General Meeting Information

College Township offers both in-person and virtual meeting attendance for all public meetings. To attend in-person, meetings will be held at 1481 E. College Avenue, State College PA, 16801, 2nd floor meeting room. To attend virtually, please see the information below.

**To Attend the LIVE Meeting Via Zoom on Computer or Smart Phone:**
- [Click here to REGISTER for the meeting via Zoom](#). Once registered, you will receive a confirmation email containing information about joining the meeting.

**To Attend the LIVE Meeting Via Phone:**
- Dial: 1 (646) 558-8656 • Meeting ID: 862 7222 5139 • Passcode: 107370

*Click Here* for detailed instructions on how to participate via zoom.

**VIRTUAL PUBLIC COMMENTS:** Please use the raised hand feature to participate. The moderator will recognize those with their hands raised (either by name or phone number).

**WRITTEN PUBLIC COMMENTS:** For specific Planning Commission agenda items and for items not on the agenda, written public comments may be submitted in advance by emailing smeyers@collegetownship.org by noon the day of the meeting.

College Township is committed to making meetings accessible to everyone. If you require an accommodation or service to fully participate, please contact Jennifer Snyder at jsnyder@collegetownship.org or 814-231-3021.

**CALL TO ORDER:**

**ZOOM MEETING PROTOCOL:**

**OPEN DISCUSSION (items NOT on the agenda):**

**CONSENT AGENDA:** CA-1 May 21, 2024 Meeting Minutes (Approval)

**SPECIAL PRESENTATION:**
- SP-1 Centre Regional Planning Agency Comprehensive Plan Update (Mike Tylka) (Discussion)
- SP-2 What is a Planned Residential Development (PRD) (Discussion)

**PLANS:** P-1 Crew 814 PRD in Planned Research and Business Park District Sketch Plan (Discussion)

**OLD BUSINESS:** OB-1 Dale Summit Area Form-Based Code (Discussion)

**NEW BUSINESS:** NB-1 Workforce/Attainable Housing 2nd Remand (Discussion)

**REPORTS:** R-1 Council Report
STAFF INFORMATIVES:

OTHER MATTERS:

ANNOUNCEMENTS: Next regular meeting will be Tuesday, June 18, 2024 at 7:00pm

ADJOURNMENT:
PRESENT: Ray Forziat, Chair
Matthew Fenton, Vice Chair
Ed Darrah
Robert Hoffman
Ash Toumayants

EXCUSED: Peggy Ekdahl

STAFF PRESENT: Don Franson, P.E., P.L.S., Township Engineer
Lindsay Schoch, AICP, Principal Planner
Mark Gabrovsek, Zoning Officer
Sharon Meyers, Senior Support Specialist – Engineering/Planning

GUESTS: Michael Vaow, Stahl Sheaffer Engineering
Todd Smith, ELA Group
Mike Fisher, State College Area School District

CALL TO ORDER: Mr. Forziat called the meeting to order at 7:00 p.m.

ZOOM MEETING PROTOCOL: Mr. Forziat verified there were members of the public present via Zoom. Ms. Schoch reviewed the zoom meeting protocol.

ROLL CALL: Mr. Forziat verified members of the commission presence and absence.

OPEN DISCUSSION: None presented.

CONSENT AGENDA:
CA-1 May 7, 2024 PC Meeting Minutes
Mr. Hoffman moved to approve the May 7, 2024 meeting minutes as written.
Mr. Darrah seconded.
Motion carried unanimously.

PLANS:
P-1 PSU-Soccer Operation Center Preliminary/Final Land Development Plan
Ms. Schoch introduced the plan and added that this plan is coordinating NPDES and plan recording with the Penn State Inflatable Practice Air Supported Structure plan approved earlier this year. Ms. Schoch then introduced Mr. Michael Vaow the project manager from Stahl Sheaffer Engineering, who gave a brief summary of the plan and entertained questions. There was some discussion on parking, the underground stormwater facility, and the proposed building’s use.
Mr. Darrah moved to recommend Council approve the Penn State Soccer Operation Center Preliminary/Final Land Development Plan dated April 22, 2024 and last revised May 13, 2024 subject to the following conditions:

1. Within ninety (90) days from the date of approval by Council, all conditions must be satisfied, final signatures must be obtained, and the plan must be recorded with the Centre County Recorder of Deeds Office. Failure to meet the ninety (90) day recordation time requirement will render the plan null and void.
2. Pay all outstanding review fees.
3. Address, to the satisfaction of the Township Engineer, any outstanding plan review comments from staff.
4. Fully comply with College Township Code Section 180-12.
5. Provide proof of NPDES approval.
6. All conditions must be accepted in writing within seven (7) days from the date of the conditional approval letter from the Township Engineer.

Mr. Fenton seconded.
Motion carried unanimously.

P-2 Mount Nittany Elementary School Preliminary/Final Land Development Plan

Ms. Schoch introduced the plan and reviewed a parking reduction request, a waiver request for basin pond depth, and a waiver request for basin bottom slope. She then introduced Mr. Todd Smith from ELA Group and Mr. Michael Fisher from the State College Area School District. Mr. Smith then gave a brief summary of the plan and added that the plan being presented is a refined and complete version of the sketch plan the Planning Commission reviewed earlier in the year. He also explained that the plan proposes the removal of four parking spaces but will be adding fifty-one new parking spaces. With the proposed development there are 589 parking spaces required for the entire campus. 537 parking spaces are proposed, leaving a deficit of fifty-two spaces. Mr. Smith provided a copy of the parking reduction waiver and stated the original land development plan for the elementary school set aside an area for sixty overflow parking spaces. Mr. Forziat asked that the school district consider adding signage to define the area for overflow parking. After some discussion Mr. Fisher stated the school district will certainly consider the signage.

The Planning Commission also discussed the stormwater facilities, parent pickup and drop off methods, pedestrian access throughout the campus, and the reservation system for the athletic fields.

Mr. Fenton moved to recommend Council approve the Mount Nittany Elementary School Preliminary/Final Land Development Plan dated April 22, 2024 and last revised May 13, 2024 subject to the following conditions:

1. Within ninety (90) days from the date of approval by Council, all conditions must be satisfied, final signatures must be obtained, and the plan must be recorded with the Centre County Recorder of Deeds Office. Failure to meet the ninety (90) day recordation time requirement will render the plan null and void.
2. Pay all outstanding review fees.
3. Address, to the satisfaction of the Township Engineer, any outstanding plan review comments from staff.
4. Fully comply with College Township Code Section 180-12.
5. Provide proof of NPDES approval.
6. Record approved DSAME.
7. Recommend approval of the Parking Reduction Request.
8. Recommend approval of Basin Pond Depth Waiver Request.
11. All conditions must be accepted in writing within seven (7) days from the date of the conditional approval letter from the Township Engineer.
   Mr. Darrah seconded.
   Motion carried unanimously.

OLD BUSINESS: None presented.

NEW BUSINESS: None presented.

REPORTS:
   R-1 Council Report
   Mr. Fenton gave a report of the most recent Council meeting. The Planning Commission and staff discussed the Shiloh Commercial Park Preliminary Plan and how the proposed development of Lot 3 will likely trigger a traffic signal at the intersection of Shiloh Road and Trout Road. Also discussed was the upcoming Pike Street Rehabilitation Project which will take place from Dale Street to College Avenue.

STAFF INFORMATIVES:
   SI-1 Council Approved Minutes
   No further discussion.

   SI-2 Zoning Bulletins
   No further discussion.

   SI-3 Resignation of Ms. Khoury from the Planning Commission
   Mr. Forziat announced that Ms. Khoury has resigned from the Planning Commission and thanked her for her time and efforts, as well as her diverse views she provided to the Commission.

OTHER MATTERS: None presented.

ANNOUNCEMENTS:
   Mr. Forziat announced the next regular meeting will be held on Tuesday, June 4, 2024 at 7:00 p.m.

ADJOURNMENT:
   Mr. Hoffman moved to adjourn.
   Mr. Darrah seconded.
   Motion carried unanimously.

Meeting adjourned at 8:17 p.m.

**Draft**

Sharon E. Meyers
Senior Support Specialist – Engineering/Planning
Date: May 29, 2024

To: College Township Planning Commission

From: Mike Tylka, AICP
Director
Centre Regional Planning Agency

RE: CENTRE COUNTY COMPREHENSIVE PLAN | ONE VISION FOR 2045

Centre Region Planning Agency (CRPA) will be present to provide a presentation on the Centre Region Comprehensive Plan Update | One Vision for 2045. The Pennsylvania Municipalities Planning Code (MPC) provides a framework for land use planning and regulation in municipalities within the state. A comprehensive plan under the MPC is a long-range policy document that guides future growth, development, and land use decisions within a municipality. For the Centre Region Council of Governments, this is a multi-municipal comprehensive plan for the Townships of Patton, Halfmoon, Ferguson, College and Harris and the Borough of State College.

The purpose of this meeting is to discuss the significance of regional planning and comprehensive plans in guiding the future development and growth of our communities. We will explore how comprehensive planning helps us achieve our goals, address challenges, and create a sustainable and vibrant community for all residents.
What is a Comprehensive Plan?

- The MPC tasks Planning Commissions with the preparation of a comprehensive plan for the long-term growth, development, and well-being of the subject jurisdiction.
- Intended to assist municipal leaders in decision making
- Guiding document
- Shared community vision

Why should we participate in a multi-municipal plan?

- No municipality exists in a vacuum
- Economic development
- Fiscal savings
- Preservation of environmental quality and resource lands
- Legal advantages
- Update to County’s plan shall occur every ten years
- Municipal plans shall be reviewed at least every ten years
Where have we been?

- Centre Regional Planning Commission was established in 1960
- First comprehensive plan was adopted in 1976
- Updated in 1990, 2000, and 2013

What have we heard?

- Current plan is too prescriptive
- Current plan is siloed
- Plan needs to be a utilized resource

What is the status of our current plan?

- Adopted on November 25, 2013
- Review conducted in 2023
- Themes and policy decisions outlined
- Organizes the plan by elements with goals, objectives, and policies included
Where are we thinking of going?

What are the plan requirements?

The MPC prescribes the content below:

• Statement of community development objectives
• Land use plan
• Plan for meeting the housing needs of the community
• Transportation plan for the movement of goods and people
• Plan for community facilities and utilities (including water supply)
• Plan for natural, cultural, and historic resources
• Parks, recreation, and open space plan
• Short- and long-range implementation strategies
• Compatibility of the plan with neighboring municipalities and consistency with the plan of the county's plan

Optional:

• Energy conservation plan
• Designation of potential growth areas
• Designation of rural resource areas
• Plan for the accommodation of all land uses within the plan area
What is the overall timeframe?

Formation Phase

Big Ideas Phase

Options Phase

Refine Phase

Review & Adopt Phase

2nd – 4th Quarters

3rd – 4th Quarters

1st – 2nd Quarters

1st – 2nd Quarters

3rd Quarter

2024

2025

What will outreach and engagement look like?

- Project website ("HUB")
- Survey
- Input Map
- Meetings
- Focus groups
- Open houses

- Interviews
- Videos
- "Meeting in a box/binder"
- Events
- Flyers
- Social media
Who will be involved?

- Public
- Community groups
- Business owners
- CRPA Staff
- Partner organizations
- LUCI & CRPC
- Planning Commissions
- General Forum
- HOAs
- PSU

Where are we today and what is next?

Upcoming Meetings:

- Patton PC 6/3
- College PC 6/4
- State College PC 6/5
- Highlands Grp. 6/5
- LUCI 6/6
- CRPC 6/6
- Ferguson Joint BOS/PC 6/12
- Harris PC 6/17
- Halfmoon PC 6/18

Questions?
To: College Township Planning Commission
From: Lindsay K. Schoch, AICP | Principal Planner
Date: May 31, 2024
RE: Planned Residential Developments (PRD) – An Overview

Introduction:

Planned Residential Developments, or “PRDs” are an option for developers who wish to build in College Township, but have a vision for something different, which may not be specifically permitted in the base zoning district.

PRDs encourage innovations in residential and nonresidential development so that the growing demand for housing and other development may be met by greater variety in type, design and layout of dwellings and other buildings and structures, and by the conservation and more efficient use of open space ancillary to said dwellings and uses.

Future of Planned Residential Developments in College Township:

On June 4, 2024, the College Township Planning Commission will hear a presentation from a developer who wishes to establish a PRD in the Dale Summit area. Throughout 2023, the Planning Commission prepared an amendment to the Zoning Code and Chapter 87 (Conditional Uses) to permit PRDs in the Planned Research and Business Park District. This undertaking, although, monumental, is complete and now the first opportunity to review how those changes appear will be presented on June 4th.

What is a PRD?

Prior to the presentation at the June 4 Planning Commission, staff will be presenting What is a PRD? Although there are a few areas in the Township designated as PRDs on the Zoning Map, this is an important step as this plan moves through the process, as many of the Planning Commission members and staff have not been through a PRD. The intention is to ensure everyone is on the same page in the understanding of the process.
Elements of a PRD.

The Municipalities Planning Code’s definition of a PRD follows:

"An area of land, controlled by a landowner, to be developed as a single entity for a number of dwelling units, or combination of residential and nonresidential uses. The development plan for which does not correspond in lot size, bulk, type of dwelling, or use, density, or intensity, lot coverage and required open space, to the regulations established in any one district created, from time to time, under the provisions of a municipal zoning ordinance."

The process includes: A Pre-application Conference (aka Sketch Plan), a Tentative Plan (aka Preliminary Plan), and a Final (record) Plan.

The Planning Commission reviews the Tentative Plan and makes a recommendation to Council. Prior to the approval of the Tentative Plan, a Public Hearing is held.

A Final Plan is submitted, which should not have variations from the Tentative Plan, approved, and recorded.

PRDs allow for flexibility in the Zoning Ordinance, Subdivision and Land Development Ordinance and the Stormwater Ordinance, which shall require approval from Council. Items which are able to be waived or adjusted are: density and intensity, spacing, height, block standards, and frontage standards.

Phasing is permitted and Attainable Housing is a requirement.

Moving Forward:

Once the Pre-application Conference (Sketch Plan) is complete and the Planning Commission and Council have an opportunity to comment, the applicant may move forward with the submission of the Tentative Plan.

End of Memo.
In the heart of our community, Burkentine has a vision that is unfolding—a planned residential development that harmonizes modern living with the timeless allure of nature. Nestled amidst the verdant landscape within Happy Valley, this innovative project is more than just a collection of homes; it’s a vibrant tapestry of diversity, accessibility, and sustainability.

At its core, the project seeks to address a pressing need: housing. With a thoughtful blend of fee-simple townhomes, rental townhomes, and apartment units, Burkentine is not just constructing buildings; they are weaving the fabric of a community. Each dwelling, whether owned or rented, is meticulously designed to cater to the needs and aspirations of our diverse residents.

Their vision extends beyond mere shelter. Recognizing the importance of workforce housing, they are committed to ensuring accessibility for all. Through a range of housing options and affordability measures, Burkentine is fostering a community where everyone has a place to call home.

Central to the Burkentine ethos is the concept of community, which is evident when examining their track record of successful projects in the Mid-Atlantic region. Residents will find more than just a house—they’ll discover a network of shared spaces and amenities that are designed to promote connection and well-being. From common clubhouse facilities to a commercial center, every element is crafted with the intention of fostering social interaction and enhancing quality of life.

Embracing the natural beauty of Happy Valley, we’re integrating exterior walking trails that invite residents to explore and engage with nature. These pathways promote physical health and serve as a canvas for moments of tranquility and reflection. In close proximity to the planned residential community is the meditative and calming Spring Creek Canyon. This natural area boasts a world class trout stream for residents to enjoy fishing, outdoor exercise, and watching wildlife.

Of course, no community is complete without adequate infrastructure. With ample parking options, including on-street parking along the main thoroughfare, convenience and accessibility for residents and visitors alike is ensured. The goal is to create a seamless living experience where every need is met, and every journey is effortless.

As Burkentine embarks on this journey, their vision is clear: to create a place where people can thrive, connect, and flourish. With strong ties to Penn State and the Happy Valley community, Burkentine is not merely building physical structures. Burkentine is building and investing in the connections and well-being of residents. Through thoughtful design, inclusive practices, and a deep reverence for nature, this planned residential development stands as a testament to the transformative power of community. Welcome to a new way of living. Welcome home.

Received

MAY 31 2024

College Township
ENGINEERING OFFICE
To: College Township Planning Commission  
From: Lindsay K. Schoch, AICP | Principal Planner  
Date: May 31, 2024  
RE: The Dale Summit Area Vision and how it relates to the Draft Form Based Code Intent Statement.

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**Introduction:**

In the Planning world, there are many opportunities for interrelationships between Vision Statements, Intent Statements, Objectives, Plan Elements, etc. Having a Vision is one of the most important aspects of preparing a Form Based Code, hence why the Dale Summit Area Plan was prepared prior to the updating of the zoning code in the Dale Summit Area of the Township.

Not long ago, the Planning Commission reviewed, as part of the Remand for the Form Based Code review, the Vision for the Dale Summit Area Plan, along with the Intent. *Although the Planning Commission has a few clarifying questions for Council, which will be presented to Council in early June,* staff feels an exercise on how the Vision relates to the Intent would be beneficial and appropriate.

**The Interrelationship**

Taking the lead from an exercise prepared by a Council member, staff took the input provided and placed it into a matrix which visualizes how the Vision of the Dale Summit Area Plan relates to the Intent prepared for the Draft Form Based Zoning Ordinance.

Per the direction of the Township Manager, we wish to continue to make forward progress on the Form Based Code review, and since the results of the questions to Council will not be offered back to the Planning Commission until late June, staff felt this exercise will keep the Vision at the forefront of the discussion.

End of Memo.
The Dale Summit Area Vision and How It Relates To the Form-Based Code Intent Statement

The Vision

The overarching Vision of this Area Plan is to:

1. Transform Dale Summit into the Gateway to College Township
2. Establishing Dale Summit as an attractive and instantly recognizable Place within the context of the larger township, region, and county
3. Activity hub that is vibrant
4. Economically prosperous
5. Socially equitable and
6. Environmentally sustainable
7. Proactive planning and
8. Well-tailored regulations,
9. Strikes a sound balance between
10. Encouraging business and industry expansion, while remaining
11. Respectful to important community livability factors such as
12. Improving housing affordability
13. Sufficient public services
14. And traffic improvements through improved connectivity for all transportation modes

The intent and purpose of this Article is to enable, encourage, and qualify the implementation of the following policies:

A. That neighborhoods, corridors, town centers and urban centers should be compact, pedestrian-oriented and mixed use
B. That neighborhoods, corridors, town center and urban centers should be preferred pattern of development and that districts specializing in a single use should be the exception;
C. That ordinary activities of daily living should occur within walking distance of most dwellings, as much as is feasible, allowing independence to those who do not drive
D. That civic, institutional, and commercial activity should be embedded in the town center and neighborhoods, not isolated in remote single-use complexes
E. That interconnected networks of thoroughfares should be designed to disperse traffic and reduce the length of automobile trips
F. That within neighborhoods, a range of housing types and price levels should be provided to accommodate diverse ages and incomes
G. That schools should be sized and located to enable children to walk or bicycle to them
H. That a range of open space should be distributed within neighborhoods and the town centers
I. That buildings and landscaping should contribute to the physical definition of thoroughfares as civic places
J. That buildings should provide their inhabitants with a clear sense of geography and climate through energy efficient methods
K. That civic buildings and public gathering places should provide as locations the reinforce community identity
L. That civic buildings should be distinctive and appropriate to a role more important that the other buildings that constitute the fabric of the town
M. That the preservation and renewal of historic buildings should be facilitated, to affirm the continuity and evolution of society
N. That communities should provide meaningful choices in living arrangements as manifested by distinct physical environments
O. That the zoning district descriptions in Section C. Zoning Districts Established constitute the intent of this article with regard to the general character of each of these environments
MEMORANDUM

To: College Township Planning Commission
From: College Township Council
Re: 2nd Council Remand: Attainable Housing Ordinance
Date: May 28, 2024

INTRODUCTION:
College Township’s existing Workforce Housing Ordinance has served the community well for more than 15 years. However, there is a recognition that it needs restructured to better provide provisions for more affordable housing options within the Township and Centre Region.

It is important to note that given the complexity of this issue, there likely will not be unanimous support amongst Council and/or Planning Commission for each element that comprises the final draft Attainable Housing Ordinance. In fact, the differences of opinion amongst Council on certain elements to be considered as part of this remand are addressed in the attachment.

Council appreciates the opportunity to have this back and forth dialogue with the Planning Commission as a means to best ensure that the regulations set forth in the future Attainable Housing Ordinance adequately and appropriately address Council’s policy goal of ensuring that our workforce has access to equitable, affordable housing.

OBJECTIVES:
As we collectively move closer to a final draft of the Attainable Housing Ordinance, Council has prepared this second remand letter to offer Planning Commission guidance on framing key elements within the ordinance language. Council is also tasking Planning Commission with providing recommendations on several additional elements that weren’t considered as part of the initial remand.

Planning Commission is asked to achieve the following objectives during your further deliberation on ordinance revision recommendations:

Objectives:

1) Ensure that any recommended revisions are both consistent and upholding of the Purpose and Intent Statements, which is included on page 2 of this letter.

2) Review the Attachment, which is a table of elements for consideration under this remand. This table will serve as Planning Commission’s primary guide for revisions to the ordinance, as it provides a summary of the following:
   - Planning Commission’s initial recommendations
   - Suggestions provided by the development community during Council’s review
   - Direction from Council on each of the respective elements, and where pertinent, unresolved differences of opinion on that direction amongst Council members.

3) Review Council’s direction pertaining to each of the existing or proposed Incentives and Provisions for Attainable Housing within the table. Concentrate on preparing ordinance language recommendations that align with this guidance.

4) Prepare a recommendation on the composition of the Fee-In-Lieu formula.
Craft ordinance language that allows for differing interior amenities, such as appliances, flooring, fixtures, heating & cooling systems, finishes, etc., for market rate and attainable housing units.

Provide recommendations on how to close/address the “Missing Middle Gap” in the ordinance.

Currently, there is a gap of 15% between provisions of rental housing affordability (65% or less of AMI) and the provision of owner-occupied housing affordability (80%-120% of AMI).

Prepare a complete draft Attainable Housing Ordinance, consistent with the direction and objectives herein, for Council’s review.

If Planning Commission has any strong reservations on the direction pertaining to any element(s) of the draft ordinance, those reservations and supporting rationale should be documented. This document should be shared with Council as part of Planning Commission’s overall recommendation.

PURPOSE & INTENT STATEMENTS:

While the intent was implied during the original passage of the Workforce Housing Ordinance in 2009 and its subsequent amendment, it is nevertheless notable that the current ordinance is lacking both a Purpose and Intent Statement.

The following is the new Purpose and Intent Statements, which shall be included within the draft Attainable Housing Ordinance:

**Purpose Statement:**

Consistent with College Township’s adopted Vision, Mission, and Goals Statements, the purpose of the Attainable Housing (Section 200.38.4) of the Zoning Ordinance is to establish and maintain housing affordability within College Township.

**Intent Statement:**

The Intent of the Attainable Housing segment (Section 200.38.4) of the Zoning Ordinance is to:

1) Recognize the importance of socioeconomic diversity in nurturing more inclusive and dynamic neighborhoods.

2) Facilitate the provision of affordable and attainable rental and owner-occupied attainable housing options within College Township.

3) Place a strong emphasis on crafting sustainable, enduring solutions to housing challenges, including the implementation of long-term affordability requirements.

4) Foster collaborative efforts with neighboring municipalities to establish regional consistency in attainable housing ordinances.

5) Promote private sector investments in affordable housing through partnerships between local government and private developers aimed at constructing affordable housing units.

6) Implement incentives to promote the creation and maintenance of workforce housing.

7) Safeguard attainable rental and owner-occupied housing options within the community, enabling individuals and families with moderate to middle incomes to reside proximate to their workplaces.

8) Continuously monitor the Housing and Urban Development (HUD) Area Median Income (AMI), adjusting the AMI thresholds in the ordinance to accommodate annual increases or decreases.

PROCESS & SCHEDULE:

It is anticipated that Planning Commission will receive more input from the public, including the development community, as it conducts its work on this remand. Planning Commission is encouraged to forward any questions to Council through a memo or report presented by your Council Liaison, as needed. Council is also open to a joint meeting on the Attainable Housing Ordinance, if Planning Commission feels it would be necessary and beneficial.

Council requests that Planning Commission provide its recommendations, including a complete draft Attainable Housing Ordinance, by or before the end of September 2024.
<table>
<thead>
<tr>
<th>Planning Commission Initial Recommendation</th>
<th>Development Community Suggestions</th>
<th>Council Direction</th>
<th>Council - Difference of Opinion or Additional Comments</th>
<th>Additional considerations provided by Staff</th>
<th>Line #</th>
</tr>
</thead>
<tbody>
<tr>
<td>Definitions</td>
<td>Update Terms to meet the needs of the updated Ordinance.</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>95</td>
</tr>
<tr>
<td>Applicability</td>
<td>Calculation of Density remains the Trigger.</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>189</td>
</tr>
<tr>
<td></td>
<td>Added language to ensure equity in the regulations regarding sidewalks and parkland/open space.</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Unclear language when calculating density.</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td>Incentive: Waiver of Required Parkland - Open Spaces - Sidewalks</td>
<td>Remove incentives to Waive: Parkland and Open Space – Sidewalks on one side of the street. Allow Option to remain.</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td>Incentive: Waiver of Fees</td>
<td>Waiver of in-house fees</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Why not go beyond Township fees?</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>286</td>
</tr>
<tr>
<td></td>
<td>In-house fees plus outside consulting fees can be waived.</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td>Incentive: Height Allowances</td>
<td>Height: Allow increases based upon-density percentages, up to 95%.</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>325/356</td>
</tr>
<tr>
<td></td>
<td>Concerns have been lifted due to Council discussion.</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td>Incentive: U.S. Bonus</td>
<td>Additional Bonus: Allow 1:1 when considering similar lot requirements for attainable units vs. market-rate units. Allow 1:1</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>270</td>
</tr>
<tr>
<td>Provision for Affordable Housing: Fee-In-Lieu</td>
<td>Fee-in-lieu should no longer be an option – but PC wants Council feedback. Fee-in-lieu option should remain an optional tool for developers.</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>386</td>
</tr>
<tr>
<td></td>
<td>Fee-in-lieu should remain a tool.</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td></td>
<td>iPods strongly that fee-in-lieu should be an aid for acquisition of attainable housing.</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td>Provision for Affordable Housing: Land Donation</td>
<td>Land Donation – no longer should be an option but PC wants Council feedback. Option should remain an tool for developers.</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>402</td>
</tr>
<tr>
<td></td>
<td>Land donation should remain a tool.</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Inclined with land donation outside of College Township at this time.</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td>Provision for Affordable Housing: Credits of Existing Housing</td>
<td>Credits for Existing Housing – PC suggests this no longer be an option, but wants Council’s input. Option should remain an tool for developers.</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>461</td>
</tr>
<tr>
<td></td>
<td>Credits should remain a tool for developers, but consideration should be given to formula/limitations.</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Inclined with credits remaining as a tool for developers.</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Supports the 5-year limitation and disqualification of credits for project that received regulatory relief under the ordinance.</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td>Provision for Affordable Housing: Phasing</td>
<td>Phasing PC wants to ensure phasing will still allow for units.</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>490</td>
</tr>
<tr>
<td></td>
<td>Phasing when a proposed development’s density triggers the requirements for workforce housing and is proposed in phases, the following shall apply:</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(a) If any constructed phase contains land use encompassing 50% or more non-residential uses, no workforce housing is required.</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(b) Any additional phases containing residential units shall include the pro rata number of workforce housing units equal to the percentage of total workforce housing units required in the entire development, including any workforce housing unit deferred from any prior phases.</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(c) When a plan is phased, occupancy shall be granted to the final 25% percent of non-workforce units once all required workforce housing units for active phases have received certificates of occupancy.</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Performance Surety: The developer must post a performance bond before any certificate of occupancy be issued for a residential unit.</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td></td>
<td>In a mixed-use phase in which workforce housing is not required to be built but deferred to a future phase. The amount of the bond shall be the number of workforce housing units deferred for the mixed-use phase multiplied by the then in effect per unit fee-in-lieu.</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(For example- if four (4) workforce units are being deferred to a future phase and the fee-in-lieu is $1,000/unit at the time of issuance of certificate of occupancy for the first market rate unit, the bond amount would be $400,000).</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td></td>
<td>The bond may be renewed annually for up to 10 years with a yearly maximum increase in the bond amount of 2%. After the 10th year, the developer must either pay the fee-in-lieu or build the required units.</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Willing to retain credits, provided there are accountability measures.</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td>Supplemental Affordable Housing</td>
<td>Amenities: PC suggested interior amenities of attainable units should not differ from market-rate units.</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>504</td>
</tr>
<tr>
<td></td>
<td>Interior Amenities include: appliance, flooring, fixtures, heating and cooling systems, storage, technology, finishes, layout and design, and safety features.</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Council feels in order for cost savings, these interior amenities should be able to differ.</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td>Calculation of Sale Prices</td>
<td>PC discussed and recommended 80% - 120% of AMI for Owner-occupied units.</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>132/805</td>
</tr>
<tr>
<td></td>
<td>Did not discuss</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td>NEW ITEM: Calculation of Rental Prices</td>
<td>PC discussed and stayed with 65%</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>591</td>
</tr>
<tr>
<td></td>
<td>Did not discuss</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td>NEW ITEM: Missing Middle Gap</td>
<td>PC did not discuss, as this is something staff is bringing forward.</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>617</td>
</tr>
<tr>
<td></td>
<td>Did not discuss</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td></td>
</tr>
</tbody>
</table>

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**Definitions**
- Development Community Suggestions
- Council Direction
- Council - Difference of Opinion or Additional Comments
- Additional considerations provided by Staff
COLLEGE TOWNSHIP
CENTRE COUNTY, PENNSYLVANIA

ORDINANCE NO. O-24-01

AN ORDINANCE OF THE TOWNSHIP OF COLLEGE, CENTRE COUNTY, PENNSYLVANIA,
AMENDING CHAPTER 200 ARTICLE II §200-7 (DEFINITIONS) TO INCLUDE TERMS
SPECIFIC TO ATTAINABLE HOUSING; REPEALING AND REPLACING CHAPTER 200
ARTICLE VIII §200-38.4 (WORKFORCE HOUSING) WITH ARTICLE VIII §200.38.4
(ATTAINABLE HOUSING); AND, AMENDING CHAPTER 180-16.1 (SIDEWALKS) REMOVING
SECTION B(3), A REFERENCE TO CHAPTER 200-38.4 WHICH HAS BEEN REMOVED.

GENERAL REFERENCES
Planned Residential Development – See Chapter 145
Subdivision and Land Development – See Chapter 180

Proposed Changes – Bold/Italic
+Deletions—text to be removed

WHEREAS, the Township of College is committed to facilitating the provision of affordable and
attainable rentals and owner-occupied Attainable housing options within College Township; and

WHEREAS, the Council of the Township of College remanded to the Township Planning
Commission to review the existing Workforce Housing Ordinance, prepare revisions to the existing
ordinance, and ensure the revised ordinance is both consistent and upholding of the new Intent
Statements; and;

WHEREAS, pursuant to the Pennsylvania Municipalities Planning Code, as reenacted and
amended the Ordinance was forwarded to the Regional Planning Agency for their required 30-day
review, and:

WHEREAS, pursuant to the Pennsylvania Municipalities Planning Code, as reenacted and
amended a public hearing, pursuant to Public Notice was held ________; and

WHEREAS, the Council of the Township of College has given due public notice of hearings of the
proposed ordinance changes and has held such public meetings; and

SECTION 1 - Chapter 200 Article II § 200-7 Definitions

The following definitions will be added and incorporated in alphabetical order:

Area Median Income
The midpoint of a specific area’s income distribution, calculated on an annual basis by the
Department of Housing and Urban Development (HUD).

Attainable Housing
In general, housing for which the occupants are paying no more than 30 percent of their
income for gross housing costs, including utilities.
Building Coverage

The percentage of the lot area that is covered by building area, which includes the total horizontal area when viewed in plan.

Certificate of Occupancy

A document issued by a local government or building department that certifies a building’s compliance with applicable building codes and regulations and declares it suitable for occupancy. This certificate is typically required before a building or part of a building can be used or inhabited.

Certification of Buyers

Regarding Attainable housing, prior to the executing a purchase contract for any Attainable unit, the prospective buyer shall be certified as meeting income requirements for the specified unit. Process involves ensuring the understanding of any deed restrictions, restrictive covenants, and/or liens that are placed on the Attainable housing unit to ensure long-term affordability.

Certification of Renters

Prior to renting an Attainable housing unit, renters shall be certified as meeting income requirements. Some restrictions apply, such as the rental unit must be used as the principal place of residence, students enrolled in post-secondary program, college, or university are eligible if the student does not meet the IRS definition of a dependent, and the student can be classified as an independent student.

Consumer Price Index

Measures the average change overtime in the prices paid by consumers for a basket of goods and services. The CPI provides a way to track inflation by examining the price changes of a representative set of goods and services commonly purchased by households.

Cost Off-sets

Mechanisms or strategies used to balance financial burdens imposed by zoning requirements on property owners or developers. Used as zoning incentives, including increased density, reduced setbacks, height allowances, in exchange for features like affordable housing, public open space, or other community benefits.

Density

Measures the number of housing units per acre.

Density Calculation

Pertaining to Attainable housing, to determine residential density: Density of a development containing residential dwelling units shall be equal to the number of proposed dwelling units divided by the gross site area inclusive of proposed rights-of-way or any other portion of the site to be dedicated to the Township or homeowners association; only those residences which meet the definition of applicable residential dwellings shall be used to calculate the total number of dwelling units in a development; and the residential density within a planned residential development shall not include areas devoted to nonresidential uses noted in Chapter 145 (Planned Residential Developments).
Fee-in-lieu
In the context of land use, typically refers to a financial arrangement where a developer or landowner pays a fee to a local government or relevant authority in lieu of providing certain required amenities or facilities on-site as part of a development project. Typically associated with land development regulations and zoning requirements.

Inclusionary Housing
Refers to strategies that mandate or incentivize the inclusion of affordable housing units within market-rate residential developments. The goal is to create mixed-income communities and prevent the segregation of socioeconomic groups.

Incentive
Something that encourages or motivates an individual to take a particular course of action or to behave in a certain way.

Interior Amenities
Include appliances, flooring, fixtures, heating and cooling systems, storage, technology, finishes, layout and design, safety features.

Mandatory
Regarding Attainable housing, developments where the residential density is five or more dwelling units per acre, the provisions of Attainable housing is required.

Market-rate Unit
A dwelling unit other than mobile homes as defined, which sells on the market at a price which is affordable to those households which make above 100% of the area median income.

Mean
Average obtained by summing values and dividing by the number of values.

Median
Middle value in an ordered dataset or the average of the two middle values in an even dataset.

Mode
Value(s) that occur most frequently in a dataset.

Nonresidential Use
Offices; medical and dental offices and clinics, excluding animal hospitals and veterinary offices; places of assembly; libraries, museums, art galleries and reading rooms; retail establishments for the sale and service of goods; eating and drinking establishments, excluding fast-food establishments; research, engineering or testing offices and laboratories; health clubs and athletic and recreational facilities; child and adult day-care centers.

Regulatory Relief
Refers to the easing or relaxing of certain zoning regulations or restrictions imposed by local governments on property use and development. To address housing shortages or promote affordable housing, municipalities may grant relief from certain zoning requirements for
Occupy (limit)
The number of individuals that can reside in a particular unit.

US Department of Housing and Urban Development (HUD)
Established in 1965, HUD’s mission is to increase homeownership, support community development, and increase access to affordable housing free from discrimination. To fulfill this mission, HUD will embrace high standards of ethics, management and accountability and forge new partnerships – particularly with faith based and community organizations that leverage resources and improve HUD’s ability to be effective on the community level.

Attainable Housing Dwelling Unit / Workforce Housing Dwelling Unit
A dwelling unit which is affordable to those making up to 120% of the Area Median Income (AMI).

SECTION 2 – Chapter 200 Article VIII §200-38.4 Attainable Housing

The following is intended to replace the repealed ordinance §200-38.4 Workforce Housing in its entirety:


A. Intent. The intent of the Attainable housing section of the zoning ordinance, as established by Township Council is:

(1) To recognize the importance of socioeconomic diversity in nurturing more inclusive and dynamic neighborhoods; and

(2) To facilitate the provision of affordable and attainable rental and owner-occupied Attainable housing options within College Township; and

(3) To place a strong emphasis on crafting sustainable, enduring solutions to housing challenges, including the implementation of long-term affordability requirements; and

(4) To foster collaborative efforts with neighboring municipalities to establish regional consistency in Attainable housing ordinances; and

(5) To promote private sector investments in affordable housing through partnerships between local government and private developers aimed at constructing affordable housing units; and

(6) To implement incentives to promote the creation and maintenance of Attainable housing; and

(7) To safeguard rental and owner-occupied Attainable housing options within the
community, enabling individuals and families with moderate to middle incomes to reside proximate to their work places; and

(8) To continuously monitor the Housing and Urban Development (HUD) Area Median Income (AMI), adjusting the AMI thresholds in the ordinance to accommodate annual increases or decreases.

B. Applicability. The regulations contained herein shall apply upon the designation of dwelling units as Attainable housing and shall be applicable as follows:

(1) General. A developer of residential dwelling units shall receive regulatory relief from zoning of land regulations as an incentive for providing Attainable housing dwelling units. Such relief shall be based upon the type and amount of dwelling units designated as Attainable housing in accordance with the regulations contained in this section:

(2) Mandatory Requirement.

(a) For those development where the residential density is five or more dwellings units per acre, the provision of Attainable housing is required. A development which exceeds this density threshold shall designate a percentage of its total dwelling units as Attainable housing units in accordance with the minimum levels listed in the table below.

<table>
<thead>
<tr>
<th>Density of Proposed Development</th>
<th>Percentage of Required Attainable Housing Units *</th>
</tr>
</thead>
<tbody>
<tr>
<td>5 to 5.99</td>
<td>5%</td>
</tr>
<tr>
<td>6 to 6.99</td>
<td>6%</td>
</tr>
<tr>
<td>7 to 7.99</td>
<td>7%</td>
</tr>
<tr>
<td>8 to 8.99</td>
<td>8%</td>
</tr>
<tr>
<td>9 to 9.99</td>
<td>9%</td>
</tr>
<tr>
<td>10 or more</td>
<td>10%</td>
</tr>
</tbody>
</table>

*Reflects a percentage of total number of dwelling units within a development that are to be designated as Attainable housing. In case of a fraction, the required number of units shall be rounded to the next highest whole unit.

(b) Developers can exceed the minimum levels of mandatory Attainable housing listed above and shall receive any additional incentives in accordance with the regulations below.

(c) Any residential development which proposed 10 or less dwelling units shall be exempt from this mandatory requirement.

(d) All Attainable housing units within all residential developments will have safe access via sidewalks, shared-use paths, or bike paths to parkland or open space located within or near the subject residential development.

(3) Calculation of Density. To determine the residential density, the following shall apply:
(a) Density of a development containing residential dwelling units shall be equal to the number of the proposed dwelling units divided by the gross site area. Inclusive of proposed rights-of-way or any Homeowners Association common areas.

(b) For the purposes of this section, only those residences which meet the definition of applicable residential dwellings in § 200-38.4C below, shall be used to calculate the total number of dwelling units within a development.

(c) The residential density within a planned residential development shall not include areas devoted to nonresidential uses as noted in § 145-17B.

C. Incentives: The incentives provided to a residential developer are on a per-dwelling unit basis unless otherwise noted within the regulations. The incentives offered below will differ depending on the type of dwelling that is being designated as Attainable housing.

(1) Single-Family house and duplex. All single-family houses, duplexes and/or any structure containing two or less dwelling units in which at least one is designated as Attainable housing shall be permitted to the following regulatory reductions:

(a) Minimum lot size and density: 5,000 square feet per dwelling unit or that permitted under existing zoning, whichever is less with one exception: In the Single-Family Residential Zoning District (R-1), only those lots two (2) acres or greater in size can be developed within multiple duplexes not to exceed a density of seven (7) dwelling units per acre. This calculation shall be inclusive of all land proposed for development including all proposed rights-of-way, parkland/open space areas, stormwater management facilities, and the like. [Amended 9-15-2016 by Ord. No. O-16-05]

(b) Minimum lot width: 40 feet per unit

(c) Maximum impervious coverage: 55%

(d) Side setback. The side yard setback for a lot containing Attainable housing dwelling unit(s) may be reduced to seven (7) feet. Side yard setbacks may also be reduced to seven (7) feet for market-rate housing units. For those side yards that directly abut lots containing workforce housing dwelling units.

(e) Parkland and open space requirements. The parkland and open space requirements of § 180-26B may be waived for dwelling units designated as workforce housing. Those subdivisions or land developments which thereby reduce the parkland and open space requirements by more than 50% shall only be permitted to do so under the following conditions:

a. No workforce housing unit shall be more than 1/4 mile from parkland or open space in or near the subject development as measured between the two closest points of property lines of the workforce housing unit and park or open space perimeter.
b. For the purposes of this Subsection B(1)(e) of § 200-38.4, parkland and open space shall be considered as that designated as "existing parks" or "recreation land owned by others" and available for public use. In addition, land owned by the State College Area School District may also be considered as parkland and open space if such land contains recreation facilities that can be used by the public.

(f) Sidewalk. The amount of sidewalks required pursuant to § 180-16.1 may be reduced in an amount equal to the total street frontage of all lots containing dwelling units defined as workforce housing units pursuant to the following: NOTE: See also §§ 180-16, Streets, and 180-16.1, Sidewalks.

a. The reduction may take place anywhere within the subdivision or land development containing workforce housing units.

b. Any collector or arterial streets within the residential development should have a sidewalk on both sides of the street. All other streets (public or private) shall have a sidewalk on at least one side of the street.

c. Sidewalks shall provide access to any parkland, open space or school within or adjacent to the development.

d. In instances where a development of single-family houses and/or duplexes developed with multiple dwellings on a single lot in which the development contains workforce housing units, the reduction in sidewalks shall be calculated as follows:

i. The reduction in required sidewalk may be in an equal proportion to the percentage of the total proposed dwelling units which are designated as workforce housing.

ii. Regardless of the amount of sidewalk permitted to be reduced as calculated above, a sidewalk shall be provided along an adjacent public street as noted above in § 200-38.4B(1)(f)[2] and [3].

iii. The sidewalk reduction is not guaranteed upon the provision of workforce housing. Approval of such reduction by Council will be based upon ability to meet the conditions set forth § 200-38.4B(1)(f)[2] and [3].

NOTE: See §§ 180-16, Streets, and 180-16.1, Sidewalks.

(g) Additional Bonus. The reduced lot requirements noted in 200-38.4C(1)(a) through (d) may also be applied to market-rate housing units in addition to that of the designated Attainable housing units based on the following rations or fractions thereof rounded to the nearest whole number:

a. For every two one Attainable housing units which are affordable to those households with incomes between 80% and 120% of AMI, one market-rate housing unit shall be permitted to have the same similar lot requirements noted above in §200-38.4C(1)(a) through (d).

b. For every one Attainable housing unit which is affordable to those households making less than or equal to 80% of AMI, one market-rate housing unit shall be permitted to have similar requirements noted above in ________
Accessory Dwelling Units: Single-family houses designated as Attainable housing may be permitted to contain accessory dwelling units pursuant to § 200-11A(1). If the accessory dwelling unit is to be rented, then the anticipated income from renting the accessory dwelling unit shall be included in calculating a household’s total income when certifying income of potential buyers of an Attainable housing unit. **When an Accessory Dwelling Unit is rented, either on a long-term basis or a short-term basis, the proper permitting is required through College Township and Centre Region Code. To ensure compliance and proof of Accessory Dwelling Unit gross rental income with proof of receipts is required.**

(i) **Waiver of Review Fees:** Review Fees generated by both in-house and outside reviews for Subdivision and Land Development may be waived by College Township Council for development proposals containing Attainable housing units.

Cost offsets. The Township may discount or defer municipal fees associated with the approval process of a subdivision/land development.

(2) **Townhouse and multi-family units.** All townhouses, multi-family units, and/or any other structure containing three or more dwelling units in which some or all are designated as Attainable housing units shall be permitted to the following regulatory reductions:

(a) **Maximum Impervious Coverage.** The maximum impervious coverage for a development containing Attainable housing units may be increased above that permitted in the zoning district by an amount equal to the total gross floor area of those units designated as Attainable housing units. However, in no instance shall the impervious coverage exceed 55%, regardless of the number of Attainable housing units.

(b) **Parkland and open space requirement.** The parkland and open space requirements of § 180-26B shall be waived for all townhouse and multifamily dwelling units designated as workforce housing. Those subdivisions or land developments which thereby could reduce the parkland and open space requirements by more than 50% shall only be permitted to do so in the same manner as that allowed for single-family houses and duplexes as noted in § 200-38.4B(1)(e).

(c) **Occupancy Limit.** The occupancy of unrelated individuals as established in § 200-11Z may be increased from three to five individuals as follows:

a. For each unit designated as Attainable housing, one unit in the development may be permitted to have up to five unrelated individuals residing within it.

b. The unit which is permitted to have the increased occupancy, as noted above, does not have to be designated as Attainable housing and can be located anywhere within the residential development containing the Attainable housing.
Permitted Height. The permitted height of a building may be increased by 10 feet above that permitted in the zoning district regulations, if the building contains either two dwelling units or 10% of the total dwelling units, whichever is greater, are designated as workforce housing. The permitted height of a building may be increased beyond what is permitted in the underlying zoning district based upon the following:

a. When 5% - 7% workforce units are required pursuant to 200.38.4(B)(2)(a), the height may be increased 10’, up to a maximum of 45’.

b. 8% - 10% workforce units required pursuant to 200.38.4(B)(2)(a), the height may be increased 20’, up to a maximum of 55’.

c. Non-residential commercial properties maximum height is 35’.

Planned Residential Developments. The Attainable housing regulations herein are also applicable to planned residential developments as permitted in Chapter 145, Planned Residential Developments, with the following incentives:

(a) Maximum building coverage. The total ground floor area of all buildings and structures shall be permitted to exceed 30% of the total land area of the planned residential development in a manner equal to an increase of coverage by 1% for every 1% of total number of dwelling units which are designated as Attainable housing. However, regardless of the number of dwellings designated as Attainable housing, the total building coverage shall not exceed 40% of the total land area of a planned residential development.

(b) Maximum total impervious coverage. The maximum impervious surfaces shall be permitted to exceed 50% of the total area of the planned residential development in a manner equal to an increase of impervious coverage by 1% for every 1% of the total number of dwelling units which are designated as Attainable housing. However, regardless of the number of dwellings designated as Attainable housing, the total impervious coverage shall not exceed 60% of the total planned residential development.

(c) Permitted Height. The permitted height of a building may be increased beyond what is permitted in the underlying zoning district based upon the following:

a. When 5% - 7% workforce units are proposed, the height may be increased 40’, up to a maximum of 75’.

b. 8% - 10% workforce units proposed, the height may be increased 60’, up to a maximum of 95’.

(d) Open space. The minimum amount of open space required in § 145-18A may be decreased below 30% of the total area of the planned residential development in a manner equal to a decrease of 1% for every 1% of the total number of dwelling units which are designated as
workforce housing. However, regardless of the number of dwellings designated as workforce housing, the total open space required may not be decreased beyond 20% of the total area of the planned residential development.

(e) Additional bonus. The maximum amount of land devoted to nonresidential uses within a planned residential development shall be permitted to exceed 20% in a manner equal to an increase in nonresidential land by 1% for every 1% of the total number of dwelling units which are designated as Attainable housing for households earning less than 80% of the area median income. However, regardless of the number of dwellings designated as such, the maximum area of land devoted to nonresidential uses shall not exceed 30%.

D. Provision of Attainable housing. All Attainable housing units proposed in a land development and/or subdivision are required to be built on site covered by such plan unless one of the following options enumerated below is utilized. In such instances, the developer shall continue to retain the incentives applied to on-site development for the number of Attainable housing units being provided for under the options listed below:

(1) **Fee in lieu.** An applicant may pay a fee in lieu of constructing some or all of the Attainable housing units which it is receiving incentives for given the following regulations: College Township Council shall establish by resolution the amount of the fee-in-lieu payment per unit, which shall be based on actual construction costs and inclusion of land purchase costs.

(a) To determine the total fee-in-lieu payment, the per-unit amount established by the Township shall be multiplied by the number of Attainable housing units otherwise required to be constructed or as desired by the developer to be eligible for the incentives.

(b) The Township shall be required to establish and administer a Attainable housing fund into which all fee-in-lieu payments shall be deposited. The Township shall then be required to use such funds to further its mission of providing Attainable housing as defined herein.

(2) **Land donation.** Land within College Township may be donated to the Township or its designee in place of Attainable housing dwelling units being built within a proposed development pursuant to the following:

(a) The value of the land must be equal to or greater than the value of the fee-in-lieu payment noted above in Subsection D(1) to be calculated as follows:

a. The value of the land will be determined by an appraisal completed by a certified appraiser. Each party (developer and the Township) shall submit an appraisal.
b. If the lower appraised value is 90% or greater of the other appraisal, the two appraised values shall be averaged.

c. If the lower appraisal value is less than 90% of the other appraisal, then each appraiser shall, within 15 days of notice from the Township, agree on a third appraiser, the cost of which is to be shared equally by the Township and the developer. Within 30 days of notice of his appointment, the third appraiser shall submit an appraisal. The middle of the three appraised values shall be used to determine the value of the land to be donated.

d. If both the Township and the developer agree, the requirement for the appraisal process above in whole or in part may be waived upon mutual agreement between the Township and the developer.

e. The land to be donated must meet all applicable zoning, land development and subdivision requirements to construct the desired type and amount of units.

f. The land donation must occur prior to the completion of the market-rate units. The certificate of occupancy will be withheld pursuant to the requirements of Subsection E (1) below until the land donation occurs.

(3) Off-site development (new dwellings). Attainable housing units otherwise required to be constructed or as desired by the developer to be eligible for the incentives listed above may be constructed off site given the following regulations:

(a) Location. The dwelling units to be utilized to satisfy the Attainable provisions shall be located within College Township.

(b) Number of. The total number of units provided off site shall be equal to those which would have been provided on site.

(c) Approval. The applicant must obtain off-site development plan approval from the Township at the same time the applicant obtains plan approval for the proposed market-rate units within the covered development. The off-site development plan must include, among other land development plan requirements, documentation of site control, necessary financing in place to complete the off-site development, architectural designs and elevations, and any other documentation deemed necessary by the Township to ensure compliance with the regulations contained herein.

(d) Each of the off-site dwellings designated as Attainable housing shall meet all of the supplemental regulations stipulated in § 200-38.4E.

(4) Existing dwellings. A developer may designate dwelling units which have already been constructed as Attainable housing units to meet his obligation (whether voluntary or mandatory) to obtain the incentives listed in § 200-38.4C for a particular development.
Such off-site, existing dwelling units shall meet the regulations listed above in § 200-38.4D(1) and the following additional regulations:

(a) The units must be inspected and rehabilitated to meet current building codes.

(b) The proposed dwellings to be designated as Attainable housing units shall be considered market-rate units. Utilizing this provision shall result in the conversion of market-rate dwellings to income-restricted Attainable housing dwelling units.

(5) **Credits for existing workforce housing.** A developer of a new development may be given credit for previously built dwelling units which could be defined as workforce housing given the following regulations:

(a) The existing dwelling units in which a developer is seeking credit shall not have previously been created or in any way developed utilizing the regulatory relief provided herein.

(b) The developer shall only receive credit in whole or in part to relieve him of the mandatory obligation of providing workforce housing units as stipulated in § 200-38.4B(2). If the number of dwelling units being credited toward a developer's mandatory obligation is less than that required under § 200-38.4B(2), then the developer shall be required to provide workforce housing units equal to the difference of the credit and the mandatory requirement.

(c) In order for a previously built dwelling unit(s) to be credited towards a development's workforce housing obligation, each credited unit must:

   a. Have received its certificate of occupancy no more than five years prior to the date of the developer's submission of the new subdivision or land development plan; and

   b. Be designated as workforce housing upon land development and/or subdivision approval of the development seeking said credits and therefore meet all workforce housing unit regulations stipulated in § 200-38.4D.

(6) **Phasing.** When a proposed development’s density triggers the requirements for Attainable housing and is proposed in phases, the following shall apply:

(a) If the first constructed phase contains 50% or more non-residential uses, no Attainable housing is required in that phase.

(b) Any construction of additional phases shall contain a number of Attainable housing units equal to the percentage of total Attainable housing units required in the entire development divided by the amount of land accounted for in the area of completed or under-construction phases.
(c) When a plan is phased, occupancy shall not be granted to the final 15 market-rate units until all required Attainable housing units for active phases are complete.

(d) No occupancy shall be granted in a subsequent phase until all Attainable housing units are completed on the prior phase.

E. Supplemental Attainable housing regulations. In addition to the regulations above, all attainable housing units shall have the following requirements:

1. Amenities. Attainable housing units may not differ from the market-rate units in development with regard to interior amenities and gross floor area. provided that:
   (a) The differences, excluding differences related to building size differentials, are not apparent in the general exterior appearance of the development.
   (b) The gross floor area of the habitable space within workforce housing dwelling units is not less than the following minimum requirements:
      i. One bedroom: 750 square feet
      ii. Two bedrooms: 1,000 square feet
      iii. Three bedrooms: 1,200 square feet
      iv. Four bedrooms: 1,400 square feet
      v. Five or more bedrooms: add an additional 150 square feet per additional bedroom.

2. Timing of construction. Attainable housing units shall be made available for occupancy at approximately the same rate as the market units, except that certificates of occupancy for the last 15% of the market-rate units shall be withheld until certificates of occupancy have been issued for all of the Attainable units.

3. Cost offsets. The Township may discount or defer municipal fees associated with the approval process of a subdivision/land development. Any developer of workforce units may submit a request for a discount or deferment of fees. The request must also contain information detailing how real costs will be reduced and how the savings will be passed on to the workforce housing units. The Township Council's decision on a discount or deferment of municipal fees will be based upon Council determining that such savings will be appropriate and directly proportionate to the reduction in unit sales or rental costs. The Township shall review the request and provide an answer to the developer within 30 days of receipt of the request.

3. Certification of buyers. Prior to executing a purchase contract for any attainable unit, the prospective Attainable unit buyer shall be certified as meeting income requirements for the specified unit by the Township or its designee. Developers and Attainable housing unit buyers may execute only purchase agreements that are approved as to form by the Township or its designee. The purchase agreement shall include language attached as an addendum provided by the Township or its designee which shall require that an appropriate disclosure form be provided to and explained to the Attainable housing unit buyer prior to execution of the contract. The disclosure form shall explain any deed restrictions, restrictive covenants, and/or liens that are placed on the Attainable housing unit to ensure long-term affordability.
(a) **In addition to the foregoing, if the Attainable housing unit contains an Accessory Dwelling Unit, gross rental income with proof of receipts is required to certify buyers.**

(4) Certification of renters. Prior to renting an Attainable unit, the prospective renter shall be certified as meeting income requirements by the Township or its designee. The following limitations shall apply to the certification of renters:

(a) The rental unit must be used as the principal place of residence.

(b) Students enrolled in a post-secondary program, college or university are eligible only if they can meet the following two conditions:

   a. The student does not meet the Internal Revenue Service's definition of a "dependent," and

   b. The student can be classified as an "independent student" as defined by § 480(d) of the Higher Education Act of 1965.

(5) Ensuring affordability. To ensure that any unit created under this section of the Zoning Ordinance (rented or owner-occupied) remains affordable over time, the owner of said unit(s) shall be required to maintain affordability based upon a legally binding agreement with either the Township or its designee, to be recorded at the Centre County Recorder of Deeds. Said agreement shall include:

(a) The period for which the units shall remain affordable, which at a minimum should be at least 30 years from the date of initial occupancy of a Attainable housing unit;

(b) The process for certifying subsequent buyers of Attainable housing dwelling units for the duration of the specified period of affordability;

(c) The level of affordability, including the amount of equity able to be recouped by the homeowner or owner of a rental property containing Attainable housing units upon sale of the property; and

(d) A provision allowing the Township or its designee to first be offered the right to purchase a Attainable housing unit prior to selling said unit without income restrictions if such sale is to occur after the affordability period noted above in § 200-38.4E(5)(a) with the following stipulations:

   a. The resale price which the Township or its designee shall pay the owner of the Attainable housing unit(s) shall be no less than that calculated in § 200-38.4E(9) below;
b. The Township or its designee shall be given a period of 90 days to execute a purchase agreement for said unit(s).

c. Upon reaching the end of the ninety-day resale period or upon notice by the municipality or its designee that there is no interest in the Attainable housing unit, the owner will be free to sell the unit.

(6) Calculation of rental prices. Attainable housing units which are to be rented shall have a rental price which is affordable to households which earn 65% - 70% or less of the area median income, with the exception of those housing units which have a rent-to-own option pursuant to § 200-38.4E(11). Affordability shall be determined as monthly housing expenses being no greater than 30% of the household gross monthly income based upon household size assumptions noted in § 200-38.4E(10). Monthly housing expenses shall be calculated as the sum total of the monthly rent, plus the current utility allowance per the Housing Authority of Centre County.

(7) Rental price increases. Annual rent increases shall be limited to the percentage increase in the median household income within the State College Metropolitan Statistical Area, Centre County pursuant to the Department of Housing and Urban Development (HUD) Income Limits.

(8) Calculation of sales prices. Attainable housing units which are to be sold shall have a sale price which is affordable to households which earn 100% - 120% or less of the area median income. Affordability shall be determined as monthly housing expenses being no greater than 30% of the household gross monthly income based upon household size assumptions. Monthly housing expenses shall be calculated as the sum total of the principal and interest of the mortgage plus all property taxes, homeowners' insurance, homeowners' association fees, and any other Customary fees approved for inclusion by the Township.

(9) Resale value of Attainable housing units. The resale value of a Attainable housing unit(s) during the affordability period stipulated in § 200-38.4E(5)(a) shall be limited to the lowest of:

(a) The purchase price plus an increase based on the percentage increase in the Consumer Price Index for the State College Metropolitan Statistical Area (MSA) for all urban consumers since the date of previous purchase; or

(b) The purchase price plus an increase, based on the percentage increase in the area median income since the date of purchase; or

(c) The purchase price plus an increase, based upon the compound average growth rate of Centre Region average house sale prices since the date of purchase; or

(d) The fair market value.
(10) Household size assumption. In calculating rent or sales price of a Attainable housing unit, the following maximum relationship between unit size and assumed household size to determine income affordability shall apply:

(a) Efficiency units: one-person household.

(b) All other units: one plus number of bedrooms equal number of persons per household.

(11) Rent to own. Attainable housing units which are part of a rent-to-own program may be rented to households who earn more than 65%, but less than 400%, 120%, of the AMI subject to the following:

(a) The minimum duration of the initial term of a lease for renting the Attainable housing unit shall be for no less than an initial 18 months followed by the ability to be annually renewed. In addition the duration of the lease may be shortened upon the tenant entering into an option to purchase the Attainable housing unit.

(b) The owner of the Attainable housing unit(s) must also enter into an agreement with the tenant of the rent-to-own unit which will specify the terms of the program.

(c) The rent-to-own agreement between the owner and the renter of the Attainable housing unit shall include provisions for a percentage of the rent to be set aside and utilized towards the purchase of the unit by the renter.

(d) The rent-to-own agreement shall be provided to the Township for review to determine if the rent-to-own terms will lead to an acceptable number of renters succeeding in obtaining ownership of the Attainable housing unit.

(12) Area Median Income Gap – those earning between 70% and 80% of Area Median Income are eligible for a First Time Homebuyer Credit provided by College Township to be used within College Township toward owner-occupied units.

F. Administration. College Township and/or its designee shall ensure compliance with all regulations contained herein and/or Chapter 180, Subdivision of Land, and Chapter 200, Zoning. The developer shall draft and submit for approval a legally binding agreement which states the responsibilities of all entities involved with the ongoing administration, and marketing of, and compliance with these regulations upon approval of a development containing Attainable housing units. College Township shall reserve the right to designate another legal entity for the purpose of administrative needs of this section of who should be a party in all legally binding agreements required in this section.

SECTION 3 – Chapter 180 Section 16.1 Sidewalks B. Exemptions

B. Exemptions.
Development reviewed pursuant to § 200-38.4(1)(f) is eligible for a reduction of sidewalks as an incentive for the development of workforce housing.

SECTION 4 – SERVERABILITY

If any sentence or clause, section or part of this ordinance is found to be unconstitutional, illegal, or invalid, such findings shall not affect or impair any of the remaining parts of this ordinance. It is hereby declared to be the intent that this ordinance would have been adopted had such part not been included.

SECTION 5 – EFFECTIVE DATE

This ordinance shall take effect five (5) days after enactment.

ENACTED AND ORDAINED, this ______________ day of ______________, 2024 by the College Township Council, Centre County, Pennsylvania.

ATTEST:

COLLEGE TOWNSHIP COUNCIL

__________________

Adam Brumbaugh, Secretary

__________________

Dustin Best, Chairman