

Dayspring Christian Community Development Corporation

Transforming Communities into Places of hope

Dayspring Christian Community Development Corporation (DCCDC) remains at the apex of new frontiers in its continuing journey. Despite a saga of obstacles and delays, DCCDC has been a consistent influence in the arena of neighborhood development and economic opportunity for low-income persons in the Northeast area and throughout the City of Columbus and Franklin County. Making no apology for advocating for the needs of the region, Executive Director William Dodson, continues to be at the vanguard of crafting solutions to the multiple issues facing a diverse community of welfare households, middle income families and a significant new population of Somali refugee families.

He states that “The Northeast area is a testimony to failed federal housing programs and long-term neglect from our local government. But for the advent of the Easton development to the north, welfare reform and the lack of programs and services portended very few prospects for the area’s unemployed and disadvantaged families. The lack of investment in the community (public or private) constituted a form of ‘economic apartheid’ akin to ‘regional redlining’ of the ten square mile area.” Both Clinton and Mifflin Townships have land and vacant lots for development but the need for major infrastructure is a major impediment.

Celebrating over ten years of service, DCCDC has asserted itself in being a catalyst for comprehensive community development in the Northeast Community. Facing many new challenges, DCCDC is undeterred in its quest to address the ‘unfinished business’ of community building in this region.

Our Legacy

Affordable rental housing

In late December, 1999, DCCDC celebrated an Open House for **Providence Glen** a 144 unit family community near CityGate, the result of a unique partnership of four nonprofit organizations: DCCDC, Columbus Housing Partnership, New Salem Human Services and My Brother’s Keeper as Co-Developers along with Concorde Capital Corporation. KeyBank Corporation, Ohio Department of Development, the **Fannie Mae Foundation** and the City of Columbus provided financing for the project, the Fannie Mae Foundation also presented a farewell plaque to outgoing Mayor **Greg Lashutka**. DCCDC was also given a \$1000 donation by local Fannie Mae office director Cindy Flaherty. DCCDC provides an on-site activities director.

On March 29, 2000, new Columbus **Mayor Michael Coleman** spoke to a receptive audience at the Open House for **Corban Commons**, a 90 unit congregate elderly housing community in Northeast Columbus. Another result of a unique partnership of four nonprofit organizations: DCCDC, Columbus Housing Partnership, New Salem Human Services and My Brother’s Keeper as Co-Developers along with Concorde Capital Corporation. Fifth Third Bank Corporation, Ohio Department of Development, the Federal Home Loan Bank and the City of Columbus provided financing for the project. A number of amenities and services provided by LifeCare Alliance make this a quality housing choice for seniors.

On April 14, 2000 Columbus **Mayor Michael Coleman** participated in a ribbon cutting at the Fair Oaks Apartments, a newly rehabilitated 116 unit rental community in Southeast Columbus. The project was the result of a partnership of DCCDC and New Salem Human Services as Co-Developers along with Concorde Capital Corporation. Key Bank Corporation, Ohio Department of Development, the Fannie Mae

Foundation and the City of Columbus provided financing for the project. DCCDC was also given a \$500 donation for landscaping by local Fannie Mae office director Cindy Flaherty.

Stratford East, an 82 unit congregate elderly housing community in Southeast Columbus was also completed in partnership with Concorde Capital. Financing includes an AHP commitment from the FHLB and the Fifth Third Bank was the permanent lender. DCCDC provides an activities director (shared with Corban Commons) and transportation services.

The Broadwin - Construction commenced on June 6, 2006 for the rehabilitation of this East Columbus Landmark for luxury condominiums. Nine (9) of the fifty-four (54) units will be available for moderate income persons or first time buyers.

Along with previous housing developments (Framingham Village, Renaissance Village, West Bay Apartments, and Stonebridge Apartments, *DCCDC has developed eight (8) housing developments for a total of over 1400 units of affordable housing.*

Homeownership

Current activities include s a unique joint venture with Greater Columbus Habitat for Humanity and a private developer for the development of 9 single family homes to complete **Tuxedo Park Phase I**. All nine homes have been completed. Seventy-two (72) additional homes are planned for Phase II, pending acquisition of additional lots and a possible annexation and rezoning. Preliminary discussions with M/I Homes are underway to construct the homes.

DCCDC has identified over fifty (50) vacant single family homes in the East Linden area needing repairs and/or rehabilitation. This area (Zip code 43211) was previously identified in a Columbus Dispatch article by the City of Columbus as one of two with deteriorated residential properties having over 90 code violations. A possible tax abatement has been researched for the area as well.

Employment and Training

After a successful pilot implementation in 1999 of a Welfare to Work initiative, the Workforce 2000 program, DCCDC was granted a \$214,000 contract in June,2000 by the Franklin County Department of Human Services (FCDHS) to train 120 TANF recipients. The result of a collaboration, 22 of 23 participants successfully gained employment after completing the Navigating Your Own Future course and additional job readiness instruction. Firstar Bank contributed \$2000, which was used to purchase audiovisual equipment for the training center. The site incorporates McGraw-Hill's Passkey computer instructional skill software for G.E.D. and other employment related modules. In addition, the Center was a certified WorkSource Partner allowing trainees access to an online job bank. DCCDC was also certified as a FirstSource partner to make referrals to FCDHS for employment placement. A three (3) month extension was granted to the project to continue through September 30, 2001. Subsequently, DCCDC transferred the operation of the Workforce 2000 program and the program staff to CMACAO on October 1, 2001. DCCDC trained over 150 persons under the program. DCCDC proposed the transfer to allow CMACAO to replicate the program through its six neighborhood action centers. However, due to unexpected. state funding actions, the project funding was slashed over 60% resulting in the early termination of the program.

Community Safety and Crime Prevention

As the operator of the Safe Neighborhood Action Plan (SNAP) on behalf of the Northeast Area Commission 1995-2001, DCCDC is proud of two major achievements: A \$250,000 community policing grant targeting HUD assisted communities and a new park under construction on Agler Road. Both projects represent true "Bottoms-up" planning by the residents of these communities.

DCCDC also maintained a Crime Resource Center at the **William J. Clemmons Learning Center** staffed by VISTA volunteers and a Columbus Police Officer as part of the SNAP program. DCCDC coordinated a graffiti project summer work project employing area youth.

The park was the result of a neighborhood survey and the cooperation of the Mifflin Township trustees and the City of Columbus. DCCDC was also granted a \$25,000 grant from the Neighborhood Partnership Program Phase I has been completed with new play equipment installed.

Community Economic Development

DCCDC has partnered with the Increase Community Development Corporation to develop a microenterprise training program.

DCCDC assisted two (2) minority entrepreneurs who were successful in locating Donato's Pizza and Broaster's Chicken restaurants in our community.

New Immigrants

There are presently 547 Somali families living in 15 rental communities for a total of 3118 persons in the Northeast area.

The **Somali Community Resource Center (SCRC)** was developed by DCCDC (serving as fiscal agent) to assist the new immigrant population. DCCDC transferred the operation of the center to CMAAO on January 1, 2001

DCCDC has also started the **Horn of Africa Community Center** as an outreach to provide linkage to services for these families. Utilizing Somali volunteers the program is targeting Somali elderly and families at the present time.

DCCDC was given a \$4000 grant from the Columbus Foundation for a community garden project among the Somali residents at Capital Park.

William Dodson is assisting in the development of a cross-cultural charter school to address the issues of contention among African Americans and Somalis in our community. Sponsorship has been granted for the Fall 2005 school term and a preliminary site has been identified.

Miscellaneous adventures

DCCDC received a \$5000 grant from the Fifth Third Bank Foundation to foster a transportation program for the elderly at Corban Commons, New Salem Manor, and Love Zion Manor. A used wheelchair accessible bus has been obtained for this purpose.

William Dodson is serving on the Northeast Area Plan Working Committee to update the 1994 **Northeast Area Land Use Plan** to include an implementation plan to address outstanding community development needs in the area.

DCCDC has been certified as a **Supplemental Educational Services Provider** in partnership with Public/Private Ventures of Philadelphia, Pennsylvania as part of the **No Child Left Behind** initiative being funded by the US Department of Education. DCCDC will coordinate an after school math and reading tutorial program in Northeast Columbus for students in grades 1-8. As part of the curriculum, they will participate in a reading program called the 100 book challenge.

DCCDC serves as the fiscal agent for the Argyle Park Civic Association and the AmerCrest Improvement Association for their Community Garden projects and other grants in the North Central area.

DCCDC was also the fiscal agent for the Breaking the Financial Curse financial literacy program with a \$100,000 grant from the HSBC bank, one of three (3) local projects. Over 140 youth and adults have been trained to date.

DCCDC secured a \$25,000 grant from the Columbus Foundation to develop a new playground for children at Providence Glen apartments. Residents were involved in the construction of the project.

About Our Director

Executive Director William Dodson has been a frequent participant in forums on Faith based Community Development and has mentored many church leaders on the subject. He has drafted "*A Survival Guide for Faith-Based CDCs*" as a primer for interested groups. He participated in the Summer Leadership Institute in 2000 at Harvard Divinity School. He continues to serve as an adviser to the Northeast Area Commission and serves on various nonprofit boards. He is a member of the Community Advisory Forum for the Fifth Third Bank. He holds professional certifications: Church Management Executive (CMA), Economic Development Professional (NDC), and Public Housing Management (NAHRO).

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