

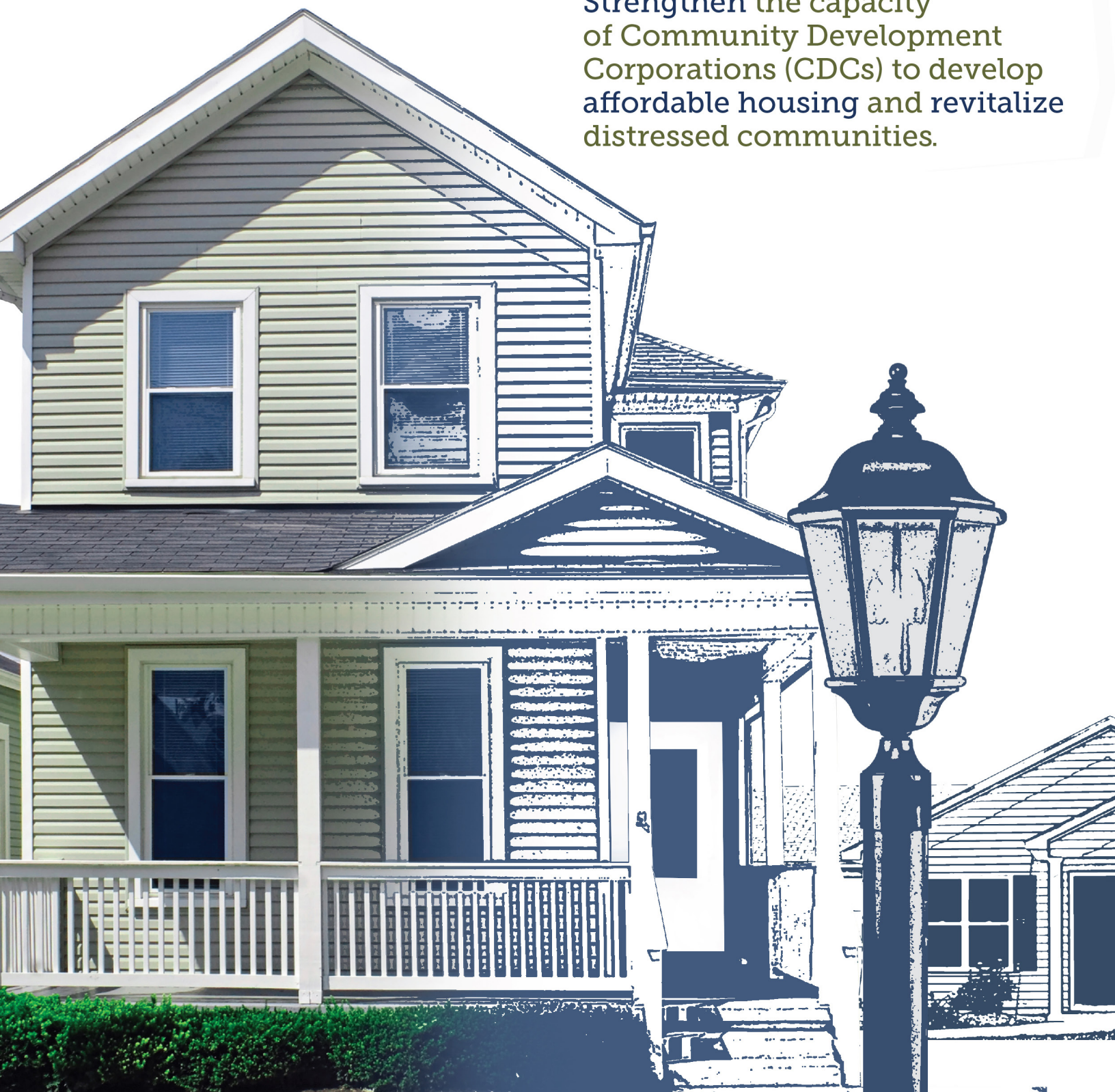
# 2016

*Annual Update*



Community Development Collaborative  
of Greater Columbus

Strengthen the capacity  
of Community Development  
Corporations (CDCs) to develop  
affordable housing and revitalize  
distressed communities.





# Letter to Our Partners

The Community Development Collaborative of Greater Columbus (Collaborative) is pleased to present our Annual Update to the community. Our 2016 Community Development Corporation (CDC) grantees include Community Development for All People, Franklinton Urban Empowerment Lab (formerly Franklinton Development Association), Gertrude Wood Community Foundation, and Homes on the Hill Community Development Corporation.

Included in this report you will find examples of how our CDC grantees are directly impacting the lives of Columbus and Franklin County residents. Some project highlights include 58 units of work-force housing on the South Side, an economic development strategy to attract new businesses to Franklinton, financial education workshops for neighborhood youth on the Hilltop, and a credit restoration program in Driving Park.

This past year, the Collaborative hosted several events that helped our CDC grantees build new partnerships, share development strategies amongst themselves, and explore development models from other CDCs across the state.

Looking forward to 2017, we know the road ahead will be challenging. In this period of political transition and uncertainty, the Collaborative remains steadfast in our commitment to community revitalization. On behalf of the Collaborative Board and Staff, we want to thank all of our community partners for their continued support. We are united in our efforts to improve the lives of people and seek to build a community that is more sustainable and prosperous for us all.



**Theresa Saelim**  
Board Chair



**Steven D. Gladman**  
Executive Director

A handwritten signature in white ink, appearing to read 'Theresa'.

A handwritten signature in white ink, appearing to read 'SD Gladman'.



# Collaborative 2016 CDC

## Activity Highlights

### Community Development for All People

Taylor Stewart recently purchased a home from Community Development for All People (CD4AP)'s Healthy Homes Healthy Neighborhoods program. Ms. Stewart, an OSU graduate and social worker, owns her own mental health agency. When Ms. Stewart started house hunting, she was drawn to the Southside for its affordability and proximity to downtown. She also just liked the neighborhood—residents working to improve the area and maintain diversity.

Ms. Stewart immediately became an active participant in her new community. She started attending the Southern Orchard Civic Association and became CD4AP's representative to the South Side Area Commission. She attends all the meetings and keeps her neighbors informed about all the activities going on in her community and any changes that affect them. What a gift Ms. Stewart is to our community.

*What a gift  
Ms. Stewart is  
to our community.*



# Collaborative 2016 CDC

## Activity Highlights

### Franklinton Urban Empowerment Lab (formerly Franklinton Development Association)

When asked what his newly purchased house from Franklinton Urban Empowerment Lab (FUEL) means to his family, Colin Morelock pointed to three words: Quality, affordable, and ownership.

Quality means a full size kitchen so they can cook at home much easier than before. Quality means well-insulated walls so their child can sleep comfortably because the walls next to his crib aren't cold to the touch. Quality means a fenced-in backyard so they can feel safe about their son playing outside.

Affordable means their monthly housing costs are now a small percentage of their gross income. Affordable means they can now begin to think about retirement savings and college savings for their child.

Ownership may mean the most. Ownership means simple things like having a cat and a dog without it costing extra each month; or having the freedom to paint their son's new room whatever color they want without having to ask a landlord for permission. Ownership means bigger things too. It means having skin in the game – a very



real stake in the future of Franklinton. It's why Mr. Morelock now proudly serves on FUEL's board and why he considers himself so fortunate to be an FUEL homeowner.



# Collaborative 2016 CDC

## Activity Highlights

### Gertrude Wood Community Foundation

For most of his adult life, Charles Peoples has dreamed of owning a home. As a long-time renter in the Driving Park area, his dream was simple: to own a two-bedroom home with a fenced-in backyard for his two dogs. Mr. Peoples took a step toward making his dream a reality when he contacted Gertrude Woods Community Foundation (GWCF) for assistance.

GWCF was able to match Mr. Peoples with a beautifully rehabbed yellow house that fit his needs. The home was leased to Mr. Peoples while he worked on rebuilding his credit through GWCF's 1 Home Credit Restoration Program. After completing the program and applying for a mortgage, Mr. Peoples was on track to close on the home in early 2017. Mr. Peoples recently stated, "the sky is the limit now that I can own my home and have good credit."



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# Collaborative 2016 CDC

## Activity Highlights



### Homes on the Hill CDC

Angela Tonik loves her new home. Ms. Tonik is a single mom, who worked for years to get her finances back in order while raising her now 19 year-old daughter. Ms. Tonik lived in a mobile home in Plain City for 8 years so her daughter could attend Alder High School. Once her daughter graduated, Ms. Tonik wanted a nice, real home in Columbus while continuing to support her daughter as a college student.

As soon as Ms. Tonik walked into the renovated HOTH house, she was sold. It was the perfect size for her two dogs, it had room for her home office and had enough space so that her daughter could feel at home during summers and holiday breaks. Ms. Tonik's dogs love their huge fenced-in yard, playing in it daily. Ms. Tonik thanks Homes on the Hill for all they have done, stating "my life is very blessed and I consider my home one of my many blessings."



# CDC Executive Directors

"With the support of the Collaborative, we are able to..."



"Pay the program staff and other administrative services that are essential for all of our housing development activities. In 2016, with the support of the Collaborative, Community Development for All People rehabbed vacant blighted homes for long term rental. We completed the gut rehabs of houses that were sold as owner occupied homes, and we sold new construction infill houses. We also are in the midst of construction of the Residences of Career Gateway - a tax credit project with 58 units and 2,500 square feet of job training space."

Reverend John Edgar, Executive Director  
Community Development for all People

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"Not only provide quality, efficient homes to new families in Franklinton, but we're actively able to help build new leaders."

Jack Storey, Executive Director  
Franklinton Urban Empowerment Lab

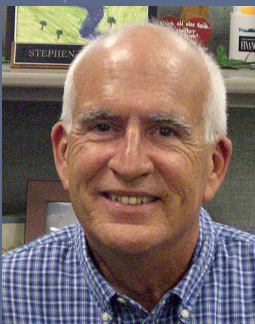
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"Develop affordable housing for low to moderate income families, enhance our operating systems and increase supportive housing services to prospective home buyers."

Elnora Jenkins, Executive Director  
Gertrude Wood Community Foundation

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"Continue to provide homeownership options to households in Franklin County. HOTH has used CHDO funds from the Franklin County Board of Commissioners to provide affordable housing in Prairie and Franklin Township, primarily through rehab of existing properties. The Collaborative's support of our housing development is critical to these efforts."

Stephen Torsell, Executive Director  
Homes on the Hill CDC



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of Greater Columbus

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