

Fall 2010



Interfaith Housing Alliance, Inc. strengthens communities by providing housing opportunities for low and moderate income households.

IHA Welcomes Travis H. Hardmon



Please join us in welcoming Travis H. Hardmon to the IHA staff.

As Director of Fund Development, Travis is responsible for the development and implementation of a comprehensive fundraising strategy and plan consistent with the mission and vision of the organization.

Travis has over twenty years of executive level experience in the nonprofit sector and serves as adjunct faculty at the University of the District of Columbia where he teaches courses in fundraising, leadership and fiscal management.

Travis attended Western Michigan University where he earned a B.A. in Sociology and Masters in Public Administration.

Along with his wife, Lisa, Travis lives in Washington, DC, but they love Frederick and hope to someday make their home in our fair city.

"I Would Be Very Happy Living Here!"

Guests at the ribbon cutting ceremony for Washington Square, a new active senior apartment complex in Chambersburg, PA, could be heard saying, "I can't believe how beautiful this is!" and "I would be very happy living here."

The two-story facility includes a large community room with three distinct areas. There is a large screen TV flanked by two comfortable sofas on the left, a kitchen and community dining table that can also be used for games and crafts on the right, and a large fireplace with several upholstered chairs in the center for reading and conversation.

On the second floor, residents can enjoy the large exercise room, already equipped with a Wii game system, two televisions, a treadmill and a stationary bike, with plenty of room for yoga mats. Next door is a computer center that residents are welcome to use for their personal internet and email access.

All of the light-filled apartments have an open layout that enables easy access throughout the space to those in a wheelchair or using a walker. The fully appointed kitchens have plenty of counter space, light oak cabinetry, and brand new appliances including a dishwasher and microwave. Residents have the option to install a washer and dryer in their apartments (the hookups are already installed) or to visit one of two cheerfully decorated laundry rooms. Each apartment has two-bedrooms and plenty of storage space.

Lynda Doyle-Rodriguez, who moved in with her son Shawn Butler, said she likes the neighborhood. "We were looking for housing, and we wanted a place that was secure and not out of our means when we found out about this. It was very reasonable," she said. "It's very nice. You can sleep at night and not worry about anything. I can go in and out and feel safe."



Welcome!

Lynda Doyle-Rodriguez shows off the fall decoration she made during a craft lesson in the community room at Washington Square.

Why Give? Why Now?



By Patricia A. Motter, IHA President & CEO

Our most recent accomplishment is the opening of Washington Square Apartments, but we aren't about to rest on our laurels! Plans are well underway to preserve an additional 177 units of affordable housing in several communities throughout the region.

The entire staff at IHA has been working very hard and was extremely productive over the summer preparing for new affordable housing opportunities, in addition to completing projects in our pipeline. The last few months seem like a blur, but in a good way.

In fact, opportunities for new construction and the rehabilitation of affordable housing developments seem to be around every corner – the only thing holding us back from accomplishing our mission is funding. If you want to get an idea of how complicated funding can actually get, read the article “Essential Alliance” published in the latest issue of *Hagerstown Magazine*.

The economic downturn has had a negative effect on every sector of the economy and nonprofit organizations are not exempt. Philanthropy is down by 15% but the need for the services we provide has increased by 40%.

Please visit www.interfaithhousing.org to show your compassion for the increased need. Click on the Just Give button and pledge your support. Every dollar counts and no gift is too small to make a difference.

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Washington Square Apartments Opened in September

The successful completion of the facility took many years of perseverance at a time when many believed such undertaking was nearly impossible to achieve. The effect on the neighborhood's appearance is remarkable. What was formerly a rundown retail store is now a park-like setting with a walking trail and a large cedar gazebo.

Several of the new residents attended the formal ribbon cutting ceremony and they were proud to show off their new home. Jack V. Jones, the Elm Street Manager for the Borough of Chambersburg, recognized the residents and announced that this was just the beginning of the program's plan to create more affordable housing for the community. "You have no idea how many people in the Elm Street area said this would never happen," said Jack Jones, manager of the Elm Street revitalization program. "We have a quality project here. This is the beginning of what a community can do if it comes together and rolls up its sleeves."

IHA's President, Patricia Motter, concluded the ceremony with the promise, "We are committed to our relationship with Chambersburg and we consider ourselves good neighbors and long-term friends to the community."



Pictured from the left: Chambersburg Mayor Pete Lagiovane, David Uram (PIRHL), Holly Glauser (Director of Development PHFA), Rev. Derek Wadlington (IHA Board of Directors), Patricia Motter (President of IHA), Jack V. Jones (Elm Street Program Manager), George Peck (IHA Board Chair), Councilman Bill McLaughlin and Paul Cullinane (President of Downtown Chambersburg Inc.)

Children are Adversely Affected by Housing Affordability

The MacArthur Foundation, a leader in the field of affordable housing research, is committed to deepening our knowledge about the ways that housing matters to children, families, and communities. “A greater commitment to creating and preserving affordable housing requires a greater understanding of the impact housing has on the well-being of children, families, and communities,” states Jonathan Fanton, MacArthur’s president. “Housing choices shape the economic, emotional, and physical well-being of adults and affects their children’s cognitive, emotional, and behavioral development.”

Housing affordability problems have adverse effects on the well-being of children by reducing resources families can invest in their children. A report issued by the Johns Hopkins Institute for Studies notes that housing affordability is currently viewed as the most significant housing challenge. Over the last two decades the housing component of the Consumer Price Index (CPI) grew 35 percent faster than the general CPI. According to the 2008 State of the Nation’s Housing report, nearly one-quarter of renter households paid more than 50 percent of their incomes for rent in 2006. The economic downturn has gotten worse over the past four years, and new studies will undoubtedly show even greater numbers of households are paying more than 50% of their incomes for housing.

Families paying excessive amounts of their income for housing often have insufficient funds remaining to meet other essential needs, including food, medical insurance and health care. These trade-offs threaten the health of the entire family. Difficulty keeping up with mortgage payments or home repairs has been linked to lower levels of psychological well-being and children in low-income families are more likely to suffer from iron deficiencies, malnutrition and underdevelopment. Providing stable, affordable housing improves the overall health of the entire community and ultimately saves taxpayers money because city and county governments generally bear the brunt of health care costs that poor working families cannot provide for themselves.



Dominic and Amaya Diggs, two of the thirty children benefitting from the fresh produce that the families worked together to grow in their community garden at IHA’s apartments in Frostburg, MD.

The education of our children is also at stake. A safe, decent, affordable home provides the stability that all children need to be successful students. Homeless children miss up to 25 percent more school days than those with a stable home environment. If a child is worried about where they are going to sleep that night, they aren't going to be concentrating on what they are learning at school. In addition, if parents are working multiple jobs to support housing costs, there's limited opportunity for them to participate in their child's education.

Programs helping those in need also bring advantages to society at large. The challenges of poverty, healthcare, and affordable housing are interconnected problems, and require sustained and comprehensive interventions. Affordable housing programs and policies contribute to the stability, health and well-being of the entire community, not just those families at the lower-income levels.

Interfaith Housing Alliance strengthens communities by providing housing opportunities to low and moderate income households.

IHA continues to look ahead to meet and expand upon the goals and vision of our strategic plan to:

- Strengthen community and neighborhood involvement in affordable housing developments (both single and multi-family) through new construction, rehabilitation, weatherization, and emergency repair programs.

- Expand homeownership support services, including pre-purchase and post-purchase homeownership education and counseling.
- Incorporate “green” building standards into our multi-family properties and increase production of single family Energy Star-Rated homes.
- Act on opportunities to increase the production and preservation of multi-family rental housing at well below market-rate.

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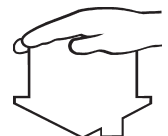
At ProBuild, we believe in being a good neighbor and an active participant in each community we serve.

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