

Home, Inc. Project Updates

West Davis Street



Mia and Raven Campbell enjoy their new fully wheelchair accessible home (photo courtesy of Yellow Springs News)

Home, Inc. sold its fully wheelchair-accessible home to the Campbell family this summer. According to Carrie Campbell, “The house is suiting our needs—Mia loves to wheel around and is able to now do so much more. The boys never leave their rooms, and Aaron and I, on some nights after the kids go to bed, just sit and feel so relaxed to be in a house that is our own and safe for our children to grow up in. My 81-year-old grandmother even got to come over for dinner, something she couldn’t do at our old house because of accessibility.”

A documentary by local videographer, Patti Dallas, showcasing the home’s energy efficient construction will be airing soon on channel 5.

A buyer is in place for the next home in the project, slated for 335 West Davis Street. The project was recently bid out with plans to begin construction soon.

We will complete and sell the home in 2013. Home, Inc. thanks all of the funders and members whose generous support makes this project possible.

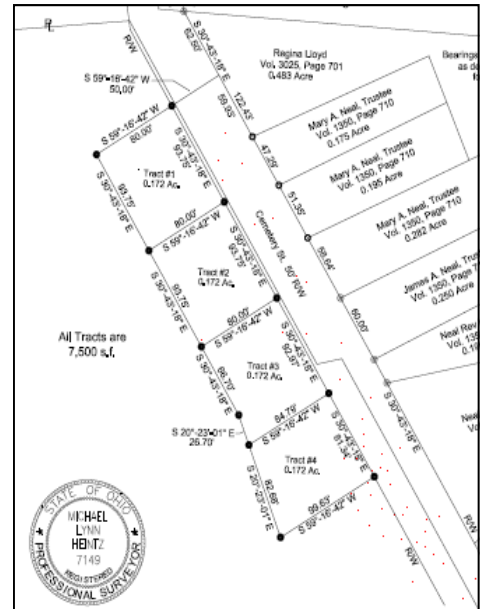
Stay Tuned!

C-Street

After a year of work, Village Council unanimously approved a development agreement with Home, Inc. on August 6 for four new highly energy-efficient homes to be built on the 100 block of Cemetery Street on Village-owned land. The project is now in predevelopment phase. According to council member Karen Wintrow, “C-Street will add some much needed affordable housing to Yellow Springs allowing more families to become first time homeowners. The location integrates well into the fabric of the Village, located close to the Bryan Center for recreation and downtown for shopping and events. Coordinated with the Northern Gateway project, the entire area will become a wonderful northern entrance into the Village.”

Staff are working with the 30 families on the Home, Inc. wait list to prepare for homeownership. Clients in the program include village employees, a peace officer/first responder, employees of local businesses and industry, artists, nurses and hospice workers, public school teachers, nonprofit workers, a military veteran, and others. Home, Inc. plans to raise a third or more of the total development cost to make the homes affordable to low income families.

Thanks to the Village of Yellow Springs, and to all of the Home, Inc. members who came out over the last year to support this historic partnership.



Village staff hope to coordinate the C-Street homes with the Northern Gateway project, which will provide greater access to downtown Yellow Springs and the bike path.

Senior Apartments

Yellow Springs Senior, the proposed 33 unit, mixed-income senior apartments project, is not moving forward this year as hoped. The site option was not extended after the project narrowly missed receiving funding. Despite this setback, development partners remain undeterred in their commitment to affordable senior housing in Yellow Springs.

Home, Inc. executive director Emily Seibel remarked: "We thank everyone who supported the concept of downtown senior housing over the past several years, particularly the sustained commitment of the Morgan Family

Foundation. The need for affordable senior housing will only continue to rise. It is humbling how many community members came together to further the vision of senior housing to honor our elders - we are not done yet."

Home, Inc. and partner Buckeye Community Hope Foundation are now vetting potential sites for the project. According to Roy Lowenstein of Buckeye, "We hope to have a fantastic application to submit with Home, Inc. as our partner. We will again need the full support and assistance of the community and we look forward to bringing a new project for consideration."



Board Members

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Emily Seibel, Executive Director
Tom Clevenger, Program Manager

First Miller Fellow Co-op a Success- Helps Plan Bike & Build Visit



Home, Inc. was awarded funds for a Miller Fellow through the Yellow Springs Community Foundation. As a full-time co-op student last spring mentored by Home, Inc. staff, Eros X. accomplished a lot. She assisted with formatting successful applications, securing new computers for the Home, Inc. office, formatting the spring newsletter, helping to launch a new publications committee, beginning work on a new Home, Inc. website, and assisting with planning a summer Bike and Build, Inc. visit.

According to Eros, "My time at Home, Inc. has been a time of growth and inspiration for me. Being part of a mission to which people are so sincerely and powerfully committed has been a life-changing experience." Home, Inc. program manager Tom Clevenger remarked, "It was a treat to work with such an intelligent, dedicated, and passionate individual. It was great getting to know Eros as a worker but even more so getting to know her heart and spirit of service. Eros in her time here made the co-op experience a very rewarding one for Home, Inc. and for me as a supervisor." Emily Seibel, executive director, noted that "mentoring my first co-op student was incredible—as an Antioch grad, I remember my first co-op and what an impact it made on my life."

In July, Home, Inc. partnered with volunteers from the Yellow Springs United Methodist Church and students

and staff from Antioch College to host Bike and Build youth riders as they bicycled from Maine to California, spreading the word about the affordable housing crisis in America. The 33 riders stayed at Birch Hall on campus with 33 students. During this visit, Eros acted as liaison and event coordinator alongside Louise Smith, helping to provide dinner and programming for the visit.

Roger Reynolds, one of many enthusiastic volunteers from the United Methodist Church that help annually, remarked: "These riders give up their summers to support affordable housing based on very strong beliefs that they can and should be making a difference in how people live. It's inspiring to meet these "kids," hear their stories and see a dynamic, caring segment of our young population that is often overlooked in the news."

Home, Inc. thanks everyone involved in hosting a great event. For more information on Bike and Build visit: www.bikeandbuild.org.

Nation's First CLT Buys Former Plantation with Settlement from US Department of Agriculture

Nearly 40 years after its founding, the country's first community land trust (CLT), New Communities, Inc., was awarded nearly \$13 million for loss of land and income. With its settlement funds, the CLT recently negotiated the purchase of the 1,600-acre Cypress Pond Plantation, formerly one of the largest slave holding plantations in the state of Georgia. The purchase will allow New Communities to rebuild by creating affordable farming and housing opportunities on community-owned land, building a legacy for future generations.

Shirley Sherrod, a founder of the Georgia land trust, became well known when she was thrust into the national spotlight in 2010 after being forced to resign from her position at the USDA when her remarks at an NAACP meeting were taken out of context and promoted as racist in an Internet video. After the distorted editing became public, the Obama administration apologized and offered to rehire her. Sherrod declined.

Sherrod has a long history of civil rights activism. In 1965 when she was 17, her father Hoise Miller, a deacon, was shot and killed by a white farmer

who was never prosecuted by the all-white jury. According to CNN Politics, Sherrod chose "to stay in the south and work for change." In 1967, Shirley helped found the nation's first community land trust, New Communities, Inc.—at nearly 6,000 acres, it was the largest black owned land holding in the country at the time.

New Communities faced sometimes violent resistance from surrounding white farmers and businesses. Charles Sherrod, one of the founders, recalled: "They'd burn, and they'd fire at us; they threw one or two of us in jail." According to a 2010 Time U.S. article, then Governor Lester Maddox, a segregationist, called the tract of land "Sharecropper City," and refused to sign off on a grant to help the families who owned the farm stay afloat. They had applied for loans from the Department of Agriculture's Farmers Home Administration, but often they were turned down or approved late in the crop season. In 1985, after two years of drought, New Communities lost all of its land. The story was not over.

New Communities joined a massive class-action lawsuit against the USDA, claiming that thousands of black



Former Agriculture Department official Shirley Sherrod graduated from the institution now known as Antioch University Midwest (Photo by Ceneta/AP)

farmers were ignored, dismissed, or mistreated by the agency in the 1980s and 1990s. The Obama administration eventually negotiated the Pigford Settlement of \$1.15 billion—reportedly the largest civil rights settlement in history. The largest amount went to New Communities, Inc.

According to the *Yellow Springs News*, Sherrod has ties to Yellow Springs, receiving a M.A. in Rural Development in 1989 from Antioch's School of Adult and Experiential Learning, now known as Antioch University Midwest. She continues working for her vision of inclusive communities and civil rights. As Sherrod noted in a 2010 Huffington Post interview, "We need to concentrate on learning how to live together."

Home, Inc. thanks all members who donated items for our office. Your gifts make our new office professional and functional. Please call if you would like to donate a tax deductible item from the list below.

Office chair mat for tile flooring
Comfortable office chair
Area rugs
All-in-one printer
Legal size scanner
Paper shredder

Sturdy shelving w/deep shelves
Large pegboard
Village map (current)
Coffee maker
Mini fridge
Artwork that has a community theme or housing theme

Projector & screen
Digital video camera
Labeled recycling and waste bins
Low-light plants in good condition
Photo and poster frames (8x10 or larger)

Spotlight on Elise Click

When asked about her volunteer contributions, Elise Click could not recall all of the organizations she helps with her financial expertise. Formerly treasurer, Elise now sits on the Home, Inc. projects advisory and asset management committee. Her numerous other volunteer posts include: vice president and chair of the leadership development committee and former treasurer of the Yellow Springs Chamber of Commerce and the community coordinator developing fundraising efforts for local child Claire K. through the Children's Organ Transplant Association, work she finds particularly rewarding. She also serves on the board of the Fairborn YMCA. Elise views volunteer work as one's responsibility, "to give back and participate and not be a bystander" in your community. Elise often



witnessed that participation growing up near Husted and in the Greenon schools, when both her parents taught at Antioch College. Elise's mother

taught political science and her father taught economics. Elise then chose to send both of her kids to the Antioch School and then to the Yellow Springs Public Schools.

As assistant to the market president of WesBanco's Dayton-Cincinnati region, Elise has spearheaded many of the bank's activities for community reinvestment. She has taught budgeting classes through the Ohio State Extension program that can

help prepare people to apply for matching funds on home or business loans. With this wealth of experience in financing and community development, Elise approached Home, Inc. because she admired the model of sustainability.

In the past few years, Elise has helped Home, Inc. navigate the complexities of community financing and point out lesser known resources. When asked how Home, Inc. should build its membership, Elise commented that Home, Inc. should "tell the story of why we're different...offering sustained affordable housing upon resale. The permanence of that contribution by Home, Inc. for future purposes is what really counts."