

Interfaith Neighbors, Inc.

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ASSOCIATE EXECUTIVE DIRECTOR

“REIMAGINE DELAWARE CONFERENCE”

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Agency Profile: Interfaith Neighbors, Inc.

- 501 (c) 3 tax exempt “Community Benefit Organization”
- Established May 1988 (29 years young)
- Service Territory: All of Monmouth County, NJ
[Pop: 630k; Area: 665 sq. miles; Top 1% of US counties by wealth]
- Total No. Employees: 50 (26 f/t; 24 p/t)
- Total No. Volunteers: 400+ in database; 125 volunteers assisting every weekday
- Annual operating budget: \$5.7 million
- Net Assets: \$8.0 million

➤ ***\$.96 out of every \$1 contributed goes directly towards benefiting activity***



IFN's Agency profile didn't always look like that...

- Social Outreach Committees from 6 to 7 suburban faith-based organizations came together in 1988...
- Concerned about growing problem of homelessness in Monmouth County
- Established Interfaith Neighbors as a “rental assistance” agency....
- Intent: help 5-6 families a year either recover from or stave off homelessness with partial but direct rent subsidies
- Original Staffing: Volunteer Executive Director working with a part-time administrative assistant



Rental Assistance Program today...

- Assist over 300 families per year
- Pay out over \$750,000 each year in rent or mortgage assistance
- 50-60 member congregations now donate approximately \$50,000/yr.
- Multiple additional funding sources utilized to provide assistance

- ✓ ***Rental Assistance now 1 of 8 IFN program areas***
- ✓ ***Leverage support functions across all 8 programs but...***
- ✓ ***We do not cross subsidize direct program expenses!***



Interfaith Neighbors today....

Nutrition | Meals on Wheels

Prepares and delivers over 350,000 nutritious meals to over 3,500 elderly, homebound or disabled individuals each year.

Rental | Mortgage Assistance

Prevents homelessness for working families that are struggling of Monmouth County facing foreclosure or eviction.

Affordable Housing

Provides low-moderate income families the chance to realize the dream of homeownership, while improving local neighborhoods.

Neighborhood Revitalization

Supports Asbury Park's West Side neighborhood through affordable housing, social programs, and economic development initiatives.

NJ Youth Corps of Monmouth County

Provides job training and academic skills improvement to young adults between the ages of 16-25 who have dropped out of school.

Business Development Center

Offers support services and low-cost office space in a business incubator facility to help new and aspiring entrepreneurs.

The Kula Café

A community eatery and gathering place that helps local youth develop transferrable skills for application in the hospitality industry.

Kula Urban Farm

An urban agriculture social enterprise that meets local market needs and provides engagement opportunities for local residents.



IFN Today... *Re-Stated*

Service Organization

- Rental Assistance Program
- Senior Meal Program
- “Need2Feed” Program

Affordable Housing Developer

- Licensed NJ Homebuilder
- First-time homebuyer program

Community Development (Neighborhood Revitalization)

- Economic Development (BDC)
- Workforce Development (Youth Corps; Kula Hospitality Training Program)
- Programming Support (ours and other agencies)
- Large Scale “Bricks and Mortar” Development (multi-million \$\$\$ projects)



“Community Development” – Where is the Emphasis???

- Is it **“COMMUNITY DEVELOPMENT?”**
 - Community-led activities....
 - Can accomplish much with volunteers....
 - *BUT* still need “core” of paid staff to manage the agency and direct the efforts of the volunteers.

Or ...

- Is it **“COMMUNITY DEVELOPMENT?”**
 - As in “Bricks and Mortar” Development....
 - Need experienced (and financially compensated!) project management staff....
 - Ideally with development/construction experience.



Interfaith Neighbors ➡ Really a ***HYBRID*** Agency

“Service Organization”

- Vast majority of volunteers work here....

“Affordable Housing Developer”

- Highly experienced paid project management staff

“Community Development” (Neighborhood Revitalization)

- Professional staff with varied skill set working with community members



Interfaith Neighbors, Inc.

Segment II....



Springwood Center Building





Springwood Center....



Kula Café – Good Food, Reasonably Priced and Friendly Service!



Kula Hospitality Program Participants





*Neighborhood revitalization is not
just about new buildings – rather
its about a new spirit and outlook!*

Kula Urban Farm

115 Atkins Avenue

Asbury Park, New Jersey

Ground zero









DeWitt Avenue Before...



DeWitt Metamorphosis



DeWitt Metamorphosis



New Home Dedication



Delva and John Families – Proud New Homeowners



What's Next for IFN?



SHORE POINT
ARCHITECTURE, PA

Interfaith Neighbors, Inc.
Neighbors Helping Neighbors Since 1988



EXTERIOR FRONT



EXTERIOR STREET VIEW



GREEN ROOF LAWN



INTERIOR GALLERY SPACE



EXTERIOR BACK



WOODEN SLAT EXTERIOR



WOODEN SLAT EXTERIOR



WOODEN SLAT EXTERIOR



WOODEN SLAT EXTERIOR



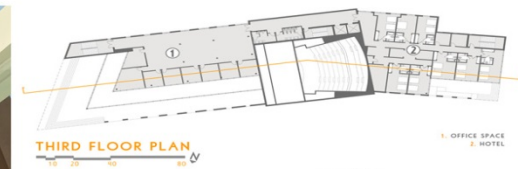
WOODEN SLAT EXTERIOR

ASBURY J.A.M.S.

JOBS . ARTS . MUSIC . SCIENCE



SECTION



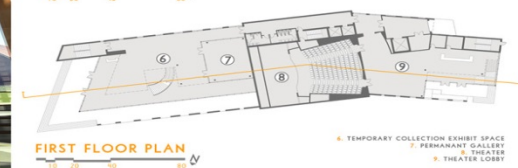
THIRD FLOOR PLAN

1. OFFICE SPACE
2. HOTEL



SECOND FLOOR PLAN

3. RESTAURANT / LOUNGE
4. MEZZANINE THEATER SEATING
5. MEZZANINE THEATER LOBBY



FIRST FLOOR PLAN

6. TEMPORARY COLLECTION EXHIBIT SPACE
7. PERMANENT GALLERY
8. THEATER LOBBY

Envisioned as a "keystone project" in the revitalization of Asbury Park's West Side Corridor, the Asbury J.A.M.S. Jobs, Arts, Music, and Science will provide a central gateway to the Springwood Avenue Corridor and serve as a primary destination for people coming to Asbury Park to experience the city's vibrant Arts and Music scene. The 60,000 square foot, arts-centric, mixed use building will feature three anchor attractions:

- 1) a 300-seat performance/theater hall with auxiliary support and "break-out" spaces to accommodate music performances, industry-specific job training and corporate conferences whose sponsors seek smaller, more flexible settings for their off-campus meetings.
- 2) A permanent location for the Asbury Park Musical Heritage Foundation, providing museum-quality gallery space for both the Foundation's permanent collection of music industry artifacts as well as exhibits on loan from private collections and/or other public galleries.
- 3) Evoking the rich musical heritage of Springwood Avenue and the many blues and jazz clubs that made it a destination point for some of the most famous practitioners of these musical genres in the 30s, 40s, 50s, and 60s, J.A.M.S. will also house a first-class "live and let live" concept club, part theme and designed to accommodate an eclectic range of live performance from music to comedy to dance to poetry, all in a "laid-back" intimate setting with great sightlines, experience-enhancing acoustics, and an adventuresome beverage and food menu.

In addition to these anchor attractions, J.A.M.S. will feature a green roof supporting a rooftop garden setting that can function as an outdoor performance venue, and a "boutique-style" hotel providing on-site, overnight accommodations for performers, technicians and/or out-of-town visitors.

GALLERY THEATER LOBBY



SPRINGWOOD AVENUE CIRCA 1966