



WELCOME HOME

State College Community Land Trust

Welcome to our SCCLT family!

Jeff and family

Jennifer and family

Monica, Elias, and family

Update on GreenBuild, Page 3

STATE COLLEGE COMMUNITY LAND TRUST



38	58
HOUSES SIX (6) NEIGHBORHOODS	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

From the President

Everyone deserves to live in a safe, stable, affordable home near their workplace. And, affordable housing also benefits local businesses, the area's economy and the broader community. At our 2016 annual meeting, we heard these ideas clarified by local business owners Duke Gastiger (Spats Café/Rathskeller/RE Farm Cafe) and Jason Grottini (Envinity, Inc.)

Employees who cannot afford to live near where they work, tend to move further away to find less expensive housing. The result is increased commuting, car traffic, and congested roads, leading to expensive infrastructure upgrades. Local governments spend more time and money on managing the costs of road repair, public transit, parking, and car, bicycle, and pedestrian safety.

This is common in State College, as the cost of housing near employers and businesses becomes increasingly unaffordable for their employees. The lack of affordable housing affects business decisions on where to locate their facilities. Long commutes for their employees could result in productivity losses and possibly, higher employee turnover. Recruiting and retaining professionals grow more challenging for employers of all sizes.

There has been a recent push to encourage more entrepreneurial endeavors, keep Penn State graduates here, reduce our collective carbon footprint, and bring more businesses to the region. At the same time, we urgently need more affordable housing options for these graduates and entrepreneurs, as well as our working residents and families. Duke and Jason reminded us that the issue of affordable housing remains a significant challenge for local businesses and our communities.

More working residents contribute to the Borough's tax base and consume fewer municipal services. Such residents have a vested interest to stay here longer and often contribute to the high quality of their neighborhoods. Everyone needs more time in their day and money in their wallet. We are all stakeholders in the quest for a more vibrant community.

On behalf of the SCCLT, I thank you for your partnership and continued support.

Susan Venegoni



Speakers Duke Gastiger and Jason Grottini



Honored volunteer Sue Hiester
and homeowners Mary and Mark Wilson

GreenBuild Campaign Making Progress



Duplex homeowners will be asked to participate in ongoing tracking and analysis of energy use. GreenBuild will also provide useful information to other homeowners and professional developers about ways to incorporate energy efficient materials and equipment into new and existing homes.

For more information or to support GreenBuild, go to: www.scclandtrust.org/greenbuild

SCCLT is receiving generous gifts from individuals, banks, Centre County government, and non-profit organizations. Thank you to all who have contributed; you are going to help change lives and make history with regard to affordable homeownership.

How will GreenBuild make history? The design is intended to help lower both initial and ongoing energy costs through the inclusion of technology features such as:

- Energy efficient heating and cooling
- Low water landscape and rain water catchment system
- Sustainable building materials and finishes
- High-performing, air-tight wall, roof and foundation construction

The SCCLT has selected [Envinity, Inc.](#) of State College, a leading design-build firm focused on energy efficiency and sustainability as the principal contractor. If our project is fully funded and realized, Envinity will collaborate with [Henry Architecture & Design](#), and [Macht Architecture](#) to complete the project.



PennState
College of Arts
and Architecture



From Nona Nina

Singing in Harmony

Last spring, I began a new activity in my SCCLT home. Once a week, I gather with seven others in my living room. We sit or stand in a circle and sing songs in harmony. Two of us sing each part: soprano, alto, tenor,



and bass; and we fill the small space with our bodies, our voices, our jokes, and laughter. Everyone shares favorite music, which varies from sacred to popular, ancient to modern, and from simple hymns to devilishly hard arrangements. I sang in the church choir as a child and in high school choirs, but

I have not sung in four-part harmony since. That was a long time ago! Luckily, our group includes a patient leader who helps us learn our parts and a math teacher who helps with correct timing.

Why do eight adults set aside two hours a week to participate in group harmony? Although we have sung in a few informal venues, performance is not our goal. One singer has shared studies showing that this is good for your health. Certainly, it benefits the brain to shake off the cobwebs and concentrate on musical patterns, timing, words, and dynamics. This age-old human activity comforts, connects, stimulates, quiets nervous brain chatter, and leaves no space for worry. When else do eight people listen carefully to each other simultaneously?

I'm the lucky one who hosts this group because my SCCLT home is located centrally to everyone else. Our weekly "good vibrations" linger in my home. One of my Borough Council neighborhood persons joked about our activity: "Do you have a permit for that?" If permission is needed, you can have mine. Gather friends, choose music, and practice. Collect your own set of vibrations to enhance your well-being.

SCCLT DIFFERENCE



"Owning a home has given me great pride and confidence in contributing to my community." – Bryon May, SCCLT homeowner for 10 years

Congratulations on your Retirement!

We will miss you, Ron



Houses For Sale: Check out details at
www.scclandtrust.org/homes-for-sale2.html



In Memoriam:
Lu Hoover



The late Borough senior planner Lu Hoover played a key role in the development of borough housing programs.

2016 Donors

Thank you very much for your support and generosity!

Jill Augustson	Kenneth and Irene Harpster	Bunny Moon
Scott Aumiller	Blair Hedges and Carla Hass	Laura Reed-Morrisson
Rich and Kathy Barrickman	Marilyn Kramer Haugh	Hugh and Janyce Mose
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Stephen and Carol Grim	Bryon May	Morgan Wasikonis
Jason Grottini	John Messner	Drucilla Weirauch
Debra and Jim Hager	Holly Meyers	Alan and Marjorie Weisel
Don and Cynthia Hahn	Rebecca and Vilmos Misangyi	Mary and Mark Wilson

*If we inadvertently missed your name, please let us know at director@scclandtrust.org
Our apologies and we'll update our list.*

Welcome to New Board Members

State College Community Land Trust

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

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Vicki Fong, Vice President
Michael Joyce, Secretary
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Suzanne Bruening
Joe Cortazzo
Polly Dunn
Ron Filippelli
Eric Haffner
Peter Morris
Jerry Wettstone

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Marketing Assistant

Newsletter Editor

Vicki Fong

Website Managers

Anna Kochersperger
& Vicki Fong



Joe Cortazzo is a leader in IT support at Penn State's Teaching and Learning with Technology office. He and his wife became SCCLT homeowners in 2009 with their young daughters.



Eric Haffner is employed at Pennsylvania State Employees Credit Union. He and his wife, Ester, became SCCLT homeowners in 2016.



Peter Morris is a retired professor in the Penn State Mathematics Department. He has been active in local politics and causes since 1966.



Jerry Wettstone, a longtime Realtor and community volunteer, has served on the SCCLT board many times.

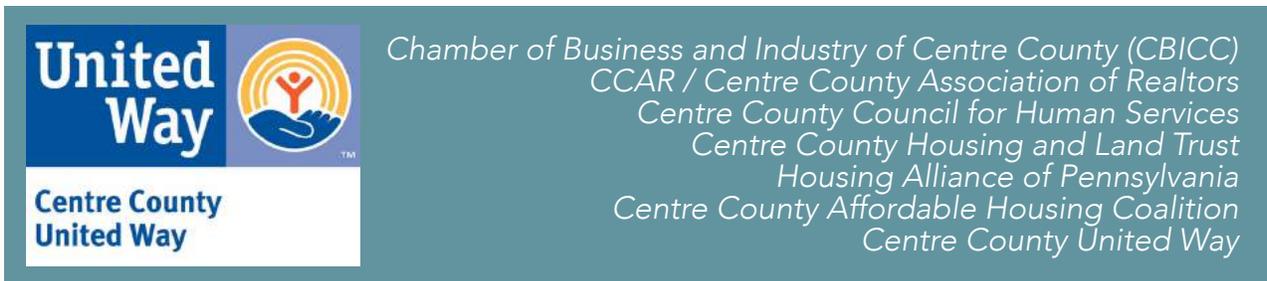
We need your email address!

Newsletter costs are prompting us to request more email addresses for future mailings. Please email or update your current email address to director@scclandtrust.org. If you prefer a paper newsletter, we are happy to continue doing so. Thank you!

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

Return Service Requested

Coming in May -- Centre Gives!



SCCLT MEMBERSHIP / DONATION FORM

A monetary donation qualifies you as a member

- \$25 \$50 \$100 \$250 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 OR budget counseling for first time homebuyers
- \$100 - Two rooms with low VOC paint OR an energy efficient window
- \$250 - Energy Star appliance OR legal counseling for purchasing a borough home
- \$500 - One house will be lead-free OR emergency repair fund
- \$1000 - Upgraded electrical service OR roof/utility repair

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.

Send to:

State College Community Land Trust
 1315 South Allen St., Suite 306
 State College, PA 16801

OR, go to www.scclandtrust.org/donate

For Office Use: 2/17
 Check # _____ Date ____/____/____ \$ _____
 Posted ____/____/____ New Cont. Ltr ____/____/____