



State College Community Land Trust 2016 Annual Report



President's Message

2016 was a wonderful year of celebration and reaffirmation for the State College Community Land Trust. We took our story on the road to the entire community and explained the continual need for affordable workforce housing in the Borough of State College. From business owners at Rotary meetings to ticket holders at the State College Spikes baseball games, we promoted the Borough as having affordable homes available to residents of all ages and incomes in terrific neighborhoods.

Over the past twenty years, our volunteers and staff worked with great dedication and persistence to buy and rehab 38 Borough homes, improving energy efficiency and bringing them up to current building code standards. The staff counseled over 200 individuals and families on financial management, readiness for mortgage application, and home ownership. We have welcomed nearly sixty people and families as proud homeowners into the SCCLT community. All of our homeowners have thrived and become involved within the Borough.

The SCCLT boasts ***a zero foreclosure rate*** over two decades.

The Pennsylvania Senate and the Borough of State College recognized SCCLT accomplishments with official resolutions. There is no doubt that our members, volunteers, and donors played a critical role in our success.

However, the need for affordable houses remains greater than ever. Since 1970, the Borough has experienced a steady decline in the number of owner-occupied households, comprising only 20 percent of all housing units today. Rental units dominate the other 80 percent, shifting much of the tax burden to permanent homeowners, who absorb tax increases into their household budgets.

More single-family homes are being converted to rentals and event rentals that increase Borough housing prices. The median home value has risen to \$273,000. A two-person household earning \$47,000 a year still needs assistance to buy a Borough home. These trends have hurt affordable housing and have negatively impacted many neighborhoods.

Help us build on the success we have achieved over two decades because more and more people need our assistance and opportunity to buy their first home, near work, schools, and all the community has to offer. Working together, we can keep doing great things.

Susan Venegoni

SCCLT Highlights of 2016

- ✓ Purchased 38th house (West Lytle Avenue) with Borough HOME funds
- ✓ Rehabilitated West Lytle Avenue and Walnut Street houses
- ✓ Successfully marketed and sold West Lytle Avenue house
- ✓ Assisted with two resales: Oneida Street and Westerly Parkway houses
- ✓ Welcomed 56th, 57th, and 58th homeowner families to the SCCLT community
- ✓ Provided post-purchase budget counseling to 20 households
- ✓ Responded to 117 inquiries and conducted 50 homebuyer information sessions with prospective applicants
- ✓ Processed 10 applications and referred 12 individuals for budget counseling and homebuyer education
- ✓ Held informational sessions at community fairs and Centre Region Council of Government offices

Outreach and Development

- ✓ Launched first appreciation reception for lead supporters
- ✓ Held successful presentation to Centre County United Way for allocation
- ✓ Doubled the number of SCCLT gifts during *Centre Gives* 36-hour online giving event
- ✓ Solicited area banks for annual community reinvestment contributions
- ✓ Expanded marketing and community outreach efforts (Rotary, State College Spikes, etc.)
- ✓ Board President gave public report to the State College Borough Council
- ✓ Coordinated 20th anniversary exhibit at the Municipal Building
- ✓ Held reception for Borough Council and Borough staff
- ✓ Received official resolutions from Borough of State College and Pennsylvania Senate
- ✓ Designed annual report and annual letter campaign for December mailing
- ✓ Celebrated Jason Maas as the Rose Cologne SCCLT Volunteer of the Year
- ✓ Nominated Jerry Wettstone for Good Neighbor Award/National Assn. of Realtors

GreenBuild

- ✓ Worked with fundraising consultant on feasibility study of potential donor support
- ✓ Met with lead supporters and community leaders
- ✓ Submitted grant applications
- ✓ Hired owners representative, Weber Murphy Fox, to oversee selection of design and construction firm
- ✓ Solicited bids from contractors and proceeding with evaluations of bids

General Actions

- ✓ Conducted search for new Executive Director and approved the appointment of Colleen Ritter, effective January 1, 2017
- ✓ Participated in business planning assessment by Grounded Solutions, funded by the National Community Land Trust Network
- ✓ Welcomed new board members Jay Hummer and Suzanne Bruening
- ✓ Sponsored homeowners event at Discovery Space

Our Homeowners



The Kollat Family

SCCLT was our gateway into home ownership. Today, as parents of three children, we are so very grateful for the start SCCLT gave us in becoming knowledgeable homeowners and active community members.



Tracy Spalvins

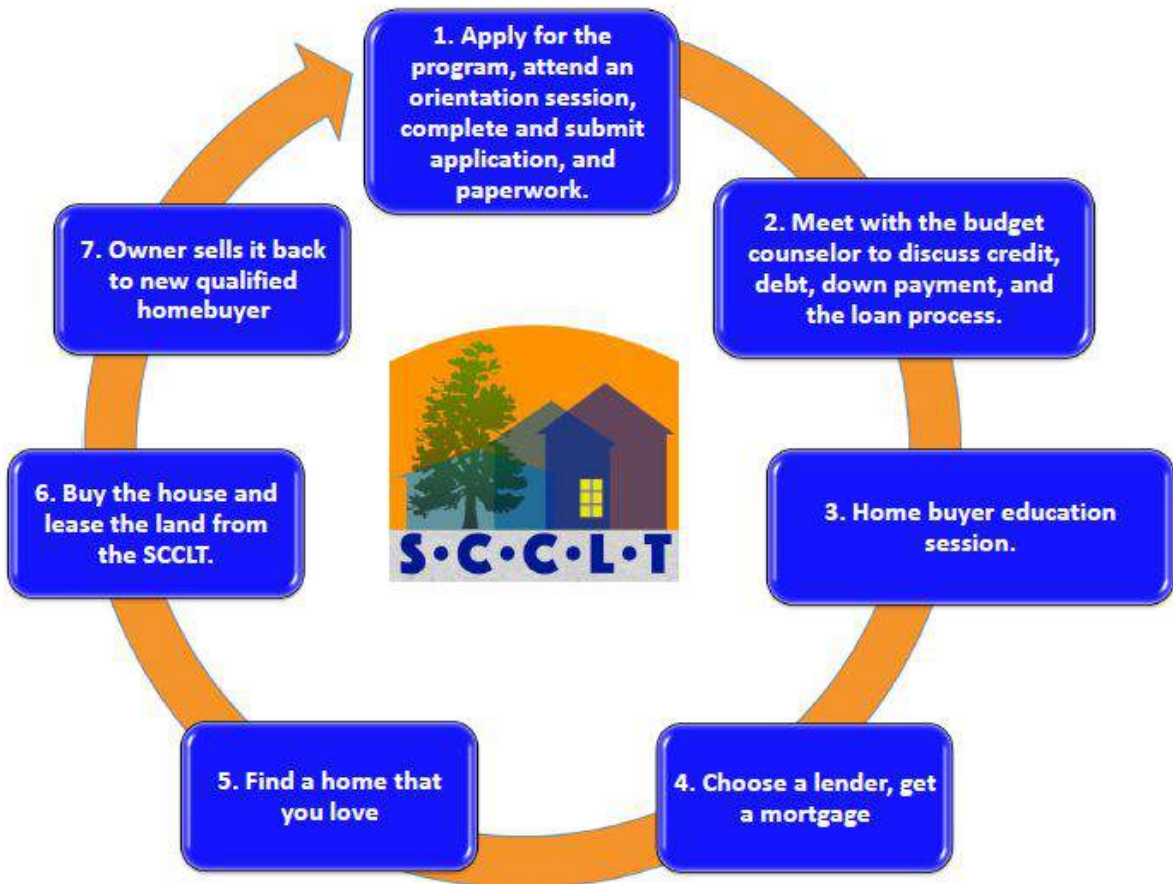
SCCLT, Mid-Penn Legal Services and the Centre County United Way all helped me realize my dream of becoming a homeowner in the community where I work and live.



The Maas Family

It's been a real blessing to our family. We have really enjoyed living there and having a home of our own.

How buying an SCCLT home works



STATE COLLEGE COMMUNITY LAND TRUST



38

**HOUSES
SIX (6)
NEIGHBORHOODS**

58

**INDIVIDUALS &
FAMILIES
HOMEOWNERS**

200

**PEOPLE WHO RECEIVED FREE BUDGET
COUNSELING FOR APPLICATION**



16,393

**NEIGHBORHOOD
RESIDENTS BENEFITTING
FROM SCCLT HOMES**

20 years

WWW.SCCLANDTRUST.ORG

SCCLT Board Members

Jesse Barlow

Public Representative

Jay Hummer

General Representative

Treasurer

Suzanne Bruening

Homeowner (Lessee) Representative

Michael Joyce

Homeowner (Lessee) Representative

Tom Daubert

Public Representative

Bryon May

Homeowner (Lessee) Representative

Polly Dunn

Public Representative

Secretary

Ron Filippelli

General Representative

Susan Venegoni

General Representative

President

Vicki Fong

General Representative

Vice President

Jerry Wettstone

General Representative

SCCLT Staff

Ron Quinn

Executive Director

Anna Kochersperger

Marketing Assistant

Colleen Ritter

Program Coordinator

Ann Morris

Office Assistant

SCCLT Committees

Executive Committee

Susan Venegoni – President
Vicki Fong – Vice President
Jay Hummer – Treasurer
Bryon May - Secretary
Mike Joyce – Former President
Staff: Ron Quinn, Colleen Ritter

Finance Committee

Jesse Barlow
Tom Daubert
Jay Hummer
Staff: Ron Quinn, Colleen Ritter

Outreach and Development Committee

Polly Dunn
Nina Fellin
Dennis Fetzger
Ron Filippelli
Vicki Fong
Peg Hambrick
Michael Joyce
Charles Lumpkins
Jack Schreck
Susan Venegoni
Staff: Colleen Ritter, Anna Kochersperger

Homeowners Committee

Nina Fellin
Bryon May
Mike Joyce
Israel O'Brien
Susan Thompson
Staff: Colleen Ritter

Real Estate & Rehab Committee

Courtney Hayden
Sue Hiester
Susan Venegoni
Jerry Wettstone
Staff: Colleen Ritter

GreenBuild Committee

Polly Dunn
Peg Hambrick
Ron Filippelli
Vicki Fong
Steve Grim
Sue Hiester
Michael Joyce
Susan Venegoni
Staff: Ron Quinn/Colleen Ritter

Designates *Chair*

State College Community Land Trust, Inc.Statement of Financial Position
December 31, 2015 and 2014

	<u>2015</u>	<u>2014</u>
Assets		
Current Assets		
Cash	\$ 67,261	\$ 173,514
Prepaid expenses	733	474
Accounts receivable	3,255	-
Total current assets	<u>71,249</u>	<u>173,988</u>
Noncurrent Assets		
Investment in land, subject to ground leases	57,000	55,500
Office equipment, net	236	371
Property under development	366,252	206,435
Total noncurrent assets	<u>423,488</u>	<u>262,306</u>
Total	<u>\$ 494,737</u>	<u>\$ 436,294</u>
Liabilities and Net Assets		
Current Liabilities		
Accrued expenses	\$ 1,098	\$ 619
Accounts payable	1,033	686
Promissory note	94,375	144,375
Total current liabilities	96,506	145,680
Net Assets, Unrestricted	<u>398,231</u>	<u>290,614</u>
Total	<u>\$ 494,737</u>	<u>\$ 436,294</u>

State College Community Land Trust Houses

as of 10/31/16



Neighborhoods Benefitting from SCCLT Homes and Homeowner Families

- Greentree – 1**
- Holmes Foster – 2**
- College Heights – 7**
- Highlands – 13**
- State College South – 6**
- Tusseyview - 9**

Special Recognition and Thanks

2016 Members of Borough Council

Jesse Barlow, David Brown, Thomas Daubert, Catherine Dauler, Janet Engeman,
Theresa Lafer, Evan Myers, and Mayor Elizabeth Goreham,

State College Borough Planning Staff

Lu Hoover, Planner; Liz Eirmann, Housing Specialist; Gil Morrison, Borough Rehab
Manager;
Ed LeClear, Director

Budget Counselor

Susan Venegoni

Rose Cologne Volunteer Honorees

Jason Maas, 2016
Mary and Mark Wilson, 2015
Michael Joyce, 2014
Bryon May, 2013
Nina Fellin, 2012
Josh Kollat, 2011
Rich Barrickman 2010

Erica Anderson, 2009
Peg Hambrick, 2008
Craig Humphrey, 2007
Sue Hiester 2006
Sally Lenker, 2005
Jerry Wettstone, 2004
Henry Moon, 2003

Past Presidents

Erica Anderson
Donna Conway
Peg Hambrick
Sue Hiester
Jim Horner

Craig Humphrey
Michael Joyce
Josh Kollatt
Sally Lenker
Jerry Wettstone

Past Honorees for Promoting the SCCLT

Erica Anderson, Nina Fellin, Vicki Fong, Pat Griffith, Sue and John Hiester, Jack
Schreck, Bob Leonard, Jason Maas, and Bryon May, National Penn Bank