

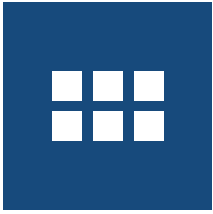
2010 Annual Update



Community Development Collaborative
of Greater Columbus

Funding Partners

City of Columbus	Franklin County
Chase	Huntington Bank
The Columbus Foundation	PNC Bank
Enterprise Community Partners	Ohio Capital Corporation for Housing
Fifth Third Bank	United Way of Central Ohio



The threefold mission of the Collaborative is to:

- Strengthen the capacity of Community Development Corporations (CDCs) to serve as leaders in neighborhood revitalization initiatives that meet community needs in a way that measurably improves residents' quality of life;
- Stimulate system, development and change resulting in strong, durable CDCs capable of accomplishing specific demonstrable and significant objectives in the areas of affordable housing, economic development, community safety and other aspects of community building; and
- Promote the community development industry as an effective vehicle for transforming Columbus' distressed neighborhoods into vibrant, sustainable communities.



**Community Development Collaborative
of Greater Columbus**

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Kim Stands
Board Chair



Steven D. Gladman, CAE
Executive Director

A LETTER TO OUR PARTNERS:

The Community Development Collaborative of Greater Columbus (Collaborative) is dedicated to strengthening the capacity of Community Development Corporations (CDCs) and Community Housing Development Organizations (CHDOs), developing affordable housing opportunities and pursuing neighborhood revitalization initiatives. Since 1992, the Collaborative has pursued this mission by providing operating dollars, training, and technical assistance to the diverse group of CDCs that serve Columbus and Franklin County.

The Collaborative is especially proud of the accomplishments of our partner CDCs. They have displayed a continued ability to take the pulse of the community, accurately meeting the needs of the residents of the specific areas they serve. In 2010 the Collaborative CDCs continued to preserve, develop and rehabilitate affordable housing units.

In the spirit of continuous improvement, the CDCs have begun incorporating green and accessibility features into both for-sale and rental housing units using Neighborhood Stabilization Program funding from the City of Columbus and Franklin County. All units will meet AWARE building standards developed by the City and County. AWARE, modelled after the Enterprise Green Communities criteria, is a performance standard for providing housing that is healthy, accessible, and environmentally friendly. Homes that meet the AWARE standards, matched with resource-conscious behaviors in the home, can lead to more efficient energy use and lower utility bills.

The Collaborative recognizes the importance of partnerships and understands neighborhood revitalization is a goal that can only be accomplished with the hands of many. A few of the successes of our partners are highlighted in this report side by side with the stories of the people who are the embodiment of our vision.

As housing needs change, the Collaborative will continue to provide support to its CDC partners to identify initiatives and programs that will foster the Collaborative's mission.

We would like to thank all the Collaborative members and our partners for their continual commitment to bettering our neighborhoods.

Handwritten signature of Kim Stands in black ink.

Handwritten signature of Steven D. Gladman in black ink.



COMMUNITY DEVELOPMENT FOR ALL PEOPLE

- Through a partnership with the Healthy Neighborhoods Healthy Families Realty Collaborative, 11 housing units were substantially rehabilitated, 2 of which sold.
- 19 home repair projects were completed. \$345,000 was awarded from the United Way for this 3-year investment project.
- With a Habitat for Humanity partnership, 8 new housing units were developed and sold on the near south side.
- Community Development For All People (CD4AP) led the effort to create the Charitable Pharmacy for people who are unable to afford prescribed medication which opened in March 2010. By the end of 2010 the pharmacy had 781 patients and had filled 9295 prescriptions with an estimated retail value of \$743,600.
- The Mt. Carmel Health Station continued operating at the CD4AP building and expanded its operating hours from 2 to 5 days per week.
- On January 27th, 2010 CD4AP celebrated the 11th anniversary of the Free Store. Since it's inception over 100,000 people have benefitted from \$12 million worth of donated items collected. In 2010 the Free Store gave away \$2 million in clothing and household items.
- The Hospitality Center served 3 meals weekly to over 500 people. Every Tuesday the Hospitality Center distributes fresh produce from the Ohio Food Bank to the Free Store members, over 550 families are served per month.

FRANKLINTON DEVELOPMENT ASSOCIATION

- Franklinton Development Association (FDA) closed on the financing for Boulevard Homes, a project in partnership with NRP Group of Cleveland and began construction on 25 units of lease-purchase housing.
- FDA conducted pre-development activities for Lucas Homes, a Neighborhood Stabilization Program (NSP) rental project using City of Columbus Land Bank properties.
- FDA continued activities to orchestrate the emergence of a new neighborhood on the near west side with the Iron Horse Yard Project. This project will be a mixed-use affordable housing development targeted to Columbus' creative market.
- Developed and sold two substantially rehabilitated homes in Franklinton using various grant sources.
- The revitalization of 937 West Broad Street moved forward. This project is a mixed-use development consisting of retail space and four rental units on the 2nd floor of the building. FDA was able to secure a commitment of \$250,000 in CHDO money from the City to subsidize the construction of the rental units.
- With funding from the United Way, FDA was able to hire an Economic Impact Manager (EIM) to begin the establishment of a Special Improvement District (SID) on West Broad Street. The EIM will also serve on a contract basis as Executive Director of the Franklinton Board of Trade and will work with the business community to create a SID.



GREATER LINDEN DEVELOPMENT CORPORATION

- Partnered with Habitat for Humanity on 1394 Briarwood, a single-family new-build home.
- Continued refining the Linden Village initiative, targeting housing and transformational community redevelopment in an area surrounding Linden McKinley STEM Academy on Duxberry. Greater Linden Development Corporation conducted several partner and resident meetings to establish relationships, disseminate information, and gather feedback and input.
- Offered nine series of the H.O.M.E. Buyer Education program serving 94 participants and graduating 78 (83.0%) who successfully completed all of the class requirements.
- Confirmed that 25 HOME graduates from 2010 and prior years (representing 22 families) closed on the purchase of homes in 2010.
- Conducted financial literacy training for 44 registered participants, graduating 33 (75%).
- Completed a foreclosure prevention program helping homeowners to avoid foreclosure through work-out plans or funds to become current on taxes or mortgage payments.
- Hosted 4 Linden McKinley STEM Academy students for an 8-week summer employment program.

HOMES ON THE HILL CDC

- Began construction on 4 units for the Westland Area Scattered Site Project.
- Neighborhood Stabilization Program 2 (NSP2) funds were approved by the County to develop 3 rehabbed houses in the Westland Area.
- Completed site selection and began construction on Hilltop Homes. This project located in the Central Hilltop will result in 30 substantially rehabilitated or newly constructed housing units.
- Housing counseling served the following number of people: Pre-purchase-292; Post-Purchase-51; Foreclosure Prevention- 521 Homeowners.
- 2010 Home Rescue Fair in partnership with the National Council of La Raza- 95 Households served.
- Participated in community meetings to plan for casino related development.

MIRACIT DEVELOPMENT CORPORATION

- MiraCit received the 2010 Community Champion Award from the Finance Fund which is presented annually to individuals who have exhibited extraordinary service to their community. Awardees demonstrate innovation, initiative, commitment and perseverance in directing benefits to help Ohio's low income communities.
- Completed construction on the North Central Village Senior Apartments in partnership with the NRP Group of Cleveland. Located on the former site of a blighted trailer park, this project resulted in the development of 74 newly constructed housing units.
- Continued construction and renovation for the Faith Center International (FCI) Plaza and Market Place, which will result in 46,000 square feet of rehabilitated commercial space. Funding for this project was provided by the U.S. Department of Health and Human Services, Ohio Department of Development and the Ohio Community Development Finance Fund.
- Conducted the 17th Annual Autumnfest at Mock Park. Autumnfest is an annual community celebration with food, musical entertainment, sporting events and a neighborhood town meeting. The festival is held to help foster community unity and garner support for MiraCit's revitalization activities.



MARILYN KOHR
SOUTHSIDE HOMEOWNER AND
CHURCH FOR ALL PEOPLE VOLUNTEER

Marilyn Kohr has been a resident of the Southside for the past eight years. Previous to that, Marilyn was going through a difficult period in her life searching for both stable employment and affordable pet friendly housing. It seemed that these goals were unattainable. Luckily, Marilyn’s friend Donita was employed by Community Development For All People (CD4AP). Donita introduced Marilyn to Church for All People and their faith-based neighborhood ministry, as well as CD4AP. This introduction changed Marilyn’s life.

In 2003, Marilyn moved to CD4AP’s transitional housing and at the same time became an active member of the church by participating in evening community events. At one such event, Rev. John Edgar gave a sermon about Ezekiel’s vision at the valley of dry bones which helped Marilyn understand CD4AP’s mission.

Up until that point, Marilyn had been happy renting and buying a home hadn’t crossed her mind. “I attended events to talk about homeownership and even helped build 14 homes, but had never considered buying my own home....I didn’t know I would be able to” Marilyn says. Her perspective was changed when CD4AP’s Housing Specialist, Margaret Madison told Marilyn that she met the income guidelines necessary to purchase a house that was available on the Southside.

Today, Marilyn is a proud homeowner and was able to secure full-time employment as a PEER (Peers, Enriching, Each others, Recovery) Support Specialist. On Wednesday evening’s she volunteers with her church as a counselor in their Substance Abuse Recovery ministry.



Marilyn is a strong believer in the faith-based mission of CD4AP and is a witness to the difference they are making in the community. “They follow God’s pattern of work in the word and are able to progress by trying new things.”

Marilyn offers the following advice for those who want to make a difference in their communities, “You don’t have to have everything planned out. Just have a starting point and a purpose. The process will reveal itself along the way. Live and lead by example and your plan will evolve.”

Marilyn has enjoyed living on the Southside. “My home is close to amenities, our church and there is a strong sense of community. I know that this is a neighborhood in transition, but the Southside is a nice place to live and the impact of CD4AP’s work is visible. “



**CASSIE LEWIS, BRIAN AND
AMELIA TRAVIS
HOMEOWNERS ON
MARTIN AVENUE**

Cassie Lewis and Brian Travis, along with 8 month old baby Amelia became residents of Franklinton in 2010. When asked, “Why Franklinton?” Cassie responded, “Because we were expecting our first child and we were looking for a lower cost of living in a neighborhood that was still decent and safe. We bought our house from the Franklinton Development Association (FDA) who I see making a difference by providing nice rehabilitated homes and first-time home buying assistance. FDA makes moving to Franklinton even more attractive.” Prior to moving to Franklinton Cassie and Brian lived in Clintonville.



Cassie works at a local downtown eatery, and Brian works as a shipper at a local business. Both are also members of the growing creative class now making the decision to call Franklinton home. “We are both local musicians and I am also a photographer. This past June my band lent it’s time to the Go West music and art festival in Franklinton,” Cassie says.

When asked what else they like about living in Franklinton, Cassie explained, “What I like most is that we are just five minutes from downtown and the fact that we were able to buy a nice house for cheaper than renting. As a result I have been able to stay home with our baby for the most part, and I feel really grateful for that.”

Both Cassie and Brian agree that the biggest misconception about Franklinton is its negative image.

“I don’t like that it is called ‘The Bottoms’ by some people. I think there is a misconception that downtown and surrounding neighborhoods overall are dirty, poor, and unsafe. There are great restaurants in Franklinton, annual art and music events such as Go West and Urban Scrawl and we are right around the corner from the Franklinton branch library. Although we would really like to see a good grocery store in the neighborhood, The Franklinton Gardens produce stand is really great.”

“I think we’re starting to see things turn around with help from the FDA. The neighborhood is improving, albeit gradually. When I walk around, I see the houses getting renovated. I think it helps that the Mayor and the city are getting involved.” Cassie concluded, “We are interested to see what will happen with the area over on Rich Street that they want to turn into artist residences. “





DARYL HENNESSY
HOTH BOARD CHAIR

Daryl has been a volunteer with Homes On The Hill, CDC (HOTH) for the past fifteen years and has served as Board Chair for the past four years. When asked about his tenure with HOTH, Daryl says, “I am a board member because I believe that HOTH is a good, strong organization that is making an impact in the Central Hilltop and neighboring townships.” Daryl began his work with HOTH when he was asked to volunteer as a housing counselor. He went on to pilot HOTH’s first homebuyer counseling program, which continues to this day and has since grown considerably.

In 2010, HOTH was able to serve three hundred forty-three (343) people with their pre and post purchase programs and over 500 families with their Foreclosure Prevention program.

“I am a firm believer that stable housing is imperative for Central Hilltop residents to have a vested interest in their community. It is integral to the long term sustainability of our neighborhoods.”

“Our biggest challenge for HOTH is consistent funding,” Daryl notes. “A few years ago, we were making great progress... we have experienced some setbacks due to the economic downturn, foreclosures and absentee landlords. Nonetheless, HOTH is still dedicated to improving the housing stock and stabilizing our neighborhoods.”

“If HOTH is not working to improve the Central Hilltop, who will?” Daryl added. “We are staying in the central core and connected to our neighborhood in a meaningful way.”



**MASHELLE GLADNEY
GREATER LINDEN DEVELOPMENT
CORPORATION
HOUSING COUNSELOR**

Mashelle has served as an instructor for Greater Linden Development Corporation’s (GLDC) homebuyer education, financial literacy and foreclosure prevention programs since 2007. “I work for the Ohio Housing Finance Agency as a Housing Analyst by day and as a housing counselor in the evenings. My days are often long and the work can be taxing, but it’s definitely rewarding. At GLDC we have four core dedicated staff members and a host of volunteers. But still, there’s so much work left to do in Linden.”

In addition to their financial literacy programs, GLDC is taking a lead role in the revitalization of the housing stock in the Linden area with a focus on the area surrounding the new Science Technology Education and Math (STEM) Academy. “We need improved housing stock. Battelle and OSU have invested over \$30M in the new STEM school and now we have to do something about providing quality housing options in Linden Villages because people want to stay in the neighborhood.”

We are looking forward to partnering with the schools to create different programs for the youth, including financial literacy, but the challenge is always funding for our programs.”

When asked what the best thing about working for GLDC is, Mashelle says, “What I love about my job is the fact that we form real connections with the people that attend our sessions. The highlight of my day is when I know that I’ve been able to make a difference in someone’s life. That I’ve helped someone who was struggling to keep their home or was working toward buying their first home. I get to attend the closings and witness the joy and pride on their faces when they receive the keys to their new home. We laugh together and cry together.” Mashelle adds, “I think we are doing something right.”





DANIEL AND CYNTHIA TUCKER RESIDENTS AT NORTH CENTRAL VILLAGE SENIOR APARTMENT HOMES

Daniel and Cynthia Tucker are residents of the North Central Village Senior Apartment Homes and members of the Living Faith Apostolic Church. The Tucker's had lived in the Mock Road area since 1998, when as empty nesters, they decided to downsize to a smaller home.

The Tuckers heard about the North Central Village development and were excited about the opportunity of becoming residents. They followed the project from the groundbreaking to the ribbon cutting and witnessed the transformation of the former trailer court into a vital housing development.

"If you could see what this place used to look like!" Cynthia says.

Daniel describes the units at North Central as "well built, spacious and attractive. We now have a two bedroom home with a garage and without all the upkeep!"

"People might not be able to live in the suburbs, but they deserve to have choices and a nice place to live too." Cynthia adds.

The neighborhood has blossomed because of MiraCit's work. People started fixing up their yard, and there is now pride in the community. MiraCit has drawn in people who want to get involved and make a difference. The Tuckers volunteer at their church and every year at MiraCit's Autumn fest, a community festival with food, music and other entertainment.

"MiraCit has allowed people to get involved and witness change. The impact is visible. They are an anchor of the community. Thank you MiraCit for your commitment to rebuilding the inner city!"



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(Board Chair)

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City of Columbus*



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*Vice President
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