



ANNUAL REPORT 2022-2023

Mosaic Community Land Trust

Email: [info@mosaicclt.org]

Website: [mosaicclt.org]

724 N Adams Street
Suite 203, Pottstown
PA 19464



OUR MISSION

MOSAIC Community Land Trust works to create a vital community, stabilize neighborhoods, and improve the quality of life in Pottstown through healthy living choices, education and advocacy, engagement and participation, the promotion of arts and culture, and the creation of permanently affordable housing.

Our Core Values:

- We are an organization made up of people who live or work in and care about Pottstown.
- Our efforts focus primarily on assisting people with modest means.
- We are effective stewards of the financial resources entrusted to us.
- We build partnerships and work to get people involved in making Pottstown an ideal place to live and work.

A Year of Great Change

September 2022 through September 2023 has been a time of great change and growth for Mosaic. In early 2023, we hired a new Executive Director, a new Director of Housing, and a new Gardens Manager.



Our Executive Director, Andrew Reid, comes to us with more than 30 years of community and economic development leadership experience, including working with economically distressed communities at the federal and regional levels, building capacity and funding critical investments. His previous roles have encompassed activities including project and grant development, community arts infrastructure, microenterprise, and small business programs. Andrew also serves on the faculty of Temple University as an Adjunct Associate Professor, teaching Community and Economic Development.

A resident of nearby Mont Clare, PA, Andrew and his wife Kathleen are the proud parents of a herd of rescue dogs and cats. In his spare time, Andrew rides the Schuylkill River Trail and competes in endurance cycling events on Pennsylvania's gravel trails.

The Board of Directors are thrilled to have Andrew at the helm and have been grateful for his steady hand as we work together to expand the reach of Mosaic within the Pottstown community.

Bringing Permanently Affordable Housing to Pottstown

Our Director of Housing transitioned into the position after serving five years on the board. Craig Way has a B.S. in Community Development from Temple University and has an A.A. in Surveying from Flathead Valley Community College. His interests include hiking, biking, and reading. Craig devotes much of his time to volunteering in the Pottstown community. He served as the Vice President of



the Mosaic Board of Directors from 2017-2022. He currently serves as Secretary of Pottstown Community Action and Treasurer of Pottstown Housing Coalition. His interests include hiking, biking, and reading.

Under Craig's leadership, Mosaic CLT received an award from the PA Housing Finance Agency for a PHARE grant for 2022-2023. The grant is for the rehabilitation of a single-family home. This grant allows us to provide the second community land trust home in our portfolio. This will provide an opportunity for a low-income family to own a home in Pottstown Borough and for Mosaic to bring another permanently affordable home to our community.

Mosaic CLT also received PHARE funding for the Single System Homeowner Rehabilitation Grant Program, which will be administered by Genesis Housing. The funding will provide for a major repair or upgrade to a home in need in Pottstown Borough. The homeowner must be below 50% of the Area Median Income to qualify for the grant, and there'll be five grants awarded by Mosaic CLT in total.

During 2023, Craig served as a delegate to the DVRPC's Public Participation Task Force. Task Force members influence the planning commission's understanding of public life in The Greater Philadelphia Region including trails, housing, public health, community development, climate resiliency, freight, zoning, and accessibility. The mission of the Task Force is to provide ongoing access to our region's planning process and empower resident involvement. Members are given a platform to learn more about upcoming projects, provide feedback on planning practices, and test out public outreach strategies. Craig also serves in the current cohort of the Railvolution/Mpact effort being spearheaded by the Pottstown Area Health and Wellness Foundation and has been chosen as a member of the Pottstown Delegation to the 2023 Mpact Conference in Phoenix, AZ later this year.

We are proud of the work that Craig is doing, and the progress Mosaic has made toward providing permanently affordable homeownership opportunities in our community.

Dynamic New Leadership in the Community Gardens

Our new Gardens Manager is Tom Petruno, who joined us in June 2023. Tom's appreciation for gardening began growing up in the nearby Lehigh Valley, with a small vegetable garden in



his backyard and a cherry tree. As an adult, he has grown in containers to raised beds, from San Diego, CA to Madison, WI, to Philadelphia and Pottstown, and joining Mosaic as a gardener in the 2022 season.

Tom has a background in biology and ecology, earning his bachelor's degree in biology from Lynchburg College in Lynchburg, VA. Tom's prior roles range from being a Project Manager for Mammoth Lakes Ski Area, working in the Education Department for the San Diego Zoo Safari Park, and being a homeschooling parent. He brings years of knowledge and experience in gardening, education, and working together with others in service-based roles. His hobbies include playing guitar and snowboarding. Tom lives in Pottstown with his wife, Sarah, and their 3 children.

This year our gardeners logged over 1,000 hours of work in our four gardens, Barth Community Garden (Barth Elementary School), Mosaic Community Garden (423 Chestnut Street), Chestnut Street Community Garden (615 Chestnut Street), and the Walnut Street Permaculture Garden (301 Walnut Street). The gardens are funded through a grant from our long-time community partner, The Pottstown Area Health and Wellness Foundation. We are grateful for their continued support.

Members and volunteers grew over 560 lbs. of produce from these four gardens this season. It is always amazing to see how much food can come out of our beds starting from seeds or seedlings. Barth, Mosaic and



Chestnut Street Gardens comprise approximately 80 community gardening beds that play host to the gardening goals of individual neighborhood gardeners, from basic staples such as tomatoes and peppers to culturally significant crops such as heirloom corn and hot peppers indigenous to those growing them. Each garden received new soil in spring to facilitate a good growing experience. One Mosaic gardener reported canning forty pints of tomato sauce and soup, six pints peach jam, dried squash, sun-dried tomatoes, tomato paste, fermented hot sauce, chili oil, frozen basil pesto concentrate, shishito pepper sauce, pickled peppers with fall harvest, plus all the munching of fresh produce throughout the summer to consider! Other members looked to cut their grocery bill by growing and some just grew flowers for ambiance and to beautify the space.

Many of our gardeners shared baskets full of produce with the communities immediately surrounding our gardens. Children playing at the Barth Elementary playground often came over to see what we had growing. In addition to sharing food, we shared our time and hearts.



It was a hard season for a few of our gardeners medically and personally. In each instance, they felt the support of the gardening community and once they were able to return found peace and happiness within.

In 2023, Mosaic upgraded ten of the wooden gardening beds at Barth Garden with state-of-the-art Vego Garden beds. The metal beds have been well received and we have since added experimental 32" accessible beds at Barth, Mosaic and 615 to assist community members that are less mobile. If these are successful, we will consider adding more as resources permit.

Tom took a particular interest in our permaculture garden, as it is unique among the gardens on purpose and logistics. The open park-like garden in that community has had the ability to provide food by way of cherries, peaches, plums, apples, gooseberries, and asparagus amongst other treats to those browsing through. Many neighbors have commented on how good the garden has looked this year as they spend free time, lunch breaks, and evening

strolls in the garden. It remains somewhat limited by the lack of water, but an interim rain barrel system that utilizes the shed has been installed this summer. Friday, September 15th was particularly special as Mosaic hosted a movie night for the community, a dream of our most dedicated volunteers.

In addition to our community gardens, Mosaic also administered a Community Supported Agriculture (CSA) Scholarship Program, underwritten by a grant from The Leo and Peggy Pierce Foundation, to distribute shares of the Tine and Toil Farm CSA to low-income families in Pottstown via a dedicated network of volunteers. The program runs for 24 weeks and concludes in October.

Going into winter, Tom is looking forward to creating a basic education series to help our gardeners grow. Canning, edible weeds, beneficial and not-so-beneficial bugs, and composting are just some of the classes he has in mind. What a terrific year of growth we had in the gardens, and we are thrilled to have Tom on staff. In his words, "I'm thoroughly happy with what we accomplished but let's try to harvest one-ton next year!"

Improving Life in Pottstown Through Art

Pottstown Community Arts (PCA), a committee of Mosaic, has been extremely active this year promoting art and beautifying our town. Marie Haigh is the chairwoman of PCA, which



she co-founded with Audra Ross, Mosaic's vice-president. She organizes projects and events as often as she can. When she is not dragging bags of art supplies around town, she can be found keeping

her hands busy in other ways. She also volunteers at Althouse Arboretum and Welkinwier monthly to do trail maintenance with a group of equally dedicated friends. She tends several beloved trees and a vegetable garden in her ever-dwindling-lawn. She is a knitwear designer and teaches a knitting class at the annual Pottstown Knit Out. She loves to cook, bake sweet treats, and try new craft projects.



In late October of 2022, PCA hosted the 8th annual Haunts on High event, providing safe trick-or-treating, crafts, games, face painting, professional photography, and more to over 300 kids and their families. Less than an hour later, we walked behind our octopus themed float made by local students and artists, winning 1st place.

Once again, we decorated two trees for the annual holiday planter competition. Community members, both young and old, crafted each and every ornament that hung on the trees. The ornaments were made by local artists in their home and by youth at the Pottstown FARM, the Ricketts Center, and ACLAMO.

During Fall of 2022 and Spring of 2023, PCA partnered with ACLAMO, supporting their 8-week-long ESL classes that they provide to the Latin adult community for free by bringing fun art projects to keep their kids busy during class time. These students helped make the award winning float, ornaments for the planters, decorations for the Easter Fair, LP yard art, and more!



Throughout the first few months of 2023, Marie and company organized the NAACP Youth Art Competition that honors Martin Luther King, Jr. Youth at the Pottstown Regional Public Library, the Ricketts Center, and ACLAMO participated in the competition. Winners were announced in April by Pastor Lockley of the NAACP.

April was a busy month for PCA. We partnered with the Pottstown Regional Public Library to provide a class on dyeing Pysanky eggs, taught by Audra Ross. We hosted the 1st annual Easter Fair, providing hours of free entertainment, an egg hunt, and an obstacle course.

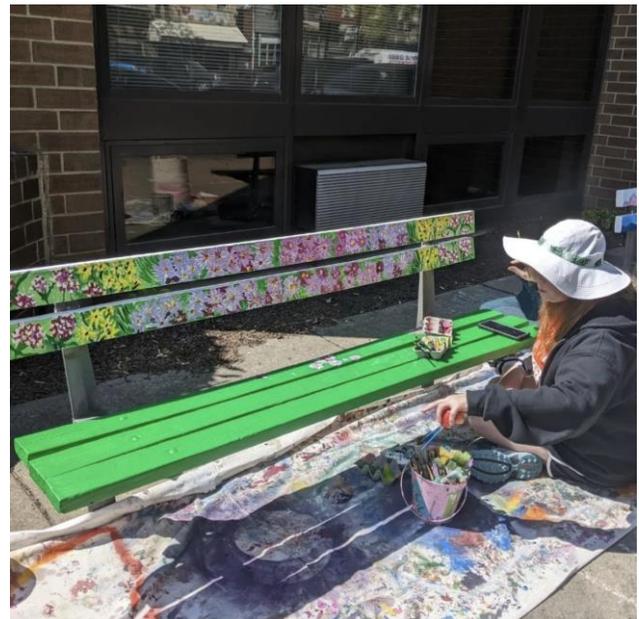
For the 6th year running, we hung our now-famous hubcap flowers at the Rotary Pavilion in Riverfront Park. These flowers were created by local youth at the Pottstown Library and during an after-school program in the Ricketts Center.



projects to the Pottstown Regional Public Library and to the Ricketts Center after school program.

During 2023, Pottstown Community Arts partnered with PAED on improvements to the 400 block of High Street. PCA painted benches, added timber borders to tree wells that didn't have them, stained all the tree wells on the block, and added fall plantings to spruce up the block. It's amazing the beautiful difference they've made in this part of town!

Summer remains our largest outreach season. Almost every day of the week for eight weeks straight, PCA brought art to summer camp at the Ricketts Center and at ACLAMO, to the library's summer reading program at the MOSAIC garden, to the YWCA, to Pottstown Play Streets, to National Night Out, and to the Pottstown Library. PCA also hosted our annual Sidewalk Chalk Festival in late June at the Carousel at Pottstown. Every month, without fail, we brought free community art



Community Outreach

On June 21st, Mosaic hosted the 5th annual Summer Solstice Party to kick off the summer season. Held in the garden at Three Daughters Inn Bed & Breakfast, it rained through the entire event, but partygoers stayed, ate, chatted with other attendees and everyone had a lovely time. For the first time, we included a silent auction which was very successful, raising



more than \$600 for Mosaic programs. Local musician Jim Kane entertained all under the awning while the rain fell. Delicious food was provided by the Captain's Market food truck, made new friends, and thoroughly enjoyed the gathering.

In July 2023, Mosaic was invited to share its innovative work as faculty for the University of Delaware's Mid-Atlantic Community Development Institute. Marie Haigh and Audra Ross led a high energy session on the Arts and Community Development and Andrew Reid

taught the kick-off session on the Practice of Community and Economic Development. Participants attended from as far away as Texas!

Mosaic once again partnered with the Pottstown Area Health and Wellness Foundation and Building a Better Boyertown on the 10th Annual Home Garden Contest and Pottstown & Boyertown Garden Tour. This year, almost fifty gardens entered the contest and more than fifty people attended the tour, followed by lunch at Brakeman's Café in Boyertown. We are proud to announce the contest will be expanding to include surrounding townships in 2024.



We are grateful to our members, volunteers, and community partners for the dedication shown in improving the quality of life in Pottstown, stabilizing its neighborhoods, and creating a more vital community, and we look forward to an exciting year in 2024.