



WELCOME HOME

A PUBLICATION OF THE
STATE COLLEGE COMMUNITY LAND TRUST



GREENBUILD RIBBON CUTTING (PG 4)



**WELCOME TO OUR 63RD, 64TH & 65TH
HOMEOWNERS, CHRIS, DAVID & RACHEL AND
CHRISSEY & FAMILY!**

ALSO FEATURED THIS MONTH:

- Message from the President
- Successful Centre Gives
- New Funding Means New Opportunities
- Bank Thanks
- New Properties Coming Soon!!
- The Greek Gives
- More!



FROM THE PRESIDENT

SUSAN VENEGONI

My message must begin with a heartfelt Thank You. I feel enormous gratitude to our staff, volunteers, partners, donors, and homeowners. The GreenBuild Ribbon Cutting event with our partners and the Open House weekend attended by over 500 visitors opened a flood of enthusiasm and excitement that inspired me. The interest shown in the homes and the work the SCCLT does was incredible. In July, two new families will become Borough homeowners, due to the work of so many dedicated and talented individuals. For all that you have done, I can only say again: thank you!

GreenBuild is our first endeavor into creating middle-income homeownership opportunities. To be considered 'middle income', a household of two cannot earn more than \$75,900 in 2018. In fact, GreenBuild is the only local home ownership opportunity specifically designed and designated for middle-income households.

For 22 years, the SCCLT has been a leader in fulfilling its mission to purchase, rehab, and sell great homes to low-moderate income households. We are a Community Housing Development Organization (CHDO) and a long-time partner with another local CHDO, the Temporary Housing Foundation (THF). THF operates reduced-rent apartments in the Borough and runs a similar home ownership program. I am proud to play a part in both organizations because hundreds of individuals and families have benefitted from these programs.

Despite programs like SCCLT and THF, middle-income households have few opportunities in the Centre Region. Affordable and sustainable options are rare because of rising interest rates and a local median home price near \$300,000. Competition from investors is fierce, and moderately priced homes often need big ticket renovations. Our community loses entrepreneurs, young professionals, healthcare, and government employees to outlying communities. And they take their talents and incomes with them.

Patrick Harker, president of the Philadelphia Federal Reserve Bank, recently recognized all of the opportunity for entrepreneurship and redevelopment in State College. But he did not fully grasp the negative impact the lack of affordable housing has for entrepreneurs and their employees. Community development and economic development must go hand in hand to be successful.

A truly sustainable and diverse community has strong neighborhoods that afford a broad range of housing options for current and future working residents. Working together, we can do more to strengthen the community and broaden mid-range housing opportunities in the Borough. GreenBuild is a great start! Let's take what we learned and do more.

Thank you.
Susan Venegoni

NEW FUNDING SOURCES SPUR GROWTH FOR SCCLT

Two new sources of funding will likely spur some growth for SCCLT in the next year or so. In April SCCLT received word that it had been awarded \$25,000 in PHARE funding in response to an application submitted earlier. SCCLT will use the funds to assist with the rehabilitation of at least one house, which we will then sell to an income-qualified individual or family.

PHARE funding in this round was awarded to 137 housing and community development initiatives in 52 counties. PHARE is funded by a portion of the impact fees collected from natural gas companies operating in the state, by a portion of the realty transfer tax, and money from the National Housing Trust Fund. The SCCLT was one of only two programs in Centre County to receive this funding.

The second new source of funding to become available to SCCLT this spring is through the state Department of Community and Economic Development's (DCED) HOME program. The borough is eligible to receive grants that can be used to provide assistance to expand the availability of affordable housing for low-income individuals and families. The state program previously only made the funds available to local governments that are not HUD participating jurisdictions, but has recently expanded the municipalities they will fund.

"The money will enable the borough to provide more reasonably-priced housing options to our neighbors in need," said Senator Jake Corman of the new grant opportunity.

These funds will be split between the borough's two existing Community Housing Development Organizations (CHDOs), SCCLT and the Temporary Housing Foundation (THF), to purchase, rehab and sell additional properties. While federal funding has been steadily dropping since a peak in 2003, home prices have risen. Planning is currently underway for how best to employ these funds in the coming 2 to 3 years.

COMING SOON: TWO NEW SCCLT HOMES



1121 Center Lane. 3 Bedroom, 1 Bath, expected to be ready for sale later this fall.



1123 Oneida Street. This home has 3 bedrooms, 1 bath and detached garage. Coming this fall.

GREENBUILD:

People involved with all stages of GreenBuild gathered at 3 PM on Friday, May 18 for remarks and a ribbon cutting ceremony on the newly sold, and nearly complete pair of homes. The weather held though the entire event, and remarks were presented by GreenBuild Chair Peg Hambrick, State College Mayor Don Hahn, SCCLT Board President Susan Venegoni, Director of the Hamer Center for Community Design at PSU Lisa Iulo, Centre County Commissioner Michael Pipe, Envinity Director of Residential Services Jason Grottini, and Fund Administrator for the West Penn Power Sustainable Energy Fund Joel Morrison. Representatives from local government, SCCLT board and staff, GreenBuild neighbors, SCCLT homeowners, the project's designers, builders, engineers and donors mingled well into the evening. More photos: scclandtrust.org/greenbuild-construction-updates



People gathered in the carport of the south home to hear remarks ahead of the ribbon cutting ceremony



GreenBuild Chair Peg Hambrick welcomes a large crowd to the ribbon cutting ceremony



SCCLT long-time homeowner Nina Fellin meets State College Mayor Don Hahn



Two original homeowners (left, right) assist the newest homeowners (center) in celebrating the completion of GreenBuild

RIBBON CUTTING AND OPEN HOUSE WEEKEND

Nearly 600 people visited GreenBuild during the weekend of the Ribbon Cutting Ceremony and Open Houses. Folks biked, walked, took the bus and even a solar powered bike to tour these innovative homes before they become occupied.



GARDENS GALORE

Many volunteers donated time, expertise and materials to set the GreenBuild homeowners up with thriving growing areas. Two rain gardens full of native plants and planted by volunteers from the Centre County Master Gardeners, Clearwater Conservancy and the



PSU Center for Sustainability will help slow storm water runoff. The ACE Junto from the Leadership Centre County class of 2018 provided each home with a mobile raised garden bed, complete with plants, tools and recipe books.

Thank you to our Centre Gives donors!

Centre Gives funds have helped us to bring MORE people into renovated, safe, affordable homes in the Borough. In the first half of 2018 we added our 43rd home to our portfolio, welcomed our 65th (!) homeowners, and have begun planning for our homeowner capital improvement fund, which will help homeowners make energy efficient upgrades to their homes. We could not have done all this without your help, so THANK YOU for investing in our mission and for continuing to have an impact on the housing landscape in this community. 52 individual donors contributed to SCCLT during Centre Gives on May 8 & 9, contributing a total of almost \$7000 to preserving attainable homeownership opportunities in State College.

Community Bank Thanks

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Community banks are integral to what we do, and the following have shown their commitment to safe, quality housing by supporting SCCLT via a financial gift this Spring. Thank you Reliance, M&T and First National Banks!



State College Community
Land Trust

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Follow us on Facebook & Twitter:



@StateCollegeCommunityLandTrust



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**Thank you to manager Jay
Meashey, and the awesome
staff of**

The Greek

**for hosting the SCCLT for a
fundraiser on June 20!**

**Thank you also to all those
who came out to the Greek
for dinner. 51 people came
out to our fundraiser at
the Greek!**

Thank you, Friends!



Board President and homebuyer and financial literacy educator Susan Venegoni was SCCLT's Rose Cologne Volunteer of the year at the April 16 dinner.

JOIN US FOR A SPIKES GAME!

We'll be talking about affordable homeownership at the July 15 and August 25 games. Visit scclandtrust.org/scclt-calendar for details.

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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
Grounded Solutions Network

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:

07/2018

Check # _____ Date: ____/____/____ \$ _____

Posted: ____/____/____ New Cont. Letter: ____/____/____