



WELCOME HOME

A PUBLICATION OF THE
STATE COLLEGE COMMUNITY LAND TRUST



GREENBUILD TAKES OFF! (PG. 3)



ANNUAL MEETING RECAP (PG. 4)

ALSO FEATURED THIS MONTH:

- Nona Nina
- Pint Night Success
- Seeking 40th Home
- More!





FROM THE PRESIDENT

SUSAN VENEGONI

Change is constant. But in 2018 and beyond, changes to our local housing market and to IRS regulations may make it more difficult for working households to find stable, safe, affordable housing here in the Borough of State College.

We are in a housing boom in the Borough. Multiple luxury student-oriented developments are being built, adding thousands of new beds to the housing mix. New condos are available, starting at about \$500K for a 1BR unit. The median home value is nearing \$300K, has increased over 6% in the past year, and is forecast to continue to increase in 2018.

Yet, the median family income remains below \$60K per year.

The net impact of our boom remains to be seen. Will it open up new housing opportunities as tenants vacate older rentals to pursue the new housing? Or, will we, as many other cities have, suffer from gentrification, widening the gap between the demand and supply of more reasonably priced housing? Will we increase diversity and inclusivity or thwart it? Time will tell.

Coupled with these local trends are the changes to the tax code. Affordable housing subsidies that were cut have not been replaced with more efficient programs. It is feared home ownership will become less attractive and charitable donations will decrease as traditional deductions change. I do not believe local home ownership will become less attractive due to tax code changes, but I do believe the cost of housing for Borough working households is rising further out of reach if we don't take steps to change the trajectory.

The SCCLT is resolute, dedicated to our mission, and forward thinking. We are hard at work to make home ownership opportunities available for those who want to live in the Borough. Construction on GreenBuild, our high performance duplex, will be finished this summer. A SCCLT house in College Heights is under contract to a new buyer, and we are seeking a new home to purchase, *our 40th!* We completed a full strategic planning process in 2017 and are in the early phases of putting new ideas into motion and increasing partnerships, advocacy, efficiency, and opportunities.

Make 2018 the year you get involved with the State College Community Land Trust. Check out our website, and follow us on Facebook and Twitter. Volunteer your time. Donate. Help make this a more welcoming community for all residents who want to live here, work here, and be part of all that the Borough has to offer.

Thank you.
Susan Venegoni



GREENBUILD: GROWING UP

After years of looking for a site and funding, holding charettes, finalizing plans and finding a builder, it is hard to believe that so much progress has been made on the two houses at 1394 & 1396 University Drive since October. They were even issued official addresses by the Borough!

Despite needing to deploy a robot to find a missing sewer lateral, warmer-than-average days put the project slightly ahead of schedule, and the homes will be ready for move-in early this summer. Look for solar panels and siding to be installed by the end of this month. You can see updates on our construction blog at <http://www.scclandtrust.org/greenbuild-construction-updates>



FOR SALE: GREENBUILD HOMES

1394 & 1396 University Drive, State College
16801 Estimated Move-In Date: June 2018
Price \$187,500

Each Unit: 1,360 sq ft, 3 bedroom, 1.5 bath,
open concept first floor, covered carport

Green Energy Technology Features: solar array,
energy efficient heating & cooling systems,
Energy Star appliances, locally sourced
materials with enhanced durability; water-
saving technology, and more!

Visit <http://www.scclandtrust.org/how-to-apply-for-a-greenbuild-home.html> for details



FROM NONA NINA



At my New Year's Day open house, I directed the guests to put their coats in my bedroom upstairs. I had an ulterior motive; I wanted everyone to notice the full size lemons on the tiny lemon tree that I brought indoors for the winter. I have four small citrus plants that I bought years ago from a seed catalog for a bargain price. This is the first year that I have had such lovely lemons. When these plants blossom indoors, you have to pollinate the flowers with a cotton swab. It's true what the song says, "the lemon flower is sweet"! Now I'm spending some time in Florida, the real land of citrus trees. I'm here to help my Mom, but I'm also enjoying the relative warmth and abundant sunshine. The other thing that I get to enjoy are strawberries and other fruits. I try to eat local fruits in season and in January that includes a lot more options in Florida than it does in PA. A sideline preoccupation is watching the ongoing recovery from hurricane Irma. New roofs are going on, uprooted trees are being removed and replaced, crumpled pool and patio cages hauled away and rebuilt. The best thing is that there was no flooding here as that requires another whole level of clean-up. Mom's house needs a few roof tiles replaced and some new light fixtures. We are counting our blessings. Some people have said to me recently that they are figuring out Senior Care plans for themselves because they don't want to burden their children with that care. I'm finding it an honor and a privilege to be able to care for my Mom. Perhaps, I suggest, their children would find it an honor and a privilege to care for them? The privilege is doubled, of course, if you get to do your caring in Florida!



WANT MORE DISPATCHES FROM NONA NINA? GOOD NEWS! COMING SOON: NONA NINA'S ESSAYS AT: [HTTP://WWW.HOUSEINTOWN.COM/](http://www.houseintown.com/)

ANNUAL MEETING RECAP

SCCLT held its 2017 Annual Meeting on Wednesday, November 1st at the New Leaf Initiative. In addition to reflecting back on highlights from the year, staff, board and committees were recognized for their service.



Tom Daubert, Peg Hambrick, Ron Filippelli and Lisa Lulo were honored for their outstanding contributions to GreenBuild. Cricket Eccleston Hunter from PA Interfaith Power and Light completed the event with a presentation on energy efficiency in the home.

APPALACHIAN OUTDOORS PINT NIGHT SUCCESS!



WARM WEATHER, GOOD BEER & QUALITY GEAR MAKE MEMORABLE NIGHT

It was an unseasonably warm evening on Wednesday October 11, which likely led to the SCCLT's first ever Pint Night at Appalachian Outdoors being such a resounding success. People streamed off of the sidewalks and into the store, earning a Hydro Flask Pint on their way in, in exchange for a \$10 donation.

Once inside attendees enjoyed snacks and libations provided by local favorites, Big Spring Spirits and Good Intent Cider, while shopping Appalachian Outdoors' extensive offering of outer wear. Interspersed throughout the shop, items donated by local businesses and supporters were being auctioned as a benefit for SCCLT. By the end of the night, folks had perused some gear, learned more about the SCCLT, and perhaps won an auction item or two!



SCCLT would like to especially thank those folks and businesses who donated space, time and goods to Pint Night: All the customers and staff of Appalachian Outdoors, The State Theatre, The Funky Trunk, The State College Friends School, The Branch and the Vine, The University Wine Company, The State College Borough, Envinity, Inc., Nina Fellin, Peg & Don Hambrick, Erik Loss, Good Intent Cider, Big Spring Spirits, Giant Food and Weis Markets. THANK YOU!

2017 DONORS

Many thanks to everyone who gave!

100 Women Who Care
Dennis Gioia & Judy Albrecht
Anonymous (5)
Appalachian Outdoors
Mimi Barash Coppersmith
Jesse Barlow
Rich and Kathy Barrickman
BB&T Bank
Mary Lou Bennett
Mark and Amy Bergstrom
Rosalie Bloom-Brooks
Eric Feigelson and Zoe Boniface
Laura and David Brown
Suzanne Bruening
Elinor P. Burns
Edward Buss
Centre County Commissioners
James Levin & Andrea Commaker
Donna Conway
Tom Houseknecht & Anne Cornell
Douglas and Clare Cowen
Jess Cummins
Janet Fowler Dargitz
Nancy Crane & Tom Daubert
Cathy & Tom Dauler
Polly Dunn
Envinity, Inc.
Rachel Fawcette
Joanne Feldman
Nina Fellin
Dennis Fetzer
Sandra Stelts & Ronald Filippelli
Derrill & Linda Greenly Finch
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Greg Grieco & Vicki Fong
The Funky Trunk
Mary Ann Lucas & Steve Garban
Eric Boeldt & Anita Genger
Judy & Louis Geschwindner
Jack Mattson & Elizabeth
Goreham
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Marilyn Kramer Haugh
Ernest Hawk
Monica & Elias Hessler
Sue & John Hiester
Tom Richard & Clare Hinrichs
Home Delivery Pizza
Donald & Milly Hopkins
Jay Hummer
Cricket & David Hunter
Lisa lulo
Loretta & David Jeffreys
Laird & Svitlana Jones
William & Carol Joyce
Beth Kalenak
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James Kenney
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Edward & Deborah Klevans
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Geary & Meghan Kochersperger
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Sue & Ron Smith
David & Kathryn Snowe
Thomas & Sara Songer
Suzan Spalvins
Tracy Spalvins
Jackson & Diane Spielvogel
State College Borough, Parking
Office
State College Friends School
Michal Stump
Dolores Taricani
Andrea Mastro & William Taylor
The Branch and the Vine
The State Theatre
Susan Thompson
Steve & Joan Turns
The University Wine Company
JoAnn Vautour
Dan Lestz & Susan Venegoni
Morgan Wasikonis
H. Alan & Marjorie H. Weisel
Susan Welch
Jerry & Jane Wettstone
Ron & Doyle Wilkerson
Scott Wing
John C. & Sandra M. Wyngaard

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Michael Joyce, Secretary

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Anna Kochersperger,

Marketing Assistant



SCCLT Homeowners crafted ornaments to hang on a tree at the United Way's annual Festival of Trees at CPI in December

NOW SEEKING OUR 40TH HOME!

If you are interested in selling your home to the State College Community Land Trust, call or email today!

State College Community Land Trust
1315 S. Allen St., Suite 306
State College, PA 16801
Phone: 814-867-0656
Email: director@scclandtrust.org
www.scclandtrust.org

Return Service Requested



Chamber of Business and Industry of Centre County (CBICC)
Centre County Council for Human Services
Centre County Housing and Land Trust
Housing Alliance of Pennsylvania
Centre County Affordable Housing Coalition
Centre County United Way

SCCLT MEMBERSHIP / DONATION FORM

A donation qualifies you as a member

\$250 \$100 \$50 \$25 other _____

Name / Business or Organization

Address

City, State, Zip Code

Telephone (Daytime / Evening) Email Address

- I/We wish to remain anonymous
 Include my/our names in appropriate publicity

Your Gift to SCCLT Supports:

\$50 - Integrated smoke detector

\$100 - Two rooms with low VOC paint or an energy efficient window

\$250 - Energy Star appliance OR legal counseling for purchase of a borough home

\$500 - Make one SCCLT home lead-free

\$1000 - Upgrade electrical service OR roof/utility repair

The State College Community Land Trust, Inc. is a 501 (c) 3 organization under the Internal Revenue Code. Its official registration and financial information may be obtained from the PA Dept. of State at 1-800-732-0999. Registration does not imply endorsement.

For Office Use: 02/2018
I/Check # _____ Date: ____/____/____ \$ _____
Posted: ____/____/____ New Cont. Letter: ____/____/____