

Home, Inc. Gets Option on Rabbit Run Farm



Rabbit Run Farm is a 7.5 acre parcel that fronts on Dayton Street just to the east of the Vernay Labs property. Some of the acreage has been farmed for the last 50 years.

Home, Inc. had been in discussion with Suzanne Patterson for a number of months about this beautiful property and now has an option to purchase it. While nothing is firm, according to executive director Marianne MacQueen, Home, Inc. is in the initial stages of predevelopment and conceptualization.

We are considering developing the property as a mixed-income neighborhood of about 30 modest homes, about half of which would be permanently affordable community land trust homes. The rest would be sold at market rate. We anticipate the units would be clustered and/or attached to allow for maximum open space to be used as gardens and play areas.

The units would be energy efficient, the site design environmentally friendly, and we would save as much of an existing little orchard as possible. Another option under

consideration is preserving some of the property for a small truck garden or Community Supported Agriculture project.

A number of factors must be considered, and we are using a predevelopment grant from the Ohio Community Development Finance Fund to do an environmental study and a preliminary site plan.

The environmental study is critical because of the history of ground water contamination from the Vernay plant. To date, the information from our consultant indicates that the contamination is well below ground level and presents no problem either to the existing homeowners in the area or to potential future homeowners on the Rabbit Run property, as long as the homes do not get drinking water from wells. Home, Inc. houses would be attached to village water. A full environmental report is due for completion by the end of October.

Meanwhile, we have received a Yellow Springs Community Foundation grant to do a market study coordinated by the Center for Urban and Public Affairs at Wright State. Our target market is likely to be young families with children, seniors who want to downsize and stay in the community, and people who work in the village and would like to live here. Our study will reach out to the Yellow

Springs community for input as well as survey special target groups. We anticipate that the study will be completed by the end of the year.

We are waiting to hear about another grant application that will allow us to work with a consultant starting early next year to continue our plans (assuming the environmental report and the market study are favorable). Look for our update at the 2010 Home, Inc. annual meeting.

YOU'RE INVITED . . .

**“Home Is
Where the Heart Is”**

*A Celebration
and Fundraiser*

WHERE: The Emporium

**WHEN: Saturday, Oct. 24
7–10 p.m.**

WHAT:

- * *Live music*
The Heartstrings
Pianist Mark DeLozier
- * *Cash bar*
- * *Hors d'oeuvres*
- * *50-50 raffle*

Admission: \$10.00
Raffle tickets: \$2 or 6 for \$10

**For tickets or questions,
call Home, Inc., 937-767-2790**

Fourteenth New Home Finished

A new Home, Inc. house was completed late this summer and is ready for occupancy by its buyer. It joins 12 existing owner-owned homes and one rental unit, and its completion marks our 14th home and the 19th family served by Home, Inc.

Over 250 volunteer hours and substantial donations went into making the community land trust home a success. The newly constructed house, located on Kenneth Hamilton Way, is both modest in cost and energy efficient. It embodies several creative features, including a vaulted living room ceiling and custom cabinetry.

An Open House celebration held in mid-August drew approximately 70 Yellow Springs and area residents. Volunteers, donors, development partners, board members, and staff were honored in a ceremony that featured live music and hors d'oeuvres. General contractor Bob Zearfoss talked about working on a Home, Inc. project: "It was an enjoyable experience for me," he said. "It made me feel good to be part of something I believe in."

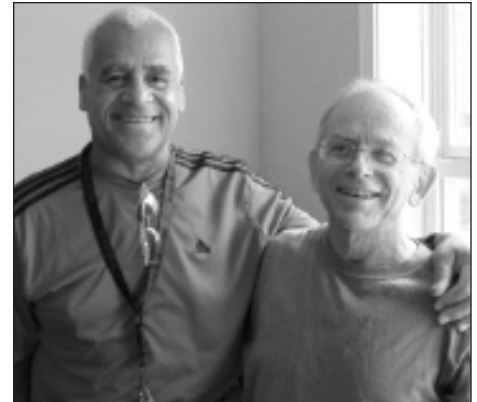
The land for the home was provided by an anonymous donor. 800 Paint Place in Springfield, Ohio, donated the interior paint, which contains no volatile organic

compounds, reducing toxins by using water as a carrier instead of petroleum-based solvents.

Emporium Wines and Underdog Café of Yellow Springs gave us \$200 in gift certificates for our hardworking volunteers. The Corner Cone and Dairy Bar donated 50 ice cream cone gift certificates, which were presented at the recent Open House ceremony. Mr. Fub's Party "Toys and More" also donated balloons for the event.

"Home, Inc. would like to thank all of the donors whose contributions made this home possible," Marianne MacQueen, executive director said. "We are really grateful for the support of these locally-owned businesses and for those in nearby communities."

Volunteers, whose labor resulted in a savings of over \$5,000 in building costs, included Kim Novak, Susan Bothwell, Gordon Cowperthwaite, Emily Seibel, Anna Hogarty, Don Hollister, Penny Adamson, Frank Doden, Mahya Graham, Connor Stratton, Reggie Stratton, Marianne MacQueen, John Reimers, Vickie Hennessey, Patricia Perry, Kingsley Perry, Tom Osborne, Beth Knepper, Sharon Hsu, Andrew Cook, Wally Sikes, Alice DeWine, and Len Kramer.



Of the 250 volunteer hours put into Home, Inc.'s new house, electricians Kingsley Perry (left) and Tom Osborne put in 135.

Big Gift Kicks Off Fund Campaign

Bob Baldwin has given Home Inc. a glittering gift for our 10th anniversary this year. It's a \$10,000 donation designed to serve as a three-for-one challenge grant toward our goal of raising \$40,000 in operating support for the coming year.

Asked what moved him to make this gift, Bob replied, "People want their legacy to mean something. They want their money to go toward something that has value and that improves the human condition." He believes Home, Inc. does that by providing decent affordable housing to people who might not otherwise be able to live in Yellow Springs.

Bob also appreciates that Home, Inc.'s efforts help to preserve the diversity of Yellow Springs, the community in which he was born and raised. Bob's parents met as Antioch College students in the 1920s. They stayed in the area, as has Bob. He values the small town atmosphere and the relationships that can form out of that.

Home Inc. Board of Trustees and Staff

Board members

Susan Dykstra Bothwell
Elise Click - Treasurer
Gordon Cowperthwaite
Kathryn Hitchcock
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Len Kramer - President
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Marianne MacQueen
Emily Seibel

Newsletter editors

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'It's the Perfect Job'

Emily Seibel, the new program manager at Home, Inc., knew the job was for her as soon as she read the help-wanted ad in the *Yellow Springs News*.

"I've had a passion for social change practically my whole life," she says. It's what brought her to Yellow Springs from her native Lawrence, Kansas. Busily engaged in a number of social justice organizations while she was in high school, she heard about Antioch College and arrived here for her freshman year in 2001.

Emily majored in social and global studies with a concentration in economics. While at Antioch she had a dazzling array of co-op jobs and overseas experiences, which took her to northern Minnesota, Eastern Europe, and as far away as Sikkim, India in the Himalayas.

But she fell in love with Yellow Springs, which she calls "the perfect model of a small community." When she graduated from the college in 2006, she stayed on in a number of local jobs and earned a certificate in project management at Antioch University. Within days, she found the Home, Inc. job.

Both the village and Home, Inc. are perfect fits for her, Emily says. She was drawn to Home, Inc. because its mission



is to create lasting change and it has a clear vision of how to get where it wants to go. "It has a great board," she says, "and I could not ask for a better mentor than Marianne."

Emily's commitment to social activism began at age 11, she says laughingly. "I wrote a protest letter to the school board and organized 5th and 6th graders to boycott the milk they served in the cafeteria because it had growth hormones in it."

Unflagging in her enthusiasm for her work, Emily also enjoys bike riding, canoeing, hiking, singing, and cooking. She is an avid gardener and maintains

three gardens. She cans and freezes her produce and dreams of a home "with a giant root cellar filled with jars and all sorts of stuff hanging from the ceiling."

Emily doesn't know what else is in her future but for the time being she is delighted to live in a community where "a single person can make a difference," and work at a job that helps her community "honor its commitment to diversity."

Home, Inc. Acquires Abandoned Property

Recognizing the need for affordable rentals in Yellow Springs, Home, Inc. has chosen rental housing development as one of its goals. Earlier this year, the land trust bought a double lot on West Davis Street, which may be used for rental housing.

The purchase was made possible by a special loan from the Ohio Community Development Finance Fund, whose purpose is to help affordable housing organizations acquire foreclosed or abandoned properties. This one had been foreclosed upon and was being sold by the U.S. Department of Housing and Urban Development. Home, Inc. is currently studying various options for use of the property.

Yellow Springs Home, Inc. is a nonprofit organization dedicated to providing affordable housing in Yellow Springs and Miami Township. If you would like to volunteer or make a contribution to Home, Inc.'s activities, please fill out and return this form to: Home Inc., P.O. Box 503, Yellow Springs, OH 45387.

Name _____ Address _____

City _____ State _____ Zip _____ Phone _____

Email (optional) _____

Enclosed is a contribution (fully tax deductible) of \$ _____ I would like to volunteer _____

THANK YOU!

Home Introductions— An Engaging Idea

A program called “Home Introductions,” brought some 200 people into their neighbors’ living rooms and church halls this past spring and summer to learn more about Home, Inc. The program was designed to promote Home, Inc.’s mission and to foster community involvement.

Created by board member Barry Heermann, the events included a video introducing participants to Home, Inc. homeowners, presentations, and question-and-answer periods — most of them lively and informative, according to hosts.

Among the hosts was board member Kathryn Hitchcock, who facilitated a Home Introduction in August at the Yellow Springs United Methodist Church. “I was pleased to present the Home, Inc. information to the United Methodist Church congregants,” she said. “Pastor Hill chose hymns and scripture readings exceptionally relevant to our mission and they were delivered with loving care by the lay leaders.”

Barry, who spent his career creating organizational development and training



Tony Bent with the award named in his honor.

programs for not-for-profit and for-profit enterprises, was confident that the program would succeed. And it did, he said.

“I am thrilled with the response, from board members, committee members, and staff who gave their time to facilitate Home Introductions, and from the hosts who believed strongly enough in the purpose of Home, Inc. to open their homes and invite their friends and neighbors to participate. Most of all, I am grateful for the more than 200 persons who attended Home Introductions, especially those who became members or contributed in other ways by donating their time and/or money to Home, Inc.”

Home, Inc. Award Goes to Tony Bent

The first Annual Tony Bent Affordable Housing Award was presented this summer at the Home, Inc. picnic in John Bryan Park and the winner was . . . Tony Bent! The award is designed to honor volunteers who contribute significantly to the Home, Inc. mission.

“Tony illustrates the true meaning of community service through his lifetime of engagement in the Yellow Springs community,” said Home, Inc. executive director Marianne MacQueen. Tony was a founding member of Home, Inc., serving as president of its first board. He generated the private donations that made the very first Home, Inc. house possible and served on the fundraising committee for many years. He has also taken hammer in hand on many occasions as a volunteer in building Home, Inc. houses.

Outgoing Vista volunteer and assistant to the executive director Kim Novak was also honored at the picnic, and new program manager Emily Seibel was introduced.