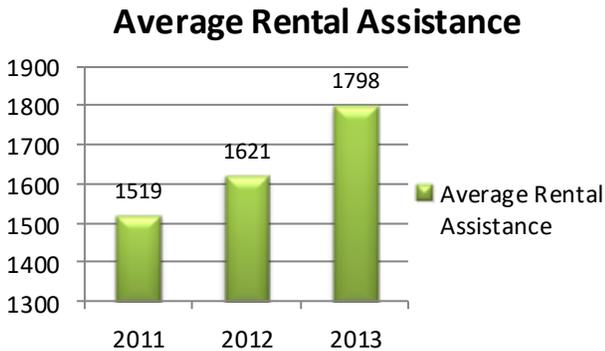




Annual Report 2013

Rental and Mortgage Assistance Division

Our funds to prevent homelessness increased this year and we helped 298 families or 678 individuals with rental and mortgage payments.



That funding totaled \$535,810 by year’s end with the average assistance per family coming in at \$1,798. Interfaith assisted an additional 67 families who were directly impacted by Superstorm Sandy with rent, mortgage, utilities and household items from the Sandy Homeowner and Renter Assistance Program (SHRAP) in the state Division of Family Development, Department of Human Services. The department also received funding from the Robin Hood Foundation and Salesforce.com to assist people affected by Sandy, and operated the annual holiday “Adopt-a-Family” program that sees toys reach approximately 100 families.

We also completed our third year of a United Way of Monmouth County grant known as the Financial Stability Initiative providing wraparound services to help families become stable and self-sufficient. We assisted 15 families with those services, which can include one-on-one life skills development, educational group participation, and emergency rental assistance.

We continued to assist the NJ SHARES program that provides grants to pay energy and utility bills. We responded to approximately 100 inquiries and assisted with the application process.

Nutrition Division (“Meals on Wheels”)

Our nutrition program served approximately 400,000 meals to seniors and disabled persons in Monmouth County. More than 600 volunteers worked with our volunteer unit to prepare and deliver meals and also serve meals in our seven congregate sites where seniors gather for their noonday meal.

Those sites serve approximately 200 meals a day and are as follows: Asbury Park Senior Center, Howell Senior Center, Bayshore Senior Day Center, Keyport Senior Center, Middletown Senior Center, Neptune Senior Center and Red Bank Senior Center.

Three additional sites --the Long Branch Senior Center, Bradley Beach Center and Asbury Towers --operate as auxiliary sites where volunteers get meals to deliver to residents.

Interfaith took over the Monmouth County nutrition program in 1991. In 2013, we sought to build upon a previous breakfast program that by starting up an Adopt-a-Senior program to get donations for a free breakfast for 500 of the most needy residents in the hot lunch meal program. This new effort has brought a slight increase to our breakfast numbers so far.

We also received two grants from the state in 2013 for emergency meals for homebound seniors.

### Affordable Housing

In 1996 we began renovating abandoned houses and building new affordable homes in Asbury Park and Neptune Township, thus taking vacant lots from the municipalities and turning them into affordable homes for first-time, low-income home buyers and putting these properties back on the municipalities' tax rolls. Under the Neighborhood Stabilization Program and the Monmouth County HOME program, five new units of housing were completed and sold in 2011, with five additional homes constructed in 2012. Of the five homes constructed in 2012, one remains under contract with a closing expected in April 2014. Since 1996, Interfaith Neighbors has constructed a total 48 homes to low-income families. These houses are all equipped with Energy Star rated kitchen appliances including stoves, microwave ovens, dishwashers and refrigerators. Other green features include bamboo flooring, an on-demand, tankless water heater and high efficiency furnace and air conditioning units. A typical home is 1,800 square feet, including 3-4 bedrooms, 2.5 bathrooms, and has a price range anywhere from \$99,000 to \$149,000.

### Business Development Center

The Business Development Center (BDC), located in Interfaith Neighbor's new Springwood Center, completed its first full year of operation in 2013 after opening in September of 2012.

The BDC offers low cost incubation space, business mentoring, business workshops and lending assistance. Our incubator office space is now fully occupied and we continue to attract mentoring clients. During 2013, we engaged 60 plus aspiring entrepreneurs. We offered monthly workshops throughout the year. In 2013, we added exciting new workshops covering topics such as crowdfunding, Internet marketing and social media.

To help established entrepreneurs get financing in 2013, we partnered with two Community Development Financial Institutions (CDFIs). Twelve of our clients used this service. Over 60% closed on financing to date.

### Neighborhood Revitalization Tax Credit Program

In 2013, Project # 3 funding wrapped up and we received funding for our 4<sup>th</sup> \$1 million round of revitalization projects under the 10-year state tax credit program. Corporations receive 50 percent tax write-offs to fund our housing, economic, employment, recreation and family stabilization projects on Asbury Park's long-impooverished West Side.

Interfaith Neighbors' new 27,500 square foot Springwood Center was in full operation with the Kula Café , Business Development Center, job training programs and the Asbury Park Police Department on the street level, the city's senior center on the second floor and eight affordable apartments on the third. Remaining funding from #Project 3 went to support Second Life Bikes, AP Citizens on Patrol, Big Brothers/Big Sisters, faith based groups, jazz arts music camps at Mt. Carmel , Community Affairs and Resources job placement program and the Mercy Center and Sisters Academy.

Project #4 got underway with predevelopment money for two important Springwood Corridor projects approved for development by the city. The first will see 26 town-home style condominiums known as the Turf Club Residences to be built diagonally across Springwood from the new center and Kula Café.

The second project in development is a 30,000 square foot mixed use building to be called Asbury JAMS (Jobs, Arts, Music and Sciences) at the corner of Springwood Avenue and Memorial Drive very close to the city transportation center. That project is to house a Music Hall of Fame, performance and rehearsal studio space, studio apartments for visiting musicians and administrative space for the Asbury Park Musical Heritage Foundation and other arts groups.

Among the initiatives to be carried out with Project #4 funds are funding for the city's police cadet program, Big Brothers/Big Sisters, our Business Development Center, the Community Affairs and Resources, our DeWitt Avenue housing construction project, and support for the Faith Based Initiative Human Development Group which helps prepare young people for future employment.

### New Jersey Youth Corps Program

We are in our seventh year of operating the Monmouth County chapter of New Jersey Youth Corps. The corps is year-round providing young people aged 16 to 25 a program to obtain their GED (adult high school diploma), perform community service and receive job training.

Corps members work to restore and strengthen communities at the same time they get basic skills preparation, life and job skills instruction, and personal and career counseling to build self-esteem, clarify values and develop leadership skills for a career.

In 2013, our youth continued success with obtaining GEDs, jobs and going on to college. They also obtained driving permits and went to driving school. They continued to provide services to help restoration efforts following Hurricane Sandy.

### **Community Service Sites**

Asbury Park PTO Summer Camp Program  
Springwood Center  
Neptune Public Works  
Lunch Break, Red Bank  
Faith Baptist Church, Asbury Park  
Atonement Lutheran Church, Asbury Park  
First Pentecostal Church, Neptune  
Triumphant Life Church, Asbury Park  
The Center, Asbury Park  
Meals on Wheels  
IFN Affordable Housing Program

Additionally, our Youth Corps members continued to work on a street outreach program in the form of a mobile soup kitchen to feed the homeless. This program now serves up to 200 community members each week.



### The Kula Café

The Kula Café officially opened in April 2013 in the new Springwood Center. Last year, approximately 20 young people came through the 16-week hospitality and job training program. Participants spend four weeks learning basic job skills, then work in the café for 8 weeks before going on to a four-week internship paid by Interfaith Neighbors. Over the summer, many of our graduates successfully found permanent employment at area restaurants.

The café is in the Springwood Center built and operated by Interfaith Neighbors. Since opening, we increased our operating hours to include weekends and breakfast as well as lunch. The hours now are from 8 a.m. to 3 p.m. Tuesday through Sunday.

In the summer, we introduced Deep Blue Blues Night on first and third Thursdays that continued to the new year. The three-hour night sessions featured Al Holmes, Gene Bocce and Al Johnson and guest musicians, in particular Johnson's daughter, vocalist Cleo Harper.

In 2014, we plan to build on our efforts to return live music to Springwood Avenue and broaden entertainment offerings to attract to a wider audience and introduce new patrons to the Kula Café.

### General Information



This year, Interfaith Neighbors celebrated its 25<sup>th</sup> Anniversary at a special gala event held at the PNC Arts Center. Over 200 guests joined us to help raise nearly \$250,000 in support of the services we provide to the Monmouth County Community. Honored guests included New Jersey Natural Gas, Jersey Mike's Subs, and Sandy and Bill Mullaney, as well as many of our staff and volunteers.

The organization has 47 employees and offers health and dental benefits, a 401K plan with company participation and life insurance for its full-time staff. Its annual operating budget exceeds \$4 million.

The organization received support from approximately 40 faith-based congregations and over 250 private donors. It received government grants from the New Jersey Department of Community Affairs, the N. J. Department of Labor, the Monmouth County Department of Human Services and the Monmouth County Community Development Office, and it was also awarded grants from numerous corporations and foundations.