



HOMES & Hope

INTERFAITH HOUSING DEVELOPMENT CORPORATION OF BUCKS COUNTY
NEWSLETTER • NOVEMBER 2008

IHDC Serving Bucks County 21 Years

IHDC MISSION STATEMENT

To provide housing for sale or rent to low income and homeless families and to assist them in becoming self-sufficient.

Interfaith Housing Development Corporation creates affordable housing by rehabilitating “blighted” homes and occasionally building new ones. These homes provide an opportunity for low income and homeless families to secure permanent housing to rent, lease or own. We rely heavily on the contributions from churches, businesses and individuals in order to subsidize the cost of housing for these families.



Patricia Jackson (right) receives keys to her new home from Cheryl Wright, IHDC Property Manager

cluding business expertise, rehabilitation of purchased homes, administrative areas and in the furniture ministry warehouse.

IHDC was formed in 1987 by a group of individuals and churches. This coalition has grown to over thirty different Catholic, Protestant, Jewish and Quaker organizations. Through this collaborative effort IHDC has become a major resource center for low income families in Bucks County, Pennsylvania.

With the help of our volunteers and benefactors, we are able to instill hope in the lives of the hundreds of families we serve by adding stability to their lives. Volunteers are essential to the success of IHDC and serve in a number of capacities in-

“Building Homes and Hope” is what we do at IHDC. If you are interested in supporting IHDC financially or through volunteering, please call us today. We are a 501c3 organization, founded in 1987, and we would value your time, talents, expertise and financial generosity.

Inside this issue:

<i>Tenant of the Year...</i>	2
<i>Truck Donation.....</i>	2
<i>Homes & Hope Update</i>	3
<i>Farewell to Don Billingsley</i>	3
<i>Tribute to Bob Gallagher</i>	3
<i>Homeowner of the Year</i>	4
<i>Volunteer Today</i>	4

Fresh Start Donation Center In NEED

A Furniture Ministry of IHDC

We are in need of living room and bedroom furniture, mattresses and boxsprings, sofas, dressers and bedframes, kitchen and dining room furniture.

IHDC collects new and gently used furniture and household goods and provides them to clients at no charge. We have served over 300 families at the donation center so far this year.

To arrange furniture pick up, please contact Jacquie Strand, Furniture Ministry Coordinator at 215-945-8630, ext 105.

Our furniture warehouse continues to serve the less fortunate by providing free furniture to individuals referred to us by a county agency or church, who live or worship in Bucks County and have been homeless within the past six months.

Donations can be dropped off at our warehouse, conveniently located minutes off Route 13 in Bristol PA, Monday—Friday 10:00am—4:00pm and Saturdays 10:00am—11:45am

Tenant of the Year April Wallace

On April 17th, 2008, Interfaith Housing Development Corporation presented the 2008 “Tenant of the Year Award” to April Wallace, a Bristol township resident for the past four years. April was chosen to receive this award as recognition of her commitment to on-time rent payments despite her limited income from social security disability, and for her excellent housekeeping skills despite her physical limitations.

April faces what must seem like mountainous challenges every day, as someone who stands at about four feet tall due to a physical condition known as achondroplasia. She and her family members, some with the same disability, like to be referred to as “little people.”

IHDC was able to assist April by offering her a rental home with special needs accommodations such as lowered light switches, lowered door knobs, steps to reach the circuit breaker box, just to name a few. But April still has needs. She faces quite a challenge working with a traditional top-load washing machine. April climbs a small step ladder and then retrieves the clothing with an extended “grabber.” IHDC would love to be able to purchase an

electric front-load washer and dryer for April. This can only be made possible by donations from friends of IHDC like you.

If you or your church or organization are able to help with a monetary donation, the funds will allow IHDC to purchase appliances that would make a huge difference in the life of April Wallace.

April continues to seek solutions to her every day struggles and was thrilled to recently learn that she and her family qualify for the section 8 housing subsidy. This will help April meet the high costs of renting a single family dwelling. Keep up the hard work, April, and the determination to succeed!



April Wallace, and others with her condition, like to be referred to as “little people.”

Important DATE!

Annual Fundraiser Dinner

April 30th
2009
at
Celebrations
Bensalem, PA

Mark your calendars for this wonderful celebration of Homes & Hope.

Congratulations, April Wallace, as the IHDC 2008 Tenant of the Year

A HEARTFELT THANKS

Everyone at Interfaith Housing would like to thank First National Bank of Newtown and Scrappy’s Auto Service for their generous donation of a 14’ box truck. We are now capable of picking up furniture donations needed at the “Fresh Start” Donation Center. Our staff and client families are so very grateful to First National Bank and Scrappy’s Auto Center. If you are interested in helping IHDC by driving the truck to make pick-ups one Saturday a month, please call us today!



*IHDC can pick up your furniture donations thanks to:
Scrappy’s Auto Service and
First National Bank of Newtown*

Homes & Hope Update

HOUSING ACTIVITY

IHDC has purchased 19 homes in the last eighteen months and a total of 43 homes over the past five years. In that five year time frame, we have been able to sell 21 properties to low income families enabling them to become first time home buyers—a major accomplishment in the lives of these individuals.

In March, 2008, we signed a contract with Bucks County and the Pennsylvania Housing authority to purchase 20 homes by the end of June, 2009. Of the 20 units, 10 are designated for special needs individuals. This increase in activity level has required additional staffing and has stretched our current staffing resources. We are grateful for the hard work of our staff and volunteers throughout this challenging yet exciting time in the life of our organization.

To date we have purchased eight units, we have two homes currently in rehabilitation and we have identified an additional six units that we are reviewing for possible purchase.

We currently have 60 homes in our rental or lease purchase program and 18 homes that are in the planning stage for new construction.

GRANT ACTIVITY

IHDC has been fortunate to receive a grant from Bucks County that provides limited interest free loans to assist in the purchase of homes and in their rehabilitation. These loans are eligible for transfer to IHDC clients who are first time home owners through the purchase of an IHDC home. Self sufficiency and home ownership enables families to begin a new life of independence and hope.

WE NEED YOUR SUPPORT

While IHDC receives some interest free loans to help fund a portion of the cost of purchasing and rehabilitating homes, funds to cover overhead expenses are difficult to obtain. Grant funds have become more difficult to obtain in recent years. United

New Opportunities

For the last seven years Don Billingsley has been at the helm of IHDC as Executive Director. Don's leadership led IHDC to become the most effective organization in Bucks County in providing housing for low income and homeless families. Now, a new door has opened for Don as he resigns from IHDC and moves on to Project HOME in Philadelphia. We wish Don much success in this new opportunity.

Don has agreed to be available to us as a consultant, and he will give consideration to a Board position once this transition phase is complete. We value Don's dedication to purpose, his talent and his easy-going personality. He has been a tremendous asset to IHDC. Ron Dungan, long-time Board Member, is interim Executive Director.



Don Billingsley

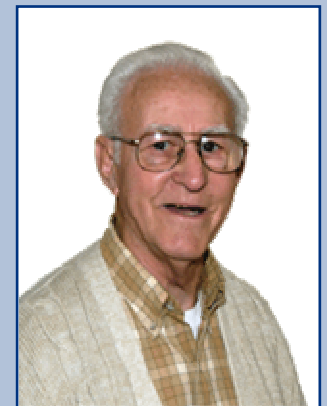
Way support was lost due to their significant reduction in available funds. Our rental income covers our direct property expenses, but does not provide support for the administration of our rental program or other overhead expenses. We have staff dedicated to the purchase and rehabilitation of new properties as well as support administrative staff. Therefore, we need the financial contributions of individuals and businesses to continue our daily activity. We would appreciate your help in the many areas outlined in this issue of *Homes & Hope*.

To make a financial contribution to Interfaith Housing, log on to www.ihdcbc.org and click on the "Donate Now" button.

For donations specifically for the appliance needs of April Wallace, please send a check, made payable to IHDC, to the address on the back of the newsletter. Thank You!

In Loving Memory

For the past 16 years, Robert Gallagher was a faithful volunteer and Board Member at IHDC, giving unselfishly of himself to serve others. Bob's servant's heart was reflected throughout his lifetime. He served his country in WWII, his neighbors (delivering milk for Harbison Dairies), his church ~ United Christian Church, his loving wife Gladys, his family and the IHDC community. On June 11, 2008, Bob went home to be with the Lord. Remembered for his ready smile and willingness to help, Bob will be missed.



Robert "Bob" Gallagher

Interfaith Housing Development Corporation of Bucks County
Building 100
805 North Wilson Avenue, Unit 102
Bristol PA 19007

Homeowner of the Year Maryellen Heath

Maryellen Heath was selected as **IHDC Homeowner of the Year 2008** in recognition of her perseverance and determination in becoming a homeowner.



Maryellen Heath

Maryellen faced many challenges. Her rental management company refused to release her from her obligations, even when she was successful in identifying a new tenant for her unit; she maintained ownership of a small business; she successfully negotiated the complicated and sometimes stressful process of mortgage financing; and she completed more than 100 hours of sweat equity in the process. Finally, after twelve months of dedicated effort, Maryellen was able to move into her new home. IHDC applauds Maryellen's accomplishments and hopes that our client families will be encouraged by her example.

The **2009 Homeowner of the Year** award will be presented at the next Annual Fundraiser Dinner to be held April 30, 2009. You won't want to miss it!

VISIT US ON THE WEB at www.ihdcbc.org

VOLUNTEERS NEEDED

Furniture Ministry Scheduler: Accepts fax referrals from referring agencies and schedules appointments for clients to visit the furniture warehouse. All scheduling is done directly with the referring agency.

Furniture Ministry Drivers (with truck or van): Drivers are given the name, address and telephone number of a donor who has furniture to donate. The driver coordinates the pick up date and time with the donor, picks up the furniture and delivers it to the furniture warehouse. Drivers have keys to the warehouse allowing them to arrange pick-ups at times that are convenient for the driver.

Furniture Pick-up Helper: Pick-up helpers accompany drivers and assist in loading and unloading donated furniture.

Donation Center Coordinators: Coordinators are responsible for keeping the donation warehouse organized. This would be an ideal service opportunity for a husband & wife or for an individual.

Donation Center Servers: Servers open the Fresh Start Donation Center warehouse on Saturday mornings from 10:00 am – 12:00 pm. Servers check client referrals and allow clients to pick up the items that are listed on the referral form. Servers are asked to organize items in the furniture center in between client appointments. Servers are not expected to help load client furniture or household goods. Clients are instructed to bring helpers.

IHDC PHONE DIRECTORY

OFFICE: 215-945-8630

FAX: 215-945-8699

Christine Bouley, Real Estate
Operations Manager, Ext 103

Cheryl Wright, Property
Manager, Ext 104

Sheri Rivera, Property
Developer, Ext 112

Dawn Trappasse, Property
Developer, Ext 109

Diane Konieczny, Finance
Manager, Ext 106

Katrina Johnson, Accounting
Assistant, Ext 106

Jessica Borden, Administrative
Assistant, Ext 100

Jacquie Strand, Coordinator of
Volunteers, Ext 105

Deal Wright, Construction
Supervisor, Ext 100

Phil DeMarco, Site Coordinator,
Ext 100

Butch Brown, Maintenance
Technician, Ext 100

The Fresh Start Donation Center furniture warehouse helps previously homeless families with their furniture needs. The warehouse is stocked by donations and is run primarily by volunteers. We would really appreciate your time and talents in this area.

Special Events: Volunteers are needed to help plan and organize fundraisers.

Construction Workers: Handymen/women, Demolition Crews, Plumbers, Carpenters, Electricians and Painters needed.

To volunteer for any of these positions, please contact
Jacquie Strand
Coordinator of Volunteers
215-945-8630, ext. 105

Thank you to our many volunteers who currently serve our donation center.