



A Community Development Financial Institution

Message to the Community

Everyone deserves safe, clean and affordable housing. Unfortunately, systemic racism is prevalent in our society, including the area of housing. Blockbusting, steering, restrictive covenants and redlining were legal tools of discrimination as late as the 1960s. The Civil Rights Acts of 1964 and 1968 made these tools technically illegal, but their long-term effects on the African American community continue. For their many benefits, the siting of Public Housing and other Federally assisted housing disproportionately in minority and poorer neighborhoods has contributed to concentrations of poverty and a lack of housing opportunities in suburban communities. According to research by Jason Reece, Ph.D., historical redlining in Columbus and Cleveland led to disinvestment, predatory lending and property value declines whose impacts persist to this day. We must begin to address the impact of racism on housing.

Sufficient affordable housing units are also a necessity for continued economic growth in Columbus and Franklin County. Without convenient housing for workers at all income levels, employers will have greater difficulty in staffing open positions, and their economic growth – and thus the economic growth of the region – will be stunted. Housing impacts the economy and every area of a person's existence. Recently, Ohio's former health director, Dr. Amy Acton, articulated the importance of housing when she stated, "where we live, the ZIP code we're born into is our health—all the things that surround us are creating the conditions in which we can lead flourishing lives."

Established in 2001, the Affordable Housing Trust for Columbus and Franklin County (AHT) was organized to act as an independent, non-profit lender to create affordable housing for low-income, working households and seniors in Columbus and Franklin County, Ohio. Our multifaceted mission includes serving as a catalyst for the production of affordable homes and apartments and investing in affordable, residential development and construction in older and overlooked areas. We are funded by the City of Columbus and Franklin County, Ohio.

Recognizing a staggering housing shortage and prevailing housing inequities, AHT will take the following actions NOW:

1. AHT will collaborate with our current partners and other interested parties to invest more public and private dollars in affordable housing. A big step was taken in this direction with the creation of the \$100 million Housing Action Fund, a revolving loan fund to offer below-market loans to for-profit and non-profit developers to build and preserve affordable and mixed-income rental housing.
2. AHT will invest in projects that intentionally advance both housing equity and economic equity. AHT will continue to invest in affordable housing and housing with enhanced services, without creating concentrations of poverty. AHT will begin to ask borrowers about their hiring and promotion practices, demographics of leadership, and pay of employees.
3. AHT will increase our spending for goods and services with MBEs (Minority Business Enterprises) and ask our borrowers to do the same.
4. AHT will work to educate and increase awareness around social inequities in general and lending specifically.
5. AHT will work with our city and county partners on tax abatements. They must be better targeted to affordable housing and be targeted in economically depressed neighborhoods.

6. We believe new residential developments must provide increased proportion of affordable housing. Columbus took the lead by requiring all new apartment projects to set aside 20% for affordable units. However, a developer can bypass this requirement by making a cash payment. This option should be removed immediately. Further, we must address the practice of developers making the smaller units the affordable units. We encourage all Franklin County municipalities to adopt similar policies, like Whitehall, to require affordable housing in all residential developments. Banks should include affordable housing components in all future loans. We will voice these suggestions.

7. AHT will work with community partners to dismantle the systemic racism that permeates housing.

Board of Directors

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The Affordable Housing Trust for Columbus and Franklin County (“AHT”) has established this Voucher Policy. It is the policy of AHT to require that its borrowers not discriminate when considering the income of potential residents. For all borrowers who use AHT loans, AHT requires the borrower to commit to a requirement that it will not discriminate based on source of income of the tenant. Source of income shall mean “lawful income derived from wages, Social Security, Supplemental Security Income, all forms of federal, state or local assistance payments or subsidies, including rent vouchers, child support, spousal support, and public assistance which can be verified and substantiated.”

AHT’s President (“President”) has been delegated as the Voucher Liaison Officer and in that capacity is responsible for implementing all aspects of the Voucher program. The Voucher Liaison Officer has direct, independent access to the Board of Directors on all matters concerning the Voucher program. The requirements of the Voucher program are accorded the same priority as compliance with all other legal obligations incurred by AHT in its loan agreements.

It is hereby directed that this Voucher Policy Statement be posted for all AHT employees to read and be disseminated to all business communities that perform work for AHT or on AHT-funded projects. This policy statement will be distributed electronically (i.e., AHT webpage) and included as part of the AHT loan application.



The Affordable Housing Trust for Columbus and Franklin County (“AHT”) has established this Housing Wage Policy. It is the policy of AHT to ensure that all employees of its borrowers are paid, at a minimum, a Housing Wage. For all borrowers who use AHT loans, AHT requires the borrower to pay its employees not less than a Housing Wage. The Housing Wage shall be determined by reference to the “Out of Reach” report published each year by the National Low Income Housing Coalition.

AHT’s President (“President”) has been delegated as the Housing Wage Liaison Officer and in that capacity is responsible for implementing all aspects of the Housing Wage program. The Housing Wage Liaison Officer has direct, independent access to the Board of Directors on all matters concerning the Housing Wage program. The requirements of the Housing Wage program are accorded the same priority as compliance with all other legal obligations incurred by AHT in its loan agreements.

It is hereby directed that this Housing Wage Policy Statement be posted for all AHT employees to read and be disseminated to all business communities that perform work for AHT or on AHT-funded projects. This policy statement will be distributed electronically (i.e., AHT webpage) and included as part of the AHT loan application.



The Affordable Housing Trust for Columbus and Franklin County (“AHT”) has established this Minority Business Enterprise (“MBE”) Policy. It is the policy of AHT to ensure that MBEs have an equal opportunity to receive AHT loans and to participate in projects funded, in whole or part, with AHT loans. It is also our policy:

1. To ensure non-discrimination in the award and administration of AHT loans;
2. To create a level playing field on which MBEs can compete fairly for AHT funded projects;
3. To ensure the MBE program is narrowly tailored to comply with applicable law;
4. To ensure firms that are MBE certified are permitted to participate as MBEs;
5. To help remove barriers to the participation of MBEs in AHT-funded projects; and
6. To assist in the development of firms that can compete successfully in the market place outside the MBE program.

AHT’s President (“President”) has been delegated as the MBE Liaison Officer and in that capacity is responsible for implementing all aspects of the MBE program. The MBE Liaison Officer has direct, independent access to the Board of Directors on all matters concerning the MBE program. The requirements of the MBE program are accorded the same priority as compliance with all other legal obligations incurred by AHT in its loan agreements.

It is hereby directed that this MBE Policy Statement be posted for all AHT employees to read and be disseminated to all MBE and non-MBE business communities that perform work for AHT or on AHT-funded projects. This policy statement will be distributed electronically (i.e., AHT webpage) and included as part of the AHT loan application.

Uniting & Inspiring a Community through Equitable Efforts

...

Dorian A. Hunter

Initial Stages of Activism & Advocacy

- DreamVision & NAACP Youth Committee
 - Mission & Development
 - Major takeaways
- Impact
 - Back to school drives
 - Holiday drives
 - Community events
 - Youth programming
 - Leading by example
 - Black Lives Matter Protest



What is the focus on now?

- The Unified Collective
 - Organizational involvement
 - Surveying & Strategy
 - Our impact
 - Why every community needs a Unified Collective
- Protecting an underserved community
 - Providing access to resources & services
 - Education
 - Working within my own personal mission

Thank you!

Feel free to reach out for any individual questions: [**dorian@elliottinsurance.com**](mailto:dorian@elliottinsurance.com)

Rebuilding with Equity: The Future of Smaller Legacy Cities | Lincoln Institute of Land

Robert Simpson

President and CEO, CenterState CEO

About CenterState CEO

CenterState CEO is an independent and forward-thinking economic development strategist, business leadership organization and chamber of commerce; dedicated to the success of its members and the prosperity of the region.

OUR APPROACH

Business
Development

Innovation
&
Entrepreneurship

Research,
Policy &
Planning

Economic
Inclusion

Racial Equity
&
Social

MDA

Business. Leadership.

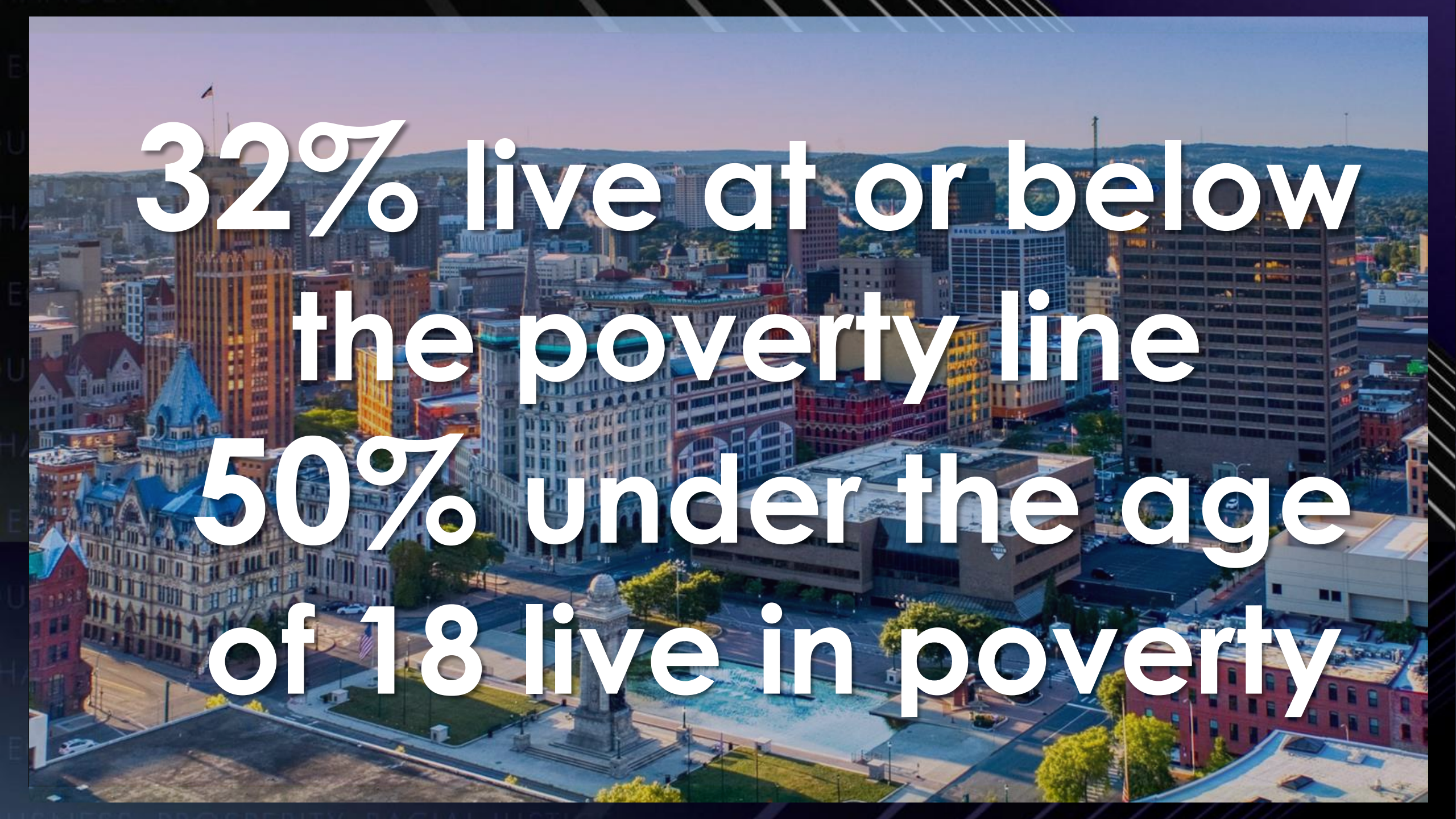
.Chamber

Greater Syracuse Chamber of Commerce



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An aerial photograph of a city skyline at dusk. The sky is a mix of blue and orange. In the foreground, there is a large, ornate fountain with water spraying upwards. The city is filled with various buildings, including a prominent Gothic-style building with a blue roof on the left and several modern high-rise buildings on the right. The text is overlaid in large, white, sans-serif font.

32% live at or below
the poverty line
50% under the age
of 18 live in poverty

Strategic Goals:

- Increase employment
- Start and grow neighborhood-owned businesses
- Build community wealth
- Improve community health
- Enable strong social networks
- Reduce blight and foster investment



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- In 2014, Loretto had an urgent need to fill 100 enhanced Certified Nursing Assistant (CNA) positions
- Individuals were referred to Loretto through Work Train and placed in its paid training program
- Nearly 50 Work Train graduates were hired by Loretto
- That success became a template for developing larger partnerships

Loretto



CENTERSTATE
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ECONOMIC OPPORTUNITY

- 70 Employers Engaged
- 1,100+ Job Seekers Placed Since 2014
- Tech employer partnership with 30+ companies
- ProTrain manufacturing program to provide in-demand skill development for higher paying jobs.

**WORK
TRAIN**





JPMORGAN CHASE & CO.
Advancing Cities





CENTERSTATE CORPORATION FOR ECONOMIC OPPORTUNITY

USING TECH TO CONNECT TALENT TO OPPORTUNITIES & RESOURCES

Cracker Kitchen







**CENTERSTATE
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SYRACUSE

Small Business Emergency Relief Grant Program

PROVIDED BY

KeyBank  **π.**

Business Boost & Build
powered by JumpStart



WELCOME

WE ARE IN A MOMENT.

It's time to reflect on the role we play in moving our country,
our business community, and our society forward...

[ENTER SITE](#)



THE COST OF ECONOMIC INEQUALITY

U.S. Economy could be \$8 trillion larger by 2050 if the country eliminated racial disparities in health, education, incarceration, and employment.

If average incomes of minorities were equal to whites it would represent a 12% increase in all U.S. earnings, or nearly \$1 trillion.

Corporate profits would increase by \$180 billion.

Closing the earnings gap by 2030 would increase GDP by 16% and increase corporate profits by \$450 billion





RACIAL EQUITY & SOCIAL JUSTICE

- Lead the development and implementation of CenterState CEO's Diversity, Equity and Inclusion (DEI) services.
- Develop DEI organizational metrics, trainings and processes to ensure our DEI goals are being met.
- Provide the region's business community new DEI training and consulting services, which include a suite of professional development training sessions, dialogue sessions and organizational evaluations.

Rebuilding with Equity: The Future of Smaller Legacy Cities | Lincoln Institute of Land

Robert Simpson

President and CEO, CenterState CEO

HEADLINE

DATA#

EXPLAINER TEXT

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EXPLAINER

TEXT

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EXPLAINER TEXT