

Pathways Ahead ..... 2  
 Welcome & Thank you ..... 3  
 Fund at a Glance ..... 4  
 Take Action ..... 4

# Around the Neighborhood

Investor Profile

## Generosity in Support of Low-Income Communities

*This is one in a series of articles profiling Member Investors of the Leviticus Fund and their support of community development efforts.*

Rev. Isaac Thomas Hecker, founder of the Paulist Fathers, was widely recognized in his day for impassioned and fervent mission talks to non-Catholics and Catholics alike. A convert himself to Catholicism, Fr. Hecker would probably be quite pleased today – some 150 years later – to witness the innovation and breadth of his mission community.

A few of the hallmarks of Paulist Fathers include: Paulist Press, a leading publisher of books, audio and video tapes, educational programs and materials for parish renewal programs; Paulist Productions and Paulist Pictures, creators of films and television programs; Landings International, a ministry of reconciliation for returning Catholics; Young Adults Ministries helping young adults

explore their spirituality and connections to faith-based, welcoming communities; BustedHalo.com, a trendy, spiritually-focused website for twenty and thirty year olds complete with blogs, podcasts, feature stories and faith guides; and most recently – a daily talk-radio program on Sirius Satellite radio.

One additional distinction to add to the Paulist Fathers' list is as a Member Investor in the Leviticus Fund. The Paulists were one of the first religious communities of men to join the Fund back in 1983 in support of community development in the tri-state areas of New York, New Jersey and Connecticut. Some 15 years later, the Paulists increased investments into Leviticus following the sale of property near its mother church, St. Paul the Apostle, in mid-town Manhattan.

Rev. Robert Cary, C.S.P, served as Treasurer for the Paulist Fathers at that time and

recalled that the community was mindful of the needs of the economically poor and homeless and wanted to share some of the proceeds from the land sale. Fr. Cary also served on Leviticus' Board of Directors and credits that time as a learning experience.

"As a Board mem-



Exterior work nears completion at Westhab's Yonkers project for homeless veterans.

Borrower Profile

## Responding to Homelessness among Military Vets

At a time of war, it is natural for a nation to focus attention on the sacrifices and needs of its military service men and women. Yet what is probably least known is the number of military veterans that find themselves homeless once their service time is complete.

It is estimated that one out of every three homeless men in the U.S. is a veteran, with almost 65 percent having served in Vietnam or post-Vietnam conflicts. Seventy-six percent struggle with mental health problems or addictions from drug or alcohol.

One project underway in Yonkers, New York is poised to respond to both



BustedHalo.com's crew produces a podcast for the Paulist-founded web site for young adults.

Continued on page 2

Continued on page 3

ber you just didn't see the bottom line, but learned about the human stories behind the projects that were funded," he explained.

Rev. Don Campbell, C.S.P., who has been the Paulist Fathers' Treasurer for the past seven years, sees their investment with a broader view.

"Our investment with Leviticus is part of our alternative investments," Fr. Campbell said. "Our community is living from the generosity of others and we need to also practice generosity."

The mission territory of the Paulist Fathers is the United States and Canada, and the community's focus is on innovative channels to give voice to Catholic traditions and

beliefs within a modern North American culture. Unique dimensions to their work include outreach to young adults who are uncertain about their own spirituality, and Catholics who feel alienated from the broader Church.

Rev. Francis De Siano, C.S.P., is currently First Consultor on the Paulists' leadership team, having served as president in the early 90's. He also served as pastor at St. Paul's Church in New York City and subsequently spent time in Washington D.C. and Chicago working, writing and speaking on evangelization. Referencing his own experiences and those of his fellow Paulists, Fr. DeSiano explained how reaching out to those who are not currently com-

ing to church can actually lead to stronger faith communities of active Catholics.

"Fr. Hecker said that Paulists should be working with non-Catholics with their right hand and with their left hand with Catholics, for them to see the opportunities for evangelization," he said. "An essential concern is how we help Catholics to be more open, more inviting; to reach out to people who are searching."

While community development is not a ministry of the Paulist Fathers, their support as Member Investor has enabled Leviticus to reach out to hundreds of tri-state communities to develop affordable and supportive housing, community

## Pathways Ahead

The Leviticus Fund will be launching two new initiatives in 2007, a lending program for the conversion of manufactured housing communities to cooperative ownership, and an anti-predatory lending mortgage program.

Under its new **mortgage program**, Leviticus will broker mortgages as a part of the Opportunity Finance Network's national mortgage platform. This is designed to provide an alternative to predatory mortgage lenders for low-income homebuyers who may not qualify for traditional mortgages. Predatory mortgage lending drains wealth from families, destroys the benefits of homeownership, and often leads to foreclosure. The Center for Responsible Lending estimates that predatory mortgage lending costs Americans more than \$9.1 billion each year. Leviticus is looking forward to providing an alternative to predatory loans for low-income homebuyers.

The other new initiative is also aimed at low-income homeownership. **Manufactured housing communities** often provide a low-cost alternative for low-income families who rent space in a park for a manufactured home which they themselves own. When those families are able to purchase the land under their homes and own their communities cooperatively, their financial situation usually improves dramatically. Leviticus is developing a lending program to provide subordinate debt for the purchase of manufactured housing communities by tenants organized into a cooperative.

Both of these new initiatives will put Leviticus in a position to help low-income families accumulate wealth through homeownership. Watch for more information on these programs in future newsletters.

### New Staff Members

**Maryann Sorese** joined the Leviticus Staff in late 2005 as our Business Development Officer. Maryann's experience in the areas of fund raising and housing has been invaluable this past year.

Leviticus also welcomes **Cathy Cassidy** to the staff. Cathy serves as our receptionist and administrative assistant by day, while she pursues her bachelor's degree in marketing in the evenings.





Workers continue renovation work at Westhab's project in Yonkers.

the need for quality housing and supportive services for homeless veterans. Westhab, Inc. is the largest non-profit provider of housing and supportive services for low-income households and the homeless in Westchester County. The agency is nearing completion of 12 single-room units of housing for homeless veterans transitioning from the VA Hudson Valley Healthcare System in Montrose. Once completed, the building near downtown Yonkers will provide 4 individual bedrooms, two full bathrooms, kitchen, dining room and living room on each of its 3 floors, with laundry facilities on the first and top floor, and wheelchair access on the first.

Leviticus Fund provided \$201,148 in construction and permanent financing for this project, with Westhab successfully securing the balance of the financing through grants from the VA Healthcare System's Grant and Per Diem Program, the Federal Home Loan Bank and the federal Department of Housing and Urban Development.

While the Yonkers building is not the first of Westhab's projects serving veterans, it is the first time the nonprofit will collaborate with the VA Healthcare network in providing primary case management for former servicemen. The

project builds on Westhab's expertise in housing development and as a social service provider, both of which feed well into the building's design and eventual usage. As transitional housing, which bridges a person's transition from homelessness to permanent housing, veterans can remain living at the Yonkers facility up to 24 months.

Ken Wray, Vice President of Housing and Services for Westhab, explained that the Yonkers building's design balances the veterans' need for ample community space while also including extra cabinets, refrigerators and sinks in the high-traffic kitchen areas. Mr. Wray added that the first floor's wheelchair accessibility is also an important feature given the growing number of veterans with physical disabilities.

"The vets like the idea of living around other people with military service experience who are also in recovery. It's a good supportive environment for them with easy access to public transportation," said Mr. Wray. "Working with the VA has also been great. They have a specific population that they can serve in a specific way and we can partner to provide additional services. There is immense satisfaction for Westhab to be able to do this project."

The importance of "veterans helping veterans" is an essential piece in moving them toward independent living, according to VA officials.

"The significance of this project is that it provides the veterans a longer runway to making that transition to living on their own," explained Elizabeth Gilmore, Manager of Behavioral Health Rehab, which oversees programs for homeless veterans at the Montrose center. "The nature of the building is that the vets will be living together. For the vets, this is a powerful bond and one we make use of in their treatment. It encourages them to provide a support network and is powerful in preventing them from relapsing."

"There is the pride of serving their country and going through military training that provides that bond," she added. "Folks in the military are trained to look out for each other's back. They don't lose that." ■

## Welcome, and Thank you...

### To our new Associate Members:

John B Sullivan  
Trinity Health Corporation  
Mary-Cabrini Durkin

### To our new Investors:

Ridgewood Savings Bank

### To our Members

who have increased their loans:  
Religious of the Sacred Heart of Mary,  
Tarrytown, NY

### To our Associate Members

who have increased their loans:  
Francis R. Lewis  
Bernadette Cronin-Geller  
Lester J. & Frances M. Poggioli

### To our Associate Members who have renewed their loans:

Sr. Anne Marie Bucher, OP  
Eric Burns  
Center for Spirituality & Justice  
Bernadette Cronin-Geller  
Victoria DiLucia  
Gadfly Trust, Amy Domini,  
Trustee  
General Board of Global  
Ministries  
John & RoseMary Hunt  
Alan J. Kidder  
Joseph V. and Elizabeth M.  
Leddy  
Francis R. Lewis  
Angelo R. and Joan Nunez, Jr.

Mary C. Oberc  
James & Susan O'Shea  
Carla Padilla  
St. Angela's Community  
Jennifer and Douglas Salvati  
Sisters of St. Francis  
of the Providence of God  
Society of the Divine Word  
Robert Strittmatter and  
Norine R. DiCarlo  
The Katherine Thulen Trust  
Ursuline Community, Mt. Vernon  
Kathleen M. Worthington

Leviticus 25:23 Alternative Fund, Inc.  
33 W. Main Street, Room 205  
Elmsford, NY 10523

**Take Action**

The Department of Veterans Affairs' Homeless Provider Grant and Per Diem Program is offered annually to community agencies providing transitional housing (up to two years) and supportive services for homeless veterans. Eligible agencies must be recognized 501 (c)(3); the capital grants limit is 65% of the costs of construction, renovation, or acquisition of a building for use as service centers or transitional housing for homeless vets, up to a maximum of \$400,000. Recipients must obtain the matching 35% share from other sources. Agencies receiving capital grants also

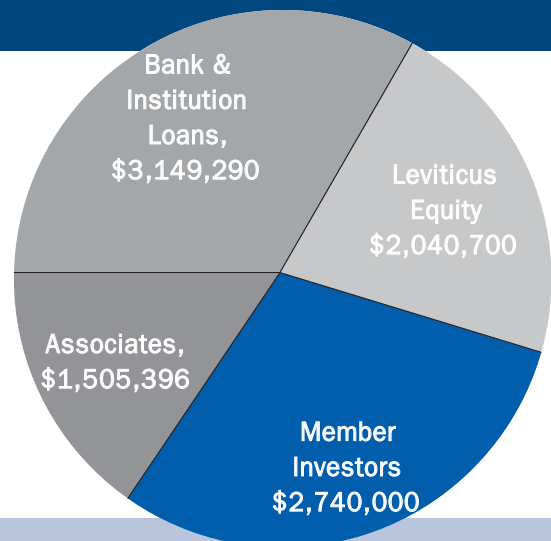
receive a per diem grant for each veteran in transitional housing. For more information in the NY, NJ and CT areas, contact Maria Russo at 914.737.4400 ext. 2022.

Leviticus is seeking Matching Grant funds for a pending federal grant request. Donations and non-government grants raised by early Nov. '07 count toward the match requirement. This effort helps Leviticus generate net assets, which attract new investments, and cover operating expenses. To offer your support, please visit [www.leviticusfund.org](http://www.leviticusfund.org)

**Leviticus Fund... at a Glance** [As of 1/31/07]

<b>Loan Capital</b>	<b>\$9,435,386</b>
Sources:	
78 Member Investors	\$2,740,000
63 Associates	\$1,505,396
8 Bank & Institution Loans	\$3,149,290
Leviticus Equity	\$2,040,700

<b>Current Lending and Commitments</b>	<b>\$7,475,748</b>
Sources:	
2 Loan Commitments	\$745,000
32 Loans	\$6,730,748



Since 1984		Fiscal Year 2006
828	Number of Housing Units	29
213	Number of Transitional Housing Units	12
2,948	Number of Children in Day Care	90
\$18,325,256	Cumulative Lending	\$2,262,241
\$97,887,827	Public and Private Dollars Leveraged	\$6,144,881