



NEWS FROM HOME

A YELLOW SPRINGS HOME, INC. PUBLICATION

WINTER 2017 NEWSLETTER

\$400,000+ IN GRANTS BOOST NEW GLEN COTTAGES PROJECT

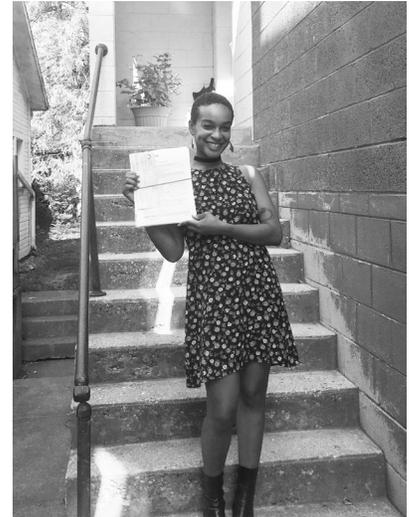
Home, Inc. got word from the Federal Home Loan Bank of Cincinnati on November 16th that grant applications for its Glen Cottages project have succeeded to the tune of almost \$400,000, according to an announcement by Home, Inc.'s development coordinator Brittany Keller. The awards provided \$300,000 toward the development of six new affordable, accessible rental cottages and \$92,000 for two new homeowner starter homes.

Glen Cottages, Home, Inc.'s newest undertaking, will be located on a one-acre site on Xenia Ave. at Woodrow Street. It is planned as a "pocket neighborhood development," which will offer a mix of affordable rental and for-sale housing. Plans for Phase I include a total of eight units: three rental duplexes and two single family homes. An additional four to six single-family homes are tentatively planned for Phase II, for a pocket neighborhood of 12 - 14 units.

An additional \$30,000 from the Ohio Community Development Finance Fund for pre-development of Phase I was approved earlier this fall. This grant provides funds for architectural work, civil engineering, application fees, artist renderings and other expenses. 2018 will focus on planning, additional fundraising for Phase I and seeking zoning approvals.

Pocket neighborhood developments, or PNDs, are "the village's latest means of providing for less expensive homes", says Matt Reed, who chairs the Yellow Springs Planning Commission. The idea was brought to the Planning Commission many months ago by local architect Ted Donnell and, Matt says, "we thought it was an idea worth pursuing." Village Council agreed and passed an ordinance to that effect in October.

Essentially, PNDs allow for a number of smaller private dwelling units that share common amenities, such as parking facilities and open space. The intention is to keep paved areas at a minimum and as much open space available as possible. Front, back, and side yard setbacks will remain the same as those required in the residential zone in which the PND is located.



Antioch Miller Fellow Alexandria Montgomery was part of a team applying for grant funds

Homes will be built largely in groupings that face each other, an arrangement that carries out a second intended purpose of PND zoning—the development of a neighborhood. This is a goal close to the heart of Home, Inc. director Emily Seibel. "Individuals and families that live in homes that face each other and share common spaces are more likely to know and support one another," she says. "It fosters the kind of community building Home, Inc. is all about."

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Future site of Glen Cottages Pocket Neighborhood on Xenia Avenue



WHAT DOES THE HOME, INC. STAFF DO ALL WINTER?

Every winter, a villager will ask a Home, Inc. staff member “What do you do in the winter, when homes aren’t being built?” Executive Director Emily Seibel always responds, “Ninety percent of the work happens before the shovel hits the ground.”

This 90% requires land, money, and predevelopment work for on-going projects, with multiple irons in the fire to ensure a steady stream of new opportunities. The challenges to development are significant for a rural area with outstanding amenities and a vibrant community.

Once staff members have identified available land, they have to secure financial control over it while they raise the funds to make the development affordable to low and moderate income households. This can take years. In the case of the new one-acre Glen Cottages project, Home, Inc. negotiated with the landowner of the site for years and now has a purchase option through 2018.

Then they need to raise the money. For each for-sale house, Home, Inc. aims to raise at least a third of the total cost from grants to make the

sale price affordable. For each rental unit, affordable rents can sustain debt to cover about 10-20% of project costs, meaning that 80-90% of the funds must be raised. To make the six unit Forest Village Homes project affordable to households making an average of less than 60% of area median income, staff had to raise nearly \$900,000 of the approximately \$1,000,000 in project costs upfront. In order to apply for funding, Home, Inc. had to invest approximately \$50,000 in pre-development work.

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ICE CREAM SOCIAL HELD TO WELCOME THE HONCHELS

On August 17, 2017, Home, Inc. hosted an Ice Cream Social to welcome homeowners Tim and Julia Honchel. The event took place on the lawn of the United Methodist Church where the Home, Inc. offices are located. A number of community members attended. Local musicians provided music, and there were games and art projects for young and old alike. Young’s Dairy provided the ice cream.

Thank you to all of the volunteers and participants who helped make this such an enjoyable event.

Photos of the event show Home, Inc. board and staff, homebuyers Julia and Tim Honchel (top row center) and community members.





JOAN HORN HONORED BY GREENE COUNTY



Joan Horn

On September 23, 2017 Joan Horn, long time Yellow Springs resident and active community member, was inducted into the Greene County Women’s Hall of Fame after secretly being nominated by Home, Inc. staff and friends.

Joan has been an active volunteer to the Yellow Springs Senior Center, Friends’ Care Community, Antioch College and Yellow Springs Home, Inc.

Whether it’s planning fundraisers, event planning or, driving seniors to their appointments Joan proves

her commitment to the community of Yellow Springs. If that were not enough, Joan coordinates visits from people all over the world through an Experiment in International Living Exchange program.

Congratulations Joan, for jobs well done!

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COUNCIL SEEKS PUBLIC ASSESSMENT OF LOCAL HOUSING NEEDS TO GUIDE FUTURE POLICY

Village Council seeks hard data regarding housing needs in the village to help develop future housing policy. They’ll get a lot of answers in early January.

“We began talking about this some months ago,” says councilwoman Marianne MacQueen. “We formed a task force that includes both Council members and housing experts—but we knew we needed as much input as we could get from citizens as well.

The goals of the survey were to gather current data on village housing, to gain an understanding of how housing needs have changed in recent decades, and to identify particular needs, according to MacQueen.

The task force hired Bowen National Research of Columbus to conduct a Housing Needs Assessment for the village.

The 25-question survey garnered more than 440 responses, well over twice as many as hoped for, according to the research group’s director of operations, Desiree’ Johnson.

After receiving the survey results, Council is planning to hold focus groups and develop an action plan.

The firm is scheduled to report on the results of the survey at the Tuesday, January 16th Village Council meeting, which starts at 7:00 p.m. at the John Bryan Center.



Yellow Springs Home, Inc. volunteers at the Yellow Springs Street Fair



MEET NEW AMERICORPS VISTA: ELEANOR GASTON

Most people who come to work for Home, Inc. slowly discover what a great town they've landed in. For the new Americorps VISTA Home, Inc. staff member, it was the other way around.

Eleanor Gaston, who lived and worked for many years in Cincinnati, has wanted to live in Yellow Springs almost from the first time she visited here back in the 1990's. So, looking for a job last spring, as she was finishing her coursework for a Masters degree in art education at Mount St. Joseph University, she came across the internet listing for an Americorps VISTA position at Home, Inc. It almost seemed too good to be true.

"I applied immediately," she says and, happily, beat out the competition for the job.

Eleanor's work at Home, Inc. encompasses fundraising, promotion, and marketing. She is learning grant writing, an essential activity at the organization, and in turn, contributing her artistic skills to the creation of marketing materials.

Born in rural Alabama, coming North to Cincinnati as a fourth-grader was a culture shock, she says. "I was used to open spaces." And, although the landscape in Cincinnati has changed considerably for the better, it has always felt "wrong" to live in a city, Eleanor says.

She loves her new job in part because she can walk to work and because Yellow Springs is so green and peaceful. And she recognizes the importance of the work, in part because of her difficulty in finding housing she could afford.

She commuted to Yellow Springs for three months before finding a new home.



Eleanor with her first formatted grant - which was funded

Eleanor rents half a house on Whitehall Drive, where she lives with her daughter Aria and her two dogs—a schnoodle (mixed miniature schnauzer and toy poodle) called Birdie, and a mixed breed of unknown origin, named Yoga. "We got him from the SPCA," Eleanor says. "They thought he was a beagle, but I think they're wrong. We settle for the fact that he's a brown and white love sponge."

Aria, who spent a year at Columbia College in Chicago studying film

and photography, enrolled at Antioch this year. She also works at Current Cuisine.

Looking to the future, while art is her first love, Eleanor can imagine a second year at Home, Inc. through the Americorps VISTA program. By then, she says, Home, Inc. may be in a position to pursue a long-held idea revolving around the development of artists' living/work spaces. That would be right up her alley.

ANNUAL DINNER BREAKS ATTENDANCE RECORD

Home, Inc.'s annual progressive dinner was a huge success. Thank you to all of the hosts and to everyone who purchased tickets. We are grateful to everyone who came out to enjoy an evening of good food and community.



Home, Inc. homeowners Lauren Shows and Anthony Fife speak at the Annual Home, Inc. Progressive Dinner



WHAT DOES THE HOME, INC. STAFF DO ALL WINTER?

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Winter work also entails project feasibility and planning in the form of pre-development work. Some of these tasks are to determine if the site is environmentally sound, complete various kinds of engineering, consider drainage and available parking, conduct topographical and civil surveys, commission market studies, ensure clear title, complete architectural site and floor plan designs and structural engineering, collect public input, design a project that meets the needs of low and moderate income residents, ensure the projects meets or exceeds relevant certifications and design requirements, put together a development team, set up project construction and long-term financing, finalize a budget, and secure zoning approvals.

For for-sale homes, project manager Chris Hall also works with clients to prepare them for homeownership and to seek mortgage pre-approval.

Various grant funders for Home, Inc. projects target the needs of particular groups, such as veterans, people with disabilities, seniors, and families of low-income. All building guidelines must address these renters or homeowners in the applications, each application with it's own criteria, requirements, and certifications. "Thankfully, we now have

software that keeps track of all these points" said Seibel. The spreadsheets are long and deep. Most projects may have over 500 lines. "At the end of the day we collapse all those lines into four or five categories. That's how we can sleep at night."

"It's a privilege to do this work," said Keller, "housing can make a huge difference in the future of a family." Seibel looks up from the software and concludes, "All of the paperwork melts away when we go to an open house for a new family, and we remember why we're here."

Pick Up Your Free Energy Efficiency Kit Today!

Home, Inc. is happy to announce that we have energy-efficiency kits to give to the public free of charge! Each kit includes 17 feet of foam tape weatherstripping, 2-3 faucet aerators, a low-flow shower head, and a booklet on energy-saving tips and techniques.

If you're interested in a kit, please stop by the Home, Inc. offices at 202 S. Winter St. (in the offices located above the United Methodist Church) or call 767-2790 to say hello and reserve a kit.

STAFF WELCOMES MAZY THE MASCOT



Drawing by W. Alan Raney

Did you know that Home, Inc. has a mascot? Her name is Mazy Dee. Mazy turned a year old on October 21st. When she first came to the Home,

Inc. office, she was about the size of an avocado. Mazy assumed the role of mascot by making frequent visits to the office, where she quickly became the object of "pass the puppy." Her formal mascot debut took place at the Home, Inc. ice cream social held on August 27, 2017 on the lawn of the United Methodist Church.

Mazy loves living in Yellow Springs because it's so walkable and the people are so friendly. As an enthusiastic proponent of affordable housing and village life, Mazy would like for everyone to live in an affordable home. According to Mazy, "There's no place like home!"



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