



Community Development Collaborative
of Greater Columbus

2011 Annual Update

Funding Partners

City of Columbus

Chase

The Columbus Foundation

Enterprise Community Partners

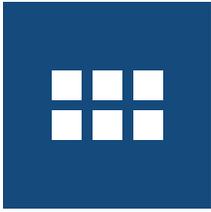
Fifth Third Bank

Franklin County

PNC Bank

Ohio Capital Corporation for Housing

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**

CONTENTS

A Letter To Our Partners	1
Collaborative 2011 CDC Activity Highlights	
• Community Development For All People	2
• Franklinton Development Association	3
• Homes on the Hill, CDC	3
• Greater Linden Development Corporation	4
• MiraCit Development Corporation	4
Community Development Collaborative Board of Trustees	5



Kim Stands
Board Chair



Steven D. Gladman, CAE
Executive Director

A LETTER TO OUR PARTNERS:

Community Development Corporations (CDCs) that receive funding and technical assistance from the Community Development Collaborative of Greater Columbus (Collaborative) were actively working in 2011 to help transform neighborhoods in Columbus and Franklin County.

The accomplishments of our CDCs could not have been achieved without the support and commitment from the Collaborative Board of Trustees, the Affordable Housing Trust for Columbus and Franklin County, and other partners working with our CDCs.

Highlights from the work of the CDCs showcase how quality technical assistance and key partnerships achieve the development of new affordable housing (both rental and homeownership) that impacts individuals, families and neighborhoods. Much of the work of the CDCs this past year was supported by the City of Columbus and Franklin County's allocation of Neighborhood Stabilization Program (NSP) funds. These funds were awarded from the U.S. Department of Housing and Urban Development to specifically acquire, redevelop and demolish vacant and abandoned properties. The City and County also coupled the NSP funds with the AWARE green building standards to ensure that construction is built to a performance standard that enables healthy, accessible and environmentally friendly housing.

We greatly appreciate investments in Columbus and Franklin County neighborhoods and look forward to continued success and neighborhood transformations to attract and retain residents and businesses.

Handwritten signature of Kim Stands in black ink.

Handwritten signature of Steven D. Gladman in black ink.

COLLABORATIVE 2011 CDC ACTIVITY HIGHLIGHTS

Showcased in this update are 2011 highlights of projects completed by five local Community Development Corporations (CDCs): Community Development for All People, Franklinton Development Association, Greater Linden Development Corporation, Homes on the Hill CDC and MiraCit Development Corporation. Each was awarded grant funds by the Community Development Collaborative of Greater Columbus (Collaborative) to provide operating support to increase organizational capacity.

The development of affordable housing and the promotion of partnerships with other community development stakeholders are essential to the activities and initiatives of our CDCs. Affordable housing development consists of the rehabilitation and new construction of single-family homes and multifamily rental housing units for low and moderate income households. Through the development of affordable housing, our CDCs continue to make a tremendous impact in Columbus neighborhoods. Partnerships further enhance the impact of the work completed by our CDCs by leveraging limited financial and organizational resources to complete community development activities.

Each CDC is featured highlighting the work they've completed to help accomplish the Collaborative's mission of transforming distressed neighborhoods into vibrant, sustainable areas that attract and retain residents and businesses within Columbus and Franklin County.

The achievements of our CDCs could not have been realized without the support and commitment from the Collaborative Board of Trustees, the Affordable Housing Trust for Columbus and Franklin County, and other partners. We greatly appreciate the dedication to investment in our neighborhoods and look forward to continued success.

COMMUNITY DEVELOPMENT FOR ALL PEOPLE

Community Development for All People works to improve the economic, social and spiritual quality of life for residents of the South side. This community development corporation is bringing excitement to the area that it serves through its subsidiary, Healthy Neighborhoods Healthy Families Realty (HNHF).

HNHF was formed through a partnership with the City of Columbus, United Way of Central Ohio and Nationwide Children's Hospital. HNHF will rehabilitate and repair homes within a 38 block area to the immediate south and east of the Nationwide Children's Hospital main campus.

Funding provided by the partnership enabled HNHF to complete the construction and rehabilitation of ten homes and exterior repairs on twelve properties. HNHF closed out 2011 successfully by selling twelve of its current and previously completed homeownership units. These properties were completed in accordance with the City of Columbus and Franklin County's AWARE Manual. The AWARE Manual provides green and universal design standards for energy efficiency in residential construction. The excitement of HNHF's work is captured below as a Near South Side resident for more than 30 years, shares the magnitude of the exterior repair grant program on her home:

"I was getting extremely frustrated with all the things that needed to be done," she explained about her situation before receiving one of the home repair grants provided by the Healthy Neighborhoods, Healthy Families Realty Collaborative. "It absolutely changed the quality of my life!" she said happily. "I am so excited about all the repairs and improvements they've been making. My house has a new roof, new siding, new windows, a new security door and railings. Someone is coming soon to plant bushes and put in flower boxes. And it's not just my home, it's happening all over the neighborhood!"

This enthusiasm persists on the South Side as Community Development for All People continues to provide affordable housing for its residents.



Healthy Neighborhoods Healthy Families Realty

FRANKLINTON DEVELOPMENT ASSOCIATION

Franklinton Development Association (FDA) has made significant advances and improvements to the housing stock in Franklinton as well as re-branding the area formerly known as “The Bottoms.”

Named after the green, tree lined, boulevards which attract and retain new residents to the area, Boulevard Homes is a 40-unit, lease-purchase, single family project consisting of houses that were substantially rehabilitated or newly constructed. These three and four bedroom homes are located on several streets in Franklinton including West Park Avenue and Dakota Avenue. This Low Income Housing Tax Credit development project was created in partnership with the NRP Group, Inc. In addition to tax credit funding, Boulevard Homes also received Neighborhood Stabilization Program (NSP) funds from the City of Columbus and State of Ohio. All of the properties were fully leased in 2011.

Another NSP homeownership project developed by FDA is Edwards Homes. The houses, located on Martin Avenue, consist of four homeownership units; one new construction and three rehabs. Construction began on Edwards Homes in late summer 2011 and has since been completed. The homes have been appraised at over \$100,000. Previously, comparable houses were appraised at \$60,000. The increase will boost property values of surrounding homes and improve the housing market in Franklinton.



Edwards Homes

As a result of the housing improvements on Dakota, West Park and Martin, some residents have begun referring to the neighborhood once derisively known as “The Bottoms” as (the considerably more complimentary) “Franklinton Heights.” Franklinton Development Association continues to work with its partners to increase and improve the housing stock in Franklinton in hopes of attracting more residents with the same kind of enthusiasm to the neighborhood.

HOMES ON THE HILL CDC

Homes on the Hill CDC (HOTH) works to achieve its mission to provide decent, affordable housing and help strengthen their neighborhoods. HOTH advanced this mission in 2011 through the completion of several homeownership and rental housing projects.

Hilltop Homes is a 30-unit lease purchase scattered site project that was awarded more than \$6 million in Neighborhood Stabilization Program funds from the State of Ohio and the City of Columbus. The project consists of 20 previously foreclosed and vacant properties that were rehabilitated and 10 new construction units located in the central Hilltop area. All of the units are occupied and management services are provided by Community Properties of Ohio. HOTH is also a Franklin County designated Community Housing Development Organization (CHDO). As a County CHDO, Homes on the Hill received additional funding to complete a five-unit NSP single-family homeownership project in the Westland area. Two of these homes have already sold.



Hilltop Area

As a HUD-approved counseling agency, HOTH’s counseling staff conducts a Homeownership Education program in English and Spanish. Counseling services provided in 2011 include:

- 191 potential homebuyers received pre purchase counseling
- 118 households completed a homebuyer workshop
- 40 households received post purchase counseling
- 226 homeowners received direct foreclosure counseling, and
- 237 homeowners completed a foreclosure prevention workshop

The development of affordable housing and counseling services will propel Homes on the Hill in achieving its mission to strengthen its neighborhoods.

GREATER LINDEN DEVELOPMENT CORPORATION

The northeast community known as Linden is serviced by Greater Linden Development Corporation (GLDC). In 2011, GLDC achieved many of the goals necessary to move them closer to fulfilling their mission of improving the quality of life in Linden through community building initiatives. GLDC is beginning to transition into independent affordable housing development with its Linden Village project that will contribute to their community building efforts.

Linden Village was awarded \$1.4 million in Neighborhood Stabilization Program (NSP) funds from the City of Columbus. This project is part of GLDC's strategic plan to attract investment over the next several years to the area. Linden Village will promote revitalization with the development of single-family homeownership units in an area contiguous to the newly-renovated high school, Linden McKinley Science, Technology, Engineering and Mathematics (STEM) Academy.

Phase I of Linden Village will consist of the rehabilitation of four properties; three gut rehabs and one new build. The properties will be renovated in accordance with the City of Columbus and Franklin County's AWARE Manual green and universal design standards.

A technical assistance contract was also awarded by Ohio Capital Corporation for Housing to GLDC to increase their capacity to fulfill the requirements associated with the NSP funded project. This contract enabled the engagement of a consultant, experienced in both affordable housing development and NSP projects, to assist GLDC in independently developing Linden Village.

MIRACIT DEVELOPMENT CORPORATION

MiraCit Development Corporation (MiraCit) spearheads affordable housing development and revitalization efforts in the Mock Road community in northeast Columbus. This community development corporation has vast experience completing affordable housing developments over the years.

In 2011, MiraCit engaged a consultant to assess and develop a strategic plan for the organization's expansion into asset and property management. Funding for the consultant was made possible through a U.S. Department of Housing and Urban Development (HUD) technical assistance grant obtained through the Ohio Capital Corporation for Housing. MiraCit will continue to evaluate its current portfolio of affordable housing developments and embark on other initiatives for the Mock Road community and its residents in the near future.



Linden Village Property

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BOARD OF TRUSTEES**

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