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Media contact: Kathy Hoke

KathyHoke@gmail.com

614-804-2557

Ohio CDC Assoc. announces 2010 Member Awards

Six community development winners recognized today during OCDCA's 26th annual conference in Columbus

COLUMBUS – The Ohio CDC Association today announced its 2010 Member Awards during the Association's 26th annual conference at The Westin Columbus. The winners are Frontier Community Services, Chillicothe; Twin Towers Crossing LLC, Dayton; Donna Fox-Moore of Lancaster Fairfield CAA; Pat Rosenthal of Common Wealth Inc., Youngstown; NRP Group LLC, Cleveland; and Lewis Ellis of Preferred Properties Inc., Toledo.

"Our annual awards winners are making exemplary contributions to the field of community-based development," said Nate Coffman, executive director of the Ohio CDC Association. "We celebrate and honor these individuals and organizations for their leadership and dedication in stabilizing, restoring and invigorating their communities."

The 2010 winners and their awards are:

- **Frontier Community Services**, Chillicothe, *CDC of the Year*
- **Twin Towers Crossing LLC, by St. Mary's Development Corp. and East End Community Services**, Dayton, *Project of the Year*
- **Donna Fox-Moore, Director of Housing, Lancaster Fairfield CAA**, *Staff Member of the Year*
- **Pat Rosenthal, Director, Common Wealth Inc.**, Youngstown, *Stephanie J. Bevans Award Winner*, honoring strong community advocates who have demonstrated commitment and entrepreneurial spirit.
- **NRP Group LLC**, Cleveland, *CDC Partner of the Year*
- **Lewis Ellis, Executive Director, Preferred Properties Inc.**, Toledo, *Ned D. Neuhausel Award*, honoring housing developers who demonstrate a lifelong commitment to people with disabilities.

"On behalf of the awards committee and our members, we congratulate the 2010 award winners for outstanding work in their communities," Coffman said. "Their dedication and hard work inspires all to step up our revitalization efforts."

The Ohio CDC Association is a statewide membership organization of Community Development Corporations that engages in capacity building, advocacy and public policy development that fosters socially and economically healthy communities. The two-day conference brought together community development leaders from around Ohio under the theme, *Imagine, Innovate, Impact*.

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Detailed information on 2010 Ohio CDC Member Awards:

Frontier Community Services, CDC of the Year. With an annual budget of \$9 million and 250 employees, Frontier Community Services provides housing and services to the elderly, veterans and families in a multi-county region in southern Ohio. Frontier responds to the needs of many rural Ohioans through supportive services, supportive employment, housing, budget counseling and credit counseling. The agency's efforts in affordable housing have helped the local economy by providing jobs and supporting local businesses and suppliers.

Founded in 1978 to assist people with developmental disabilities, Frontier's first project was a 10-bed facility in Ross County. After adding five more homes for the developmentally disabled, the agency expanded its mission to provide services to seniors to help them to retain their housing and avoid nursing home care. This venture and the agency's ability to work with complex governmental funding led to supportive services for veterans. Frontier's services group has grown into supportive employment and *Options*, a client-driven adult day care center in Chillicothe.

In 1997, Frontier added full-time staff devoted exclusively to affordable housing development. Since then, the agency has created more than 1,000 units of affordable housing, including three subdivisions for 73 homeowners. Frontier is certified as a state Community Housing Development Organization and has been awarded 22 Low-Income Housing Tax Credit projects for low-income seniors and families.

Contact Gregory Arcaro, Director, Frontier Community Services, 740-772-1396,
garcaro@frontiercommunity.org

Twin Towers Crossing LLC, Project of the Year. This single-family tax-credit development in Dayton consists of 40 new homes on scattered sites within one neighborhood and is part of a comprehensive plan for community revitalization. The development team - consisting of St. Mary's Development, East End Community Services and The Oberer Thompson Companies, an experienced housing developer and contractor – began acquiring vacant houses in 2007 using grant funds from the City of Dayton. The team acquired nuisance, tax delinquent, vacant and bank foreclosures. Several of the houses were deconstructed under an East End program that hires hard-to-place laborers. In planning for the project, the team brought together local government officials, service providers and neighborhood residents to solicit desired design elements. Residents said they wanted front porches, detached garages, basements and a range of front elevations.

The 1,550-square-foot single-family homes were built to meet Energy Star and the Green Communities programs, with each unit equipped with Energy Star appliances and heated by highly efficient gas furnaces and electric air conditioners. The homes scored higher in energy rating tests than the designers had anticipated, with scores that greatly exceed a traditional newly constructed single-family home and the minimum requirements for the Energy Star program.

The family rental project was funded by the Ohio Housing Tax Credit Program.

Contact Tim Bete at St. Mary Development Corporation: 937-277-8214, tbete@smdcd.org;
Jan Lapore-Jentleson, executive director, East End Community Services, 937-259-1898.

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Donna Fox-Moore, Staff Member of the Year. Relatively new to the CDC field, Fox-Moore has been Director of Housing for the Lancaster Fairfield CAA since 2007. She is responsible for all grant writing and reporting for state and federal funds and has been instrumental in the award of Low-Income Tax Credits for her agency.

Fox-Moore also serves as coordinator and co-chair of the Fairfield County Housing Coalition, which developed a “Ten-Year Plan to End Homelessness.” She hosted the Housing America 2010, a conference for agencies in Southeast Ohio to share ideas and information on new programs, policies and changes within agencies. To further the mission of the Coalition, Fox-Moore gathered key housing professionals in Fairfield County to participate as a project team for the Corporation for Supportive Housing’s Supportive Housing Institute. The team “graduated” this year with plans for their first project, Rutherford House.

Contact Kellie Alies, Director, Lancaster Fairfield CAA, 740-653-4146.

Pat Rosenthal, Stephanie Bevans Award. Director of Common Wealth Inc. since 1989, Rosenthal has been a leader in creating programs to address poverty and to advocate for low-income families and individuals in Youngstown. Common Wealth has developed more than 1,000 units of affordable housing. Its revolving loan fund makes socially responsible investments, promotes entrepreneurs and has a 0 percent default rate. She serves at the forefront of “Youngstown 2010,” a comprehensive plan to make the city smaller, greener and cleaner. She advocated for the business district, the arts and Wick Park, helping to begin a movement called Resettle Youngstown. Urban gardens, block watches, a farmer’s market and a shop local campaign are among the projects of Resettle Youngstown. She currently is developing a business incubator for food entrepreneurs.

In addition, her entrepreneurial spirit and dedication to her service area brought about the development of ACTION, the Alliance for Congregational Transformation Influencing Our Neighborhoods.

Contact Pat Rosenthal at 330-744-2667.

NRP Group LLC, Partner of the Year. Since 1995, this Cleveland-based firm has successfully developed, built, owned, managed and partnered with numerous projects in affordable and market-rate housing, senior housing, single-family infill and commercial and retail sites in Ohio. Among them is Franklinton Development Association in Columbus, which is currently partnering with NRP Group on two Low-Income Housing Tax Credit projects, including Boulevard Homes for 40 new, single-family houses on scattered sites and Franklinton Senior, which will add 54 apartment homes. Since 1995, The NRP Group has successfully developed, built, owned, managed, and partnered in numerous projects in affordable and market-rate housing, senior housing, single-family infill, and commercial and retail sites in Ohio.

“We have found NRP to be very concerned and respectful of the unique goals and interests of this community,” said Jim Sweeney, executive director of FDA, the winner of the 2009 CDC of the Year Award. “The NRP staff has spent several hours working with the FDA, the Franklinton Area Commission and other stakeholders to work through the finest details to ensure both projects have the maximum positive contribution to our on-going revitalization efforts and to provide families and seniors with quality, affordable living they are proud to call home.”

*Contact Diane Christy, NRP Group, 216-475-8900 or dchristy@NRPGroup.com.
Contact Jim Sweeney, FDA, 614-275-4988.*

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Lewis Ellis, Ned Neuhausel Award, named for a long-time leader in Ottawa County's disability support system who died in 2007. Active in affordable housing since 1973, Ellis serves as executive director of Preferred Properties, a nonprofit in Toledo that develops accessible, affordable and integrated housing for people with disabilities. Under his leadership, Preferred has become a strong leader for the development of affordable housing throughout Ohio for people with disabilities. Preferred most recent achievements include the completion of Woodside Village in Toledo, which offers 12 units to the developmentally disabled.

In addition to developing housing for people with special needs, Preferred Properties serves as a consultant to other not-for-profits on like projects. In 2006, Preferred Properties was instrumental in the financing and construction of Betty Ruth Kaye apartments in Whitehouse, Ohio. This property features 12 units of housing exclusively for adults with autism, the only such development in the state. Ellis' involvement helped the project receive the necessary state funding through the Ohio Housing Finance Authority. Additionally, the organization has worked with Ottawa Residential Services, Creative Housing, Inc., of Columbus and the Resident Home Corporation of Cincinnati.

Contact Lewis Ellis at 419-244-9609.

For more information on the Ohio CDC Association, visit www.ohiocdc.org

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Media contact:

Kathy Hoke
Kathy Hoke Communications
614-804-2557
kathyhoke@gmail.com