



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



Themes: Varying Scale of Housing Needs

- 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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