Marcellus’ Effects on Housing in Pennsylvania
Housing Study for PHFA

- Six counties
- Qualitative interviews of broad range of stakeholders
- 70+ Individuals & 2 Groups
- Funded by PHFA
- Issues:
  - Rental Housing
  - Owner Occupied Housing
  - Housing Affordability
  - Development Capacity
Effect: Pricing & Supply

- Rental Pricing
  - Typical is doubling or tripling
  - Upscale apartments now as high as $3,000

- Consequences
  - Below-standard choices
  - Sub-standard choices
  - New forms of homelessness
  - Section 8 ineffective
  - House sale prices less evident
Effect: Seniors and Crisis Housing

- Senior Housing
  - Limited availability
  - Home not available for sale
  - Pressure on rentals

- Crisis Housing
  - Hotel rooms no longer option
  - Social service funding pressure
  - Aggravates other problems
    - Children removed to foster care
    - Loss of custody by one parent
    - Potential for domestic conflict
Themes: Interconnected Housing Reality

- Housing need at all levels
  - Low cost rentals
  - Professional-level rentals
  - Starter homes
  - Professional homes
- Shortage in one area affects others
- Effect felt heaviest at bottom
  - Nowhere to go
Communities affected differently

Depends on
- Pace of industry growth
- Industry activity types
- Pre-existing development of housing
Themes: Waves of Gas Development

- **First wave – Transient workforce**
  - Hotels
  - Rentals
  - Campgrounds
  - Industry’s Residential Facilities ("Man Camps")

- **Second wave – Long term workforce**
  - Not subsidized
  - Wages vary
  - Rent and Buy
    - Underwater mortgages

- **Third wave**
  - Locals looking to upgrade
Themes: Housing Stock Deficiencies

- Current status:
  - Aging stock
- Industry Scale Back?
  - Breathing Room
  - Solving Old Problems
- Needs:
  - Modern professional housing
  - Low income housing
  - Senior housing
Barriers to Response

- Tight government budgets
- Lack of local developers
- Financing
- Infrastructure availability
- Land
- Planning responsiveness
- Time
- Doubts about industry
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