



OUR NEIGHBORS - THEIR STORIES

Diamond in the Rough

Back in the State College Community Land Trust's infancy, the idea of returning houses in the Borough to affordable, owner-occupied homes was just taking flight. Borough Council members Elizabeth Goreham and Janet Knauer were appointed to the fledgling SCCLT Board of Directors as Council representatives; and, all on the new Board had high hopes of re-establishing owner-occupied neighborhoods by creating a path to affordable home ownership. Whoever would have imagined then, in 1996, that we would soar to see fifty home owners entering the Land Trust's program, acquiring many rental properties and turning them back into attainable, owner-occupied homes in the Borough of State College?!



Located on Westerly Parkway in the Greentree neighborhood, my eventual home had been vacant for well over a year with significant damage from >7

FROM THE PRESIDENT



In retrospect, 2013 was a good year for the State College Community Land Trust (SCCLT). We were able to continue expanding our rolls with the acquisition and subsequent sale of our newest property, a house along Fraser Street, to our newest qualified first-time

homeowners, and one of our existing properties was also sold through re-sales to other qualified first-time buyers.

Though conspicuous amounts of coffee were consumed pondering the effect of the government's sequester policy earlier in the year, we eventually realized that we would come out of it okay. Indeed, the SCCLT is in very good shape and will continue to be a factor fostering community in the borough for many years to come. Even so, we are still looking hard at our sustainability, trying to identify ways that we can use to make the SCCLT as robust as possible.

As we start 2014, the future (glimpsed through the snow) looks bright. We welcome Ron Filippelli and Jesse Barlow as two new members to the SCCLT board of directors. As long-time residents of the borough, both Ron and Jesse bring a great deal of knowledge and experience to the SCCLT. Ron is filling the last year of former board member Josh Kollat's term, and Jesse is taking over for Theresa Lafer. Josh left to concentrate on his new business and young family, and Theresa was elected to borough council this past November. We thank Josh and Theresa for their years of dedication and service.

We are constantly on the lookout for any properties to buy. Please keep the SCCLT in mind if you become aware of anything that becomes available in your neighborhood.

2014 promises to be a good year for the SCCLT, as we hope it is for all of our members and borough residents.

Michael Joyce

WE NEED YOUR ADVICE!

The SCCLT Fund Raising Committee needs more community input regarding fund raising and grant writing. The committee meets five times a year. If you are willing to help craft SCCLT's fund raising strategies, please contact Tom Daubert, Fund Raising Chair, through the SCCLT Office, director@scclandtrust.org.

State College Community Land Trust

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State College, PA 16801

Phone/Fax: 814-867-0656

Email: director@scclandtrust.org

www.scclandtrust.org

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This newsletter is available in both paper and electronic form. In an effort to get it to you in the most convenient form, we'd like to know if you'd like a change.

If you're receiving a paper copy and would like to get the newsletter via email, please let us know (director@scclandgtrust.org) or call us at 814.867.0656.

If we don't hear from you, we will continue to send your copy via "snail mail".

Thank you for assisting the State College Community Land Trust in advancing our mission of creating and maintaining sustainable housing within the State College borough.



You can help the SCCLT in its work in the community. If you know of a house in the borough which is on the market for under \$200K, let us know, and we'll follow up!

AFFORDABLE HOME PROGRAMS FOR FIRST-TIME BUYERS: GET YOUR QUESTIONS ANSWERED

Do you know someone looking for an affordable home in Centre County?

Mt. Nittany Medical Center is hosting an Affordable Housing Information Program Friday, April 11 and the community is invited to attend. Representatives from several Centre County affordable home organizations and local lenders will be available to answer questions about application and eligibility.

Pass this information along...

What: Affordable Home Program for First-Time Buyers: Get your questions answered

When: Friday, April 11, 11:30 AM – 1:30 PM

Where: Mt. Nittany Medical Center, 1800 East Park Avenue, State College, PA, ground floor, Conference rooms 2 & 3

Who: Participants include Centre County First Time Homebuyer Program, Centre County Housing and Land Trust, Habitat for Humanity, National Penn Bank, Reliance Bank, State College Borough First Time Homebuyer Program, State College Community Land Trust, and Temporary Housing Foundation First Time Homebuyer Program

RSVPs are not required, but you are welcome to reserve by calling the State College Community Land Trust, 814-867.0656 or email director@scclandtrust.org

CHECK OUT THE SCCLT PAGE ON





I may have picked the worst possible year to try four-season harvesting. The idea is that low tunnels made by stretching clear plastic over metal hoops can keep cold hardy vegetables in good condition over the winter. They have to be essentially grown before winter, but can be harvested during the warmest part of the day for good eating throughout the winter. I had been planning to try this for a long time. This summer I found someone (Thanks, Brian!) who would bend the 1/2 metal conduit into hoops for me. I ordered the special



plastic online and bought the sandbags at my local hardware store. Then I only had to pound two ten inch deep holes into the ground for each hoop, stretch the plastic and tie it down at each end and fill the sandbags from the pile of pea gravel that I already had. This took me right up to the beginning of cold weather. I finished the tunnels on November 19th. I didn't have a lot of vegetables to fill my beds, but I did have some. The best was a section of dinosaur kale, a tender Italian kale that usually does not survive the Pennsylvania winter. I harvested the basketful pictured here on December 8th waiting until midday when the temperature outside warmed up to 30 degrees. I was excited to be able to cook polenta with white beans and dinosaur kale for my guests. Then came the Arctic

Vortex. The cold hardy Russian and Winterbor kales outside of the hoops usually survive without cover but not this year. The tender kale inside the hoops also died, although I was still able to harvest one more batch of mature leaves. A recent check shows that some baby kale plants I planted in July may still be alive in the tunnels. I'm hoping that when warm weather comes again the small plants will take off and give me some early greens. I am supposed to be able to start cold hardy plants by seed in the tunnels instead of in flats inside. Right now, it's 5 degrees with a lot of snow on the ground and I can't imagine ever going into the garden again. I'm going to continue to believe that spring will come and I will plant seeds in the garden soon.

Nina Fellin



Do you make purchases through Amazon.com?

If so, the SCCLT can receive a donation equal to 0.5% of the price of most of your purchases. To register is easy. Go to www.smile.amazon.com and type State College Community Land Trust in the organization box.

Note that any future Amazon purchases need to be made via www.smile.amazon.com in order for SCCLT to receive the donation. smile.amazon.com has all the same functionality as Amazon.com. The only difference is that a purchase made on smile.amazon.com, nets a donation to the SCCLT.

TWO NEW MEMBERS JOIN SCCLT BOARD



Ron Filippelli is a Associate Dean and Professor Emeritus from Penn State. He has his Ph.D. in history, and was head of the Department of Labor Studies and Industrial Relations for eleven years and associate dean of the College of the Liberal Arts for fifteen years.

He served eight years as a member of State College Borough Council, during which he served a term as council president and chairman of the Centre Region Council of Governments.

In addition to the Land Trust, he serves on the boards of Schlow Centre Region Library, the Centre County Airport Authority, and Global Connections.

He is married to Sandra Stelts, the Curator of Rare Books and Manuscripts in the University Libraries.

When Jesse Barlow interviewed at Penn State for a faculty position in what is now called the Computer Science and Engineering Department, he had never set foot in Pennsylvania. He got the job offer, took it, and moved to State College in 1981. He has been a homeowner in the borough since 2003.

Except for the interruption of four sabbaticals, Jesse has enjoyed living in State College for almost 33 years. He has raised a



daughter, Hilary, who now lives in Toronto, and son, Zachary, who now attends Penn State. He has found State College to be a wonderful

place to live, work, raise a family, and make some great friends.

Other than research and teaching in computer science, Jesse likes to spend his time reading, cooking, watching movies, engaging in community activities, and singing in a local choir.

SAVE THE DATE!
MAY 6&7, 2014



***LIST OF 2013 MONETARY DONORS TO THE
STATE COLLEGE
COMMUNITY LAND TRUST***

Have we inadvertently left you off the list? If so, we're sorry and please let us know.

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SCENES FROM THE 2013 ANNUAL MEETING

<1 undetected sewage back up in the basement and suffering from several structural deficiencies. However, I saw potential; and, I had a willingness to work hard in reclaiming the overgrown, and somewhat odorous, property. Although it was not possible to fully see, let alone appreciate, the neglected, tree-hidden house from the road, I saw a diamond in the rough. But, would the Land Trust when I approached them about considering the property? Fortunately for me and my three children, this house and land was soon to become the next Land Trust property to help a neighborhood overcome living with a somewhat derelict parcel.

The SCCLT purchased the property in 1999 and brought it up to Code standards, replacing electrical and plumbing, replacing the collapsing staircase into the basement, contracting for basement flooding and mold remediation, and replacing old, warped windows. While these repairs were underway, I was successfully checking off the required items on the Land Trust's application process and volunteering to help with landscaping work and painting. By November of that year, I proudly became the homeowner of Land Trust property number three, and the opportunities that occasion presented were almost endless. My property became our blank canvas to fully make our own.

Being an advocate for affordable housing, it was easy to agree to be one of the first three homeowner representatives on the Land Trust Board of Directors. Those early years were the foundation for what has become a successful program in providing affordable housing in the State College Borough for those qualified, low- and medium-income individuals and families. And, the sense of pride and pleasure that comes from being a Land Trust homeowner cannot be overstated.

In the years since, I have remarried; and my husband and I continue to improve the property, to make it uniquely ours. We are thankful to the State College Community Land Trust for their work in making this possible and for allowing us to experience that sense of pride in seeing the transformation from what our property had been to what it is today, a diamond not so rough anymore.

Mary and Mark Wilson



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Return Service Requested



*Chamber of Business and Industry of Centre County (CBICC)
CCAR / Centre County Association of Realtors
Centre County Council for Human Services
Centre County Housing and Land Trust
Housing Alliance of Pennsylvania
National Community Land Trust Network*

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SCCLT MEMBERSHIP/DONATION FORM

A monetary donation qualifies you as a member.

Enclosed is my Donation in the amount of
 \$10 \$25 \$50 \$100 \$250
 other _____

Yes, I would like to work on the following committee(s):
 Finance Marketing and Outreach
 Real Estate and Rehabilitation Fundraising

Name/Business or Organization

Address

City, State, Zip Code

Telephone (Day time and Evening) Email address

For Office Use: 3/14
Check # _____ \$ _____
Date _____ New _____ Cont. _____

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

Do You Know What YOUR Donation to the SCCLT Will Allow Us To Do?

\$50 - will buy an integrated smoke detector OR it will defray the cost of pre and post budget counseling for first time homebuyers

\$100-will allow volunteers to paint two rooms with low VOC paint OR install an energy efficient window

\$250 – will allow us to upgrade a new appliance to an Energy Star appliance OR offset the cost of legal counseling for purchasing a borough home

\$500-will ensure one house will be lead-free OR provide for an emergency repair fund

\$1000-allows upgraded electrical service to meet code OR provide for a roof to be replaced

Thank you for your monetary support of safe, upgraded and affordable housing in the Borough of State College.

State College Community Land Trust, Inc. is a 501(c)3 organization under the Internal Revenue Code. The official registration and financial information of the State College Community Land Trust, Inc. may be obtained from the Pennsylvania Department of State by calling toll-free, within Pennsylvania, 1-800-732-0999. Registration does not imply endorsement.