

## **Highlands Civic Association (HCA)**

- To strengthen the sense of community, responsibility, and livability in the Highlands for all residents.
- To protect, preserve, and further the residential quality of the Highlands area.
- To maintain an open line of communication among the Highlands neighborhood, the Borough of State College, the University community, and other Borough neighborhoods and agencies.
- To facilitate the exchange of information among HCA residents.

### **MINUTES**

**Tuesday, July 11, 2023**

**6:00pm at E Fairmount Park**

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Meeting convened at 6:07pm

1. Introductions: Mark Huncik, Eric White, Vinnie Scanlon, Margaret Sebastianelli, Paul Scanlon, Josh Portney, Susan Shincovich, Jim Shincovich, Mary Conner-Righter, Theresa Lafer, Dave Stone, Leif Jensen, Peg Hambrick, Gloria Rosenberger, Jim Rosenberger, Tom Gesell
2. Treasury Report: \$1,629.67
3. Comprehensive Zoning Revisions Update Related to Neighborhood Housing: Zoning regulates use of land, height of structures, size and location of structures, position of structures on lots to be occupied or left open, density and intentional use of structures, natural, historic and agricultural uses and activities.
  - Zoning goals to increase neighborhood housing opportunities include: changing existing housing occupancy regulation from three to no more than four unrelated occupants and increasing the maximum size allowed for accessory apartments; reducing new construction lot size to accommodate additional structures, parking requirements to allow for

- asphalt to surfaces and increasing density to permit a sizeable affordable housing component
- Highlands' residents have concerns for the concept of 'tiny' houses permitted on properties containing residences (e.g., mother-in-law house separate from the main structure) and the number of unauthorized short-term rentals and the impact of higher occupancy on the infrastructure
  - Position paper proposed to provide the Highlands' voice concerning the proposed changes and anticipated impact to the community's quality of life
  - Next Joint Meeting is scheduled for July 20<sup>th</sup>

4. Other Borough Updates:

- State College housing costs and the impact on surrounding wage earners emphasize a need to discuss and find alternative strategies to keep new and young wage earners in State College; one example is to provide lower cost housing by refitting empty spaces (e.g., vacant apartments, unused space in downtown buildings, etc.) to help those live where they work

5. Other items and open discussion:

- Sister's Sister update: greater than \$10,000 was received through donations from the Grace Lutheran Church concert fund raiser; there is a current need for extra-large rehabilitation patient chairs (\$500 each) and bed-to-chair lifts for children with physical and mental disabilities (\$6,500 each); a suggestion was made to check with local hospitals and patient care centers to see if there are unused supplies that can be donated to offset the cost of new ones

Meeting adjourned at 7:25pm

Minutes submitted by Margaret Sebastianelli, July 2023