



D·I·S·C·O·V·E·R·Y!



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A Homeowners' Party that took place at *Discovery Space* on Wednesday evening, June 15. SCCLT homeowners and their families came out for a private play session at the museum. Thank you to SCCLT homeowner and museum employee Nona Nina for putting this event together!

From the President

In a growing trend here and nationally, people are seeking more living spaces with walkability and transportation options, easy access to retail, schools, work and entertainment, and even some green space of their own. Architects and planners are working to design new “midscale” developments that meet the needs of people who aren’t really interested in large subdivisions, high-rise buildings, or large luxury homes. Experts predict smaller homes would reshape the country’s housing preferences, and with a wider variety of options. Midscale housing could fill unmet need for affordable housing and address the negatives of sprawl and high-density living.

Getting these new developments built is difficult, however. Developers shy away, due to the high cost of land and return on investment calculations. Building bigger homes and denser developments increases the bottom line. Financing is difficult. Change comes slowly.

But if we look back at the mid-twentieth century (1950s-1960s), many smaller, affordable homes were built for people ready to transition to home ownership. The ideal included row houses, bungalows, duplexes, and small single-family homes located near the center of their communities. The proliferation of cars, malls, and suburban developments changed the landscape and the size of houses and building lots. Now, architects and planners are looking to the past for ideas to

shape the future of affordable housing.

In the Borough, we still have many of those varied, midsized, well-built homes in our neighborhoods. No zoning modifications or costly infrastructure upgrades are needed. The SCCLT’s newest home, on Lytle Avenue, is a perfect example of what the “midscale” movement is pursuing.

This house offers about 1000 square feet, a compact size, but also three bedrooms and a full basement. With a sunny, manageable yard and a quiet location in a great neighborhood, this is an ideal home for first time homebuyers who are seeking more space – but not so much that they are overburdened by costs and maintenance responsibilities. Add the financial benefits of home ownership, upgrades for modern living and efficiencies, and freedom from continuously rising rental rates. The need for affordable housing is filled, sustainably and affordably, in our existing neighborhoods, rather than a new development converted from farmland.

Our Lytle Avenue home is but one example of what we do to work with potential homebuyers and to enhance the quality of life in the Borough’s neighborhoods and entire community. For the State College Community Land Trust, the numerous benefits of neighborhood living drive our way of doing business for the past 20 years. To learn more

about our programs and success stories, please visit our website (www.scclandtrust.org) or give us a call at 814-867-0656. Your ongoing support is critical. We have been able to help nearly 60 individuals and families achieve homeownership and financial empowerment, and to maintain quality neighborhoods for nearly 3,000 residents. For that, we thank you.

Susan Venegoni

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Information for First-time Homebuyers

Here are some pictures from the first-time homebuyers information session that was held on Wednesday June 8 in the COG general forum. Representatives from the regional first-time homebuyers programs were on hand to answer questions from potential homebuyers.





Do you ever have a perfect day? Is it usually in June? I had one recently and it reminded me of a similar one that I had as a teenager. I was sitting on my parents' screened back porch. I had a book that I was enjoying, a snack and a cold drink. Suddenly, I was aware that everything was just right. The temperature of the air, the breeze on my skin, the sounds around me. Perfect!

It happened again this month. I was sitting on my back patio in the shade of the old Siberian Elm. I had a delicious cup of coffee and the last piece of rhubarb pie. I was beginning a well written, but not too challenging, summer read. The old fashioned roses and honeysuckle filled the air with a complex fragrance. I had repaired my little fountain (It had been out of commission all last year.) and it was bubbling in the background. Two robins were splashing in the birdbath.

Even when I moved to the garden to weed the spell remained, and when a tiny baby rabbit crept near my foot to help with

the weeding, I was enchanted. It was a mix of soft brown and auburn fur with a white blaze on its forehead. I found tiny sprays of red stems where the bunny had nibbled dandelions to the ground. It was not at all afraid of me and I felt secure knowing that soon it would no longer fit through the two-inch mesh of my garden fence. Perhaps if I had already seen my decimated radicchio, I would not have felt so benign, but I was blissfully ignorant. While weeding, I found lots of ladybugs in the larval stage. It pleased me to identify them and to carefully set aside the leaves they were on, so they would stay in the garden.

My friend Patti says that her perfect days occur in her birth month, January! Really?

I was born in June. Is that why June days seem so perfect to me? Is it because this was the time of year when I first opened my eyes and said, "Ah! Here I am!?" What do you think?

Nona Nina

Making a Difference in Our Community

We have raised \$15,000 so far this year, moving toward our \$25,000 goal by the end of the year. Our board and volunteers have worked hard and will continue to promote the many needs of homeowners and potential homeowners that are fulfilled by these generous gifts. We will be sharing more success stories with all of you and local organizations. Following are recent initiatives:



Centre Gives 2016 Results are in!

This year SCCLT set our sights high for Centre Gives, and our supporters really delivered! Despite rampant technical glitches with the vendor processing the Centre Gives donations, we met and surpassed our goal of 50 individual donations with a grand total of \$4490.00 pledged by 52 donors. With the addition of the Centre Gives stretch pool dollars, SCCLT's total allocation for Centre Gives 2016 is \$5025.89. That is almost a 56% increase over 2015, and a terrific result under even the best of circumstances. We at SCCLT are grateful for, and humbled by the overwhelming community support shown during Centre Gives, and we look forward to continuing our work here in the Borough. >7



Up Against The ...

We all have 'em. We all love having 'em. But we hardly know what to do with 'em. No, I'm not talking about spare time! Hints for "what to do with 'em" could include tile, cork, chalkboard, paper, mirror, brick, stone, carpet, photo collage, curtain. Give up?

It's "walls." They have great power over our moods yet we hardly give them a thought.

Walls in waiting rooms can be as uninteresting as the uncomfortable



chairs we must sequester ourselves to and the two-year-old magazines with the rag tag corners and coupons and recipes all ripped out. There isn't much one can salvage from them. However, when the stagnant walls in our own homes are the ones sending us into a comatose state, break the

boredom by dramatizing the drywall.

The expensive nature and one's lack of skills in doing a wall using one of the elements

above keep many of us from daring to do anything but paint. But, what if there was a way to take it a step further? I had an idea, and, believe it or not, I tested it out at my own place of employment, a



rather modern, government building with one catatonic lobby, if ever there was one. We spray painted a sanded sheet of plywood black; stuck squares of walnut-stained pine boards on it; and hung it on the wall. We then updated the chairs, and brought in some current reading material. Let's look at what magically happened to that wall of ours.

Cozy and inviting waiting area presented "on a dime." What would you put on your own sheet of plywood? Send us your photos.

Note to self: Starting this without my boss's prior knowledge and consent may result in hearing my name spoken in a reverberatingly loud tone when he next comes through the door, temporarily breaking all previous boredom in said lobby!

Mary Wilson





Sharing Greenbuild Project With Housing Professionals

The GreenBuild project has been recently highlighted in an academic paper published by the Pennsylvania Housing Research Center. The PHRC serves the home building industry and the residents of Pennsylvania by improving the quality and affordability of housing. The PHRC training programs and publications reach a large audience within the construction industry, including not just builders, but also remodelers, land developers, engineers, architects, planners, code officials, and local government officials.

Penn State professor Lisa lulo and graduate students Chauntel Duriez and Kyle Macht described the GreenBuild design process

and the partnership with the State College Community Land Trust. Their article *Co-Design of a Sustainable Affordable Housing Demonstration Project* was published in the proceedings of the 3rd Residential Building Design and Construction conference. Educators and professionals are able to learn more about the success of collaboration with a community group and the value of the process for the students, who will enter the field.

“The relationship built with SCCLT influenced enthusiasm for the project and inspired the team to ascend to personal sustainability goals while inspiring to those of the SCCLT and the community,” wrote the authors. “Participants in this project share an unparalleled experience informed by a larger conversation, tuned to the engagement of building science

leadership and energy-efficient affordable design communities, transcending individual contributions.”

“The process undertaken in this demonstration project is built on collaboration and mutual goals. Participants engaged their local community to make a grass roots difference in what high-performance efficiency and sustainability means to State College while being able to situate themselves in a larger, international conversation about future goals and ways to get there,” according to Lisa, Chauntel, and Kyle.

The full article is at:

<http://www.phrc.psu.edu/assets/docs/Publications/2016RBDCC-Papers/lulo-2016-RBDCC.pdf>

Centre County United Way

4< July 2016 starts a new year of funding from the Centre County United Way. This is our second year as a partner agency. We express our gratitude to the Centre County United Way and all of the donors for supporting our Affordable Home Ownership and Financial Literacy Services, an essential part of SCCLT programming.



What Does the Real Estate and Rehabilitation (Rehab) Committee Do?



As our name implies we focus on two aspects of the SCCLT: purchasing Borough properties and guiding the nature of the rehabilitation of each new purchase. As a group we tour likely properties for sale and then discuss what we see as needed rehab such as a new roof, upgraded electric and plumbing, window replacement, furnace issues, etc. We are the "House Hunters" of the SCCLT.

The rehab the SCCLT considers is guided by a limited budget but meets all current building CODE. Gil Morrison, State College Borough Rehab Manager, is part of this process. Gil prepares the final specifications of the exact na-

ture and products of rehab for an individual property. These specs then inform the bidding process among PA licensed contractors who are approved by the borough. While our rehab generally doesn't include esthetic concerns we have been known to enthusiastically paint walls when they are really in need of a fresher look.

Ours is a lively committee where discussion and idea generation play large roles. Your donations help to realize the potential in each property and we thank you for your support. If you'd like to serve on the committee be in touch by phone or email.

Small House Movement

There's a growing trend toward smaller and affordable sustainable homes across the country. These are homes that use space wisely and efficiently and homeowners' concerns with access to employment, schools, shopping and other services are driving the interest in affordable housing. With this in mind the SCCLT's Real Estate and Rehab committee will post links to articles, websites and blogs that speak to these values. We hope you'll check them out. Let us know what you think through email, Twitter or FaceBook. >9

Worth Noting

<8 Sarah Susanka is a leading author whose advocacy has been a catalyst for the small house movement. Below is a list of some of her books which contain ideas applicable to many houses, small and not-so-small:

- *The Not So Big House: A Blueprint for the Way We Really Live* (1998) ISBN 1-56158-130-5 (2008 10th Anniversary Edition) ISBN 1-60085-150-9
- *Creating The Not So Big House: Insights and Ideas for the New American Home* (2000) ISBN 1-56158-377-4
- *Not So Big Solutions for Your Home* (2002) ISBN 1-56158-613-7
- *Home By Design: Transforming Your House Into a Home* (2004) ISBN 1-56158-618-8
- *Inside the Not So Big House: Discovering the Details That Bring a Home to Life* (2005) ISBN 1-56158-681-1
- *Outside the Not So Big House: Creating the Landscape of Home* (2006) ISBN 1-56158-734-6
- *The Not So Big Life: Making Room for What Really Matters* (2007) ISBN 978-1-4000-6531-8
- *The Not So Big House: Home By Design* (DVD) (2008) ISBN 1-60085-071-5
- *Not So Big Remodeling: Tailoring Your Home to Fit the Way You Really Live* (2009) ISBN 978-1-56158-827-5
- *More Not So Big Solutions for Your Home* (2010) ISBN 978-1-60085-148-3

In addition, here's another take on not just what to live in, but where to consider living:

<https://www.redfin.com/blog/2016/06/introducing-opportunity-score.html>

Folks, our partner agency, and neighbor the State College Food Bank is in the midst of a short-term empty shelves situation. This means folks are hungry now. Nothing is worse than being hot and hungry, so lets help them out ASAP! They are in need of SOUPS and SPAGHETTI SAUCE, in particular. They are seeing their numbers rising due to SNAP cut-backs. Donation hours are Monday, Wednesday and Friday from 9:00 am to 12:30 pm. Thank you... and spread the word!

Amazon donated \$17.97 last quarter, thanks to you designating SCCLT at checkout. That brings the all time total Amazon Smile donations to \$136.92.

SCCLT can now accept donations via PayPal! So, save paper and postage by visiting

<http://www.scclandtrust.org/make-a-gift.html>

...and thanks!

New Website!

Be sure to check out our completely re-designed website at www.scclandtrust.org. This has been a project of our marketing committee with Vicki Fong as the chief computer genius and website creator. We think you'll like the website's crisp appearance and we'll add more photos and articles as events unfold and develop. Let us know what you think!

CHECK OUT THE SCCLT PAGE ON



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

SCCLT MEMBERSHIP/DONATION FORM

A monetary donation qualifies you as a member.

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 (Daytime and Evening) Email address

- I/we wish to remain anonymous Include my/our names in appropriate publications and publicly recognize us as:

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.

State College Community Land Trust, Inc. is a 501(c)3 organization under the Internal Revenue Code. 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.

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