



## 25<sup>th</sup> Anniversary Celebration Campaign



Volunteers in front of Home, Inc.'s first home, rehabbed in 2000. Today the home has served four families. Sellers went on to purchase market-rate homes, while the home has remained affordable to homebuyers of low-income.

### Our Vision

**This year, we are celebrating the 25<sup>th</sup> anniversary of Yellow Springs Home, Inc. through a special campaign.** The purpose of our organization is to strengthen community and diversity in Yellow Springs and Miami Township by providing permanently affordable and sustainable housing through our Community Land Trust. We achieve this mission through affordable housing development paired with a suite of client- and community-first programs supporting financial empowerment and improved housing quality, choice, and stability in Yellow Springs for residents of low-income. Our celebration campaign will result in \$50,000 to support increased capacity for a bright and sustainable future in the areas of financial management, staffing and development programs, and strategic opportunity/reserve funds.

Our vision is to empower the community of Yellow Springs to map its own future. We believe that residents, not the speculative market, should drive what happens on our land not only today, but for future generations to come. The Community Land Trust is a powerful tool for values-driven stewardship of land and resources. We believe that power is a verb, and that access to power for the historically marginalized is best achieved through solidarity and shared governance.

Our strategy is one of fairness across place. It is through this equity lens that Yellow Springs Home, Inc. works to champion fairness and justice, specifically in regards to the basic human right to housing. Moreover, we hold as one of our core values that a community is enriched by diversity. We are committed to serving the community as a whole, persons of low-to-moderate income, and marginalized populations through affordable housing and client- and community-first programs centered around financial empowerment, justice, equity, and inclusion.

## The Challenge

***More than 200 households are on interest lists for Yellow Springs Home, Inc. affordable housing, with more calls every week. We are at a tipping point in Yellow Springs.*** Permanently affordable housing is critical to the future of our Village. We know people struggling with high rents and those who have been forced to move away. We know families who grew up here who would love to return to raise their families. We know people who work here and are the backbone of our Village but cannot afford to live here. We know elders who are struggling in place in unsafe homes that are too large and too costly to maintain. We know children attending the Yellow Springs Public Schools whose families cannot afford to live here.

To achieve our mission, we must continue investing in our capacity and stability to weather the winds of change in uncertain times. To tackle larger projects and secure needed financing, streamlined financial management and ensuring a strong financial position is paramount. The Yellow Springs Home, Inc. board and staff have identified these key areas as strategic investments to support excellence now and for years to come, building on a record of success.



## Why the Time is Now

Yellow Springs Home, Inc. has grown significantly over the past five years and is stewarding a stock of 40 permanently affordable homes around the Village. These 40 homes represent more than \$7,000,000 in local economic development, more than \$100,000 in annual property tax revenue in 2022 alone, and stable, affordable housing provided to nearly 60 households in the Village of Yellow Springs. Affordable housing provides pathways to housing stability, wealth building, and financial empowerment for residents of low-income, and we are proud of our track record of not a single foreclosure since founding. Client- and community-first programs engage dozens of households each year through coalition work, financial coaching and education, home repair grants, support service coordination, homebuyer and post-purchase support, and access to affordable mortgages.

As we enter our 25<sup>th</sup> year, we are gearing up for our largest project to date while growing the depth and breadth of programs. The board and staff of Yellow Springs Home, Inc. have identified opportunities for strategic investment. These areas strengthen Yellow Springs Home, Inc.'s strategic plan implementation and position the organization for long-term stability, growth, and excellence.

The 25<sup>th</sup> Anniversary Celebration Campaign will result in \$50,000 in fiscal year 2023. Funds will be invested in financial management capacity, staffing and development programs, and strategic opportunity/reserve funds. Key outcomes will include: streamlined financial management software, reporting, procedures, and compliance; engaging industry experts in nonprofit affordable real estate finance and compliance; updated financial management procedures reflecting a growing portfolio and complexity; professional development opportunities for staff; gearing up for a new set of strategic plans set to begin in 2024; and strengthening our financial position through further growing strategic opportunity/reserve funds. These funds are essential to affordable housing predevelopment and are often the most difficult dollars to find.



### Experience and Capacity

Yellow Springs Home, Inc. is well-positioned to achieve its mission. The full-time staff has more than 30 years of combined experience in non-profit affordable housing development and client-first programs. Staff have completed extensive trainings and certifications in asset and property management, financial coaching and programming, real estate finance, Fair Housing, and more. Yellow Springs Home, Inc. is a national leader in rural Community Land Trusts and has provided paid peer consulting services and trainings to groups across Ohio and in other states. More than \$3,000,000 in community economic development has been invested in permanently affordable housing in the Village of Yellow Springs in the past five years alone. Your Community Land Trust is led by an experienced board of directors with expertise in fundraising, business, non-profit leadership, real estate finance, public administration, housing law, community organizing, mortgage lending, planning, construction management, community development, and diversity, equity, and inclusion.

## 2019 – 2023 Yellow Springs Home, Inc. Strategic Goals:



Champion organizational growth through board, staff, and financial capacity-building, resulting in adequate and sustainable resources to achieve the organization’s mission



Serve priority populations by developing affordable housing designed and marketed for diversity and inclusion, resulting in improved local housing options



Expand depth, reach and sustainability of client-first programs, resulting in lasting household financial empowerment



Engage in community relationship building, public outreach, and strategic collaborations and partnerships, resulting in strengthened community and diversity

## Call to Action

We ask that you join the Yellow Springs Home, Inc. Board of Directors in making a pledge to celebrate 25 years and position us for a bright, sustainable future. We secured a generous challenge gift of \$25,000 from Pam and Malte Von Matthiessen, so your one-time celebration gift will be matched dollar for dollar. We invite you to join us in this mission through a one-time pledge to celebrate our past and nurture our future.

## *The Yellow Springs Home, Inc. Board of Directors Thanks You for Your Support!*

Christopher Bongorno, *President*  
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