



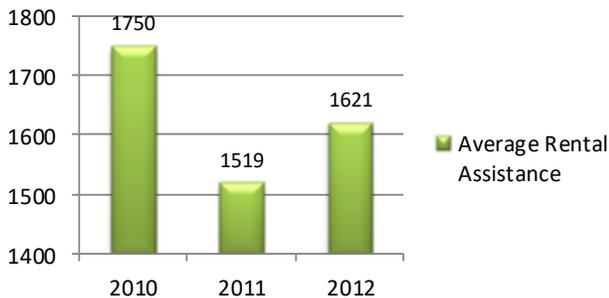
Annual Report 2012

Rental and Mortgage Assistance Division

2012 has been one of the busiest in our 24 year history. As a result, we once again ran out of assistance funds before the end of the year. Luckily, we were able to extend support through our Prevention of Homelessness grant funded by the Department of Community Affairs.

This division provided rental and mortgage assistance to over 250 working poor families, which is equivalent to approximately 600 individuals, many of whom are children. We expended over \$400,000 in assistance. The average level of assistance dropped to \$1,621 per family. The Rental and Mortgage Assistance Program also distributed holiday gift baskets and toys for Christmas to over 100 families through our annual “Adopt-a-Family” program.

Average Rental Assistance



Interfaith Neighbors has completed the second year of a grant from the United Way of Monmouth County known as the “Financial Stability Initiative”. This 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.

Sandy has affected us all, but those in our Rental Assistance program are perhaps most acutely aware of the impact as families came to Interfaith Neighbors who were displaced by the storm. Shortly after the storm hit, Interfaith Neighbors established a Sandy Relief Fund, as has received generous grants from funders like Salesforce.com and the Robin Hood Foundation to provide assistance to families impacted by the storm.



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 140,000 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. In response to Hurricane Sandy,

Interfaith Neighbors reached out to the residents of Asbury Park and surrounding communities and ran an emergency soup kitchen in the days after the disaster.

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 48 homes to low-income families. Construction is scheduled to begin on three more homes in 2013. 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) was established to help entrepreneurs grow their current businesses or start new ones. The BDC offers a combination of business support services and incubator facilities. Mentoring is provided by experienced volunteers to help aspiring entrepreneurs to achieve their dreams. To date, 45 entrepreneurs have received mentorship & support.

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. Over 140 entrepreneurs have received training in basic business skills.

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

Neighborhood Revitalization Tax Credit Program



Earlier this year, Interfaith Neighbors completed construction on Springwood Center building (pictured left). This project was completed within budget and on schedule. It 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. The building has 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.

NRTC Project #3, commenced in 2012, and included 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.

New Jersey Youth Corps Program

We are currently in our sixth 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

Asbury Park Summer Camp
City of Neptune Parks
Organic Community Gardens
Meals on Wheels
IFN Affordable Housing Program
Deal Lake Clean Up
West Side Community Center



Youth Corps members provided some amazing services this year. When we were faced with Hurricane Sandy, the worst storm in NJ history, Youth Corps rose to the challenge. Youth Corps found a way to give back by means of construction, landscaping, help with food pantries, and clothing drives. We continue to play a part of a team that will put our county back together piece by piece.

Additionally, our Youth Corps members continued 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

Scheduled to open in the Spring of 2013, the Kula Café is a workforce training initiative that prepares youth for careers in the food service industry. 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.

General Information

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 the following corporations and/or foundations:

Ayco Charitable Foundation
Benjamin Charitable Foundation
Benjamin R. Harvey Co. Inc.
Builders' General
Christine's Hope for Kids
Community Hope Fund
Conroy Real Estate
Donation Line, LLC
Donato Hayes & Co.
ExxonMobile Foundation
Faith & James Knight Foundation
Flexcraft
Gannett Foundation
Insurance Office of America
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
Prudential Foundation
Roger K. Stein, CPA
Sestito Financial Services
Sferra Bros., Ltd.
Shore Point Architecture
Spring Lake 5k
TD Charitable Foundation
Two River Community Bank
UBS Financial Services
United Way of Monmouth County
Vanguard
Vincent J. Russo Realty Co.
Wells Fargo Regional Foundation
Whelan Foundation
William Gross Charitable Foundation
The Wright-Hager Foundation, Inc.

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