



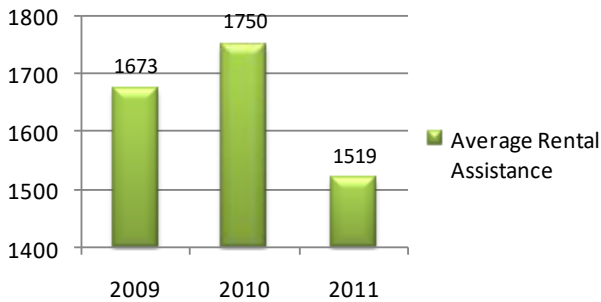
Annual Report 2011

Rental and Mortgage Assistance Division

2011 has been the busiest year in our 23 year history, serving an unprecedented number of people in need. As a result, we actually ran out of assistance funds by October. For the first time and with a heavy heart we had to temporarily close our doors, but we quickly re-opened them thanks to a very successful golf outing and an unexpected large donation.

This division provided rental and mortgage assistance to over 270 working poor families, which is equivalent to approximately 800 individuals, most of whom are children. We expended over \$400,000 in assistance. The average level of assistance dropped to \$1,519 per family. The Rental and Mortgage Assistance Program also distributed dozens of holiday gift baskets and toys for Christmas through our annual “Adopt-a-Family” program.

Average Rental Assistance



Interfaith Neighbors has completed the first year of a grant from the United Way of Monmouth County known as the “Financial Stability Initiative”. This new program requires intensive case management while providing wraparound services to help families on the brink of homelessness to become stable and self-sufficient. Participants have taken advantage of one-on-one life skills development, educational groups, emergency rental assistance, and other services that will lead to economic independence.

Nutrition Division (“Meals on Wheels”)



Just under 400,000 meals were prepared, served and delivered to seniors and disabled persons living in Monmouth County. This year, the volunteer unit coordinated the activities of more than 600 dedicated volunteers working throughout Monmouth County, recording over 75,000 hours annually in volunteer service. These volunteers prepare meals for distribution, deliver meals to our homebound seniors, and serve meals in our congregate settings. The organization has been the sole operator of the Monmouth County nutrition program since 1991. This year, we celebrated 20 years of Meals on

Wheels by honoring our volunteers at a special luncheon at the Sheraton Hotel in Eatontown. Over 300 guests celebrated with us from all over Monmouth County.

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 currently under construction. Since 1996, Interfaith Neighbors has constructed and sold 31 homes to low-income families. Construction is scheduled to begin on three more homes in 2012. 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

This year, Interfaith Neighbors introduced the new Business Development Center ("BDC"). This multi-year, multi-faceted initiative is designed to promote economic development, expand business opportunity and create jobs on the West Side of Asbury Park as well as the surrounding area. This program's goal is job creation, new business formation, neighborhood revitalization, economic diversification, and community development. Three of the BDC's initiatives are highlighted below:

Business and Career Academy: A partnership between the New Jersey Small Business Development Center (NJSBDC) at Brookdale Community College and Interfaith Neighbors will provide entrepreneurship education in Asbury Park, ultimately leading to job creation and economic development as new businesses open in the community.

Interfaith Neighbors' Business Incubator: A new business incubator facility will open at our new Springwood Center in early fall 2012. This facility is being designed to incubate up to 8 business enterprises either preparing to launch or in the early stages of their business development cycle. We expect the Business Incubator to promote business and economic activity while contributing to the revitalization of the West Side community.

The Kula Café: This community driven social enterprise, to be owned and operated by Interfaith Neighbors, seeks to address high unemployment and lack of opportunity in the Asbury Park area. The Kula Café concept incorporates two main functions - local participants will move through a structured program of life and employment skill training to build confidence, a spirit of giving back to the community and a service industry skill set which is transferrable to multiple areas of interest and job opportunity in the surrounding area. Additionally, the café (which will include a small retail space open to local entrepreneurs) will be open to the public allowing trainees to learn customer service skills through hands-on training serving paying customers while generating revenue to offset the cost of the training program.

Neighborhood Revitalization Tax Credit Program

Several initiatives from the Neighborhood Revitalization Tax Credit Program, Project #2, continued in 2011. Interfaith Neighbors worked with the Young Adult Minority Men of New Jersey Initiative (YAMMI) at Holy Spirit Church in Asbury Park, the West Side Community Center, the Arts Coalition of Asbury Park (ArtsCAP), and College Bound programs.

NRTC Project #3, anticipated to begin in 2012, will include funds for Springwood Center, additional property acquisition, and the Interfaith Neighbors Business Development Center, which launched in early 2011. Interfaith Neighbors continues to partner with numerous community agencies to help revitalize the West Side Neighborhood, including the Hispanic Affairs and Resource Center, the Mercy Center/ Sister's Academy, Big Brothers/ Big Sisters of Monmouth County, Second Life Bikes, Citizens on Patrol, the Jazz Arts Project and the Faith Based Initiative Human Development Group.



In late 2010 we broke ground on construction of the Springwood Center building (pictured left). This project, which is within budget and on schedule for occupancy in early 2012, is a 27,500 square foot, three-story mixed-use building at the corner of Springwood Avenue and Atkins Avenue. It is the most ambitious construction project Interfaith Neighbors has ever undertaken. When finished, the building will have four commercial units at grade to include a permanent work location for several units of the Asbury Park Police Department, the Interfaith Neighbors Business Incubator, a component of our Business Development Center, and the Kula Café, an IFN restaurant training and service program. The second floor will be the permanent home for the Asbury Park Senior Center, and the third floor

will consist of eight units of affordable rental housing which will be owned and managed by Interfaith Neighbors.

New Jersey Youth Corps Program

We are currently in our fifth year of operating the Monmouth County chapter of the New Jersey Youth Corps Program. Youth Corps is a year-round, voluntary program which engages young adults (ages 16-25) in full-time community service, training, and educational activities. In return for their efforts to restore and strengthen communities, Corps members receive education development in basic skills and preparation to obtain a GED or locally issued Adult High School Diploma; life skills and employability skills instruction; and personal and career counseling to build self-esteem, clarify values, and develop leadership skills while they are developing their career portfolio.

Community Service Sites

- Second Life Bikes
- Organic Community Gardens
- Meals on Wheels
- IFN Affordable Housing Program
- Shore Institute of the Contemporary Arts
- Deal Lake Clean Up
- Phillips Seaview Senior Housing



Youth Corps members provided some amazing services this year. After Hurricane Irene struck in August, the youth actively participated with the City of Asbury Park to help clean up the city. Several youth were interviewed in a live TV broadcast. Youth also enjoyed special presentations from the Asbury Park Fire Department, Police Department, and the Mayor. They visited the 9-11 Memorial in Middletown, and the Naval Air Station in Lakehurst. Youth also enjoyed guest speaker Chez Weatherspoon, a Philadelphia prize-winning boxer and motivational speaker.

Additionally, our Youth Corps members continued a street outreach program in the form of a mobile soup kitchen to feed the homeless. The "Need to Feed" program received an

unprecedented second grant from the Wells Fargo Emerging Leaders Program. Staff members from our nutrition program as well as an intern from Monmouth University helped to launch and administer this program with the Youth Corps.

A total of 52 youth have come through the program since July, 2010. Our goal is to have 60 youth enrolled by June 30th of 2012.

General Information

The organization has 45 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 the following corporations and/or foundations:

Ayco Charitable Foundation
The Barham Group
Benjamin R. Harvey Co. Inc.
Brand Aromatics, Inc.
Builders' General
Donation Line, LLC
Donato Hayes & Co.
ExxonMobile Foundation
Faith & James Knight Foundation
Gannett Foundation
Geraldine R. Dodge Foundation
Goldman Sachs Annual Giving
Investors Savings Bank
Jersey Central Power & Light
Jersey Mike's
The Kurr Foundation
LB & TD Foundation
Mary Owen Borden Foundation
Merck Company Foundation
Meridian Hospitals Corporation

New Jersey Natural Gas
Perricone Foundation
PNC Bank
Provident Bank Foundation
Prudential Foundation
Schwab Fund for Charitable Giving
Sferra Bros., Ltd.
Shore Point Architecture
Shrewsbury Foundation
Sovereign Foundation
Spring Lake 5k
Two Rivers Community Bank
UBS Financial Services
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