

The Cascades to Break Ground



Rendering of a community walking path at the finished Cascades development.

Yellow Springs Home, Inc. continues to make progress on Phase I of The Cascades, an eight-unit rental project slated for construction at Herman and Marshall Streets. Preliminary plans were approved in 2023; final zoning will take place in April. The project was put out for bid in March and construction could begin as soon as early summer.

Home, Inc. staff members are currently hard at

work on fundraising for Phase II of the project. The finished project will create 32 total units of mixed multigenerational homeownership and senior rental and units.

While Home, Inc. is not yet taking applications, according to Development Coordinator Brittany Keller, those interested in being informed about openings can sign up on our website, yshome.org.

Home, Inc. Lands \$200,000 in Home Repair Funds

For 25 years, Yellow Springs Home, Inc. has raised many millions of dollars to build and acquire housing for residents of low-to-moderate income. Some six years ago, Home, Inc. found a source of funds to help residents *maintain* housing: the Carol M. Peterson Housing Fund (CMPHF), through the Federal Home Loan Bank of Cincinnati, which finances accessibility and emergency repairs for low-income homeowners over the age of 60 or those with special needs.

This year, Home, Inc. received notice that it will have \$200,000 to work with to finance 12 projects.

It's a far cry from the \$5,000 granted in 2018 for one project. Home, Inc. used it to build an access ramp for a homeowner who uses a wheelchair. In the years since, a growing number of grants have been spent on projects such as siding repair, leaky roof replacement, insulation, and needed accessibility improvements.

CMPHF grant funding arises from the requirement that regional Federal Home Loan Banks invest some of their profits in the communities they serve. It offers grants to member banks including The Huntington National Bank, who then partner with local nonprofits such as Home, Inc., to provide accessibility and emergency repairs for homeowners of low income.

CMPHF funds are provided on a first-come, first-serve basis. "We start lining up applications for projects the day they announce each year's funding," says Home, Inc. Program Manager Chris Hall. It's a lot of work, involving, among others, contractors and outside inspectors, "but we're ready to go with eligible applicants and one hand on the phone the very minute the application process opens."

"Home, Inc. has been pretty successful," according to Chris. "The \$200,000 we'll get for the

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"My COPD would be unbearable this summer without...getting air conditioning. Breathing is a whole lot easier!"

Jim Zehner

Home Repairs, *Continued from page 1*

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Rich Lewis

coming year is the maximum amount awarded annually to any nonprofit.”

Actually, Home, Inc. sometimes gets a little extra. “Occasionally things go wrong with applications from other nonprofits in our CMPHF area (Ohio, Kentucky, and Tennessee), and the bank lets us know that they have some grant money left over,” Chris explains. “So we always have a couple of extra applications on hand.”

For the CMPHF program, Home, Inc. partners with the Huntington National Bank. Successful applicants include eight homeowners from Yellow Springs, one from Cedarville, two from West Dayton, and one from Springfield. One way or another, Home, Inc. has had previous connections with all of them, according to Chris.

“It’s Been a Blessing”

When Rich Lewis retired in 2018, he returned to his beloved Greene County from Alaska, where he’d been working for many years. What he needed now was a house he could afford, and what he found was an old Civil-War-era house in Cedarville. “It had lots that needed fixing,” Lewis says, “but I knew I could do the work.” What he hadn’t counted on, however, was the onset of serious health problems.

He turned to Chris Hall at Home, Inc. and found CMPHF. In 2019, a CMPHF grant paid

for replacing nine leaky windows. Several grants in subsequent years have been used to replace a lot of rotted wood, and a grant application for 2024 will, Rich hopes, keep side and front porch roofs from caving in.

“It’s been a blessing,” Lewis says. “Without these repairs it wouldn’t be safe for me to stay in this house. I’d have had to sell it.”

Breathing Is Important

Jim Zehner has lived in Yellow Springs for well over 50 years, and in his current house for most of that time. He and his husband would like to stay there, but Ohio’s hot, humid, and airless summers got the best of him when he was diagnosed with COPD, a condition that blocks airflow into the lungs.

They tried installing a few window air conditioners but it didn’t help enough. Breathing difficulties are no joke. Jim saw a Home, Inc. announcement seeking applicants for the CMPHF and went for it. Last year, his grant paid for the installation of air conditioning throughout the house.

Additionally, since the maximum amount of each CMPHF grant for a given householder was doubled for 2023 (from \$7,500 to \$15,000) there was money left over for needed repairs to a ceiling and floor threatening to give way.

Jim says, “My COPD would be unbearable this summer without...getting air conditioning. Breathing is a whole lot easier! Good flows both ways. My partner Carl and I are in the process of putting together a soup kitchen in Yellow Springs. As village legend Gabby Mason said, ‘It’s nice to be nice. Try it!’ Thanks again.”

CONCERNED ABOUT AFFORDABILITY IN YELLOW SPRINGS?

Join your fellow community members at a discussion of definitions and information.

- **Thursday, April 11, 7–8:30 p.m.**
YS Senior Center Great Room
227 Xenia Ave.

This will be followed in May by a Village Café to exchange ideas about affordability and develop stronger relationships that can lead to collaborative actions.

For more information, contact IRYS@yshome.org or search “Inclusive & Resilient Yellow Springs” on Facebook.

SUPPORTED by the Inclusive and Resilient Yellow Springs Coalition

Did You Know?

March was Developmental Disabilities Awareness Month

March is Developmental Disabilities Awareness Month. Home, Inc. is proud to partner with the county and state to provide set-aside units and support services to persons with developmental disabilities. To learn more, visit <https://nacdd.org/ddam1/>. This year’s theme is “A World of Opportunities,” celebrating people and working together to remove obstacles. The goal is to build a community that’s committed to creating a world where everyone can do well and succeed, where all kinds of people have the chance to thrive.

In Remembrance



Tom Osborne and Kingsley Perry (right), winners of the 2011 and 2012 Tony Bent Awards.

Kingsley Perry, Jr.

Robert Kingsley Perry, Jr., a friend, volunteer, and beloved member of the Yellow Springs and Yellow Springs Home, Inc. communities, passed away December 7, 2023 at the age of 87.

Kingsley, a lifelong Yellow Springs resident and member of a family that has been a part of the community for generations, worked in the facilities department at Antioch College and spent time with Village Council as well as becoming a top Home, Inc. volunteer during his time. Described as someone who always said “yes” when asked for help, Perry loved his family, bowling, volleyball, and camping.

Kingsley served on the Board of Directors of Yellow Springs Home, Inc. as well as a volunteer on several projects. In conjunction with good friend and fellow stellar volunteer, Tom Osborne, Kingsley is credited with taking on 135 of the 250 volunteer hours needed to construct Home, Inc.’s 14th house on Kenneth Hamilton Way, completed in 2010.

According to Susan Gartner, partner of the late Tom Osborne and also a Home, Inc. volunteer at the time, “[Tom and Kingsley] had the sweetest relationship which I got to witness when they shared the title of #1 Volunteer for Home, Inc. There was something about their playfulness, humor, resourcefulness, and engineering skills that just matched up so beautifully.

“They’d be running electrical cable through the new homes at Thistle Creek and I would be nearby painting trim. When I would watch them interact, it made me think they would have been besties in sixth grade. I never quite understood the goofy things that would start the laughing but I absolutely understood when

someone makes you laugh so hard you can’t breathe. You’re laughing so hard you’re not really making laughing noises anymore.

“It was a pleasure to watch these two work together. Kingsley brought out a side of Tom that was wonderful to see. I’ll always be grateful to Kingsley for being that kind of friend to Tom.”

Kingsley leaves behind a legacy of love and care for community, for others, and for family. He’s been described as a “people person” who could always put a smile on a person’s face, a sweet, loving, and positive person. Yellow Springs Home, Inc. will always be grateful to Kingsley for his service and for being someone who truly showed us all the meaning of “home.”

Lois Pelekoudas



Home, Inc. wishes to offer our condolences to the loved ones and community of Lois Pelekoudas, a Yellow Springs Community Member, educator, farmer, artist, and dedicated community volunteer. Lois served on the volunteer Senior Housing Work-

ing Group, which helped to inform and keep momentum going for an affordable senior housing project in Yellow Springs. The Cascades project benefited from her insight and commitment, and we are grateful for her advocacy. Lois will be sorely missed. Memories and condolences for the family may be shared at littletonandru.com.

Jane Baker



Home, Inc. sadly acknowledges the passing of Jane Baker, a longtime Home, Inc. supporter, friend, and advocate. Over her many years of dedication to our mission, she donated the land that is now Forest Village Homes on Dayton Street.

She will be fondly remembered for her contributions to the advancement of affordable housing.

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Yellow Springs

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Save The Date! Adult Homecoming '24
Saturday, September 28, Glen Helen Vernet Building
For updates, visit yshome.org

