

Glen Cottages Pocket Neighborhood Up and Running

Yellow Springs Home, Inc.

The program started with a heartwarming message from Yellow Springs Home, Inc.'s Executive Director, Emily Seibel: "I've heard it said that if you want to show someone you love them, you just have to be present because the love is already there." She continued by thanking everyone for their presence. "Social justice is our best effort to express love through our institutions. At Home, Inc. we are committed to authentic, enduring acts of economic, racial, and social justice. This is a replicable model of sustainable affordable housing in Yellow Springs."

Years in the making, the \$2.29 million, 12-unit Glen Cottages Pocket Neighborhood represents inclusive infrastructure and was celebrated with a ribbon cutting and community celebration. On Wednesday, August 25, 2021, Yellow Springs Home, Inc. held the celebratory event for the Village's first-ever pocket neighborhood on-site along Route 68. Home tours were given to dozens of community members, food and drinks were shared (donated by generous local businesses such as Wheat Penny Oven & Bar, Emporium Wines & Underdog Cafe, Tom's Market, Yellow Springs Brewery, and the Winds Cafe), and heartfelt comments were made by future homeowners and renters alike. There was even a sing-along!

The neighborhood has already come to life as residents have begun to decorate their porches and put up suncatchers and curtains in windows. Flowers and landscaping from Yellow Springs' NWF Wildlife Habitat Community group led by Catherine Zimmerman tie the shared courtyard together; with trees and more foliage on the way in the future. The Yellow Springs Rotary Club with help from volunteer Tom Logsdon put together storage units for each building that are soon to be installed. Additional volunteers included Richard Zopf, Penny Adamson, Kirby Keller, and the Home, Inc. board.

The project was informed by the 2018 Village of Yellow Springs Housing Needs Assessment. Home, Inc. examined the gaps in the local housing market—which is now unaffordable to the majority of the population—and created a housing product to meet each and every gap in a mixed-income neighborhood setting. This pocket neighborhood fosters neighborly relations through front porches facing in, parking to one side, sidewalks, a trail connector, a common area managed by a Homeowners Association in which all residents have a voice, and graduated layers of privacy.

Six of the units are homeownership units, geared towards those of low-to-middle income, with prices ranging from \$93,500 to \$149,500, while market-rate appraisals for the homes are valued between \$208,000 and \$218,000, helping to fill a gap in affordability in the local for-sale housing market. Additionally, the other six units are rentals, designed to be accessible or adaptable and serve persons of low-income, with two units specifically designated for those with developmental disabilities. Home, Inc. received 56 applications for the rentals in June. All 12 homes will remain affordable for generations to come by preserving subsidy through the Community Land Trust model. Those soon to be living in the neighborhood include

four single mothers, a retired couple, two local grandmothers, and an aunt and niece moving back to the Village they grew up in - not to mention two dogs, a cat, a parrot, and a turtle!

With the community already looking towards future projects and the need for affordable housing growing, Yellow Springs Home, Inc. is incredibly grateful to its supporting partners for the project, especially the Yellow Springs Community Foundation for its contributions of \$60,000 to the 20th Anniversary Glen Cottages Capital Campaign alongside nearly \$10,000 for accessible front-loading washers and dryers for the rental units and Miller Fellow support. Other funders include individual donors to the capital campaign, the Ohio Housing Finance Agency, Federal Home Loan Bank of Cincinnati, Ohio Department of Developmental Disabilities, Ohio Community Development Finance Fund, Village of Yellow Springs, Huntington, and CenterPoint Energy Foundation.

Yellow Springs Home, Inc. is immensely grateful to the Yellow Springs' community for its support of this project--thanks to you, we have now surpassed our 20th Anniversary Glen Cottages Capital Campaign goal of \$350,000! A warm thanks to those who donated to the capital campaign, who volunteered their time to assist with the project, neighbors who put up with construction and moving, board members, volunteers, members, and those who came to celebrate with us! This wouldn't have been possible without your support, and Home, Inc. hopes you will continue to support future life-changing projects like this one. Thank you for your resilient support as we shape our future by walking each other home.

To learn more about and/or to become a member of Yellow Springs Home, Inc., visit yshome.org.