

WELCOME HOME



March 2011 Vol. XI. No. 1

OUR NEIGHBORS...THEIR STORIES



Paul and I moved to State College in 2008 after spending the first two years of our married life in Tanzania. Three weeks after we moved, our daughter Anna was born, one month early. While it took us a while to adjust to life back in the United States, we soon began to

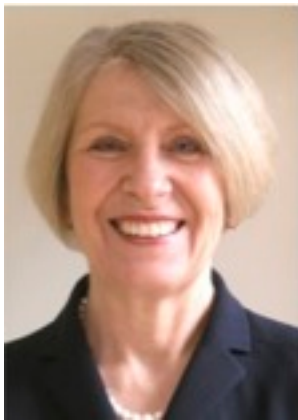
love State College and were convinced that this would be a great place to raise our daughter.

For the first year, we lived in a mother-in-law apartment within walking-distance of Penn State, where Paul works. We felt very fortunate to find the place when we did, especially in hindsight knowing how difficult it can be to find housing at the beginning of a school year. The rent, however, was steep, so when we found a listing for an apartment in the College Heights neighborhood that was not only closer to the University but also had lower rent, we decided to move.

In the midst of hauling boxes and moving furniture, I remember promising that I wouldn't move again unless it was 1) overseas or 2) because we purchased a house. Two apartments in two years was bad, but the fact that Paul and I had lived in seven houses in the four years of our marriage seemed a bit ridiculous (although we must admit that we are champion movers!). Little did we know that we

would, indeed, be moving again shortly over a year later. One of the things that made State College truly feel like home was finding a warm and welcoming church community. Through our church, we met Matt and Olivia Toms. We got to know them just about the time that they had >5

FROM THE PRESIDENT



2011 is starting out to be a great year for the State College Community Land Trust. Two milestones have been achieved. First, the SCCLT begins its 15th year. In 1996 several community leaders, at the encouragement of Borough Council and Planning Staff, formed a Community Land Trust to increase Borough home ownership and address the needs of first-time homebuyers in an escalating real

estate market. (Owners of the first four homes purchased under the new program are still homeowners in the Borough!) Since its founding, the SCCLT has bought 33 homes and has provided first-time home ownership benefits to over 60 adults and their children.

A second milestone has been achieved this year. The SCCLT raised enough funds to establish an Organization Endowment Fund with the Centre County Community Foundation (CCCF). An Organization Endowment Fund is a designated fund that is established by a non-profit organization as a way to provide ongoing support for its operational needs. Because the SCCLT's commitment is to provide affordable housing in the Borough in perpetuity through the Community Land Trust concept, it makes perfect sense to have a community fund established that will help provide long-term support for our existence.

Currently, our fund is small. During the last two years, the SCCLT has worked hard to accumulate enough to establish this permanent endowment fund. Donations have come from the SCCLT budget, as well as private individuals--including every current homeowner. For the past two years, a portion of the monthly land lease paid by SCCLT homeowners has been contributed to provided the seed money to start the endowment. As such, current SCCLT homeowners are helping future first-time buyers establish themselves in our Borough.

Fifteen years and a CCCF fund...SCCLT milestones to be proud of.

Peg Hambrick

LET'S EAT CAKE!

The State College Community Land Trust is having a birthday party for our BIG 15th and you are all invited. We are planning a public celebration complete with cake Wednesday, June 1. Look for details in the May newsletter.

State College Community Land Trust

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VOLUNTEERS HONORED AND NEW BOARD MEMBERS ELECTED AT SCCLT ANNUAL MEETING

Sally Lenker was recognized for her nine years of service to the Board at the December 6, 2010 SCCLT Annual Meeting. Sally made many contributions to the SCCLT during her three terms on the Board. She was President and served on several committees, most notably, as Chair of the Real Estate and Rehab (RER) Committee. According to SCCLT by-laws, Board service is limited to three consecutive terms. Sally will continue actively advocating for the SCCLT as a member of the RER Committee.

Sue Hiester and John Hiester were honored for their exceptional service marketing the SCCLT. Sue has served on the SCCLT Board and as President. She has been the Chair of the Marketing Committee and is a long-term member. She currently serves as Secretary for the Committee. John is the volunteer editor of the SCCLT Newsletter *Welcome Home*. He is responsible for producing four issues a year that go out to 400 members and friends. Past *Welcome Home* issues are archived online at www.scclandtrust.org.

Elections for two of the nine members of the SCCLT Board take place each year at the Annual Meeting. The Board is composed of representatives from three constituencies: the Public (representing the general public and appointed by Borough Council); General (representing the community-at-large); and, Lessees (SCCLT homeowners). For 2011, the membership reelected Bryon May, Assistant

Manager of Radio Broadcasting and Information Services at Accu Weather, Inc. and *Welcome Home* columnist, to his second Board term as Lessee representative and elected Jerry Wettstone, Realtor with Kissinger, Bigatel and Brower, Inc., as a General representative. Jerry is one of the founding members of the SCCLT and has previously served on the Board and as President. Theresa Lafer, Borough Council Member, was reappointed by the Borough Council to serve a full term as a Public representative. She

has been serving on the Board in a seat vacated by Craig Humphrey when he moved out of state.

Before the business meeting, members of the SCCLT shared refreshments with Mayor Elizabeth Goreham and members of the State College Borough Council. After the business meeting Natalie Corman, Chair of the Centre County Affordable Housing Coalition, updated the membership on current affordable housing efforts in Centre County.

The 2011 Annual Meeting will be held in November 2011.





This year I can already guarantee I will have my best ever garden... plan. I had a wonderful time creating it on the computer and printing it out in full color. It's satisfying to drag those rows of colorful beets and carrots into the correct garden spots and stretch them out to fill the rows. I'm making some guesses as to the actual size of the beds, right now they are completely covered with snow and ice, but the important thing is to put in all the kinds of plants that I want to grow.

The seeds I ordered have arrived and I've typed their particular information into the plan. I put in my zip code and the program located the last frost and first frost dates for my garden. Now the proof will be in the pudding. Will the best garden plan ever translate into the best garden? Some things make me hopeful. First, I get an email every two weeks advising me what seeds I can start indoors, and which plants can be put in the garden. Have you ever enthusiastically ordered seeds in January and then realized in May that it's too late to start them? This used to happen to me all the time, but this year I've already responded to one email (You dummy, it's time to start the green onions!) by sowing seeds in a flat. Actually, the email is worded very nicely but all of my past failures make me retranslate to the "You dummy" message in my head. If I was sending myself the email it would probably say, "It's cold and icy. Forget about the garden, curl up under a blanket, drink hot cocoa, and knit some socks."

I know that some of you think it's silly to invest in a garden planner because you can do everything that it provides for yourself without the added expense. I'm investing two years in the planner in the hopes that I'll form some new good habits and be able to carry them on for many years afterward. Meanwhile, I'm enjoying the fruits of some garden successes last year. On this very cold morning, I cooked some frozen chunks of rhubarb with my oatmeal, and then stirred in a handful of frozen raspberries from last year's bumper fall crop. Yum! That should hold me until I can begin to enjoy food from my very best garden ever... thanks to my new garden plan.

Nina Fellin



Check it Out!

I live near the purple house. You might not know where that is, but if you have ever passed it, you probably noticed it. It is on the corner of Prospect and Fraser and I pass it every day when I walk to the library. Two years ago, Robert Malcom brought me some notebooks with photographs of local houses and information about their architecture. Of course, the purple house was featured prominently. Finally I could learn something about this amazing structure that I pass every day. I learned that the architect was Phil Hallock and he built it for himself and his wife in 1947. He and his son, Hal, have always driven around town in a purple Corvette, which is often parked in the driveway. The notebook has photos of the inside of the house as well. Whenever I start to look at the photos, I am drawn from page to page. We added this notebook to our reference collection and Mr. Malcom followed with 8 more, including volumes for William Hajjar, Kenneth Heidrich, M. Robert Des Marais and Jim Cartey.

The Mease house, designed and build by Michael and Claire Meese in 1977, rates an entire volume as an example of an early sustainable house. It was constructed with recycled materials including stone from an old barn foundation and windows made from glass used as molds by the plexiglass industry. They also wanted some degree of energy self-sufficiency and installed a one-ton Russian stove. There is a detailed description of this in the Mease notebook for those who are interested. It is fascinating.

Of course, I had not had time to go through every notebook, so when I started this article, I picked up the newest one entitled 3 Villages: Panorama, Redwood, Twigs Lane. I was surprised to learn that there is a Frank Lloyd Wright tribute design on Circle Drive. Built in 1938, it is an Usonian I tribute adapted by Raymond Viner Hall. It is definitely worth driving by.

I wondered if Centre County Library had any good local architecture resources and learned that there a couple of good websites. One includes a virtual walking tour at www.bellefonte.net. The other two sites are www.bellefontarts.org and <http://fdsmith.com>. The Centre County Library and Historical Museum has many wonderful resources to help with local research at http://www.centrecountylibrary.org/pa_room.htm.

As always, I learned a lot from writing this article so I hope you have also. Stop by Schlow Library and go to the Reference Section to see all the notebooks. They are laid out on top of one of the shelving units so you can open them there or take them to a table. Don't be in a hurry because you won't be able to put them down!

Keep reading,
Pat Griffith



**The child is made of one hundred.
The child has a hundred languages
A hundred hands
A hundred thoughts
A hundred ways of thinking
Of playing, of speaking...**

Loris Malaguzzi

Did you know that there are now 33 children who live in a SCCLT house? Of course, to them it is just their own house, their very own special house. This is an invitation for those children to join our fifteen year birthday celebration by telling us about their house. They can tell us about it in their favorite way; by drawing or painting a picture, building a sculpture, writing a poem or story, singing a song, or doing their special house dance. In fact, they can use any of the one hundred languages of children to tell us about their house. We will work with them to find a way to present their work for all to see at the SCCLT birthday party at the State College Borough building on Wednesday, June 1 through displays and video. Children should submit their work to the SCCLT office by May 1, 2011 so we can plan for this special exhibit. Happy Birthday SCCLT!

I decided to buy a house with the Land Trust and we were able to observe, firsthand, the excitement they had in finding a place to make their own. I checked out the Land Trust website and immediately fell in love with a cape cod that was currently for resale, but was also discouraged because I wasn't sure our income fell within the guidelines. Olivia, helpful as she was, reminded me that it never hurt to inquire. I called Colleen, the SCCLT director, not too long after.

Colleen was able to tell us that it was likely that we could, indeed, participate in the program. She did, however, say that the cape cod I had fallen in love with had already been sold, but added that there was a bungalow on the market that we could check out and that other houses came up for sale periodically.

Through talking to Matt and Olivia and others we met who had bought houses through the Land Trust, we knew that buying a house did not happen overnight and were prepared for many months waiting. In fact, the beginning of our application process did take a while. Once we were approved, however, things started to pick up. We ended up doing a walkthrough of the bungalow with Colleen. I found the place very charming but, knowing that we wanted to add to our family before too long, admitted that it might be a bit too small. On our way out, Colleen mentioned that the Land Trust was in the process of purchasing a split-level in the Highlands neighborhood. We found ourselves driving by the split-level many times in the following weeks, and when we found out that the house was available, we scheduled a walkthrough immediately. It wasn't love at first sight, but it was safe to say that by our second walkthrough, we were smitten. Anna loved the huge window in the living room and picked "her" room within the first visit. We appreciated the open living areas and the fact that there would, indeed, be room for our family to grow. We also especially loved that the house was in walking distance to Penn State and the public library, something we hoped for but had not thought would be possible before we decided to buy with the Land Trust.

Once we decided we wanted to buy the house and ascertained that none of the other approved buyers were interested, everything happened quickly. Colleen was wonderful in holding our hands through the process and, before we knew it, we were homeowners!

We've been in our new house for four months now and, I can safely say, our wanderlust and restlessness have been cured—at least for several years! This house truly feels like it is our own! We love that we can invest in the house and tackle projects one at a time.

We are so appreciative to Colleen and everyone else involved at the Land Trust for making this dream possible.

Kate Lao Schaffner

FOR SALE



466 Orlando Avenue - \$102,375

Single story ranch, three bedrooms, one bathroom, deck, one car attached garage, full basement (partially finished), oil forced air heat, 1092 square feet, .20 acre. Included: Refrigerator, range/oven, washer, dryer, dishwasher



1113 Centre Lane - \$97,500

This two story brick duplex is located close to shopping and is within easy walking distance of Easterly Parkway Elementary School, downtown State College and Penn State University.it has three bedrooms, 1 bath, full basement (unfinished), gas/forced air heat. .10 acre 1104 sq. ft.



1015 Metz Ave. - \$115,000

This single story brick ranch house is close to public transportation, shopping and is within easy walking distance of Corl Street Elementary School. There is a one car garage, 3 bedrooms, 1 bath, full basement. FWA/Central Air and a flue/woodburner in the basement with gas on demand. 1232 sq. ft. up and 1232 sq. ft. unfinished basement.

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HAVE WE INADVERTENTLY LEFT YOU OFF THE LIST? IF SO, WE'RE SORRY AND PLEASE LET US KNOW.

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Centre County Council for Human Services
Centre County Housing and Land Trust
Housing Alliance of Pennsylvania
National Community Land Trust Network*

MEMBER:

SCCLT MEMBERSHIP/DONATION FORM

Yes, I would like to become a member of the State College Community Land Trust (SCCLT). Enclosed is my \$10 membership fee for the current year.

Enclosed is my Donation in the amount of
 \$10 \$25 \$50 \$100 \$250
 other _____

Yes, I would like to work on the following committee(s):
 Finance Marketing and Outreach
 Real Estate and Rehabilitation Fundraising

Name/Business or Organization

Address

City, State, Zip Code

Telephone (Day time and Evening)

Email address

Send to:
State College Community Land Trust
420 West College Ave.
State College, PA 16801

Do You Know What YOUR Donation to the SCCLT Will Allow Us To Do?

\$50 - will buy an integrated smoke detector OR it will defray the cost of pre and post budget counseling for first time homebuyers

\$100-will allow volunteers to paint two rooms with low VOC paint OR install an energy efficient window

\$250 – will allow us to upgrade a new appliance to an Energy Star appliance OR offset the cost of legal counseling for purchasing a borough home

\$500-will ensure one house will be lead-free OR provide for an emergency repair fund

\$1000-allows upgraded electrical service to meet code OR provide for a roof to be replaced

Thank you for your monetary support of safe, upgraded and affordable housing in the Borough of State College.

The official registration and financial information of the State College Community Land Trust, Inc. may be obtained from the Pennsylvania Department of State by calling toll-free, within Pennsylvania, 1-800-732-0999. Registration does not imply endorsement.