

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

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- Phil DeMarco**  
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VISIT US ON THE WEB AT [www.ihdcbc.org](http://www.ihdcbc.org)

**Dinner Program Advertising Available Now**

The Annual Spring Dinner is a time to celebrate another year of commitment to providing affordable housing to low income and special needs families in Bucks County. Homes and Hope!

YOU can place an ad that will be seen by local residents and businesses at the dinner. Your business, church or group will also be listed in our next newsletter and on our website as a much valued supporter of the work being done by IHDC. We need your support now.

Ads range in size from full page to business card size, pricing ranges from \$250.00 to \$50.00. For complete details, email [jstrand@ihdcbc.org](mailto:jstrand@ihdcbc.org).

Please consider this opportunity to support the work of Interfaith Housing Development Corporation. Many previously homeless families are given a fresh start and a chance at independence through the generous giving of individuals, companies and churches in the Bucks County area.

Plan on attending the dinner with your group, company, family or neighbors as this is a wonderful event to acknowledge and support the work being done in Lower Bucks County.

*You're Invited!*  
**Annual Dinner 2010**

April 22, 2010

Don't miss this year's Annual Fundraising Dinner. Mark your calendars for **Thursday, April 22, 2010 at 6:00 p.m.**

Celebrate with us the work that is being accomplished in Lower Bucks County through IHDC by our supporters. Homes and Hope! Come meet our staff and our Board Members and hear about our vision for the coming year. Enjoy an evening of great food, fun, fellowship, and door prizes. Allow us to thank YOU for your faithful support, your service, and your contributions.

*Celebrations* in Bensalem, PA, will be host to our event again this year, guaranteeing a beautiful facility and wonderful food. Tickets are \$50.00 and invitations were recently mailed. Please don't hesitate to fill in the reply card and mail it back to IHDC today. All proceeds from the dinner benefit the clients of Interfaith Housing Development Corp.

**Volunteers Needed** - Helpers are needed for planning, registration, mailings, obtaining raffle items, sponsors and advertisers or other organizational tasks.

**Sponsors** - Sponsorships are available for Annual Dinner. If you are interested in becoming a major sponsor of the dinner, various levels are available from Event Sponsor down to Bronze Sponsor. The sponsorships are needed to help offset the cost of the evening. Your consideration would be greatly appreciated!

Contact Jacquie Strand for Volunteer, Raffle and Sponsorship Information at [jstrand@ihdcbc.org](mailto:jstrand@ihdcbc.org) or 215-945-8630, ext. 105.

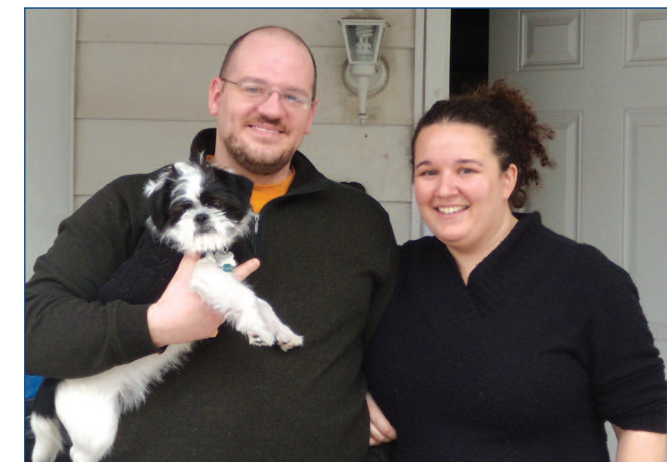


# HOMES & Hope

INTERFAITH HOUSING DEVELOPMENT CORPORATION OF BUCKS COUNTY  
 NEWSLETTER • WINTER 2010

## IHDC Helps Young Couple Achieve Homeownership

James and Krista Richardson were looking to buy a home after they got married in June, 2009. "We wanted to buy something in Central Bucks County" said James. "But we couldn't find anything in our price range." It came down to a choice between a townhouse in Bensalem and the IHDC twin home at 589 Bath Street in Bristol Borough. "The townhome was selling for \$150,000 and they wanted condo fees on top of that" James stated." We only paid \$130,000 for our house, which included a Bucks County non-interest bearing loan of \$40,000, plus a State loan of \$10,000 to help with closing costs, so our actual mortgage was based on \$80,000."



James and Krista Richardson and dog Zaccheus

### IHDC MISSION STATEMENT

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

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### Special Thanks for 15+ Years of Service

We would like to say a special thanks to the following companies who have been working with us for many, many years. Thank you for your dedicated service to IHDC.

- Harry Lynn Pest Control
- American Land Transfer
- AAA Pickwick & Poppins Inc.
- Bucks County Opportunity Council
- The Credit Counseling Center
- Bucks County Housing Group



The Richardsons moved into the three bedroom, one bath house in August 2009. When asked how they liked the house so far, they both said "We love it".

James Richardson is an education major at Philadelphia Biblical University and is an assistant basketball coach at the school. He is an IRAQ War veteran, being part of the Army units that first entered Baghdad at the start of the war. Krista is an athletic trainer at *Central Bucks East High School*. She is a graduate of *Messiah College*. The couple, who both hail from Upstate New York, met through friends in August, 2008 when James first moved to the area. They are members of *The Well Church* in Feasterville and recently helped to start the new *Redemption Church* in Bristol Borough.

## Martin Luther King Jr. Day of Service Make it a Day On – Not a Day Off

Interfaith Housing hosted three projects on January 18, 2010, and volunteers from *The Links Incorporated of the Bucks County Chapter* and *Delaware Valley College* came to give their hand at helping IHDC address the lack of affordable housing in Bucks County.

*The Links Incorporated* is an international, women's non-profit, social welfare and service organization of over 12,000 members in 270 chapters across the United States, and the Bahamas. It was founded in 1946. Community Service has been the corner stone of the organization's outreach with members contributing more than 500,000 documented hours of community service annually.

*Delaware Valley College* volunteers partnered with *The Links* and made the turnout of over 60 volunteers!! The volunteers worked hard and long and IHDC was grateful to have them help us on these projects.

The first project involved painting and cleaning at one our homes in Bristol Borough, The second project in Morrisville, the whole house that was converted in to apartments got a fresh coat of paint throughout. The third project included cleaning the "Fresh Start" Donation Center at IHDC. A much over due job, items were removed that were broken, had missing pieces, or otherwise beyond repair.

Thank you so much to *The Links Inc.* and *Delaware Valley College* that offered their time and talent on the MLK Day of Service, building on his recognition of the power of service to strengthen communities and achieve common goals. We hope your group can join us next year as we will once again celebrate Martin Luther King Jr. Day with community service projects.

Contact [jstrand@ihdcbc.org](mailto:jstrand@ihdcbc.org) for this and other ongoing service opportunities throughout the year.



L to R: Deborah Camp-Frye (Vice President-Bucks County Chapter of The Links Inc.), Tonya Jones (The Links) Millard Mitchell (IHDC President Emeritus), Elizabeth Lampen (IHDC Property Developer) and Clarice Taylor (President-Bucks County Chapter of The Links)

To make a financial contribution to Interfaith Housing, log on to [www.ihdcbc.org](http://www.ihdcbc.org) and click on the "Donate Now" button.



Tayna Longino, Chair of Bucks County Chapter of the Links., and Delaware Valley College with IHDC staff Elizabeth Lampen.

## In Loving Memory of Lillian Giannamore

Lillian was a very dedicated and reliable volunteer. Lillian volunteered her services to *Interfaith Housing* for many years, scheduling appointments for countless clients through our "Fresh Start" program in our furniture warehouse. Lillian enjoyed performing various clerical duties and assisting our office staff. Although she often battled illness, and endured many physical challenges, she was known for her strong will and desire to persevere until she could no longer go on. Lillian passed away in April 2009 and is sorely missed by all those who knew and loved her! – Submitted by IHDC Staff



## New Opportunities:

### IHDC Works on Stabilizing Bristol Township Neighborhoods

IHDC is one of the subrecipients of a grant that Bristol Township received in 2009 to stabilize two neighborhoods in the township that were hard hit by the subprime mortgage foreclosure crisis. The Bristol Township Neighborhood Stabilization Program is part of a national HUD initiative. Bristol Township received \$2.3 million to acquire, rehab and resell or rent 27 vacant homes that have already been foreclosed upon or are in the process of being foreclosed upon. The program will focus on two neighborhoods, Bloomsdale-Fleetwing and Green Lawn Park, which were the only neighborhoods in Bucks County that qualified for NSP funding.

The program is targeted to families whose incomes do not exceed 50% of AMI (\$27,250 – \$51,350). The houses will be substantially rehabilitated. They will be gutted down to the studs and all of the major systems will be replaced. The rehabilitation will also include new kitchens, bathrooms, windows, roofs and flooring.

IHDC is involved in the redevelopment of the units. IHDC is responsible for identifying and acquiring the houses, developing the scope of work, putting the projects out to bid, selecting the contractor, overseeing the construction work and selling the homes to buyers.

So far IHDC has acquired two homes, 5600 Truman Street in Green Lawn Park and 2300 Airacobra Street in Bloomsdale-Fleetwing. 5600 Truman Street is a two bedroom single family home with a full basement. 2300 Airacobra Street is also a two bedroom single family home with a finished basement and a garage. The Truman Street house will be completed by the middle of March. The Airacobra Street house will be completed by the end of June. Both homes will sell in the \$100,000 range. For more information about the homes contact Liz Lampen at 215-945-8630, ext. 112.



5600 Truman Street, Green Lawn Park



2300 Airacobra Street, Bloomsdale-Fleetwing

## Homes & Hope Update

### HOUSING ACTIVITY

IHDC has purchased 14 units in the last year, a total of 24 units over the past 24 months. In the past year, we have been able to sell 4 properties to low to moderate income families, enabling them to become first time home buyers, a major accomplishment in the lives of these individuals.

In November 2009, Newtown Presbyterian Church adopted one of our homes located at 431 Washington Street, in Bristol Borough. This is the second home adopted in less than a year by this church. The project is headed up by their volunteer coordinator, Melissa Reilly. With their help, we are able to lower our development costs through the church's labor and many donated materials. Newtown Presbyterian Church are completing extensive work on this home, including full insulation, new windows, new bathroom fixtures, and new kitchen cabinetry. The siding was done nicely and cost effectively by a local Bristol contractor, D.L. Lancieri construction. Many thank to those that are working on this project.

To date, we have 5 homes currently in rehabilitation and we have identified an additional 2 units that we are reviewing for possible purchase.

We would also like to welcome to our team our new Property Developer Elizabeth Lampen, who started in the summer of 2009.