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Ohio CDC Assoc. recognizes outstanding CDC work in 2009 Member Awards

Seven award winners announced today during OCDCA's 25th annual conference in Canton

COLUMBUS - The Ohio CDC Association today announced its 2009 Member Awards during the Association's 25th annual conference at the McKinley Grand Hotel in Canton. The winners are Franklinton Development Association in Columbus, Saint Luke's Foundation in Cleveland, the Port Clinton Pointe Project of WSOS Community Action Agency in Fremont, and representatives of CAC of Fayette County, ICAN Housing Solutions in Canton and St. Mary Development Corporation in Dayton.

"Our annual awards honor individuals and organizations that are helping to stabilize, restore and invigorate communities in Ohio," said Patricia Barnes, executive director of the Ohio CDC Association. "These award winners have made exemplary contributions over the past year in the field of community-based development."

The winners and their awards are:

- **Franklinton Development Association**, Columbus, *CDC of the Year (mature CDCs)*
- **Port Clinton Pointe, WSOS Community Action Agency**, Fremont, *Project of the Year*
- **Lucinda "Bambi" Buhn**, deputy director of CAC of Fayette County, *Staff Member of the Year*
- **Patty Griffiths, housing director, CAC of Fayette County and Housing Services Alliance**, *Stephanie J. Bevans Award Winner*, honoring strong community advocates who have demonstrated commitment and entrepreneurial spirit.
- **The Rev. Harvey Smith, St. Mary Development Corporation**, Dayton, *Board Member of the Year*
- **Saint Luke's Foundation**, Cleveland, *CDC Partner of the Year*
- **Carol Duncan, housing development coordinator, ICAN Housing Solutions**, Canton, *Ned D. Neuhausel Award*, honoring housing developers who demonstrate a lifelong commitment to people with disabilities.

"In behalf of the awards committee and the membership, we congratulate the 2009 award winners for outstanding work in their communities," said Barnes, who is retiring this year after 25 years leading the OCDCA. "Their dedication and hard work inspires all to step up our work in fostering socially and economically healthy communities."

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Detailed information on 2009 Ohio CDC Member Awards:

Franklinton Development Association, CDC of the Year (mature CDCs). Founded in 1993, Franklinton Development Association (FDA) is a HUD-certified nonprofit serving the Franklinton neighborhood of Columbus, the oldest community in central Ohio and among the poorest neighborhoods in the region. In nominating FDA, Beth Long of Ohio Capital Corporation for Housing noted several successful initiatives under Executive Director Jim Sweeney, who joined FDA in 2002. They include improving FDA's organizational capacity, developing homeownership opportunities for first-time homebuyers and partnering successfully on a Low Income Housing Tax Credit application using federal and local funds, conventional financing and other sources. This project will break ground in the summer of 2010. In addition, the FDA is a key partner in establishing the Franklinton Arts District and the Franklinton Homeownership Center, under development. "Although the Franklinton market is generally considered to be one of the more challenging areas of Columbus in which to work, the FDA has developed the professional and organizational capacity to impact the community in a positive way," Long wrote in her nomination. "The Executive Director and the Project Manager work exceptionally well together to manage organizational development while continuing to be productive out in the community. Administrative and managerial capacity is well supported by an evolved board committee system, each leading and overseeing a particular aspect of growth. Under this structure, the FDA has been able to complete 'bricks and mortar' work at the same time as leading detail planning for both in-fill projects and also more catalytic projects of scale."

Contact Jim Sweeney at FDA: 614-275-4988

Contact Beth Long at Ohio Capital Corporation for Housing: 614-224-8446

Port Clinton Pointe, Project of the Year. Completed in 2008, Port Clinton Pointe is a family development in Ottawa County sponsored by WSOS Community Action Commission of Fremont. The Ohio Housing Finance Agency, which nominated the project for the Project of the Year Award, said it's one of OHFA's highest quality projects.

According to OHFA, Port Clinton Pointe is a series of townhouse style buildings with a separate clubhouse featuring a fitness room, kitchen, TV lounge area and laundry facility. The clubhouse is warm and inviting. It offers a well decorated living area with fully equipped kitchen and ceramic and glass tiles in the restroom. The laundry has washing and drying machines that are key card operated. An up-to-date security system is in place that allows management to monitor the grounds through closed-circuit television. The living space in the apartments is roomy with cable and telephone in all bedrooms, and extra storage space under the stairs. Overhead lighting and additional windows increase the amount of natural light. The apartments also come equipped with energy star appliances which add to their affordability.

WSOS took great care in designing the units and the project itself to ensure its marketability and quick lease up and to promote the peaceful enjoyment of its residents.

Contact Don Corley at WSOS CAC: 419- 334-8911 or 419-639-6106

Contact Barry Accountius at Ohio Housing Finance Agency: 614-995-0489

Lucinda “Bambi” Bauhn, Staff Member of the Year. Bauhn joined CAC of Fayette County in 1978 and has served as its deputy director since 1980. Her work addresses housing needs from emergency shelter to homeownership in Fayette County. She is point person for the County's Continuum of Care and serves as Board Secretary for the Coalition on Housing and Homelessness in Ohio. She has successfully competed for federal and state grants and programs to create new housing for low-income residents.

“Bambi has recognized that collaboration is the key when working with scarce resources in a rural community,” said Barry Accountius of the Ohio Housing Finance Agency, in recommending Bauhn for the award. Bauhn serves on the following boards; local Salvation Army Service Unit; Central Ohio Area Agency on Aging Advisory Board, Ohio Association of Community Action Agencies, Washington Rotary, Ohio Youthbuild Coalition, Regional WIA Advisory Council and Southern State Community College Foundation Board. In addition, Bauhn continues to be a pioneer in affordable housing, says Accountius. “Her commitment to affordable housing resulted in the addition of solar panels to one of Fayette’s subdivisions, adding value to the home and reducing utility bills for the owner. Likewise, she has recently been awarded a Green Construction Capacity Building grant so that she and her staff can continue to learn about alternative energy and cost savings. She was also instrumental in the agency creating its own for-profit building supply company, Washington Supply, LLC. Finally, among her many other duties at the CAC of Fayette County, Bambi is also in charge of the county’s Neighborhood Stabilization program funding.”

Contact Bauhn at CAC of Fayette County: 740-335-7282, ext. 14

Contact Barry Accountius at Ohio Housing Finance Agency: 614-995-0489

Patty Griffiths, Stephanie Bevans Award. Griffiths began working at CAC of Fayette County in 1992 when she was hired to do pre-development activities for the Self-Help Housing Program. Back then, there only one Self-Help Housing Program in Ohio, and it was about to close. “Patty had to overcome many obstacles during pre-development, but she persevered and obtained the operating grant for our project,” said Lucinda “Bambi” Bauhn, housing coordinator of CAC of Fayette County, who nominated her. “Fortunately for everyone, she agreed to stay on as the Self-Help Housing Program Director. Since then, over 250 houses have been constructed through Self-Help. Besides operating one of only two programs in Ohio, Patty has expanded Community Action’s Self-Help Housing program to include development of subdivisions, contractor built homes, solar panels and acquisition/resale of vacant properties.” In addition, Griffith was instrumental in the agency purchasing a for-profit building supply company in 2008. She also developed and operated a complicated homeownership program for low-income families, and has used many funding sources and innovative options to carry out the agency’s housing mission. Griffiths is active in various housing-related organizations, including the Ohio Housing Council and the Housing Assistance Council. She is a Region 1 representative on the Steering Committee of the National Rural Self-Help Housing Association. The award is named for Stephanie Bevans, a long-time OCDCA board member and an innovative director of micro-enterprise programs for Pike County Community Action and a tireless advocate for low-income entrepreneurs. She died in 2005.

Contact Patty Griffiths at CAC of Fayette County: 740-335-1831

Contact Bauhn at 740-335-7282, ext. 14

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The Rev. Harvey Smith, Board Member of the Year. Smith joined the board of St. Mary Development Corporation of Dayton in 1993 and serves as its Chairperson. “During his 15 years of service on the SMDC Board, Rev. Smith has been a mission-oriented, cohesive force for steering SMDC, now the region’s most successful not-for-profit provider of housing for low-income seniors and working families, through some challenging periods. His counsel has always been wise and insightful,” said Tim Bete, communications director for SMDC. “Rev. Smith is an outstanding representative of SMDC in our community, frequently making presentations to community groups on our mission and facilities.” Rev. Smith retired from the ministry in 1999 after six years of service as Pastor of Otterbein United Methodist Church in Dayton and after decades of service to the Methodist Church and his ministry. He is a former District Governor of Rotary, former Chairman of the East Dayton Food Pantry, a past member of the Centerville School Board, and a past member of the Board of the Centerville YMCA.

Contact Rev. Smith: 937.433.4588

Contact Tim Bete at St. Mary Development Corporation: 937.277.8214, tbete@smdcd.org

Saint Luke’s Foundation of Cleveland, Partner of the Year. Saint Luke’s Foundation has engaged as an active partner with the Buckeye Area Development Corporation, Shaker Square Area Development Corporation and Neighborhood Progress Inc. in efforts to make the Buckeye and Larchmere neighborhood healthier, stronger and more sustainable. The Foundation has committed \$2.5 million through Neighborhood Progress Inc. and the two CDCs to spark a transformation of the neighborhood.

Some results are:

- Improved communications/collaboration between the Cleveland Police and residents to mobilize the community to devise and carry out crime prevention strategies
- Creation of a three-fold strategy involving homeownership, rehabilitation and maintenance of existing and new homes that will aid market recovery and wealth building for families in the Buckeye—Larchmere area.
- Business retention and commercial corridor enhancements.
- Reshaped external and internal perceptions and identity in Buckeye-Larchmere.
- Supported the development of the Harvey Rice School and the Rice Branch Library in a campus environment adjacent to the Saint Luke’s Hospital campus. These two pivotal projects represent the most significant development proposed for the area in decades. They complement the Saint Luke’s Pointe housing development and the redevelopment of the hospital building, and they spur neighborhood confidence
- The Model Block Strategy strengthened residents’ ability to augment existing resources and pressure negligent owners to improve their properties.

Funding from the Saint Luke’s Foundation has enabled the Buckeye-Larchmere community to set priorities and fund projects around issues of safety and security, housing maintenance and blight, economic, social and health concerns, neighborhood perception and commercial and retail vacancies.

Projects funded include mobile patrol and surveillance cameras, green space development, public art, homebuyers assistance, financial literacy, streetscape improvements, youth development, block club capacity building, workforce development, exterior home improvements, business façade improvements, public space enhancements, community festivals, community outreach, IDAs, neighborhood signage, neighborhood marketing and promotion and school books, computers and Smart boards for the Harvey Rice School.

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The Foundation ensured that the effort was fully funded and that it involved community engagement at every decision level, said Joyce Rhyan, assistant vice president of Neighborhood Progress Inc. “They have made a long-term commitment to provide continuous support to an underserved community,” said Rhyan. “Their actions through the Transformational Initiative have bridged racial divides, forged unlikely partnerships and funded community-based projects that would not have received support from anywhere else. In addition, they increased community confidence. What’s more, they didn’t just give funds – they were at the table engaged with stakeholders.”

Contact Kimberly St. John-Stevenson at Saint Luke’s Foundation: 216 431-8010, ext. 202 or kstjohn@saintlukesfoundation.org

Contact Joyce Rhyan at Neighborhood Progress Inc., 216 830-2770 ext. 103

Carol Duncan, Ned Neuhausel Award, named for a long-time leader in Ottawa County’s disability support system who died in 2007. As Housing Development Coordinator for ICAN Housing Solutions, Carol Duncan helped mold the Stark County agency since its founding 20 years ago. According to Maryellen Cameron, Executive Director of ICAN, Duncan built relationships with funding sources, learned how to put housing funds to work and used every resource available. “She developed strong ties to the Ohio Department of Mental Health that led to a steady stream of housing capital. She moved on to create projects that stretched the imagination of our small community. They include a Safe Haven, Section 811 projects, Shelter Plus Care vouchers and Supportive Housing Program vouchers. Carol also embraced supportive housing as a model for better outcomes for customers. In 1993, Carol instinctively put this principle to work. She submitted a grant to the Department of Development for a person to visit our tenants and show them how to live a better life. As we know now, many of our tenants won’t move forward unless we walk with them. And this experiment worked, as clients gained more self-reliance and self-esteem knowing that they had someone to turn to when they needed it. Today, 16 years later, this gentleman is still with us. He caught the passion that he saw in Carol.”

Cameron also said that Duncan has “contributed far more than affordable housing for people with mental illness. She spearheaded the collaboration among homeless service providers to access the Continuum of Care. This funding source now supports more than 20 programs throughout the service community....In short, this nominee chooses to build a system that includes the talents and ideas of many, rather than to gain personal attention or acclaim. This award is named for a man who demonstrated that there should be no boundaries between agencies to solve the problem of homelessness. Like Ned Neuhausel, Carol Duncan embraced the cause with a simple objective - to provide a home in community for anyone in need.”

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

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