



# Welcome Home

A PUBLICATION OF THE STATE COLLEGE COMMUNITY LAND TRUST



Three New Households pg. 3



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25 Years of Homeownership pg. 7

## ALSO FEATURED THIS MONTH:

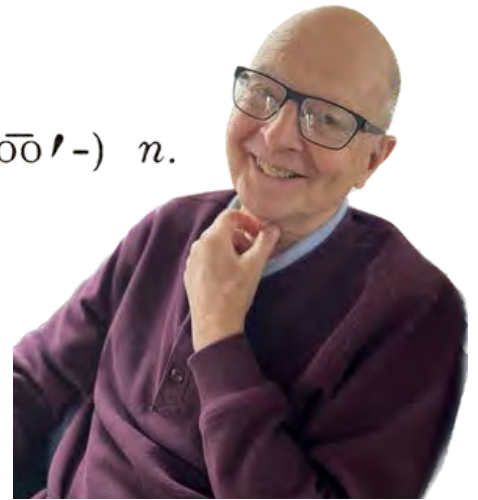
- ◆
- President's Message
- Property Updates
- In the Community
- With Gratitude

SAVE THE DATES  
Centre Gives May 8 & 9

## A MESSAGE FROM BOARD PRESIDENT, PETER KEMPER:

**per·pe·tu·i·ty** (pûr'pĭ-tōō'ĭ-tē, -tyōō'-) *n.*

I don't know when I first encountered the word "perpetuity," but it has stuck with me. Why, I don't know. Is it enjoying pronouncing its double "p" sounds? Is it the concept of something lasting forever? Whatever the cause, I have two legitimate reasons to use it at SCCLT.



When explaining that the Land Trust has 55 homes that provide a home for 144 people, it can sound rather modest, engendering this reaction, "That is not very many people." That is, until they realize that those 144 people have a home 365 days this year and for years to come. And, when they sell it, the sale will be at an affordable price to another low-to-moderate-income home buyer ... and so on **in perpetuity**.

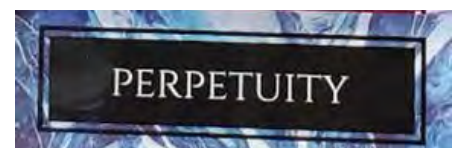
I also use "perpetuity" in a second context. Two years ago, Jerry and Jane Wettstone established an endowment to benefit SCCLT at the Centre Foundation. Following their lead, Vicki Fong and a group of donors she recruited established a second one. These endowments will help support SCCLT **in perpetuity**. By contributing to one of our endowments at [Centre Foundation](#) (814) 237-6229, your gift will support affordable housing in State College **in perpetuity**.

I must use it a lot--so much that our dedicated SCCLT staff gave me a beautiful, custom paper weight that says simply, "PERPETUITY." I am looking at it gratefully as I write this letter.

Thank you for your support in changing people's lives **in perpetuity**.

Sincerely,

PETER KEMPER



# Welcome Three New SCCLT Households!

In the first three months of 2024, we have welcomed three new homebuyers bringing our total households served to 81. With two additional sales agreements signed recently, we're setting SCCLT records! The University Drive duplex will be fully occupied by the end of April. Thank you to everyone who makes this meaningful work possible.



*"Homeownership to us means a place to gather, Friday pizza and movie nights, lazy Sunday mornings with our kids deep in play, holiday visits with extended family and friends. We are so grateful to call this space ours." SCCLT Homeowner*

Save the Date

May 18

2-6 p.m.



**Celebrate World CLT Day!  
SCCLT fundraiser by  
Leadership Centre County  
Class of 2024 Junto  
at Boal City Brewing**

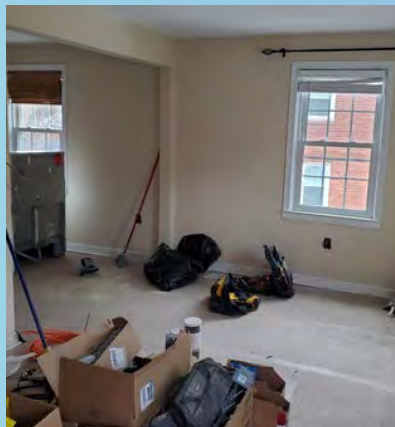
**Music, Food & Raffle**

# Property Updates

## Center Lane

Rehab is underway at our newest property! We were excited to acquire another WWII-era brick duplex in August, and the new owners will be closing on the home later this month.

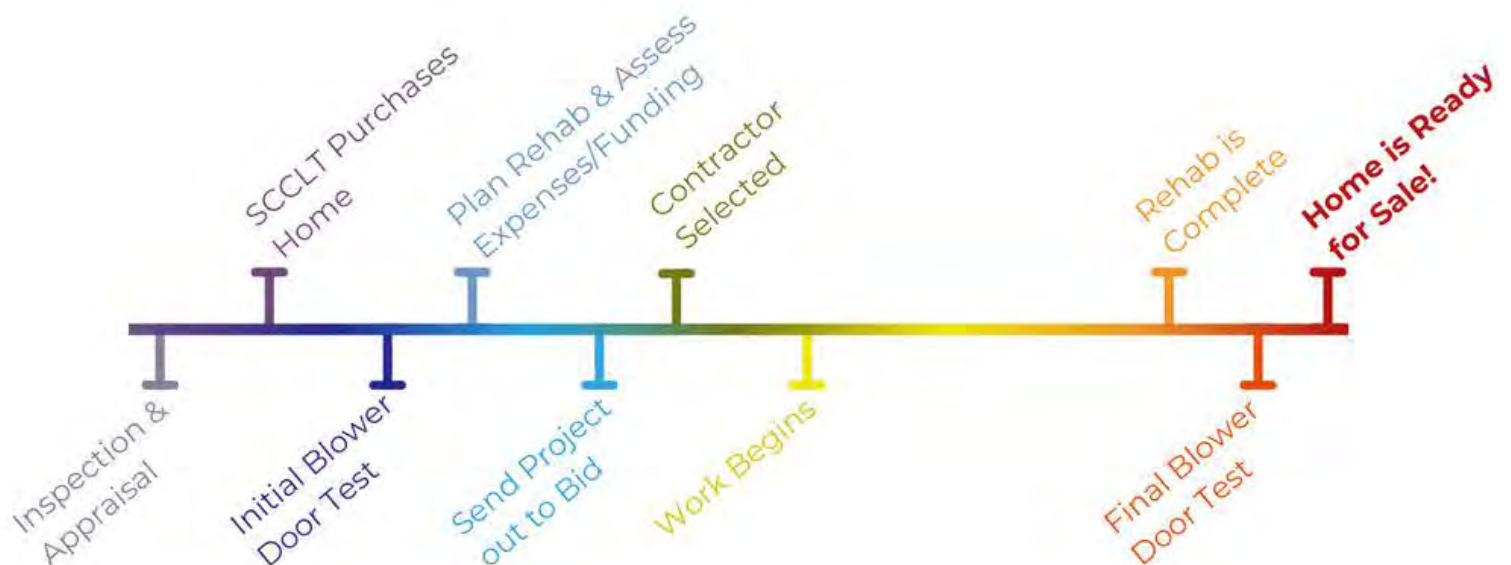
The homes have great bones, and this unit in particular is very charming with original wood floors, a beautiful backyard garden and finished basement rec room. Rehab work includes lead paint removal, upgraded wiring and electrical panel, reconfiguring the kitchen to add counter/cabinet space, attic insulation, and a new heat pump water heater. We also service HVAC, test for asbestos, and make any code-required updates (like new porch railings) when we rehab a home. All the charm of a 1940s home, with the modern updates to ensure that the home is safe, more energy efficient, and comfortable for years to come!



Centre Lane Renovation

## Property Timeline

Here's the typical SCCLT process for purchasing, rehabbing and selling a Forever Home.



# In the Community



Annual meeting included thanking Vicki Fong (left) who reached the maximum nine years of service on the Board. She has been impressively committed and hardworking. Her departure from will leave a large hole. We are grateful for her continued volunteering on the Outreach & Development committee.

## University Drive Open House



Over 130 community members attended the Ribbon Cutting and Open House, touring the University Drive Duplex - the first multifamily Passive House retrofit in Pennsylvania and the second in the nation.



Downtown Improvement District  
Enchanted Forest



Gimme Shelter fundraiser



CCUW 2023 Campaign Celebration

# With Gratitude

The Annual Campaign raised \$13,790 for the Emergency Repair Fund thanks to 39 donors. We also received a \$2500 grant from the Ed & Charlene Friedman Fund at Centre Foundation to help seed this new loan for SCCLT homeowners. Thanks to everyone who supported us in 2023. We don't do it alone!



*Cathi Alloway  
Amazon Smiles  
Carol Anderson  
Linda Arble  
Arize Federal Credit Union  
Amy Bader  
Rich and Kathy Barrickman  
Jay Bartlett  
Russell Barton and Robin Holliday  
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Ian Boswell  
Alfred Bradley  
David and Laura Brown  
Suzanne Bruening  
Centre County Commissioners  
Centre County United Way  
Centre Foundation  
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Donna Conway  
Thomas and Kristen Coombs  
Douglas Cowen  
Tyler and Jennifer Dare  
Tsultrim Datso  
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Helen Dempsey  
Jim and Polly Dunn  
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Rachel Fawcett  
Joanne Feldman  
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FNB Corporation  
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Robert and Magdalene Foster  
Thomas Fountaine  
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Lurene Frantz  
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Dennis Gioia and Judy Albrecht  
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Linda Greenly and Derrill Finch  
Diana Griffith  
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Jason Grottini and Anna Kochersperger*

*Mieke Haeck and Ezra Nanes  
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James Levin and Andrea Commaker  
Dina Liberatore  
M&T Charitable Foundation  
Janet Magner  
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Mary McLaughlin  
Mel Meder  
Rebecca and Vilmos Misangyi  
Mark Morrison and Laura Reed-Morrison  
Hugh and Janyce Mose  
Kostas Moutevelis  
Katsu Muramoto and Anna Childe  
Andrea and Chris Murrell  
Lynn and Evan Myers  
Network for Good  
Heidi Nicholas and Bruce Fleischer*

*Joseph and Marian OLeary  
Rabbi Ostrich  
Robert and Ann Pangborn  
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Susan Perry  
Becky and Steve Powell  
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Spikes Baseball  
Jennifer Stahl  
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Dana Stuchul and Chris Uhl  
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JoAnn Vautour  
Walmart  
Morgan Wasikonis  
Joel and Lorie Waters  
Mary Watson and Jerrold Maddox  
H. Alan and Marjorie Weisel  
Eric and Nina White  
Elizabeth Wilkinson  
Alice Wilson  
Mark and Mary Wilson*



# Celebrating 25 Years of Homeownership



On May 14, the first SCCLT homeowner will celebrate the 25th anniversary of buying her house. Sarah and her son moved from a 450 sq. ft apartment into their home in 1999. "Although I was the least likely child in my family to buy a house because I had the lowest income, I was the first to buy a house with the help of the SCCLT," she said with a laugh. "SCCLT is an amazing program for people who wouldn't be able to live in the Borough. I like being here because it's close to shopping, theaters, the university. It's a very diverse area."

Sarah's family came to State College in 1967, and she attended College Heights Elementary, Radio Park, Park Forest Junior High and State High. After taking a few classes at PSU, Sarah lived in Allentown, Connecticut and Philadelphia. She taught herself computer programs and worked for several pharmaceutical companies. Later as a computer graphics designer, she moved back to State College and rented a small office downtown for \$100/month. The room next door just happened to be the first SCCLT office.

Sarah's home is two blocks from the house she grew up in. "The next-door neighbors used to make hoagies on my mom's counter for my brother's Boy Scout troop." Having her parents down the street, especially when her son was little, and knowing the neighbors, she is grateful for the support and lifelong friendships. Her son had medical issues that kept him in and out of hospitals from birth to 15, and she has survived a head on car crash, a disabling injury six years later, and more recently, brain surgery. Having a community of friends and family to lean on has helped.

With a grant, she updated her bathroom and added ramps for accessibility; a friend arranged for new railings. Other friends, ranging in age from 9 to 65, painted the front of her house last August and plan to finish the back this spring. Her dad told her that she should write a book, "How to live on social security and remodel your house." Sarah joyfully recounted the frugal and creative ways she has made the SCCLT house a home, from her kitchen to the back patio. When asked about her favorite part of the house, the fireplace came to her mind. "When I moved in, it was just a regular brown shelf with a brick hearth and plain trim. I found a surround and mantle from ReStore and covered it with marble and little square tiles from the \$1 discount bin at Lowe's. Friends came over and painted and helped install it. I like the way it looks; it showcases special things, a certificate honoring my mother's influence with Strawberry Fields, dad's Navy picture, mementos I've collected over the years like shamrocks from Ireland."

Her advice to applicants: "Be patient with the process.

Once you get through and in your home, it's a great feeling to own your space. Live in the house for at least six months, see what works, and then make it yours. It was worth all the nuts and bolts I had to go through. My son and I love living here and experiencing all it has had to offer."

## State College Community Land Trust

1315 S. Allen St., Suite 306

State College, PA 16801

Phone: 814-867-0656

[scclandtrust.org](http://scclandtrust.org)

[f @StateCollegeCommunityLandTrust](https://www.facebook.com/StateCollegeCommunityLandTrust)

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**Return Service Requested**



Chamber of Business and Industry of Centre County (CBICC)  
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: 3/2024  
Check # \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_ \$ \_\_\_\_\_  
Posted: \_\_\_\_/\_\_\_\_/\_\_\_\_ New    Cont.    Letter: \_\_\_\_/\_\_\_\_/\_\_\_\_