

Honoring 50 Years of the Fair Housing Act

2018 marks the 50th anniversary of the Fair Housing Act of 1968. For the century following the Civil War, housing segregation served to advance racist ideologies in education and finance. Residential segregation also facilitated voting rights violations and made district gerrymandering easier.

For this reason Dr. Martin Luther King Jr. and civil rights leaders pressed for a federal housing law backed by the United States government. The Fair Housing Act would protect people from discrimination when renting, buying or securing financing for any type of housing, anywhere.

After Dr. King's assassination, Congress faced mounting pressure to pass the act, and seven days later, on April 11, 1968, President Johnson signed the Fair Housing Act into law. The Act protects people because of race, color, national origin, and religion. Since 1968, the Act has gone through many interpretations, court cases, challenges, tests, and alterations including adding sex (1974), disability (1988), and familial status (1988) as protected classes.

To meet its commitment to these Fair Housing principles, Home, Inc. recently conducted an analysis of racial and ethnic demographics in Yellow Springs compared with the broader region. Kineta Sanford, AmeriCorps VISTA, is implementing an affirmative marketing and outreach program, which identifies



(Image courtesy of the Walter P. Reuther Library, Archives of Labor and Urban Affairs, Wayne State University)

both community contacts of under-represented groups and those more likely to be impacted by housing discrimination, such as victims of domestic violence and LGBTQ+ populations.

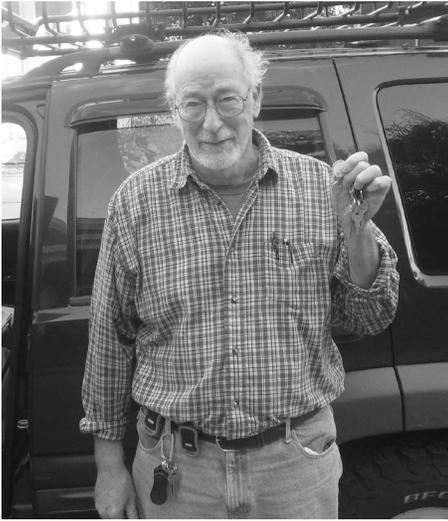
Home, Inc. clients typically apply for our program based on word-of-mouth. Affirmative marketing seeks out groups of people who are least likely to apply to the program and are often discriminated against in housing, including racial and ethnic minorities, people with disabilities (physical and developmental), families with children, and seniors. For Home, Inc., it means finding organizations in the community and in the Greater Dayton region that support these underrepresented groups and connecting with them to help spread our mission. In this effort, Home, Inc. has contacted the 365 Project, the YS

Senior Center, the James A. McKee Association, and the Central Chapel AME Church. Outside of Yellow Springs, Home, Inc. has contacted Welcome Dayton, the Goodwill Easter Seals of the Miami Valley, St. Teresa Church, the Greene County Board of Developmental Disabilities, and a number of other groups.

“This work meets the spirit and intent of the Fair Housing Act of 1968. Although housing equality has come a long way since then, there is still a lot of work to be done to make housing fair, accessible, affordable, and equitable to ALL people”, according to Emily and Kineta of Home, Inc.

For a more detailed history of the Fair Housing Act, go to www.yshome.org and click the “Honoring 50 Years of the Fair Housing Act” link to the full article.

Another Rural Development Closing for the Books



Rich Lewis, USDA Rural Development mortgage recipient, holds the keys to his house that he was able to mortgage at a low interest rate thanks to the Rural Development packaging at Home, Inc.

Home, Inc.'s impact stretches beyond providing affordable homeownership opportunities to its 20 homeowners and affordable rental opportunities through

its growing rental program. As a qualified employer of the USDA's Rural Development 502 Direct Loan program, Home, Inc. staff are able to package low-interest, long-term mortgages for clients. The loans can be used to purchase a Home, Inc. home but can also be used to purchase market-rate housing, both within the village as well as other rural areas.

Rich Lewis applied to Home, Inc.'s program in 2013 after hearing about it at the Yellow Springs Senior Center. Rich worked his way through Home, Inc.'s homebuyer coaching program and found that a Rural Development mortgage would be the best opportunity for him to achieve affordable homeownership.

Finally in October of this year, Rich realized his goal and purchased his home in Cedarville Township. Asked what

homeownership will mean to him, Rich said,

“Being a homeowner gives me control over my destiny and more involvement in my community and neighborhood. Now, I feel that I am a part of what makes things work in this community.”

As an organization committed to strengthening community, Home, Inc. knows that its work with Rural Development and clients like Rich have a deep and lasting impact.

Following this closing, Rich reflected:

“This has been a very long and enduring process and the result is worth everything that Yellow Springs Home, Inc. and I put into it. The beauty of all of this is in the results, it works.”

A Passion for Education and Social Justice

Kineta Sanford is the newest member of the Yellow Springs Home, Inc. team, serving as an AmeriCorps VISTA. She has plunged in with enthusiasm.

Only three months on the job, Kineta has an array of accomplishments under her belt: implementing an affirmative marketing and outreach plan, providing a critical role on the grants team for fundraising \$40,000+ for operations, assisting with events, and helping with project pre-development and grant applications on a number of projects.

Kineta taught English at a charter school in Dayton after earning a master's degree in education from Wright State University. She focused on a social justice curriculum for the students centered on issues of poverty, race, housing, access, and equality.



She knew going into that position that she would not only teach students, but would learn about how she could contribute to the community outside of the classroom. From there, she decided that she “would seek out new ways to

expand my knowledge and broaden my experiences.”

The culture and systems in Yellow Springs attracted Kineta from an early age. She grew up in nearby Xenia. “I especially appreciate community policing, the Justice System Task Force, and the public schools.” Her commitment to improving said systems led Kineta to Village Council, to which she was appointed recently.

Along with her commitment to service and learning, dedicated to her friends and family. She and her husband, Jon, purchased a home this year in Yellow Springs where they live with their daughter, Nora, two cats, and a dog, and close to her parents.

Welcome Kineta!

Von Mathiessen Brings Many Talents to YHSHI Board

Malte Von Mathiessen brings a wealth of experience in business and nonprofit service to his new “job” on Home, Inc.’s board of directors.

After graduating from Antioch College, Malte joined the Peace Corps and worked in southern Tanzania. While on a break, he was slightly startled to see himself in a hotel mirror for the first time in months. “Oh, I’m white”, he reminded himself after months of living among black Africans. For the first time, Malte says, he knew what it felt like to be in a minority, even as he acknowledged his privileged upbringing.

While in Tanzania, Malte learned firsthand about the long-term economic effects of impoverished housing conditions. As a young man, he associated these conditions with what he had seen in some poor Harlem neighborhoods when he lived in a wealthier part of New York City and later in a New York suburb.

As a rebellious junior, he was kicked out of the private high school he attended, and finished his secondary education in public school. So, instead of attending debutante balls, he now spent time with friends whose fathers were railway conductors and maintenance managers. Malte believes these contrasting experiences “helped to prepare me to be a citizen of a community.”

After the Peace Corps, Malte found his way to the National Cash Register Company where he built a career in human resources management. He later



Malte Von Mathiessen serves as chair of the fundraising and capital campaign committee. One purpose of the capital campaign is raising funds for the Glen Cottages project, a mixed-income pocket neighborhood of both for-sale and rental housing.

Below is a thermometer showing current funds raised for the campaign.

became CEO of the Yellow Springs Instrument Co. (YSI) where he set out to build an open culture. As a result, all YSI employees became shareholders in the company and, ultimately, shared in the \$150 million dollar sale price YSI brought when Xylem bought the company.

Malte is also proud of the fact that when YSI knew they had caused environmental damage, they went directly to the Ohio Environmental Protection Agency, and said, “Condemn us, fine us, and help us solve the problem.”

Malte has also served terms on the Antioch Board of Trustees and the Wright State Foundation. “I joined this board because Emily Seibel is an amazing talent,” Malte says. “Affordable housing is a movement. It’s not only related to low income needs but to the growth of a healthy community.”

Capital Campaign

GOAL \$350,000

79% of goal reached, totaling \$277,000 committed as of 11/19/2018!



The Capital Campaign reached 79% of its goal in November, which includes a commitment of \$60,000 from the Village of Yellow Springs over 2019 and 2020 to the Glen Cottages Pocket Neighborhood Project.

Home, Inc. Receives First Federal Grant

Last summer, Home, Inc. successfully snagged a grant of \$35,000 from Enterprise Community Partners, which distributes Section 4 funding from the U.S. Department of Housing and Urban Development. “It’s our first federal grant,” says Home, Inc. director Emily Seibel.

It’s also the first such rural grant awarded to an Ohio organization, according to Kineta Sanford, Home, Inc.’s new AmeriCorps VISTA, and the first major grant proposal she worked on after arriving in Yellow Springs this summer.

Capacity-building funding such as the Section 4 program, which is intended to support “capacity building for affordable housing and community development,” is not easy to come by, Emily explains, since most funding is earmarked for specific projects. These are operating funds and will be used to support staff salaries while Home, Inc. expands its reach.

Current Home, Inc. projects include six

affordable rental units under construction on Dayton Street, and fundraising for a mixed-income “pocket neighborhood” on Xenia Avenue, as well as some 54 units of affordable senior housing to be built near Friends Care Center.

One of the advantages of landing this grant, Kineta explains, is that it opens the door to further funding from Enterprise Community Partners in coming years. As long as we continue to meet the goals set out for achievement with this first grant, future applications are more likely to be funded.

Among the goals set out in Home, Inc.’s grant application are “developing and implementing best practices and policies for rental intake, tenant selection, asset management, and property management.” Home, Inc. is also working with its development partner, St. Mary Development Corporation, on putting together an affordable senior rental LIHTC—Low-Income Housing Tax Credit—project. LIHTC was designed

by Congress to attract private investment to affordable housing projects.

Enterprise Community Partners, a foundation based in Columbia, Maryland, works with partners nationwide to finance, build, and advocate for affordable low- and moderate-income housing. Among its stated community-building priorities are inclusion, racial equity, green building design, and sustainability.

“Clearly”, Emily points out, “we are a good match, although of course there is always more we can do.” Among Home, Inc.’s plans for spending these Enterprise funds is further implementation of the affirmative marketing and outreach plan to take the place of the “kind of word-of-mouth recruitment which has filled up our waiting lists to date.”



Construction is coming along for the Forest Village Homes Project. Pictured above: 540 Dayton Street to the left, which consists of four 1-bedroom apartments, and 511 Dayton Street to the right, which is a duplex with 2 bedrooms in each unit.

Seibel to Head Board of Ohio CDC Association

At its October conference, the Ohio Community Development Corporation (CDC) Association members voted Yellow Springs Home, Inc. executive director Emily Seibel in as new board president.

Emily Seibel's predecessor, Stephen Torsell of Homes on the Hill, said of the Ohio CDC association and her appointment, "The Ohio CDC Association represents a diverse group of entities working in many areas to improve the lives of fellow Ohioans. Representing the organization is both an honor and a challenge. It requires understanding and dedication. Selecting a successor after serving for so many years was an important decision for the organization. We are pleased that Emily Seibel has agreed to serve as our president. We as a board are confident that she will provide the leadership and energy required to continue the work of the organization in these challenging times."

Seibel's selection and willingness to serve as board president of the Ohio CDC Association is a testament to the powerful work being done at Yellow Springs Home, Inc. under her leadership. Since the Ohio CDC Association is a statewide membership organization, Seibel's appointment has the ability to not only put Yellow Springs Home, Inc. in a more visible position, but also to make the whole of Yellow Springs more visible.



Emily Seibel (standing, second from left) was voted in as president of the board of the statewide CDC Association at the group's annual conference this year.

According to Emily, "It is an honor to serve in a leadership position with such a powerful, effective trade organization. OCDCA members tackle food access, affordable housing, financial empowerment, jobs, and community

organizing in the communities they serve. Collectively, we touch the lives of one in ten Ohioans. I look forward to supporting the work of this awesome organization."



Emily Seibel and Kineta Sanford flank Queen Quet, the first Queen Mother of the Gullah/Geechee Nation. Queen Quet was the keynote speaker at the OCDCA conference this year and works to empower her community. To learn more and watch her keynote, visit www.ohiocdc.org/annual-conference/

To learn more about the Ohio CDC Association, visit www.ohiocdc.org.

It's Delightfully Attractive!



Homeowner Moya Shea received an accessibility ramp upgrade through a Carol M. Peterson grant with the help of Home, Inc. Following completion of the project, Moya remarked that the ramp is "a major improvement for me" and is "so safe". Not only will the ramp help increase accessibility for Moya and her guests, but she said that, "it's delightfully attractive!" Project partners included FHLB Cincinnati, The Huntington National Bank, Gilford General Contractors, and Buyer's Inspection Service.

Come join us for
 Thirsty Thursdays in 2019
2/14, 6/13, 8/22, 11/14
7pm-9pm
click for a cause!

Bring a friend or two, buy some delicious beer, and a dollar from each beer purchased will go to affordable housing in Yellow Springs!

Senior Apartments

(cont'd from page 1)

Sixteen listening sessions over the summer informed the project design. With regard to the height of the building, the project's architect, Rob Humason explained that although it will be four stories at its highest point, the design includes step-downs to three- and two-story units facing neighbors on Marshall Street to "break up the box." Four stories was unanimously preferred by neighbors as it results in more green space.

In response to concerns about light pollution from bright parking lot lights, Humason assured neighbors that LEED requirements include protections against light pollution, and that the type of lamps (LED) and the angle at which the lamps will shine will protect the night sky. Finally, questions about storm water detention brought assurances that this detention area will be aesthetically pleasing while being an improvement from the lack of storm water detention currently there.

Home For Sale

503 Dayton Street
 2 Bed, 1.5 Bath 1,088 Sq Ft
 \$121,127



Know someone looking for affordable housing in Yellow Springs?
 Direct them to www.yshome.org to apply today!



Yellow Springs

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