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Around the Neighborhood

Borrower Profile

“Housing for Success” Pilot Program in Connecticut

To weave the fabric of a strong community requires the blending of many different strands from individuals to organizations – none the least of which includes community-based nonprofits.

In the Greater Bridgeport, Connecticut area one nonprofit in particular stands out for its impressive track record of adapting to the changing needs of the local community. The Greater Bridgeport Adolescent Pregnancy Prevention Program, Inc. (GBAPP) was founded in 1980 in response to the rising adolescent pregnancy rates in the city of Bridgeport and its five adjacent towns. In 1992 that mission expanded to include prevention and early intervention of HIV/AIDS among youth, women and children, a shift that the agency recalls as a pivotal moment of growth in its level of services.

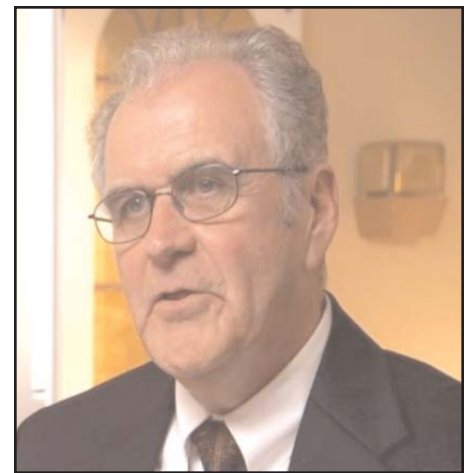
“The work we did with HIV/AIDS was the pivotal point of entrance in the area. A lot of agencies

didn’t have the expertise at that time,” explained Rudy Feudo, GBAPP’s Executive Director since 1991.

Mr. Feudo’s doctorate degree in public health and earlier work with Connecticut’s Department of Public Health helped GBAPP create the framework for its new outreach with HIV/AIDS prevention. Over the years, the agency has developed a multi-tiered approach that provides direct outreach, education and support to minority youth between the ages of 15 and 24 to prevent early pregnancy, HIV and other sexually-transmitted diseases. GBAPP also works in collaboration with other Bridgeport-based agencies serving men and women living with HIV/AIDS. These combined services include primary care, emergency financial assistance and substance abuse treatment for both the person with HIV/AIDS and their partner.

GBAPP – more recently – has added yet another dimension to its work, this time to address the shortage of quality, supportive housing for youth aging out of foster care.

A \$275,000 loan from the Leviticus 25:23 Alternative Fund, Inc. provided the resources for GBAPP to purchase a 3-family home in Bridgeport to launch a pilot program called, “Housing for Success.” With renovations completed, and new furnishings in place, GBAPP is



Bro. George Schmidt, Leviticus' founding Executive Director

Investor Profile

Generosity Marks 25th Anniversary Celebration

Bro. George Schmidt, Leviticus Fund’s founding executive director, remembers with a touch of humor his first days on the job back in 1985. Arriving at the Dominican Sisters’ Center in Ossining, New York, the site of Leviticus’ first office, he found a few boxes containing loan files and correspondence, plus a typewriter – all the makings to launch a successful community loan fund.

To Leviticus’ great satisfaction, Bro. George did just that and now some 25 years later, our Fund holds firm to many of the lending procedures and policies that he set in place during those formative years.



Rudy Feudo, GBAPP's Executive Director, at new project site in Bridgeport, Connecticut

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beginning to welcome the first of eight young women as new residents to the program. Of the eight available bedrooms, three will be designated for teenage mothers transitioning out of GBAPP's other program, Mi Casa/My Home, one of only two licensed maternity homes for pregnant teens in Connecticut. The balance of the space is for five single teens referred to GBAPP by the state's Department of Children and Families.

"It's a pilot, so we'll see how it goes to combine the single women and the teen moms," explained Mr. Feudo, emphasizing how both groups will benefit from the direct, ongoing support for education, job and college readiness, and life skills training.

Programs like Mi Casa/My Home and Housing for Success underscore the unique needs of young people emerging from trou-

bled childhoods. The lack of a stable, nurturing home life when they were younger makes it difficult for many of these young people to grow into more confident, independent and successful adults.

"Supportive housing is very much needed for our girls and for the state overall."

Rudy Feudo,
GBAPP's Executive Director

"From these programs the girls learn that 'Yes, I can go to school. Yes, I can go to college.' It inspires them to have hope for the future," he added. "A lot of good things are happening and Leviticus helped a lot with the loan for this new house (for Housing for Success)."

Supportive housing programs like "Housing for Success", which couple affordable housing with supportive social services, is not what

GBAPP had initially envisioned for its agency. Mr. Feudo is candid when he says supportive housing "stretched" his organization, especially when you factor in the challenge of finding and purchasing an appropriate building site and completing all the inevitable – and necessary construction and renovation. Yet community surveys in the Greater Bridgeport area clearly showed the dire need for quality housing that provides area young people with a firmer footing for the future.

"I think it is important that where there is a gap in the community, you try to fill it. Supportive housing is very much needed for our girls and for the state overall," said Mr. Feudo. "We need to think big and work together with others in the community. This work takes time. But with the community working together, we will get there." ■

Welcome, and Thank you...

To our new Members:

Ursuline Sisters, Wilmington Delaware
Georgian Court University
Ursuline Convent of St. Teresa, New Rochelle
Dominican Sisters of St. Catherine de'Ricci
Sisters of the Holy Cross

To our new Associate Members:

Maureen O'Leary
Rose DiMartino
Jan & Jim Carroll
Doreen Mole-West
John Brennan and Frances Sullivan
Ann LaValle
Charles & Frances Wiggins
Ursuline Community - Liberty Avenue
Srs of St Joseph of North West Pennsylvania
Ursuline Linden Community Loretto Sister, KY
Sisters of St. Joseph, MN
To our new Investors:
North Fork Bank
Signature Bank
T D Banknorth N. A.
Wachovia Bank
Bank of America

To our Members who have increased their loans:

Episcopal Diocese of Connecticut
Maryknoll Fathers and Brothers
Reformed Church in America
School Sisters of St. Francis
Sisters of Charity of New York
Sisters of Mary Reparatrix
Sisters of St. Dominic, Tacoma
Sisters of St. Ursula
Ursuline Sisters of the Roman Union

To our Associate Members who have increased their loans:

Jonathan Beard and Rachel Theilheimer
Angelo R. Nunez, Jr. and Joan Nunez
Carmelite Sisters of Charity
Jewish Funds for Justice

To our Investors who have increased their loans:

Adrian Dominican Sisters

To our Associate Members who have renewed their loans:

Jonathan D. Beard and Rachel Theilheimer
Barbara Christwitz
Nancy and Joe Cruickshank
Victoria DiLucia
Marilyn Dunn, OP
Mary-Cabrini Durkin
Patricia M. Kenny
Jeanne Lazar
Elizabeth M. Leddy
Eiffiona L. Main and Charles J. Engel
Kathleen Murnion
Angelo R. Nunez, Jr. and Joan Nunez
Mary C. Oberc
Marilyn Olin
Carla Padilla
Lester J. and Frances M. Poggioli
Joseph A. Regotti and Jeannemarie H. Walsh
Jennifer and Douglas Salvati
Robert Strittmatter and Norine R. DiCarlo
Mary A. Sullivan and Brian F. Kelly
Katherine Thulen Trust
Woodlands Investment Management Account
Kathleen M. Worthington

Adorers of the Blood of Christ, US Province
Carmelite Communities Associated, Inc.
Carmelite Sisters for the Aged and Infirm
Carmelite Sisters of Charity, Washington, DC
Center for Spirituality and Justice, Bronx, NY
General Board of Global Ministries
Leadership Conference of Women Religious Region 2, NY
Sisters of Charity of the Blessed Virgin Mary, Dubuque, IA
Srs. of St. Francis of the Providence of God, Pittsburgh, PA
Society of the Divine Word, Techny, IL
School Sisters of Notre Dame, Atlantic-Midwest Province
St. Angela's Community, Bronx, NY
St. John's Church, Larchmont, NY

When Leviticus Fund celebrated its silver anniversary this past May, Bro. George's community – the Eastern Province of Brothers of the Congregation of Holy Cross – recognized his steadfast dedication and honored that effort with a donation to our Fund.

Bro. Thomas Dziekan, the Eastern Province's Provincial wrote: "The Brothers are happy to make this donation in support of the important ministry of Leviticus, and most importantly, in honor of our own

Brother George Schmitz who served as the Director of Leviticus for close to fourteen years."

The donation from the Congregation of Holy Cross was one of many contributions that Leviticus received in celebration of its 25th anniversary this spring. The generosity of so many Members and Associate investors, as well as supporters, generated over \$56,000 toward Leviticus' ongoing capital campaign to increase our lending capacity.

"Leviticus offers its heartfelt gratitude to its investors and supporters for their outstanding generosity during our 25th anniversary celebration," said David Raynor, Leviticus' Executive Director.

"These resources are directly linked to our capacity not only for today, but also for the future. To be true to our mission, Leviticus must remain responsive with capital and flexibility to the complex needs of low-income communities in the areas we serve." ■

Contributors to the Leviticus Fund on the occasion of our 25th Anniversary:

Joan Correia, OP
Alice & Steven Greenwald
Elizabeth Hasselt, OP
Valerie Heinonen, OSU
Francis Lewis
Katherine Marschall
Gabriel Moran
Andrea M. Phillips
Hank Sammon, FMS

Brothers of Holy Cross
Carmelite Sisters for the Aged and Infirm
Daughters of Divine Charity
Daughters of the Holy Spirit

Daughters of Wisdom
Dominican Fathers and Brothers of the Province of St. Joseph
Dominican Sisters of St. Mary of the Springs
Franciscan Brothers of Brooklyn
Maryknoll Sisters
Missionaries of LaSalette
Religious of the Sacred Heart of Mary
Sisters of Charity of the Blessed Virgin Mary
Sisters of Christian Doctrine
Sisters of St. Dominic, Blauvelt
Sisters of St. Francis, Syracuse
Sisters of St. Joseph of Carondelet,

Latham
Sisters of St. Francis of Peace
Sisters of St. Francis of Philadelphia
Sisters of the Divine Compassion
Society of Jesus,
NY Province
Society of the Holy Child Jesus
Ursuline Community,
Linden Avenue
Ursuline Community,
Mt. Vernon
Ursuline Convent, Wilmington

Apple Bank for Savings

Pathways Ahead

Housing Success

After eight long years, a national housing trust fund has finally come into being! On July 30 President Bush signed the Housing and Economic Recovery Act of 2008, the massive housing bill that included the housing trust fund and its initial dedicated source of funding. Money will be diverted to a program to keep foreclosed properties occupied during the first three years. In the fourth year, all the money will go to the trust fund.

The trust fund is a permanent

program with a dedicated source of funding that does not depend on the appropriations process. At least 90% of the money goes to the production, preservation, rehabilitation, or operation of rental housing, and up to 10% can be used for first-time homebuyers. Almost all of the funding must benefit extremely low income households.

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www.networklobby.org

New Staff Member

Ken Gold is the newest member of Leviticus' staff, serving as Senior Loan Officer. In October 2007 he replaced Sr. Patricia Russell, who served as loan officer since 1998. Ken's professional skills in real estate lending are an enhancement to Leviticus' capacity to underwrite larger, more complex loans. His financial analysis and accounting skills are also of value given his additional responsibilities of portfolio management and review. Ken has eight years experience in accounting, and another eight in commercial loan underwriting. He also holds a Masters degree in real estate from New York University.

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

Take Action

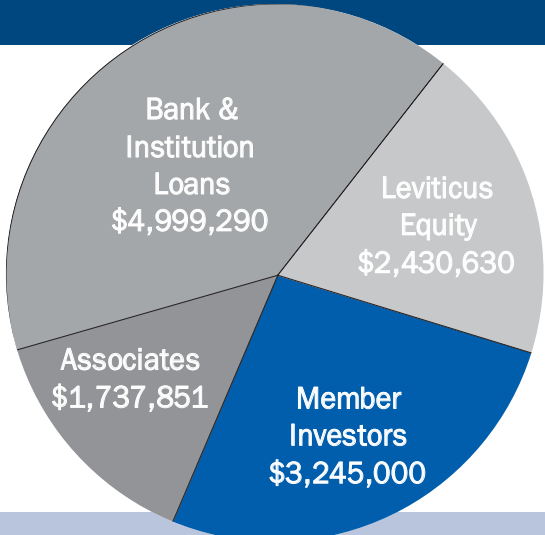
25th Anniversary campaign helps Leviticus build for the future

Twenty-five years of service and almost \$25 million in cumulative lending is a record that Leviticus is proud of, and one that it shares with its generous investors and supporters. Looking ahead, our Fund recognizes that both the challenges – and the needs – will only grow for the low-wealth individuals and families that continue to struggle in the high-cost areas that we serve in New York, New Jersey and Connecticut. For that reason, Leviticus launched a \$2 million capital campaign that is working to build our capacity to

respond to these community-based needs. As we have done over our long history, Leviticus will leverage all donations against ongoing federal grant requests that provide dollar-for-dollar gift matches. These combined resources can then attract new investments into our Fund. A successful campaign can help Leviticus generate sufficient capital for \$15 million in lending over a five year period! Please consider supporting this important effort today by visiting www.leviticusfund.org/gift.htm.

Leviticus Fund... at a Glance [As of 8/31/08]

Loan Capital	\$12,412,771
Sources:	
80 Member Investors	\$3,245,000
69 Associates	\$1,737,851
12 Bank & Institution Loans	\$4,999,290
Leviticus Equity	\$2,430,630
Current Lending and Commitments	\$11,418,333
Sources:	
5 Loan Commitments	\$2,335,000
41 Loans	\$9,083,333



Since 1984		Fiscal Year to Date 2008
1258	Number of Housing Units	228
\$24,225,439	Cumulative Lending	\$2,259,533
\$149,522,843	Public and Private Dollars Leveraged	\$31,439,827