

SPRING 2025 / VOL XXV / ISSUE 1



Welcome Home

A PUBLICATION OF THE STATE COLLEGE COMMUNITY LAND TRUST



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ALSO FEATURED THIS MONTH:

- President's Message
- Property Updates
- With Gratitude
- New Board Members

A MESSAGE FROM NEW BOARD PRESIDENT, BEN WIDEMAN:



When job transitions meant that our family would be moving to State College, one of the things that caught our eye was the rising cost of housing. We wondered how we were going to afford a place to live with our projected income as a pastor and a nurse, and figured we might have to consider options outside of town, or in smaller spaces than our growing family required. Fortunately, a friend pointed us to SCCLT, and as they say, the rest is history.

In the decade that we have called the State College Borough our home, we have discovered community connections, good neighbors, and a healthy place for our family to grow. We expected this phase of life to be a stepping stone to somewhere else, but instead have found ourselves rooted and committed to life in Happy Valley – no doubt because our Land Trust home allowed us to feel like we belonged here.

I'm excited to continue to advocate for SCCLT in my new role as Board President. I approach this role with some nervousness – this nonprofit is tasked with (among other things) helping to sustain the vibrancy and diversity of the Borough community by promoting affordable homeownership. This is no small task in a world with increasing economic uncertainty and political unrest.

Yet I also know just how powerful it can be when a family finds a home that allows them to be rooted and grounded in a community like ours. I can't wait to see what the next few years bring!

Sincerely,

A handwritten signature in black ink, appearing to be 'Ben Wideman'.

Homeowner Highlights

Thanks to everyone who joined us for the annual SCCLT Homeowner Chili Cook-off. We're grateful to Alpha Fire Company for presenting. Food, friendship and fire safety!



Many thanks to Penn State Professor Bill Hallman and his fall 2024 COMM 482 class - Anjolee, Dima, Russ, Jake, Makenna and Josh - for creating a wonderful video for SCCLT. It was great to work with the students. Thank you to **Centre County United Way** for connecting us with this opportunity. View on our YouTube channel or <https://tinyurl.com/SCCLT482>.

"My husband and I are grateful to call this home. He walks to work at Penn State; we stroll to Schlow with the girls. Caring for our newborn while watching our toddler play in her first yard, homeownership has brought us so much joy."

SCCLT Family

Property Updates

Views from our rehab project in progress on Old Boalsburg Road! Seth and Dennis Gates from Gates Custom Carpentry began work in December and have made great progress, including 1) new electrical wiring throughout the house, 2) dining room, kitchen and bath framing and drywall, and 3) removing an old awning that contained lead paint. A new roof, siding, and windows will be installed this spring. The home will be ready for sale this summer as part of our Middle-Income program, which supports first-time buyer households at 81-120% AML.



Kitchen



Bathroom



Dining Room



No project is without a few surprises – particularly in a 75 year old house! A lack of sheathing and window headers will add some cost to the rehab, but these improvements are important for the safety, comfort, and modernization of this home. In particular, the new sheathing, insulation, siding, and windows will enable us to seal up the home to minimize air leakage and heat loss, improve comfort, and reduce utility costs. A win for the home AND for the future homeowners!

In the Community

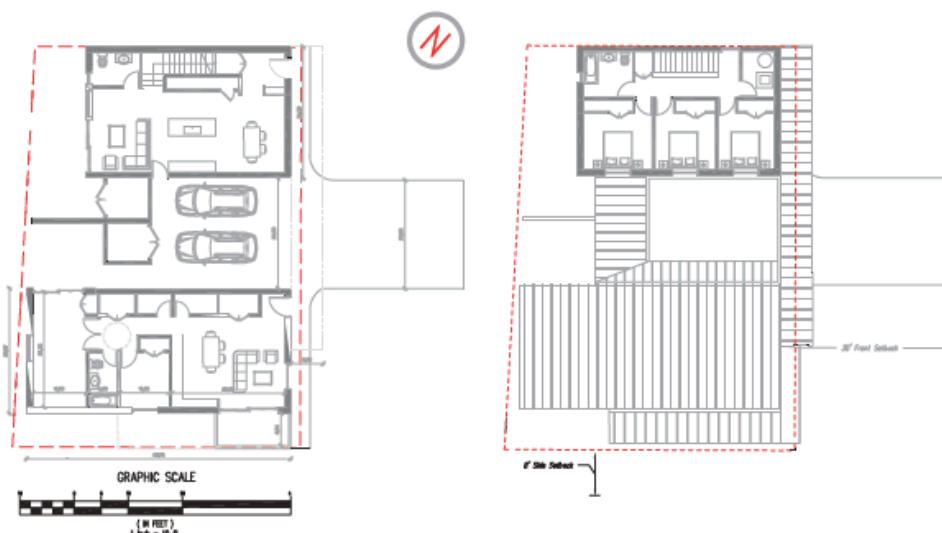


Yasaman (l) & Setareh (r) at neighborhood event



credit: Setareh Farashzadeh & Yasaman Ghaffarian, Hamer Center for Community Design

PRELIMINARY FLOOR PLAN



Penn State Prof. Lisa Iulo's students (above) shared several possible designs for the Garner lot. One proposal is a duplex with sustainable features like Passive House strategies, passive solar design and Net Zero potential. The home is reimagined to support two households without sacrificing neighbor quality of life.

Southern Unit: A single story, ADA-accessible, 2-bd, 1-bath; Northern Unit: Two-story, 3-bd, 2-bath



Arabian Youth Society volunteer work day



Presentation to Foxdale



Jana Marie Foundation event



Seeing friends at Midwest CLT Conference



2nd Gimme Shelter raised \$7,280!

With Gratitude

The Annual Campaign raised \$20,330 thanks to 44 donors - a 49% increase over 2023. Thanks to everyone who supported us in 2024!

Cathi Alloway	Jason Grottini and Anna Kochersperger	Joseph and Marian OLeary
Carol and Joel Anderson	Mieke Haeck and Ezra Nanes	Alexa Orndahl
Jill Augustson	Eric and Ester Haffner	Iyun and Sylvester Osagie
Wendy and Dan Azzara	Debra and Jim Hager	Kate and Jared Oyler
Rich and Kathy Barrickman	Don Hahn	Robert and Ann Pangborn
Jay and Donna Bartlett	Bridget Hall	Arthur H. Patterson and Nancy Chiswick
Erica Belser	Peg and Don Hambrick	Marcia and Gary Perdew
Mary Lou Bennett	John Hamilton	Becky and Steve Powell
Chuck Berry	Carla Hass and Blair Hedges	Esther Prins and Leland Glenna
Rosalie Bloom-Brooks	Sarah Haviland and Eleanor Simone	Beth Kalenak
Vince and Mary Bojan	Dan and Suzie Hawbaker	Colleen and Frank Ritter
Ian Boswell	John and Micaela Hayes	Robert Ritter
Rachel Brimmer	Elias and Monica Hessler	Lucio Romani
David and Laura Brown	John and Sue Hiester	James and Gloria Rosenberger
Robin Cameron	Mark Higgins	Emily Rosenman
Derek Canova	Donald and Milly Hopkins	Jim and Andrea Runt
Cynthia Carpenter	Rozi Horvath	Carolyn Ruwitch
Thomas and Kristen Coombs	Jay and Trish Hummer	Terrill and Benjamin Salter
Anne Cornell and Tom Houseknecht	Mark Huncik	Paul and Vinnie Scanlon
Tiffanie and Joe Cortazzo	John Iceland and Jeannie D'Amico	Mary Ann and Jack Schreck
Douglas Cowen	Laird and Svitlana Jones	Barbara Schroeder
Gilbert and Melissa Cruz	Jennifer Jourdan	Eileen Schroeder
Tsultrim Datso	Sue Jourdan	T.J. and M.A. Sebastianelli
Tom Daubert and Nancy Crane	Rich and Sally Kalin	Susan and James Shincovich
Maxine and Clark Depew	Tom Keiter	Jennifer Shuey
Mel DeYoung and Linda Littleton	Peter and Laura Kemper	Emily Smith
Polly and Jim Dunn	Suzanne Kerlin	Stephen and Michelle Smith
Joanne Feldman	Linda Kleindorfer	Sue and Ron Smith
Kelly Felix	Josh and Sarah Kollat	David and Kathryn Snowe
Ronald Filippelli and Sandra Stelts	Mark Lee and Tina Konrath	Thomas and Sara Songer
Karen Foard	Kellie Kosko	Tracy Spalvins
Vicki Fong and Greg Grieco	Mark and Theresa Lafer	Teri and Fritz Spence
Rachel Forbes	Lance and Diane Lehman	Lauren Steinberg
Robert and Magdalene Foster	Sally Lenker	David Stone and Nina Fellin
Chris and Lara Fowler	George and Annie Lesieutre	Lindsey and Jesse Torba
Lurene Frantz	James Levin and Andrea Commaker	Joan and Steve Turns
Maryam Frederick	Dina Liberatore	Nathan Vaughn
Miriam Freedman	Marooney Family	JoAnn Vautour
Anita Genger and Eric Boeldt	Virginia McAdoo	Morgan Wasikonis
Louis and Judy Geschwindner	Jonathan McVerry and Emily Reddy	Joel and Lorie Waters
Dennis Gioia and Judy Albrecht	Rebecca and Vilmos Misangyi	Lori Waters
John Golbeck and Carolyn Louise	Mark Morrison and Laura Reed-Morrisson	Mary Watson and Jerrold Maddox
Wilhelm	Hugh and Janyce Mose	Colin and Corinne Webster
Robert and Ann Graves	Marcy Murphy	Ben and Meredith Wideman
Linda Greenly and Derrill Finch	Lynn and Evan Myers	Elizabeth Wilkinson
Harley Grieco	Roxanna Nestlerode	Alice Wilson
Diana Griffith	Heidi Nicholas and Bruce Fleischer	Katherine and Stephen Yeaple



Board Changes

After volunteering as SCCLT Board Treasurer for eight years, Jay Hummer (back row, center) maxed out term limits and passed the torch to Kelly Felix (not pictured.) Thank you for your service, Jay. We will miss you!



Surprise event for Jay including two previous SCCLT treasurers – can you spot them?

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scclandtrust.org

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Board of Directors

Ben Wideman, President	Susan Chyczewski
Etta Habegger, VP	Joe Cortazzo
Kelly Felix, Treasurer	Peter Kemper
Tsultrim Datso, Secretary	Maureen Sentesy-Wagner
Marcelius Braxton	Matt Toms
Derek Canova	Colin Webster

Staff

Colleen Ritter, Executive Director

Tiffanie Cortazzo,
Marketing & Office Assistant

Jennifer Jourdan,
Outreach & Development Coordinator

Lorie Waters,
Real Estate & Stewardship Coordinator



And we welcomed borough-appointee Marcelius Braxton (left), and general members Susan Chyczewski (bottom left) and Maureen Sentesy Wagner (below) to the SCCLT Board.



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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

For Office Use:

3/2025

Check # _____ Date: ____/____/____ \$ _____

Posted: ____/____/____ New Cont. Letter: ____/____/____

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.