all inclusive living









The All Impact Drive

Catalyzing Community & Belonging

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All In was born from a simple but powerful belief: **everyone deserves a home and a community where they truly belong.**

In 2015, our founding group—then known as Autism Living—set out to identify better ways to support young adults with autism as they transitioned into adulthood. Over time, our mission expanded beyond autism to address a larger need: **inclusive, affordable housing for people of all abilities and ages.**

By 2020, we became All Inclusive Living, or simply All In, dedicated to creating communities where **people with and without disabilities live side by side**—neighbors helping neighbors, lives intertwined through friendship, shared experience and reciprocal support.

This vision is now becoming reality.

The First Community: All In Dublin

In partnership with **TFG Housing Resources** and the **Columbus Metropolitan Housing Authority,** we're developing All In Dublin—an inclusive, intergenerational community where belonging is more than a feeling; it's a foundation. This multi-family affordable development will provide a range of housing options for people of different ages and abilities:

- 75 one, two and three-bedroom affordable apartment homes
- 25% of the units will be set aside and made deeply affordable for **adults with disabilities**
- 40% will have a preference for **older adults**
- Remaining homes will be **workforce housing for individuals and families**, including teachers, first responders, and young professionals priced out of the local housing market.



Preliminary design for All In Dublin by MA Design

To be located at a **prime, transit-accessible location in Dublin,** the vibrant community will include **generous shared gathering spaces, accessible design**, and an on-site **Community Life Coordinator**, who will provide service coordination and facilitate programming to spark social connection and purpose for neighbors of all ages and abilities.

Proven Precedents, Secured Financing

While the **first project of its kind in Ohio**, All In Dublin adapts proven elements from successful housing initiatives across the country, including Oregon's **Bridge Meadows** which serves older adults and families adopting youth from foster care, **Bastion** in New Orleans, where Wounded Warrior veterans live alongside retired military and supportive neighbors, and groundbreaking disability housing innovators such as **Main Street** in Maryland and **The Kelsey** in California.

In May 2025, the **Ohio Housing Finance Agency** awarded All In Dublin a highly-competitive Low-Income Housing Tax Credit (LIHTC) award, which will provide the bulk of the project's financing. Remaining funds will be secured through a comprehensive campaign in early 2026. With final approvals and site acquisition executed, **construction will begin in July 2026,** and completed in time for All In Dublin to **welcome residents in September 2027.**

Make an Impact

The **All Impact Drive** is our next big step—a movement to raise the funds needed to advance All In's work as we get ready to launch our first community, and plan for future sites.

This campaign isn't about bricks and mortar. It's about funding catalytic work that will lead to open doors—to independence, connection, and dignity. Before a shovel goes into the ground, All In and our partners must undertake a series of critical predevelopment planning and capacity-building efforts, including:

- **Conceptualizing community-building programs** that bring neighbors together
- **Planning novel accessibility enhancements and amenities** to ensure everyone thrives
- **Designing staff and support systems** that help inclusion take root for all residents
- **Developing resources and programmatic evaluation** to drive data-driven program improvement, qualitative impact and long-term sustainability.
- **Igniting advocacy and replication** for future communities as we take this model across Ohio.

When you give in support of this essential work, **you become a catalyst**—transforming lives, one open door at a time.

Sophie's Story: What Belonging Looks Like



Sophie stands in the doorway of her first apartment. She's 27, creative, and determined. For years, **she dreamed of independence but found only locked doors**—housing too costly or too isolating for a person with disabilities who requires supports and a supportive community.

Today, Sophie has a future of choice. At All In Dublin, she can be a part of an inclusive community—neighbors of different ages and abilities who know her name, share meals, and join her for art nights in the community room. Her paintings will brighten the lobby; her laughter will fill the hallways.

Her mother says, "***We dreamed of Sophie having a place of her own. All In can make that dream possible. But more than that—your support will give her access to new friends, purpose, and pride."***

That's the power of your gift.

Be a Catalyst for Change

Over the next 30 days, we're calling on friends, families, and visionaries to step forward—to help us open the doors to belonging. To prepare for the important work ahead, **All In is committed to raising $200,000** to fund a set of carefully defined activities and deliverables that will ensure we're equipped for the year ahead, including All In Dublin's groundbreaking in July 2026.

Every gift, every partnership, every act of belief in this mission **brings us closer to home.**

All In: All Impact

Together, we'll create communities where everyone—regardless of ability or age—has a place to call home, and a neighborhood where they belong. That's the All In impact we can achieve together.

Give today at www.allinclusive.org, or contact us at **info@allinclusive.org.**

The Timeline: From Spark to Impact

2015–2020 | The Spark

Autism Living forms, exploring new ideas for supporting adults with autism. Mission evolves to embrace a vision for an inclusive community for all abilities and ages.



2020 - 2023 | The Blueprint

All Inclusive Living (All In) is established to bring the vision to life. Research commissioned to identify housing gaps and needs across Central Ohio. Inclusive housing concept is developed based on proven community-based models. All In partners with TFG Housing Resources, a respected and experienced affordable housing developer, to launch first project.

2024 | The Plan Takes Shape

A prime location in Dublin, Ohio is identified for an inaugural project close to transit, shops, and green spaces. Development team expands with addition of Columbus Metropolitan Housing Authority, MA Design, and other expert partners. All In Town Hall meetings engage stakeholders.

2025 | A Breakthrough

Ohio Housing Finance Agency awards All In Dublin a Low-Income Housing Tax Credit (LIHTC), guaranteeing 90% of estimated $25M development costs. Design plans are submitted to Dublin Planning and Zoning Commission and advance toward final approval. The ***All Impact Drive*** launches to raise $200K in essential support to drive progress in advance of a 2026 comprehensive funding campaign. Momentum builds toward groundbreaking.

2026 | A Groundbreaking Year

The project advances as key predevelopment activities are completed, final design plan approval is granted, and remaining capital resources are secured. Project closes on financing and construction begins in July 2026.

2027 | Impact

Construction is completed in September 2027 and lease-up starts. Residents move in. Neighbors meet. Belonging begins at All In Dublin.