



Vol. X, Issue 1
Winter, 2008

Hospitality Network News

The Quarterly Newsletter of the Interfaith Hospitality Network of the Madison Area

The Housing & Hope Initiative

We are excited to announce that Interfaith Hospitality Network of the Madison Area is working on an initiative to create 30 units of decent, safe, affordable housing for our families. The **Housing and Hope** initiative is an innovative strategy that pairs affordable apartments with long-term support services for homeless families. We have the vision, we have the strategy, we have the support of a wide network of volunteers and now we are poised to raise \$4,000,000 to make this dream a reality. In fact, we have raised over half of the funds already!

Adapting the latest thinking in scattered-site affordable housing, IHN intends to purchase four existing eight-unit apartment buildings that would be renovated and rented to families. Two of the buildings would be in one neighborhood - within easy walking distance of each other - with the two others located near each other in a different neighborhood. In each pair of buildings, one unit will be converted into a community room and case management office. The buildings will be located in mixed-income neighborhoods, close to bus lines and with easy access to a grocery store.

The purchase and rehabilitation cost of the buildings is expected to be about \$2,000,000. An additional \$2,000,000 will be invested in a "Forever Fund" endowment already established at the Madison Community Foundation. Annual disbursements from the Forever Fund will be used to offset rents, assist with maintenance, and provide case management services for families living in this housing. The Forever Fund is the most innovative part of the **Housing and Hope** initiative, ensuring that the housing units will remain affordable and supported for decades to come. *(continued, page 2)*

Interfaith Hospitality Network of the Madison Area (IHN) serves homeless families with children in collaboration with local faith communities and organizations. We are committed to the empowerment and long-term success of children and families, to serving each family with dignity and respect and to achieving results in helping families improve their lives. IHN welcomes the entire community, in all its diversity, to participate in the pursuit of safe, affordable housing for all.

A New Name for IHN?

Interfaith Hospitality Network of the Madison Area is considering a name change to reflect our growth and increase community recognition. We invite you to attend a community focus group to discuss this possibility and review some proposed naming ideas. Please join us:

Monday, March 10, 2008, 5:30 – 6:30p.m.
Covenant Presbyterian Church – Bradfield Hall
326 South Segoe Rd, Madison, WI 53705
RSVP – affirmatives only - to cyndiwood@tds.net

Program Report

January – December 2007

Services:

- 25 families (50 children, 34 adults) stayed in shelter
- 23 families participated in the Housing Stabilization program
- The Second Chance Apartment Project housed 21 families
- 42 mentors worked with these families
- 20 community members participated in TAG

Outcomes:

- 14 of 20 departing shelter families found housing (70%)
- 6 families on the waiting list moved into housing with our help
- 5 families graduated from the Second Chance Apartment Project into permanent affordable housing
- 84% of families reaching six months post-shelter during this period maintained stable housing, as did 93% of those who've been out of shelter for at least a year.

Hospitality Network News is a quarterly publication of Interfaith Hospitality Network of the Madison Area
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Housing and Hope

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When sufficient funds are raised, IHN will identify, purchase and rehabilitate these buildings with the help of Meridian Group, Inc., which will also manage the properties. Meridian Group has been in the business of producing and managing housing for 30 years, having developed, built, or managed more than 10,000 apartment units - a strategic partner with a proven track record.

You can expect to hear more about *Housing and Hope* over the next weeks and months. We thank each one of you for the many ways that you have helped build IHN's capacity, enabling us to reach for this extraordinary goal.

Special Thanks

Everyone at IHN extends sincere appreciation to all of you who have given time, money or items to support our families.

Richard Hochstetter and Edith Alt-Hochstetter donated a low-mileage, used Oldsmobile that has been donated to a graduate Mom so she can get to work, school and take her daughter to day care.

The following companies and individuals sponsored families for holiday gifts: **Wendy Bordon's Boy Scout troop, Mary Burek-Faber, Downtown Rotary, GE Health employees, Girl Scout Troop 306 from Mt. Horeb, Annie Hunt's stay-at-home moms club, LDS Church - First Ward, Grace Notter, Kristin Richgels, Tom and Janice Rucinski, U. S. Cellular employees, Wisconsin Department of Administration employees.**

The **Douglas Stewart Co.** marketing department gave up their usual holiday ornament exchange, choosing instead to have an "underwear tree" for IHN families. (*photo at right*).

First Lady Jessica Doyle invited the IHN families staying in shelter to a tour of Christmas trees at the governor's mansion.

American Girl donated American Girl dolls of various ethnic backgrounds for IHN girls for the holidays.

The Madison Jewish Community Council's "**Kid's Mitzvah Club**" made and donated hand-tied fleece blankets.



Why I Give to IHN

By Deborah Farlow, IHN Board of Directors



Two years ago, one of my friends asked me to volunteer some time at a shelter for families – that was my introduction to IHN. From the moment I stepped into the basement of that church and saw the families, small children playing, older children keeping an eye on the surroundings and the parents putting up brave fronts for their children, I was overcome with a myriad of feelings. I experienced pain when I thought about

the hopelessness the parents must be feeling and sorrow that the children had no place to call home.

I ate with one of the families and began to talk with the mom and play with her two small children, a boy and a girl. The little girl was around four and she chatted on and on. I looked into her eyes and could still see a sparkle, despite her situation. Abruptly, she stopped talking, climbed into my lap and said, “Will you play with me?” She wanted to play house and began to describe what the house would look like, the things that would be in the house and all the games we had to play.

I thought about my own four children, who are all grown, and the things they did when they were this little girl’s age. They slept in their own beds, ate in their own dining room, watched TV in their own den and played games in their own backyard. I wanted this for this little girl, and for all the other children who don’t have it. I donate to IHN and give of my time because all children deserve a place that they can call HOME.

News of our Graduates

Theresa and Chris found housing in December and are enjoying their new apartment. They want to thank IHN volunteers for giving them a safe place to stay and for helping out with many needed supplies for their apartment.

Ms. Stevens recently moved into her new apartment with her two children. "I want to thank IHN for providing a place for me and my children in our time of need. All of the staff has been very kind, friendly and nonjudgmental. I hope in the future I will be able to give back to IHN for all they have done for me and all of the other families."

To Support IHN:

Financial gifts:

Cyndi Wood, Development Director, 294-7998, x 311

Volunteering, or wish list donations:

Shannon Hayes, Network Coordinator, 294-7998, x 306

Wish List

Diapers/pull ups
Wipes
Toilet paper
Shampoo/conditioner
African American hair care products
Soap
Deodorant
Razors
Tampons/pads
Laundry detergent
Bleach
Dish soap
Cleaning supplies
Gas, grocery cards

Financial gifts allow IHN to direct resources to our most critical needs

*****Please Note*****

Thanks to your generosity, our basement is full!
As a result, we can only accept the items listed above which are very much needed at this time.

Dear IHN,

I am writing this letter to say 'Thank You'. Two years ago I would have never believed that I would be in the place that I am in today. With the help of IHN and the Second Chance Apartment Project, my two daughters and I can feel whole again. Back in 2005, we came to shelter with just a little hope that we could start over and make life worth living. It was an even more difficult situation considering that I have a severe back injury, which limits my mobility. Many hardships and struggling times made it seem like it would take a miracle to overcome, but with the help of you guys, my miracle did come.



Through the help of our caseworkers and mentors, I was able to learn how to manage my money, clear past debts and credit problems, and focus on the necessary things that it takes to live. Many others helped to make miracles during Christmas and some just lent an ear and open heart. My two daughters and I would like to say THANK YOU ALL, for the many wonderful things that you have done and for giving us a 2nd chance to start over fresh.

*Sincerely,
Towana, Jasmine and Tyese*

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OF THE MADISON AREA
HOSPITALITY NETWORK



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