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Innovative All In Dublin Housing Initiative for People of Different Abilities and Ages Achieves Critical Milestones on Path to Completion

First-of-its-kind-in-Ohio project designed to address housing crisis facing adults with disabilities advances in Dublin, ranked as one of the top places to live in the U.S.

Dublin, OH – A pioneering project that will provide critically-needed inclusive and affordable housing for adults with disabilities moved closer to groundbreaking by securing a key zoning approval and closing on the acquisition of the property for the project.

The project, **“All In Dublin,”** will be a 75-unit apartment community that will serve adults with disabilities, seniors and other individuals seeking affordable, workforce housing who have been priced out of the desirable Dublin community. It represents a unique partnership between the **Columbus Metropolitan Housing Authority (CMHA)**, developer **TFG Housing Resources (TFHGR)**, and **All Inclusive Living (All In)**, a local nonprofit whose mission is to expand affordable, inclusive housing options for adults with disabilities in Central Ohio.

In May 2025 the **Ohio Housing Finance Agency** selected the All In Dublin project as a recipient of a highly-competitive award of 9% low-income housing tax credits (LIHTC) that will provide the bulk of the financing for an estimated \$23 million project budget and allow apartment rents to be within reach of the future residents of all abilities. The project’s “Concept Plan” was subsequently reviewed and approved by the **City of Dublin Planning and Zoning Commission** at their June 17th meeting. Comments made by the Commission at that hearing were incorporated into a refined “Preliminary Development Plan” that was just approved on September 18. The Commission’s response to the revised plans was favorable and the project will now advance without opposition to the final approval stage.

All In co-developer TFGHR also closed on the \$2 million purchase of the site for the project on September 18. Located at the northeast corner of Dublin-Granville Road and Dublin Center Drive, the property will accommodate the proposed four-story building, necessary parking and publicly accessible outdoor spaces. It is ideally situated on a COTA transit line in an amenity-rich corridor with easy access to a variety of jobs, shopping, recreation, healthcare, and additional service opportunities. All In’s design team has worked collaboratively with Dublin planning staff and the Commission to ensure the project’s design is fully aligned with the City’s strict planning and engineering codes and is reflective of their design input.

“We are grateful to the Commission for the constructive dialogue we’ve enjoyed with them throughout this process and gratified that the project is able to advance,” said **All In Executive Director Mark Dunham**. “When coupled with the acquisition of an outstanding site, it was a

week of extraordinary progress for All In Dublin, all of which has been made possible through our strong partnership with TFHGR and CMHA.”

“People with disabilities in Central Ohio deserve more housing options that are affordable and give them the choice of living among neighbors of different abilities and ages,” Dunham added. “This will be the first project of its kind in Ohio and one of the first in the nation, and Dublin is an ideal location for it.”

Groundbreaking is anticipated for summer 2026, with construction expected to take 15 months. All In Dublin is anticipated to begin welcoming residents in fall 2027.

“CMHA is proud to be a partner in this uniquely important initiative,” said **CMHA Chief Operating Officer, Scott Scharlach**. “We’re committed to being at the national forefront in identifying solutions that help address the affordable housing crisis that challenges far too many people in Central Ohio and across America, especially those with disabilities, older adults, and hard-working wage-earning households who work here but can’t afford to live here.”

“This project exemplifies our mission to create quality housing options for all members of our local community,” said **TFGHR President, Brad Carman**. “We are proud to be part of the excellent team that is committed to bringing the vision for All In Dublin to fruition.”

All In Dublin’s concept integrates elements from several proven housing models, including “intentional neighboring.” In communities based on this approach, neighbors of all ages are encouraged to socially connect and informally support one another. This approach can facilitate the development of social capital and help reduce isolation and loneliness, a growing public health crisis for Americans that represents a particular risk for older adults and people with disabilities. All In Dublin is also informed by new and innovative, disability-inclusive housing projects across the U.S. The project will provide affordable housing for adults with disabilities who cannot afford market-rate housing but in a non-segregated, community-based setting where they’ll live among neighbors of all abilities and ages.

The development is designed to meet these diverse housing and social needs in an affluent Franklin County suburb regarded as one of the fastest-growing wealthy cities in the United States. All In Dublin will provide 75 rental apartments, with 25% of the units (19) made deeply affordable and set aside specifically for adults with disabilities whose income is at or below 30% of the Area Median Income (AMI). The remaining units will be affordable workforce housing with higher income requirements, 40% of which (30) will be prioritized for seniors.

Workforce housing generally refers to housing that is affordable to middle-income households who earn too much to qualify for traditional subsidized housing programs but cannot afford market-rate housing in high-cost areas such as Columbus. Addressing the gap between affordable housing and market-rate housing ensures that the people who educate our children, keep our neighborhoods safe, provide healthcare, and support community well-being can afford to live near their place of employment.

The concept for All In Dublin was informed by a 2023 study by Columbus-based Measurement Resources Company that was intended to enhance knowledge of disability housing needs and interests in Central Ohio.

The resulting data – assembled through research including more than 100 surveys and interviews with the assistance of The Ohio State University Nisonger Center and other community stakeholders – makes a compelling case for All In’s mission and the expanded housing options it aims to create in partnership with CMHA and TFHGR:

Key findings from the Measurement Resources study include:

- An estimated 13% of Columbus adults, and nearly a third of Columbus adults over 65, live with one or more disabilities (U.S. Census Bureau, 2022).
- In 2023 in Ohio, a person with a disability received SSI benefits equal to \$943 per month, which was equal to 17.7% of the area median income and much lower than the \$76,200 median annual income of Ohioans living without disabilities. This disparity, among others, contributes to a poverty rate of Ohioan adults living with disabilities triple that of adults living without disabilities.
- Individuals in poverty are often reliant on social support and assistance to live, yet in the current housing market, an Ohioan living off of supplemental security income cannot afford to rent the average one-bedroom apartment in Columbus.
- Those who apply for housing assistance in Columbus can expect to wait behind 25,000 other applicants for a response for eight months on average, with many failing to find safe, affordable housing in a reasonable time frame.

About All Inclusive Living

All Inclusive Living (All In) is committed to realizing an inclusive vision for housing in Central Ohio in which adults with disabilities can live affordably alongside neighbors of all ages and abilities. To achieve it, we've developed an innovative concept based on an award-winning housing model that provides safe, attainable housing while leveraging the social capital of supportive neighbors to enhance individual and community wellbeing. Learn more at allinclusive.org

About Columbus Metropolitan Housing Authority

CMHA helps people access affordable housing through collaborative partnerships, promotes neighborhood revitalization, and assists residents in accessing needed social services. CMHA owns nearly 6,000 units of affordable housing and through its Housing Choice Voucher and Project-Based Rental Assistance programs, provides rental assistance to over 160,000 Ohio and Washington, D.C., residents. Learn more at cmhanet.com.

About TFG Housing Resources

TFG Housing Resources was created to respond to an overwhelming need for quality affordable housing development in the Midwestern United States. TFG Housing Resources seeks to lessen the affordability burden by rehabilitating affordable housing properties and building new ones. Our mission is to create quality affordable housing that is within reach for families in need. Housing security is the bedrock of any thriving neighborhood, and TFG Housing Resources seeks to enhance the communities in which we live. Learn more at tfghr.com

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