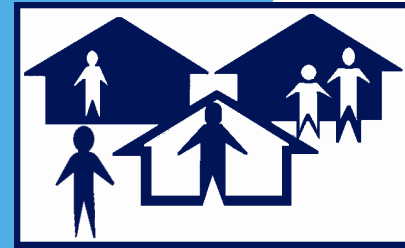


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 NEWSLETTER · AUTUMN 2010

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Christine Bouley <i>Senior Property Developer</i>	Ext. 103
Elizabeth Lampen <i>Property Developer</i>	Ext. 112
Cheryl Wright <i>Property Manager</i>	Ext. 104
Diane Konieczny <i>Financial Manager</i>	Ext. 106
Stephanie Sikora <i>Coord. of Vols. & Outreach</i>	Ext. 105
Victoria Mauss <i>Administrative Assistant</i>	Ext. 110
Darius Wilkerson <i>Construction Project Manager</i>	Ext. 100
Larry Lambert <i>Property Maintenance Tech.</i>	Ext. 100

Visit us on the web at www.ihdcbc.org

Announcing 'Bucks for Beds'

A new initiative in the Fresh Start Donation Center

IHDC is pleased to announce the creation of 'Bucks for Beds.' Bucks for Beds will provide homeless families transitioning to permanent accommodations in Bucks County with a "fresh start" in the form of vouchers for new mattresses, box springs and bed frames.

IHDC was able to initiate this program because of the generosity of the Bucks County Foundation, which provided a \$5,000 starting grant directly to the program. IHDC is also working closely with the Croydon Mattress Factory to provide these services to our client families.

Clients of the Donation Center are frequently transitioning from homeless shelters or other transitory housing situations. Though the Donation Center can provide nearly everything families need to rebuild their households, beds are always the primary concern for many of the clients who are often starting over. Mattresses

and box springs are rarely donated to the Donation Center.

"The Donation Center frequently fields requests for mattresses and box springs. Previously, we were often unable to meet those requests because donated mattresses were so rare," said Chris Auth, IHDC executive director. "The 'Bucks for Beds' fund will allow us to at least partially meet this demand and will provide these families with brand new beds, which we have never been able to do before."

Donations directed to 'Bucks for Beds' can be sent directly to the IHDC office. Please be sure to indicate 'Bucks for Beds' on your donation. Donations can also be made online; please mark 'Bucks for Beds' in the purpose field. We at IHDC and our clients certainly thank you for your generosity.

-Stephanie Sikora

Since the fund's inception in October, 'Bucks for Beds' has assisted 4 families and donated 5 mattresses.

Continued - Founder Honored by Local Organization

(Continued from page 3)

Railroad Stations in Yardley and 30 others from Bristol to Easton. In recognition of his expertise in this regard the Yardley Historical Society frequently seeks his service as a consultant.

Mr. Mitchell lives in Yardley, PA with his beloved wife Willie Mitchell.

Bucks County is indeed fortunate to have Mr. Millard C. Mitchell as a committed and dedicated servant in our community.

IHDC Calendar

November 2010
 Nov. 22 - Board Meeting, 7pm, IHDC

December 2010
 TBA - Board Meeting, IHDC

January 2011
 Jan. 24 - Board Meeting, 7pm,

IHDC MISSION STATEMENT

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

Inside this issue:

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IHDC Helps Local Family Rebuild

"God sent me an angel in the form of Interfaith Housing"

On April 15, 2008, at approximately 1:30p.m., my family suffered a life-altering event. A house fire. It was a hard thing to watch everything that we worked for go up in flames. But I am also grateful that there was no loss of life. My daughter Tameka, my grandson Christopher, and our new addition to our family, Tayani (who was only 48 hours old at the time of the fire), were home.

The fire company was called and put the fire out. The cause of the fire was electrical. I was faced with the task of assessing the damage. I had to find a contractor that would put my home back to its existent condition. I chose not to go through the yellow pages and seek out a contractor. I received three estimates and I settled on one.

During the course of the extreme rehab of my home, I started to experience extreme distress with the stopping and starting and severe disagreements with my contractor. One year had passed by and my home still wasn't complete. The contractor I had chosen became

ill and was unable to complete the job.

I had a shell of a house that I still had to maintain and pay the mortgage on, and I was unable to live in it. I went through periods of trying to decide on whether to continue rebuilding or to just walk away.

Thank God I didn't walk away. God sent me an angel in the form of Interfaith Housing. I sat down with the staff, Cheryl Wright, Property Manager, and Christine Bouley, Senior Property Developer. We came to an agreement that was beneficial to all parties concerned. They made the process so easy and answered any questions that I had. The entire staff at IHDC made me feel at home.

Thanks to IHDC, I am able to



Bernice Pacheco and family their new kitchen.

return to my three bedroom newly renovated home.

I would also like to give a heartfelt thank you to Dan Lancieri of D.L. Lancieri Construction. He restored my faith in contractors. If you are looking for a good and honest contractor, Dan Lancieri is your man. The staff are very courteous, polite, and they return phone calls. D.L. Lancieri Construction turned my house into a home.

Thank you IHDC and Dan Lancieri for giving me and my family a home to return to.

-Bernice Pacheco

"IHDC Was Put Into My Life for a Reason"

A New Family for 634 Spruce Street

On November 12, Theresa Fontanez & her family moved into a lease-purchase property at 634 Spruce Street, in Bristol Borough. The 3 bedroom, 1 1/2 bath property was developed by Christine Bouley, and rehabbed by IHDC and D.L. Lancieri Contractors. The property had some termite damage to it, and received quite a bit of rehab,

including an entirely rebuilt kitchen and half bath area, a redesigned 3rd floor bedroom, new siding, windows, flooring, paint, HVAC system, and roof.

Theresa and her youngest son will be moving into the home. Theresa lost her home in

a prior divorce, and has been renting since. She was in a trying situation renting from a difficult landlord, when she saw an advertisement for IHDC homes in the Metro newspaper while riding the train to work one day. "I am thrilled to have something

"I had missed the freedom of homeownership."

(Continued on page 3)

Director's Corner

Since I started at IHDC in January, 2009, I have heard a lot about the housing needs in Bucks County. I, of course, have heard that there is not nearly enough affordable housing in the County and that many people are spending more than 50% of their incomes on housing costs and some are forced to "double-up" with family and friends.

The main thing that I have heard, however, is about the homeless folks who are living in tent encampments in Lower Bucks. There have been numerous articles in the papers about this problem and the sometimes tragic consequences of this situation.

Many churches have responded to this problem by starting the Code Blue Program where they take turns providing emergency housing for the homeless on nights where the temperature falls below 20 degrees. They have also initiated the Wheels to Meals Program where they transport homeless individuals to various churches for hot dinners several times a month.

IHDC is doing its part to respond to this pressing need. We are working with Pastor B.K. Mullen-Holtz from the First United Methodist Church in Bristol on finding a site for a rescue mission for homeless men. We are also working with the Bucks County Housing Group on the

development of permanent supportive housing for homeless families. This program will provide affordable housing for these families as well as the supportive services they need to become self-sufficient.

By responding to the needs of the homeless, we are getting back to Al Krass's original vision for IHDC which was to serve those among us who are most in need of safe, decent and affordable housing and give them the help they need to lead productive lives.

-Chris Auth

IHDC Receives Grant from The Philadelphia Foundation

On September 3, 2010, The Philadelphia Foundation awarded a \$15,000 grant to IHDC for general operating support. The award letter stated that we had met the criteria of a high performing nonprofit organization at the life-cycle stage. The grant was awarded from the National Temple Recycling for the Homeless Fund, William M. and Helen M. Detwiler Memorial Fund and the William J. McCahan 3rd Fund in Memory of Thomas C. McCahan and Florence M. McCahan.

Other Grant News

- L.W. Pierce Family Foundation (\$2500)
- Beneficial Foundation (\$1000)
- Bucks County Foundation (\$5000)

See back page for story

First Annual Chance & Silent Auction Night - a Success!

IHDC is pleased to announce that our First Annual Chance & Silent Auction Night, held on October 23, was a success! We raised over \$7,800 in support of IHDC's mission.

Nearly 100 people attended the event, held at the Lower Bucks Senior/Activity Center in Bristol Borough, which was beautifully decorated in the spirit of the autumn holidays. Due to the generosity of

our sponsors and donors, we were able to raffle off 51 chance baskets, including several holiday-themed baskets, a Phillies-themed basket, and several wine-centered baskets! We also had over five tables filled with silent auction items, including gym memberships, Flyers tickets, large gift baskets and much, much more.

IHDC's Board of Directors and staff would like to thank the Fundraising Com-

mittee for all of the time and effort the committee members put into this event. It was a great success, and we hope to see everyone there next year!

Fundraising Committee

- Diane Lombardi
- Karen Crilly
- Maureen Scanlin
- Donna Albright
- Dave Ames
- Tonya Jones
- Stephanie Sikora



Visit our website to see more photos from our event!

Thank you!



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Thank you to our individual donors!

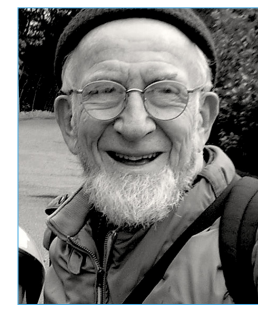
- Ms. Donna Albright
- Ms. Susan Bailey
- Ms. Lauren Bartle-Kilgore
- Ms. Juanita Berrocall-Diamond
- Ms. Maureen Carlton
- Mr. & Mrs. Richard DeJames
- Mr. Pat Deon
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- Rev. & Mrs. John Itzen
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- Konnovitch & Wheeler Families
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- Mr. & Mrs. Tom & Connie Kurtz
- Mr. & Mrs. Peter & Barbara Lampen
- Ms. Liz Lampen
- Ms. Diane Lombardi
- Mr. Jim Lutz
- Mr. Millard Mitchell
- Sr. Rita Margraff, Grey Nun of the Sacred Heart
- Ms. Linda Moore
- Ms. Angela Morrison & Ms. Carla Higgins
- Mr. & Mrs. Dan Morrison
- Ms. Donna O'Donnell
- Ms. Sally Oettinger
- Mr. & Mrs. John Parry
- Ms. Pat Pelletier
- Ms. Barbara Sauers
- Ms. Maureen Scanlin
- Ms. Pearl Sereni
- Ms. Cindy Sikora
- Ms. Stephanie Sikora
- Mr. Joe Stemmer
- Mr. John Tidd
- The Honorable Katharine Watson
- Mr. & Mrs. James & Nicole West

Thank you to our business donors!

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- Baci Ristorante
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- The County Theater
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- David Craig Jewelers
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- Fink Florist
- Foster Mower Service
- The Franklin Institute
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- Newtown Athletic Club
- Paradise Island Tanz
- Philadelphia Eagles
- Pillar & Post
- The Pines
- Radcliffe Cafe
- The Rose Group
- Sand Castle Winery
- Sesame Place
- Simeone Foundation
- Automotive Museum
- Shadybrook Farm
- Starr Restaurants
- Suzanne Gority Wolf
- Massage Therapy
- Trenton Devils Ice Hockey
- Trenton Thunder Baseball
- Walmart
- Waste Management

In Loving Memory of Al Krass IHDC Says Goodbye to a Founder

Al Krass, retired pastor of United Christian Church of Levittown and one of IHDC's founders and its first president, passed away October 26, 2010. He will be greatly missed by the Bucks County community and IHDC's staff and clients.



Al helped found IHDC in 1987, and was a passionate force in the Lower Bucks community, actively supporting programs for the underprivileged and those in need. Al was the pastor of Levittown's United Christian Church from 1987 until his retirement in 1999, after which he

and his cooperative spirit remained active in the neighborhoods of Lower Bucks and the interfaith community.

Al is survived by Susan, his wife of more than 45 years, and his sons, grandchildren and great-grandchildren.

-Stephanie Sikora

Volunteer Update

Thank you to all of our recent volunteer groups! IHDC relies on volunteers as we work toward our mission, and we sincerely appreciate all of the work our volunteers do for us.

We have recently had groups in from Johnson & Johnson, Woodside Presbyterian Church, Prudential Fox & Roach, St. John's United Methodist Church and Redemption Church of Bristol. Many thanks also to our dedicated Fresh Start Donation Center volunteers, who have been working on furniture pickups and Saturday morning client service with us.

We always need more volunteers for construction projects, furniture pickups and Saturday client service! If you're interested in volunteering, contact us! Call Stephanie at ext. 105, or fill out our online interest form, available on our website, www.ihdcbc.org.

-Stephanie Sikora

Housing Activity Update

IHDC has purchased 12 units since the last newsletter, a total of 42 units over the past 24 months. In the past 3 months, we have been able to sell 2 properties to a moderate income family for first time homeownership. We project selling 1 more home to a family in our lease purchase program, within the next 3 months. To date, we have 18 units currently in rehabilitation in Bensalem, Bristol and Morrisville. We currently have 1 new home under agreement of sale.

-The Development Team

Continued - A New Family for 634 Spruce Street

(Continued from page 1)

of my own, and not have to worry about bad landlords again in the future. I had missed the freedom of homeownership."

She is looking forward to having a yard, and space for her eldest son and her 3 grandchildren to come on the weekends and to play. "I am most looking forward to having space to have big family dinners like I used to."

Theresa says that working with the IHDC staff, and Sherry Pace at Bucks

County Housing Group has been a great experience. She believes that this program is "a heaven send"

and that "IHDC was put into my life for a reason." Theresa had tried for a few years to find various homes, but "it didn't work out, it wasn't meant to be." She looked at a few IHDC properties before seeing 634 Spruce Street, but immediately felt comfortable in the house, and knew that "this is where I need to be."

IHDC wishes Theresa and her family all the best in their new home, and is excited



The Fontanez family in their new home!

to be working with Theresa on the path to accomplishing her dream of home ownership!

-Liz Lampen

Founder Millard Mitchell Honored by Local Organization

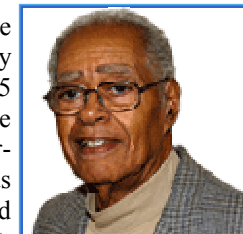
Excerpt provided by Tonya Jones, Bucks County Chapter of the Links and edited for space by IHDC.

It is with great pleasure that the Anne M. Garrott National Trends and Services Award is presented to Mr. Millard C. Mitchell for his dedication and contributions to Bucks County community for the more than 50 years he has been a resident of the county.

Mr. Mitchell has volunteered in the Bucks County community for many years,

including with the Bucks County NAACP for 45 years, where he held such leadership roles as President and Vice President.

He is also active in the community where he resides, serving on the Board of Yardley Boro as President of the Community Action Programs



Millard Mitchell

and the Seniors Youth Head Start Programs. Currently, he serves as Principle Founder and President Emeritus of Interfaith Housing Development Corporation. The Bucks County Chapter of The Links, Incorporated supported painting some of IHDC's houses as a volunteer project in 2010 on Martin Luther King's Birthday.

Since 1986 Mr. Mitchell has researched the Underground Railroad Stations located throughout Bucks County. Through his research of historical data dating back to 1830, he has documented ten Underground

(Continued on page 4)