



WELCOME HOME

A PUBLICATION OF THE
STATE COLLEGE COMMUNITY LAND TRUST



VOLUNTEERS READY HOME FOR 66TH OWNER

Board member and community volunteer David Brown paints awning in preparation for new homeowners.



COMING SOON: 1160 S. ATHERTON STREET

ALSO FEATURED THIS MONTH:

- Message from the President
- Mary Wilson Column
- GreenBuild Legacy
- Bank Thanks
- Annual Campaign
- Annual Meeting Date Change
- More!



FROM THE PRESIDENT

Susan Venegoni

In my final newsletter submission as SCCLT Board President, I want to express my gratitude for those who make this organization so unique and integral to the State College community and its neighborhoods. If it were not for the State College Community Land Trust, dozens of households would have never had the opportunity to own a Borough home. And dozens of homes would continue to be out of reach for prospective first-time homebuyers.

Our staff members, board members, and committee volunteers put in countless hours to ensure the success and growth of the program. Many of our volunteers are SCCLT homeowners, which is truly a testament to the organization and its mission. The 'pay it forward' attitude displayed by those involved is inspirational and continually effective. The SCCLT is successful, solvent, and growing.

Thank you to our donors. Your belief in our work has enabled us to take some risks, expand our partnerships, and improve working conditions for staff who, in turn, keep this whole thing going and growing. Please continue supporting the SCCLT - we have some big plans and we will need your help.

Thank you to Borough homeowners, who have come to us when it is time to sell their homes. In this often 'brutal' real estate environment, it is so refreshing to meet people who still care that their longtime home will be sold to another household who wants to put down roots in the Borough.

Thank you to all the organizations who invite us to come and talk to you about the SCCLT and the work we do. This small nonprofit operated successfully and very quietly for almost two decades...I am so pleased we are now more well-known and are considered a model in sustainable, affordable homeownership.

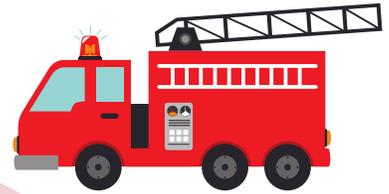
Finally, I thank those who elected me to lead the organization for the past three years. I have loved every minute of it...even when it wasn't all sunshine and roses. I have learned so much and have made so many new friends. Term limits are a good thing, and I look forward to working with our next board president to continue advancing and improving the work of the organization.

Borough neighborhoods and homeowners matter. We are the bedrock of the community. In the midst of much change, some things stay the same. Let's keep State College a welcoming place for everyone who wants to live here.

With Gratitude,
Susan

DO WE HAVE A FIRE EXTINGUISHER?!! FLARE UP INSPIRES GRATITUDE, AND A WARNING

By Mary Wilson, SCCLT Homeowner



Everything inside me said to quickly call 9-1-1; but, perhaps, I should call my husband's cell phone first to ask if I was misreading the situation. Perhaps that smell is normal, under the circumstances. His phone rang loudly - on the end table next to me! Holy smoke! No, I bet it's NOT normal at all!

An hour prior, our brand new gas grill went up in flames, the propane canister's cap having not sealed properly. Running for our kitchen fire extinguisher, my husband Mark quickly doused the flames. Do you know where YOUR fire extinguisher is? Find it! And, has it been checked by the experts lately? Do it! With a sigh of relief, Mark felt confident in the scare being behind us and drove off to settle his nerves in the aisles of gadgets and new fire extinguishers at the hardware store. But all was not as it should have been.

Initially, I thought little of the scent of propane drifting through the family room window, as our toasted grill was standing just beyond. However, as I bent over to draw the window down, that aroma was joined by a demonic hissing sound coming from the propane tank inside the grill. Yes, 9-1-1, it is!

The fire trucks came screaming down the street with all they could muster. The responders filled four huge fire engines, several fire police vehicles, rescue squads, and a police cruiser, all to address my complaint of my grill hissing. Embarrassment overcame me as I stood, as ordered, on the front lawn with our dogs in tow. However, embarrassment was quickly overtaken by fear when traffic was ordered to a halt, curious neighborhood children gathered on the sidewalk, firefighters with respirators raced into my house to check dangerous levels of propane and others into the backyard. The dogs stood fixated on the huge hose suddenly snaking around the house. The potential existed for the entire back of the house to go up in a puff, and such an outcome was keeping my hands and legs shaking like ye olde school marm's ruler. Those men and women raced into a potentially dangerous situation. But, in so doing, they were able to conquer the growing problem before the hissing propane ignited into an even greater event. After over an hour's time, the firefighters, paramedics, captains, and officers were on the retreat, having neutralized the now charcoaled propane tank and grill, declaring the house safe to reenter. Bless them, each and every one.

Alpha Fire Company has been serving our area as a volunteer company since 1899 and Centre LifeLink since 1941. The volunteers and staff dedicate their time in endless training and then at incidents much greater than ours because they feel it is where they need to be. Rushing to our properties, they are willing to make our situation their first priority. Please, please, please do a fire and emergency safety drill at your own home very soon. And, join us in remembering the fire and rescue companies that serve us here in the Centre Region by being generous when they ask for your support this year. It only takes a moment to have a need and for you to help.

GREENBUILD UPDATES

GreenBuild homeowners share updates from their first autumn in their homes.



GreenBuild Homeowners

"We're so grateful for all the dedication, collaboration, and hard work that has made the GreenBuild project a reality. From early morning coffee by the beautiful rain garden, to evening kitchen conversations over cards or Clue, to children scampering up and down the stairs creating adventures for themselves, we have been busy making memories in this lovely house, a house that has steadily become our home."
- C&M

"We have greatly enjoyed our new home and all its amazing features! From the surplus of storage, to energy efficiency, to having a space dedicated to wood working - we have loved it all."
- D&R

GREENBUILD UTILITY BILL SUMMARY

Monthly electricity charges for 1 unit of GreenBuild,
July - October

Billing History		
Date	Billing Period	Bill Amount
10/26/2018	09/22 - 10/23, 2018	\$6.90
09/25/2018	08/24 - 09/21, 2018	\$6.89
09/25/2018	07/25 - 08/23, 2018	\$6.89
08/28/2018	07/25 - 08/23, 2018	\$6.89
07/26/2018	07/18 - 07/24, 2018	\$1.61

The GreenBuild team will continue gathering energy use data to see how use patterns compare to pre-occupancy energy models, and to better inform future permanently affordable housing initiatives.

GREENBUILD LEGACY BUILDS

Since the official homeowner closing in July, the GreenBuild Team and SCCLT have been busy sharing the legacy of GreenBuild and exploring new ways to incorporate energy efficiency in our commitment to permanent affordability. A few highlights:



SEPT. 26: GREENBUILD CHAIR PEG HAMBRICK WINS VOLUNTEER FUNDRAISER OF THE YEAR AWARD

The Central PA Chapter of the Association of Fundraising Professionals awarded Hambrick as Volunteer Fundraiser of the Year for her efforts in the GreenBuild capital campaign at National Philanthropy Day in Lancaster, on September 26. Connections made during the capital campaign continue to fuel conversations about better incorporating energy efficiency into the land trust model.



SEPT. 12: GREENBUILD SELECTED WINNER OF USGBC CENTRAL PENNSYLVANIA'S 2018 LEADER AWARDS

GreenBuild was named winner of the Innovative Project, Residential Category in the 2018 US Green Building Council's (USGBC) Central PA Leader Awards, honoring works that advance sustainable building. The Central PA chapter awarded 2018 winners at the Forever Green ceremony on Thursday, November 1 in Harrisburg. The Leader Awards focus on green schools, historic preservation, renewable energy, energy efficiency, sustainable development, LEED and more.

Visit <https://www.usgbc.org/event/forever-green> for details.



AUG. 31: GREENBUILD HOMES RECEIVE ZERO ENERGY READY CERTIFICATION

The GreenBuild homes have been certified through the Department of Energy (DOE) Zero Energy Ready Homes (ZERH) program. ZERH status certifies that the homes are high performing homes so energy efficient that all or most annual energy consumption is offset with renewable energy. DOE ZERHs are verified by a third-party and are at least 40%-50% more energy efficient than a typical new home. This generally corresponds to a Home Energy Rating System (HERS) Index Score in the low to mid-50s, depending on the size of the home and region in which it is built. Each GreenBuild home has a HERS score of -4.



AUG. 29: GREENBUILD TEAM LAUNCHES ENERGY EFFICIENT RETROFIT INITIATIVE

The GreenBuild team, consisting of representatives from the PA Housing Research Center (PHRC), PSU Hamer Center's Energy Efficient Housing Research Center (EEHR), and SCCLT held the first of a series of meetings exploring how to apply lessons from GreenBuild to SCCLT's existing, older housing stock. Conversations continue, and have evolved to include representatives from the State College Borough Planning staff and the Temporary Housing Foundation. The group hopes to launch a pilot program in the spring of 2019. Follow our progress on facebook, twitter or our blog.

Have you given to our annual campaign yet?

At this time of rapid change across our community we need your help more than ever to continue expanding access to homeownership. Your pledge directly helps us turn houses into homes . Give online TODAY by visiting scclandtrust.org/donate

The Giving Back Corner:

Meet Ian. He is a community volunteer and borough homeowner sharing a little about why he chooses to spend his time volunteering with SCCLT:



“ I'm very interested in helping to create and maintain affordable housing in State College. Volunteering with the Land Trust gives me an opportunity to commit to that in a real way. ”

Community Bank Thanks

Community banks are integral to what we do, and the following have shown their commitment to safe, quality housing by supporting SCCLT via financial gift this fall. Thank you Penn State Federal Credit Union and BB&T!



A special thanks to our friends at Kish Bank's *Expect More Store*, who have graciously hosted SCCLT committee meetings in recent months



State College Community
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Anna Kochersperger,

Outreach and Development Coordinator



SCCLT, along with other first-time homebuyer organizations, and businesses, attended a first-time home buyer information session and brunch hosted by the Borough on October 20. There was a great turnout and the Borough hopes to repeat this event soon.

SAVE THE DATE FOR OUR ANNUAL MEETING!!

January 16, 2019 @ The New Leaf Initiative, 7 PM (1343 S. Allen St, 3rd Floor)

We've moved our annual meeting from November to January so that we can reflect back on our entire year. Join us! SCCLT homeowners will share their home energy stories. Snacks included!

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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: 11/2018
Check # _____ Date: ____/____/____ \$ _____
Posted: ____/____/____ New Cont. Letter: ____/____/____