236,985	0.07%	0.00
%	356,534,890	41.73%	356,534,890	44.56%	0.00
%	854,009,325	100.00%	800,128,507	100.00%	594,844.29
%	356,534,890	41.73%	356,534,890	44.56%	0.00
%	497,474,435	58.27%	443,593,617	55.44%	594,844.29

	TOTAL TAXES	TOTAL VALUE
0 MILLS	4,834,052.55	443,593,617

	PERCENT NON-QUALIFIED	TAX BEFORE HE	TAX AFTER HE	HE TAX SAVINGS
	51.65%	1,677,861.84	1,083,017.55	594,844.29

2013 STATE COLLEGE BOROUGH RECAPITULATION-TA

BOROUGH GENERAL

	NUMBER OF PARCELS	TAXABLE PARCELS	DISCOUNT	F
ORIGINAL ADJUSTMENT	5713	5547	4,737,370.70	4,8
REVISED	<u>5713</u>	<u>5547</u>	<u>4,737,370.70</u>	<u>4,8</u>

HOMESTEAD RELIEF

ORIGINAL ADJUSTMENT ROUNDING ADJUSTMENT	(2171)			(5)
REVISED	<u>(2171)</u>			<u>(5)</u>

TOTAL BILLED

ADDITIONAL HOMESTEAD INFORMATION

2013 RESIDENTIAL PROPERTY BREAKDOWN FOR HOMESTEAD PROPERTIES ("F

TOTAL NUMBER OF RESIDENTIAL PROPERTIES

RESIDENTIAL PROPERTIES AT 100% APPROVED HOMESTEAD

RESIDENTIAL PROPERTIES WITH PARTIALLY APPROVED HOMESTEAD

TOTAL NUMBER OF RESIDENTIAL PROPERTIES WITH HOMESTEAD

NUMBER OF RESIDENTIAL PROPERTIES WITHOUT HOMESTEAD

XABLE PARCELS

FACE	PENALTY	TOTAL ASSESSED
97,274.60	5,387,004.84	497,474,435
<hr/>		
97,274.60	5,387,004.84	497,474,435
94,844.27)		(53,880,818)
(0.02)		
<hr/>		
94,844.29)		(53,880,818)
		<u>443,593,617</u>

|  
2" CODE ONLY)

	4351
2021	
<u>150</u>	
	<u>2171</u>
	<u>2180</u>

## Attachment Directory

- |  |         |
|--|---------|
| 1. Housing Study Data Report 2012-2013   | pg. H€  |
| 2. "Overview of Rental Housing Data."  | pg. Î G |
| 3. Maps of Potential New Student Rentals in R1 and R2 Zones                                |         |
| a. Map 1 – Rental Housing  | pg. Î I |
| b. Map 2 – Student Homes in R1, R2, and R3 Zoning Districts with Minimum Separation Buffer | pg. Î Í |
| c. Map 3 – Homestead Exclusion   | pg. Î Î |
| 4. National Citizen Survey   | pg. Î Ï |
| 5. Staff Report on February 2013 Community Roundtable                                      | pg. Ï I |
| 6. Statement of Council's Objectives for 2012-2013   | pg. Ï € |
| 7. 2013 State College Borough Real Estate Tax Duplicate                                    | pg. Ï I |