



Community Development Collaborative
of Greater Columbus



Annual Update

Community Development Collaborative of Greater Columbus



Collaborative Mission:

Strengthening the capacity of Community Development Corporations and Community Housing Development Organizations to develop affordable housing and revitalize distressed communities.

columbuscollaborative.org

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Dear Community Members and Partners,



The Community Development Collaborative of Greater Columbus is proud to share our 2024 Annual Update, highlighting the collective impact of our work and the community-based organizations we support. This past year, our Community Development Corporation (CDC) grantees—Community Development for All People, Franklinton Development Association, Franklinton Rising, Gertrude Wood Community Foundation, Homeport, and Homes on the Hill—have continued to serve as anchors of stability, hope, and transformation in the neighborhoods they call home.

These CDCs are more than affordable housing developers, they are crucial community assets. They deliver essential services, cultivate local leadership, and reinvest in neighborhoods that have too often been overlooked. From facilitating youth and family empowerment initiatives to building and preserving hundreds of affordable homes, their work addresses both the immediate and long-term needs of Columbus and Franklin County residents.



The Collaborative's funding is unique and vital because it provides operational support. These flexible dollars help CDCs build capacity, retain skilled staff, and remain responsive to emerging needs. In a time when consistent, unrestricted funding is increasingly rare, this type of support is foundational to their effectiveness.

As we reflect on the accomplishments of 2024 and look ahead to what's next, we remain deeply committed to strengthening the infrastructure of local CDCs. For more than 25 years, the Collaborative has worked to ensure that community-rooted organizations have the resources they need to lead neighborhood revitalization efforts from within.

Thank you to our funding partners, board members, and dedicated CDC leaders, past and present, who make this work possible. We invite you to read more about the meaningful progress being made and to stay engaged with us in supporting the people and places that define Greater Columbus.

Warmly,

Matthew Martin
Board Chair

Hope Paxson
Vice Chair

Our 2024 Impact

25+
Years

As a supporter, convener,
and connector

\$8M+

Administered in grant
funding for operating
support and housing
development

1,400

Created or Preserved
Units of Affordable
Housing

19+

CDC organizations
supported over lifetime

2024 CDC Grantees

The Collaborative was proud to provide support to the following CDCs in 2024:

Community
Development
for All People
(CD4AP)

Franklinton
Development
Association
(FDA)

Gertrude Wood
Community
Foundation
(GWCF)

Homeport

Homes
on the Hill
(HOTH)



At the conclusion of 2024, the CDCs are collectively in the process of rehabbing and/or constructing 267 housing units.



Community
Development
Collaborative
Updates



Community Development for All People

For over two decades, Community Development for All People (CD4AP) has been a beacon of hope and connection on the South Side of Columbus. Each December, its long-standing partnership with the United Methodist Free Store brings the beloved Christmas Shop to life. A joyful tradition that allows families to select new and gently used toys, hats, scarves, and gloves for their children. In 2024, more than 60 families experienced the warmth and dignity of this community-centered event.

That same spirit of compassion carries into the colder months through CD4AP's operation of the South Side Warming Center. In collaboration with the Community Shelter Board, the center provides 40 beds for individuals experiencing homelessness during the harsh winter season, offering safety, shelter, and a renewed sense of stability.

Reflecting on the power of these efforts, CD4AP shared,

The Collaborative grant consistently provides the opportunity for CD4AP to continue the various programs that help to foster community on the South Side of Columbus. As we always strive to get better at telling the story of the work we do and the impact it makes on the individual and collective lives of others, we are reminded that it is because of the generosity of such grant programs as the AHT that our work continues at higher capacity and greater impact each year.

Through partnerships, longstanding traditions, and an unwavering commitment to community, CD4AP continues to create spaces where all people are valued, supported, and empowered.





Franklinton Development Association

For more than 30 years, the Franklinton Development Association (FDA) has been a steady force for connection, opportunity, and empowerment on the West Side of Columbus. In 2024, FDA continued to build on that legacy through an impressive range of community-centered initiatives that blend direct support with long-term capacity building.

Through its Financial Life-Skills Program, FDA helped 113 individuals across 11 cohorts gain practical tools for budgeting, saving, and navigating financial systems empowering them to take meaningful steps toward financial stability. These classes, offered in partnership with organizations like The Refuge, Lower Lights Ministries, and Basecamp Recovery, reached participants from a range of backgrounds. Support from the City of Columbus, CDBG, and the PNC Foundation made it possible to expand this vital work into 2025, laying the groundwork for a strong start to the new year.

FDA also remained a trusted hub for community resource connections. Its stewardship of Franklinton.org and HilltopUSA.org has made vital information accessible to tens of thousands of neighbors. Two grassroots newsletters, launched and distributed in both neighborhoods, brought hyperlocal updates and stories directly into over 6,000 homes in 2024. Additionally, nine resource canvasses brought face-to-face support to more than 2,800 residents, demonstrating the organization's deep commitment to meeting people where they are.

On the grantmaking front, FDA successfully managed the West Side's Youth & Family Empowerment Grants, distributing funding to trusted neighborhood organizations like Lower Lights Ministries, Home for Families, and Franklinton Cycle Works. By channeling resources directly into the hands of those closest to the work, FDA is fueling a broader network of support for children and families.

As the organization reflects on a year of growth, they note,

The Operating Support and Housing Development Grant Program, traditionally the only operational grant funds FDA receives, plays an incredibly important role in stabilizing the overall sustainability of the organization. As a small organization, the ebbs and flows of project-based funding can cause significant administrative and financial burdens. This grant has served as a steady stabilizing factor in allowing this organization to continue to do the work that we have done to support the community of Franklinton since 1993.

From financial empowerment to grassroots communications and collaborative grantmaking, FDA's impact in 2024 reflects the strength and resilience of the community it serves and its continued role as a trusted advocate and partner on the West Side.





Gertrude Wood Community Foundation

In 2024, the Gertrude Wood Community Foundation (GWCF) took meaningful steps to launch its vision for a home repair program focused on the 43205 and 43206 zip codes. An initiative rooted in both neighborhood pride and the practical need to preserve housing stock for long-term residents. Though securing external funding proved challenging this year, GWCF made the intentional choice to invest its own resources to keep the effort moving forward, committing a minimum of \$1,000 toward initial repairs while actively pursuing additional support for 2025.



Thanks to a grant from the Affordable Housing Trust, GWCF was able to complete the installation of four new wooden fences and partially install two others. These small but significant improvements have already contributed to the visual vibrancy of the neighborhood. More than just beautification, these projects offered a valuable learning opportunity for the organization as it worked closely with contractors, developed formal contracts, and oversaw construction workflows for the first time.

Funding received from the Collaborative enabled GWCF to increase its experience level in working with contractors, writing contracts and overseeing workflow, resulting in a high-quality product.

With each new fence post set and each contractor relationship built, GWCF is laying the foundation for a sustainable and community-rooted home repair program that aims to preserve dignity, promote equity, and foster neighborhood stability for years to come.



Community Development Collaborative
of Greater Columbus

Since 1992,
*the Collaborative has been providing funding and technical
assistance to CDCs to assist in their efforts of transforming
Columbus' distressed neighborhoods into vibrant and
sustainable communities.*





homeport

Homeport

In 2024, Homeport continued its mission to build strong communities beyond bricks and mortar by investing in both the physical and social infrastructure that creates lasting stability for Central Ohio residents. From large-scale housing development to hyperlocal community care, Homeport's work this year reflected a deep commitment to neighborhood revitalization and resident well-being.



In the Milo-Grogan neighborhood, Homeport joined forces with the Milo-Grogan Non-Profit Organization to support a major community clean-up effort. On May 4th, 45 volunteers, representing churches, local businesses, construction companies, and city agencies, came together to beautify the neighborhood. With over \$20,000 in in-kind donations ranging from box lunches to mulch and landscaping supplies, volunteers planted greenery, painted benches, restored a basketball court, and sparked a renewed sense of pride and connection. Homeport's project manager for the Thornwood Commons renovation was on site to lend a hand, reinforcing the organization's place as a collaborative and invested community partner.

At the same time, Homeport's Resident Services Program expanded its health and wellness outreach, particularly for senior residents. Victorian Heritage was added to the monthly produce market circuit, ensuring fresh food access in senior communities. A new walking group, facilitated in partnership with At Home by High, gave residents a chance to stay active and connected every Monday morning. Meanwhile, wellness sessions led by Activists in Motion brought movement and joy twice a month.

These community-facing efforts were made possible in part by the Collaborative's operating support, which also helped sustain Homeport's robust real estate development pipeline. In 2024, Homeport's Real Estate Development Department managed eight multi-family developments financed through Low Income Housing Tax Credits (LIHTC), representing 560 units either under construction or newly completed 140 of which are projected to finish in 2025. The organization also successfully leveraged Collaborative support to secure additional resources from the City of Columbus, Franklin County, Delaware County, and multiple financial institutions.

Grant support from the Collaborative board helped sustain Homeport's development pipeline, enabling the construction and renovation of much-needed affordable housing for Central Ohio residents.





Homes on the Hill

In 2024, Homes on the Hill (HOTH) continued its mission of supporting families across Columbus’s West Side with a holistic approach to housing stability, access, and education. With a focus on increasing minority homeownership and preventing housing displacement, HOTH delivered impactful programs that met residents with compassion, expertise, and deep community connection.

A key area of focus was the pilot phase of the CredEvolv program, which aimed to increase pathways to homeownership for minority households. As the pilot concludes at the end of 2024, HOTH staff worked proactively to transition participating clients into their ongoing housing counseling services, ensuring continuity of support. These clients will continue to be tracked into 2025 to measure long-term outcomes in alignment with the program’s goals.

In response to growing community need, HOTH also hired a dedicated Housing Resource Specialist who provided individualized support to over 150 households. By offering emergency rental assistance applications, direct referrals, and strategic problem-solving, this position helped more than 100 families avoid eviction, remain stably housed, and improve their living conditions. In total, the families served through this initiative secured over \$500,000 in emergency rental assistance.

HOTH also expanded its partnership with Lower Lights Ministries, meeting with staff and touring their new childhood enrichment center on Sullivant Avenue. Plans are in place to strengthen this collaboration in 2025, including integrating financial counseling services for families participating in enrichment programs helping parents build a stable foundation for long-term success.

This year’s work was underpinned by operating support from the Collaborative, which HOTH credits with advancing both housing development and community engagement efforts. As the organization shared,

The Collaborative grants have assisted in providing funding for the development of housing and additional community activities... This included presentations to the area commission, support for events such as Neighborhood Night Out, and various housing counseling activities. The grant also supports a portion of the executive director’s time, which is spent working with various community groups to create and support effective housing programs.

From new designs for homeownership to emergency assistance and partnerships that center families, Homes on the Hill remains a trusted neighborhood leader, creating lasting housing solutions grounded in equity and resilience.



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The Columbus Foundation



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Vice Chair
Central Ohio Community
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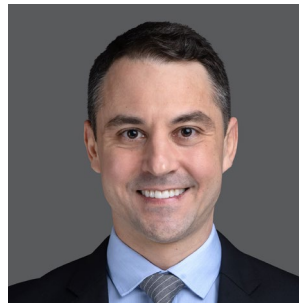


Robyn Judge
Fifth Third Bank

Collaborative Staff



Steven Gladman
Interim Executive
Director



Brian McClellan
Controller



Jess Patterson
Program Director

Thank you, Partners!

Strengthening the capacity of Community Development Corporations and Community Housing Development Organizations to develop affordable housing and revitalize distressed communities.





Connect. Strengthen. Sustain.



Community Development Collaborative
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Community Development
Collaborative of Greater Columbus
175 South Third Street, Suite 1250
Columbus, Ohio 43215
Phone: (614) 228-6488
Fax: (614) 228-6439
Email: jess@hztrust.org

columbuscollaborative.org