



# Welcome Home

A PUBLICATION OF THE STATE COLLEGE COMMUNITY LAND TRUST



*In the Community, pg. 6*



*Property Updates, pg. 4*



**WE LOVE LIVING IN A LAND TRUST HOME**

*Homeowner Highlights, pg. 3*

## ALSO FEATURED THIS MONTH:

- President's Message
- With Gratitude
- A Legacy of Strong Women and Strong Communities



## A MESSAGE FROM BOARD PRESIDENT, PETER KEMPER:

### *Operations*

*We at SCCLT speak a lot about our homes and the families who own them. And we should. After all, they and their living in affordable housing are ultimately what we care most about.*

*We rarely talk about our operations. While our board has fiduciary responsibility for SCCLT and meets monthly, our staff are responsible for operations and work daily. In addition to all the work of any organization—payroll, budgeting, computers (and their frustrations), files, audits, etc.—the staff do most of SCCLT’s work. For example, they identify properties to buy, prepare legal documents to buy and resell them, oversee renovations, ensure improved energy efficiency, seek federal and other funds for houses, write proposals to raise funds from multiple sources, work to raise SCCLT’s visibility in the community, meet applicants, solicit funds from individuals and local firms, and keep in touch with our homeowners about maintenance and local opportunities.*

*This is a whole lot of largely unseen work! It is done by: Colleen Ritter (Executive Director, FT), Jennifer Jourdan (Outreach & Development Coordinator, HT), Lorie Waters (Real Estate & Stewardship Coordinator, HT), and Tiffanie Cortazzo (Marketing & Office Assistant, PT). They are an exceedingly collaborative, hard-working, and well-functioning team.*

*If you interact with them for some reason, please thank them for their work and commitment. When solicited for funding, **please know that funds for operations are the most difficult to raise every year. Your support is essential.***

*Sincerely,*

*PETER KEMPER*





# Homeowner Highlights

Thanks to all who helped SCCLT homeowner and board secretary Ben surpass his goal to go Over the Edge and rappel down Beaver Stadium on October 8. With matching funds from an anonymous donor, we raised \$1570 for Centre County United Way.



*"Almost a decade ago, my family and I arrived in State College, PA. We found a home here in part because of the State College Community Land Trust, an organization that is partially supported by Centre County United Way. **We were able to feel rooted and grounded here** because of this organization, and know that United Way supports so many other causes that allow our fellow residents to also feel a deeper sense of community and connection with this region." - Ben, SCCLT homeowner board member*



Thanks to Happy Valley United for making a new video and having Penn State Men's Basketball players Freddie Dilione, Zach Hicks and Puff Johnson shoot hoops with an SCCLT family.

***"We love living in a land trust home. It's made it affordable for us to raise a family and to live in the Borough close to some great schools and just a great community.** We love our neighborhood. We love our neighbors, and it's a place that we never dreamed we could be able to afford it until we found out about the land trust...*

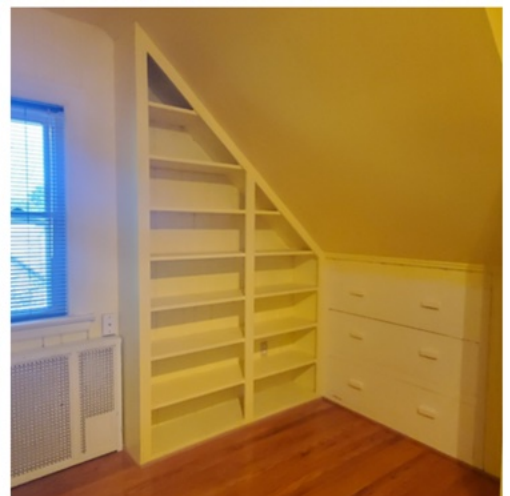


*We have loved living here. It's nice to be close to Penn State where I work, for our kids to be close to Radio Park where one of them goes to school. We love that we can walk to the grocery store. It's been wonderful."*  
SCCLT Family



# Property Updates

Looking forward to starting rehab on this 1940s Highlands Cape Cod! Lots of charming details to preserve with other updates to improve energy efficiency and comfort. This will be for middle income households at 80.1% to 120% of the area median income; at this time, that means a family of four would make between \$86,550 and \$129,840.



We have several properties in various development stages: another middle income house, two low-moderate income homes and two very low income units. Interested applicants, please visit [www.scclandtrust.org/apply](http://www.scclandtrust.org/apply) for more information.



# In the Community



CCUW's Ja Nae Wian (far right) presents a check to SCCLT



Alexander Building Construction at Day of Caring

What does it mean to be a Centre County United Way partner agency? SCCLT is grateful for 10 years of support from CCUW. It is a gift to know that we will receive \$7000 of unrestricted funding for operations this year. Partnership has also meant opportunities for visibility through PSU media coverage and presenting at businesses, events like Over the Edge and Day of Caring, as well as invitations for collaboration with Happy Valley United and Penn State students. Thank you, CCUW, Megan, Johnny and Ja Nae, for helping us help our neighbors.



SCCLT artists at Arts Fest



SCCLT Homeowner picnic



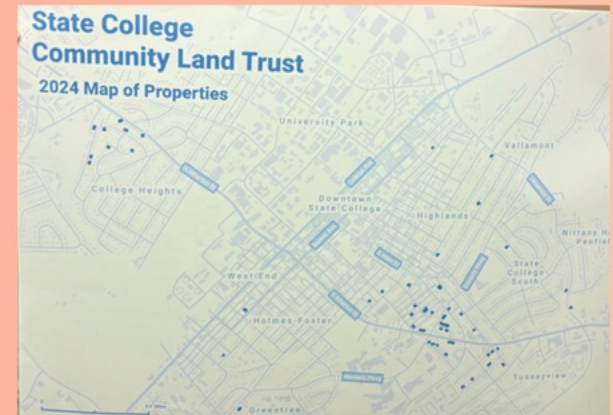
Nittany Valley EGA housewarming gifts



Sen. Fetterman's team at SCCLT properties



Making new friends at LION Bash



PSU student Michael Cattell's SCCLT map



With Gratitude

We'd like to recognize the following 2024 institutional donors:

# THANK YOU



FOR SUPPORTING AFFORDABLE HOMEOWNERSHIP AND STRONG NEIGHBORHOODS



# A Legacy of Strong Women and Strong Communities



The first two SCCLT homeowners

The four original SCCLT homeowners celebrate 25 years of affordable homeownership this year. All four were single mothers at closing; some are grandmas now. A graphics designer, a daycare teacher, an executive assistant, a school bus driver, hardworking heads of households able to achieve the dream of homeownership thanks to supporters like you. They raised their families here in State College Borough, valuing and contributing to the community. Their homes will remain affordable for the next





generations of homeowners, ensuring that State College continues to be a diverse and vibrant community where all families can thrive. These women are a testament to the power of affordable housing and the impact it has on generations. Together, we are building a stronger, more inclusive community for years to come.

## Honoring Jane

We are saddened to share that Jane Wettstone passed away in September. Her legacy will continue on in the hearts and lives of the many touched by her kindness and generosity. She and her husband Jerry were instrumental in establishing and funding the SCCLT Discretionary Fund endowment at Centre Foundation, a gift that will support affordable housing in our community forever.

We remember her philanthropy and wonderful smile. Thank you, Jane.

State College Community Land Trust  
1315 S. Allen St., Suite 306  
State College, PA 16801  
Phone: 814-867-0656

 [scclandtrust.org](https://www.facebook.com/scclandtrust.org)  
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 [@stcollegecommunitylandt1766](https://www.instagram.com/stcollegecommunitylandt1766)  
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### Board of Directors

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Colleen Ritter, Executive Director  
Tiffanie Cortazzo,  
Marketing & Office Assistant  
Jennifer Jourdan,  
Outreach & Development Coordinator  
Lorie Waters,  
Real Estate & Stewardship Coordinator



*In Memory of*  
Jane Wettstone  
1942-2024



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 www.scclandtrust.org

**Return Service Requested**



Chamber of Business and Industry of Centre County  
 Centre County Council for Human Services  
 Centre County United Way  
 Community Diversity Group  
 Grounded Solutions Network  
 Housing Alliance of Pennsylvania

**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

\_\_\_\_\_  
 Email Address

Wish to remain anonymous

Include name(s) in appropriate publicity

**Your Gift Supports**

**\$50 - Integrated smoke detector**

**\$100 - Two rooms with low VOC paint**

**\$250 - Home energy audit**

**\$500 - New, energy efficient, lead free window**

**\$1000 - Upgrade electrical service OR roof/utility repair**

**\$5000+ - Down payment towards adding a new home to the trust**



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: 10/2024  
 Check # \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_ \$ \_\_\_\_\_  
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