

New Homeowners on Cemetery Street Were Blown Away

When the tornado struck their Dayton apartment last May, Sumi Chong, her husband, Yosevu Kimuyukilonzo, their five-year-old son, Kyeu, and Sumi's mom visiting from Korea



New homeowners Sumi Chong and Yosevu Kimuyukilonzo with their children.

were crouched in a closet under the stairs. When they emerged, they found their home destroyed.

The problems seemed staggering. They had to find a roof over their heads and salvage their household belongings. In addition, the family's second child was due the next day!

Now happily settled in a Home, Inc. house on Cemetery Street, Sumi thinks of how they got from there to here as a heart-warming story.

They had moved to North Dayton because of a job offer for Yosevu and enrolled their older son in the Antioch School, which they had discovered through a chance encounter with a Miamisburg family they had met at the Boonshoft Museum.

"It was a 40-minute commute one way," Sumi says, "so you can imagine we were soon on the lookout for a closer place to live." And a nicer place to live, Sumi explains. "Where we lived was not really very comfortable. We had run into people yelling racial slurs at us in broad

daylight. It wasn't a place we wanted to raise our children."

The couple had heard about Home, Inc. from two teachers at the Antioch school—Lindy Keeton, who had lived in the first Home, Inc. house, and Cathleen Tong, who lives in one currently. So they were on the Home Inc. waiting list when the tornado hit.

They piled into a friend's apartment in Dayton after the storm, then moved to a hotel from which Sumi went a few days later to the hospital where the couple's second son, Iru, was born. But where to go from there? The Schaade family, from whom they would buy their Home, Inc. house was not moving out until the end of June.

"It's another wonderful story," Sumi says. The Antioch School "family" took up the hunt. And what came out of it was an offer from Keith and Elaine Kreske, who were set to travel for the summer. "They said we could live in their house. And they didn't even know us," Sumi marvels.

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50 Years of Rock & Roll in YS

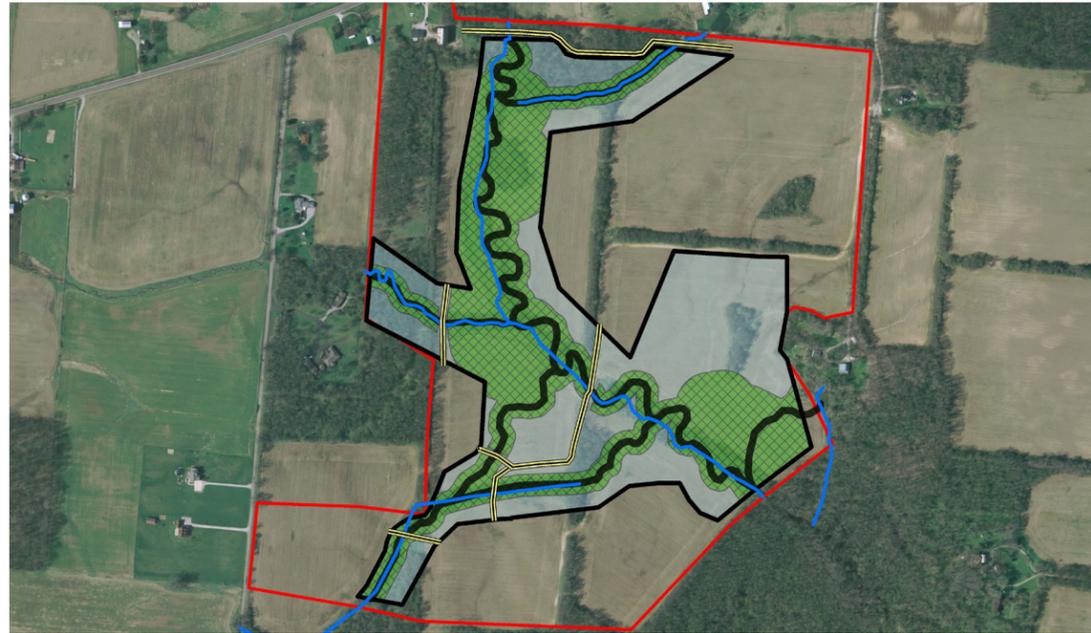


Eugene "DJ Clean Gene" Lohman addresses the crowd at the Forest Village Homes ribbon cutting ceremony and Open House earlier this year.

Gene Lohman is thrilled to be one of the six renters picked from the lottery for Forest Village homes. "I absolutely love my apartment with my own porch." Now he has a separate room for all of his CDs and audio equipment. Ever since he was 11, listening to radio stations in D.C., "Clean Gene" Lohman has lived for rock and roll and rhythm and blues. Lohman came to Antioch College in 1965 and ever since 1966, he has been DJing in Yellow Springs.

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Home, Inc. to Explore Housing at Agraria



Home, Inc. is pleased to announce that its pre-development funding application to explore housing at Agraria was approved by the Ohio Community Development Finance Fund. The \$30,000 in funding will cover preliminary architectural and engineering work to explore the feasibility of a six-unit, mixed-income housing ecovillage at The Arthur Morgan Institute for Community Solutions' Agraria site just outside of Yellow Springs.

Agraria and Home, Inc., which have identified areas of overlap in their missions, are collaborating to explore the creation of housing that is both eco-friendly and affordable as part of a demonstration in climate change resilience and workforce housing.

Staff members from both organizations have been meeting for several months to outline project goals.



The Ohio Community Development Corporation Association Board held its annual strategic planning retreat in Yellow Springs in August. Home, Inc. executive director Emily Seibel (bottom row, center) currently serves as the statewide trade association's Board President.

Kineta Sanford Hired as New Outreach and Fundraising Manager

In August Home, Inc. brought former 2018-2019 VISTA Kineta Sanford on as the new permanent outreach and fundraising manager. Her position brings Home, Inc.'s full-time staff to four.

As the organization's projects and programs grow in scale, so does the need for financial and staff capacity, according to Home, Inc. executive director Emily Seibel. Emily identified permanent-staffing gaps in several major areas including applying for programmatic and capacity building grants, leading donor and foundation development, and marketing outreach, with an emphasis on affirmative marketing.

Adding a staff member is more than just adding the skills that a person brings to the table, Emily says. It's essential that any new hire is a good fit with the organization. "The decision to hire Kineta full-time was one made by staff and board alike. We are energized by her dedication to our mission and to inclusion and equality in our community. She is a rare talent, and I look forward to mentoring her as she continues to cultivate the leadership she will undoubtedly bring to her new position."

As a VISTA, Kineta worked with Emily as a part of the grants team that applied for stewardship grants, the VISTA RFP that brought Home, Inc. its current VISTA, and many other programmatic and operational grants that Home, Inc. used to further the mission of providing affordable and sustainable housing through the community land trust.

"I saw my VISTA year as a year-long job interview," Kineta

said. "And I knew that even if I wasn't able to continue at Home, Inc., I would want to ensure that all the people I worked with understood my work ethic and my passion for this work."

In addition to grant writing, Kineta will work to build a more robust fundraising platform to increase the organization's financial health and capacity. This will enable the organization's development coordinator, Brittany Keller, to shift her attention from day-to-day fundraising to the more focused affordable housing project grant proposals that help fund projects such as Forest Village Homes and Glen Cottages.

Another area requiring staff support is the affirmative marketing and outreach plan, which was championed by Kineta as a VISTA. "It's really important to keep this work going," Kineta stated. "If we want a more diverse and inclusive community, we have to be intentional about marketing to people who are least likely to see themselves here because of various barriers."



Kineta Sanford is the new outreach and fundraising manager for YS Home, Inc.

Yellow Springs Home, Inc. welcomes Program Manager **Chris Hall's** brand new baby girl **Fern Marie Hall** into the Home, Inc. family. Baby Fern was born on 11/7/2019 at 10lbs 12oz. and 21.5 inches long.

Congratulations, **Chris and Becky Hall!**



STAFF MEMBERS

- Emily Seibel**
Executive Director
- Brittany Parsons Keller**
Development Coordinator
- Christopher Hall**
Program Manager
- Kineta Sanford**
Outreach and Fundraising Manager
- Erin Brown**
AmeriCorps VISTA
- Tavanell Dodd**
Miller Fellow
- Yabome Kanu**
Miller Fellow

BOARD MEMBERS

- Jackie Anderson**
- Christopher Bongorno**
- Anthony Fife**
- Kevin McGruder**
- Steve McQueen**
- Jacqueline Radebaugh**
- Alex Scott**
- David Seitz**
- Cathleen Tong**
- Malte Von Matthiessen**



Annual Progressive Dinner Fundraiser

This year's sold-out progressive dinner fundraiser was held on Saturday, November 2. Thank you to all of the hosts, sponsors, attendees, and committee members who made this event a success!





WHY COMMUNITY LAND TRUSTS?

Benefits of Lasting Affordable Housing



ANSWERING COMMUNITY NEEDS

Your Community Land Trust is governed by community members, not shareholders or the bottom line. The needs of the community are put first. As a membership organization, the board represents the community and includes representative leadership required by our bylaws.



PRESERVING AFFORDABILITY

Initial investment in place-based affordable housing is not lost after the first turnover or after a period of time. Sale after sale or lease after lease, the Community Land Trust preserves affordability for the benefit of the community, forever.



BRIDGING THE WEALTH GAP

The Community Land Trust proves time after time to be effective in building household wealth for most homebuyers while providing lasting affordable housing. In Yellow Springs, the median household income cannot afford the median home sale price - the Community Land Trust is an enduring solution to this problem. The community also benefits from property tax revenue, economic development, income diversity, and a broadened consumer base.



DOING WHAT THE MARKET CANNOT

The Community Land Trust provides housing that the market cannot, filling the gaps to benefit a sustainable Yellow Springs. Many households below 120% of Area Median Income cannot afford housing here. When we build housing to fill these gaps, the result is a stronger, more diverse, and more welcoming community.



SERVING PEOPLE FIRST

The Community Land Trust is a people-first, community-first model from home design to client programs. Stewardship services provide education, financial coaching, and low-interest mortgages; intervene to prevent foreclosure when necessary; and facilitate resales and ongoing affordability. We have not had a single foreclosure since founding.

Yellow Springs Home, Inc. Turns 20

Since we closed on the N High house, all 1,100 square feet, we three have burrowed in. In these eleven months, happy as clams, we've made a home.

I hate it that it comes down to money. That it's just so hard (this is an expensive town) for a good many people to own their own home. Never thought, my years here long, I'd be one of the ones to make it.

Ah, but a small crack in the dam: twenty years since Home, Inc. first took hold, removing families, one by one, from the housing market. A cruel market that declares so very many will never find their own modest home.

Donations of money & labor, grant applications, board meetings, and the acquisition of property. Renovating the old and constructing the brand new. Home, Inc. — a composite of all the people and their hard work built into a very tangible, a very humane product. And then, lo & behold, it was my family's turn.

Lauren, Lucy & I — homeowners almost a year. A year, like I said, clam happy.

A Poem by Anthony Fife, Home, Inc. Board Member and Homeowner

Support Home, Inc. on

#GIVING TUESDAY™

December 3, 2019

visit www.yshome.org for more information



Home, Inc. executive director **Emily Seibel** speaks to community members during a recent Glen Cottages Pocket Neighborhood public outreach meeting at Friends Care. Glen Cottages is now fully funded and is slated to break ground in 2020.

50 Years of Rock & Roll in YS *continued from page 1*

In 1967, he began hosting an R&B show on WYSO, then housed in the Union Schoolhouse on Dayton Street. "I was an Antioch dropout and a Yellow Springs adoptee in the grand old 1960s tradition," Lohman says. For 20 years, from 1967 to 1987, Lohman's show, "The R&B Express" taught WYSO listeners everything he learned about rhythm and blues.

After Lohman left WYSO, he began DJing regularly at the Gulch and much later at Peaches and The Spirited Goat. In the 70s, Lohman wrestled with alcoholism, in part, he says, fostered by the club culture. By the 80s, however, he achieved sobriety with the help of the local AA group which he still supports. "So now I played the music sober and became a kind of

role model to people I met in the clubs who wanted help."

Today, Lohman prefers the presence of a live audience to the relative solitude of a radio studio. "They give me ideas, keep me on my toes, to provide a creative mix. People tell me they love the variety of styles and eras." Lohman believes his approach to the music supports the culture of Yellow Springs. "I play what I like and respect, not just what is popular. Like a lot of people in this town, I stay true to myself and my sense of music." Lohman also promotes local musicians, devoting the first hour of his DJ sets to current local bands. "I think I'm the only DJ around here who does that, and a lot of musicians respect me for it."

New Homeowners on Cemetery Street *continued from page 1*

Sumi, from Korea, and Yosevu, who was born in the United States but spent most of his childhood in his family's native Kenya, met in

South Dakota—a story for another time—at Northern State University where they were both students.



He is currently working as a web developer for Sparkbox, a Dayton company. Sumi, who studied business subjects and French, is currently at home, but has worked chiefly in jobs connected with children.

Before Iru's birth she was an assistant teacher at the Antioch School. Now settling into their new home on Cemetery Street, they are raising their family with stability and peace of mind after a whirlwind summer.



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Closings are New Beginnings



Homebuyer **Tom Logsdon** and seller **Tim Honchel** at closing.



Program Manager **Chris Hall** and homebuyer **Cindy Coffman** at closing.



Miller Fellow **Yabome Kanu** witnesses her first closing.