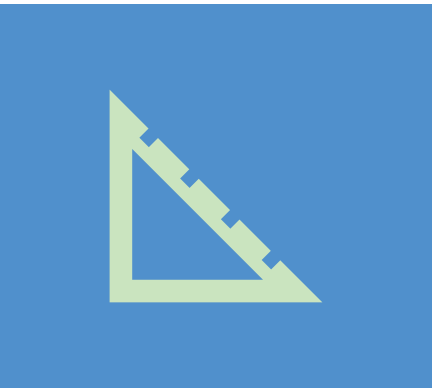




Building with Faith

A CAMPAIGN FOR
ICCF COMMUNITY HOMES



DEAR FRIENDS,

As co-chairs of the ICCF Community Homes *Building with Faith* campaign, we are thrilled to share with you an initiative that holds the promise of transforming lives and uplifting our community here in Grand Rapids. Our campaign seeks to address a pressing need in West Michigan by building 100 new homes for low-income homeowners and by investing in 100 new affordable-rate rental units. Some of this exciting work will be accomplished through our church partnerships, building on land that area congregations have dedicated to housing.

Our mission is driven by faith and a steadfast belief in the inherent dignity of every individual. Guided by the principles of love, compassion, and justice, we are committed to creating a community where everyone has access to safe, affordable housing. **Our faith calls us to be stewards of the resources we have been blessed with and to extend a helping hand to our neighbors in need.**

The need for affordable housing in West Michigan is urgent and growing. Recent statistics reveal that nearly 40% of households in our region are burdened by housing costs, spending more than 30% of their income on rent or mortgage payments. **This reality forces many families to make impossible choices between housing, healthcare, education, and other essentials.** In Grand Rapids alone, the availability of affordable rental units meets only a fraction of the demand, leaving countless families struggling to find stable housing.

We are excited to announce that the total goal for our campaign is \$12 million. **Thanks to the extraordinary generosity of an anonymous donor, every gift that we receive will be matched dollar for dollar up to \$6 million.** Now we turn to you, our friends and supporters, to help us reach our goal.

Our campaign is not just about constructing buildings, it's about building futures. Each home we create and each rental unit we invest in will provide a foundation for stability, growth, and hope. By offering affordable homeownership opportunities and safe rental options, we aim to empower families, foster community, and contribute to the overall well-being of our city.

We invite you to join us in this vital work. Your support, whether through prayer, volunteer efforts, or financial contributions, will make a profound difference in the lives of many. **Together, we can ensure that every family in Grand Rapids has the chance to thrive in a home that is safe, affordable, and filled with promise.**

Thank you for your partnership and your commitment to building a brighter future for our community.

In faith and service,



Adam and Mary DeYoung

Co-Chairs



Kevin and Lori Einfeld

Co-Chairs

Honorary Chairs



Charles and Teresa Kelly



Artie and Raquel Lindsay



Mick and Lucy McGraw



David and Carol Van Andel

Campaign Cabinet

- | | |
|--------------------|------------------|
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| Monica Steimle-App | Jeshua Lauka |
| Rich App | Andola Mathis |
| Cy Balk | Brad Mathis |
| Todd Belden | Kim McLaughlin |
| Brent Breems | Andrew Miedema |
| Jordan Bush | Ryan Ogle |
| Matt Cook | Jenelle Quinlan |
| Mitch Damstra | Greg Rios |
| Kip Doezema | Amy Ruis |
| Peter Engles | Steve Ruis |
| Michael Garrett | Ben Stehouwer |
| Chris Hall | Rick Treur |
| Brad Haverkamp | Latricia Trice |
| Amanda Henry | Joshua Wall |
| Jeff Hoogstra | Cameron Young |
| Shirley Hoogstra | Tom Zandee |
| Marcus Jackson | |

Affordable Housing: The Key to Community Revitalization

Low housing inventory and skyrocketing costs make homeownership unattainable for many neighbors. Rising rents keep families in poverty with no alternative housing. Residents who have called Grand Rapids home for generations cannot afford to stay in their neighborhoods.

WORKING FAMILIES ARE JUST ONE CRISIS AWAY FROM HOMELESSNESS.

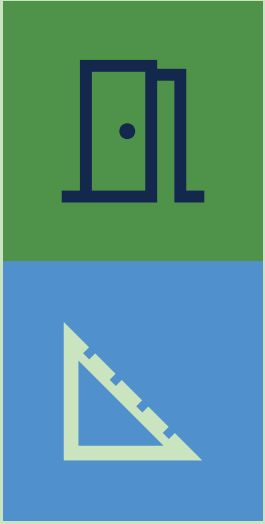
Inflation and poverty cause many hardworking families to find themselves one crisis away from homelessness. Wages have not kept up with rising housing costs, and one quarter of families with children in Grand Rapids live in poverty.

IN KENT COUNTY, HOUSING PRICES HAVE INCREASED BY 118% WHILE INCOME HAS INCREASED BY ONLY 46%.

(2010-2022, BUREAU OF LABOR STATISTICS, FEDERAL HOUSING FINANCE AGENCY)

Discriminatory housing practices have historically disenfranchised African American neighbors and other minorities. From slavery to segregation and from overt redlining to subtle discrimination, minorities have faced significant barriers to stable housing.

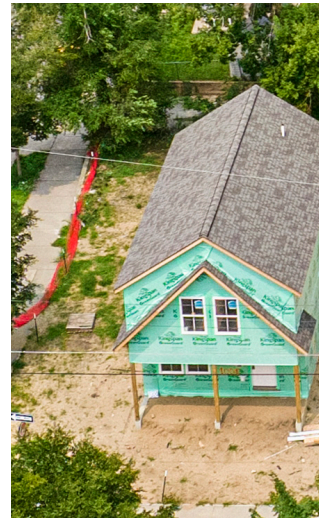
ICCF meets these challenges by providing equal opportunity housing, affordable homeownership and rental opportunities, and partnering with like minded organizations to create thriving neighborhoods.



Building

CREATING 200 HOMES IN PA

1. Creating 100 affordable rental homes on under-utilized property owned by local churches
2. Empowering 100 income-constrained families to become first-time homebuyers



Through *Building with Faith*, ICCF will equip and mobilize churches in West Michigan to address today's housing crisis.



100 AFFORDABLE RENTALS

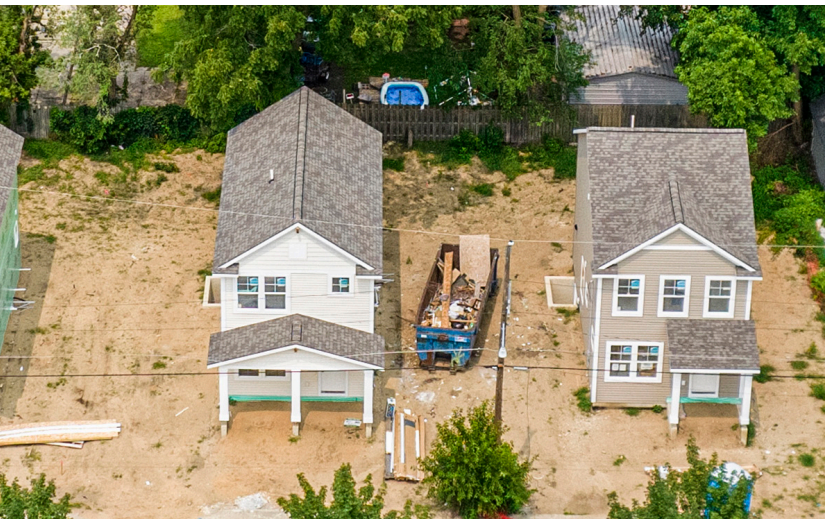
\$6 MILLION WILL ENABLE CHURCHES TO DEVELOP AFFORDABLE RENTAL UNITS ON THEIR UNDER-UTILIZED PROPERTY.

ICCF will walk alongside churches to formulate plans, secure financing, and manage construction for new or redeveloped rental units next to their own buildings. ICCF will be available to provide ongoing property management and programmatic support to ensure the success of these units and the families who will live there.



Work with Faith

PARTNERSHIP WITH LOCAL CHURCHES



100 AFFORDABLE HOMES

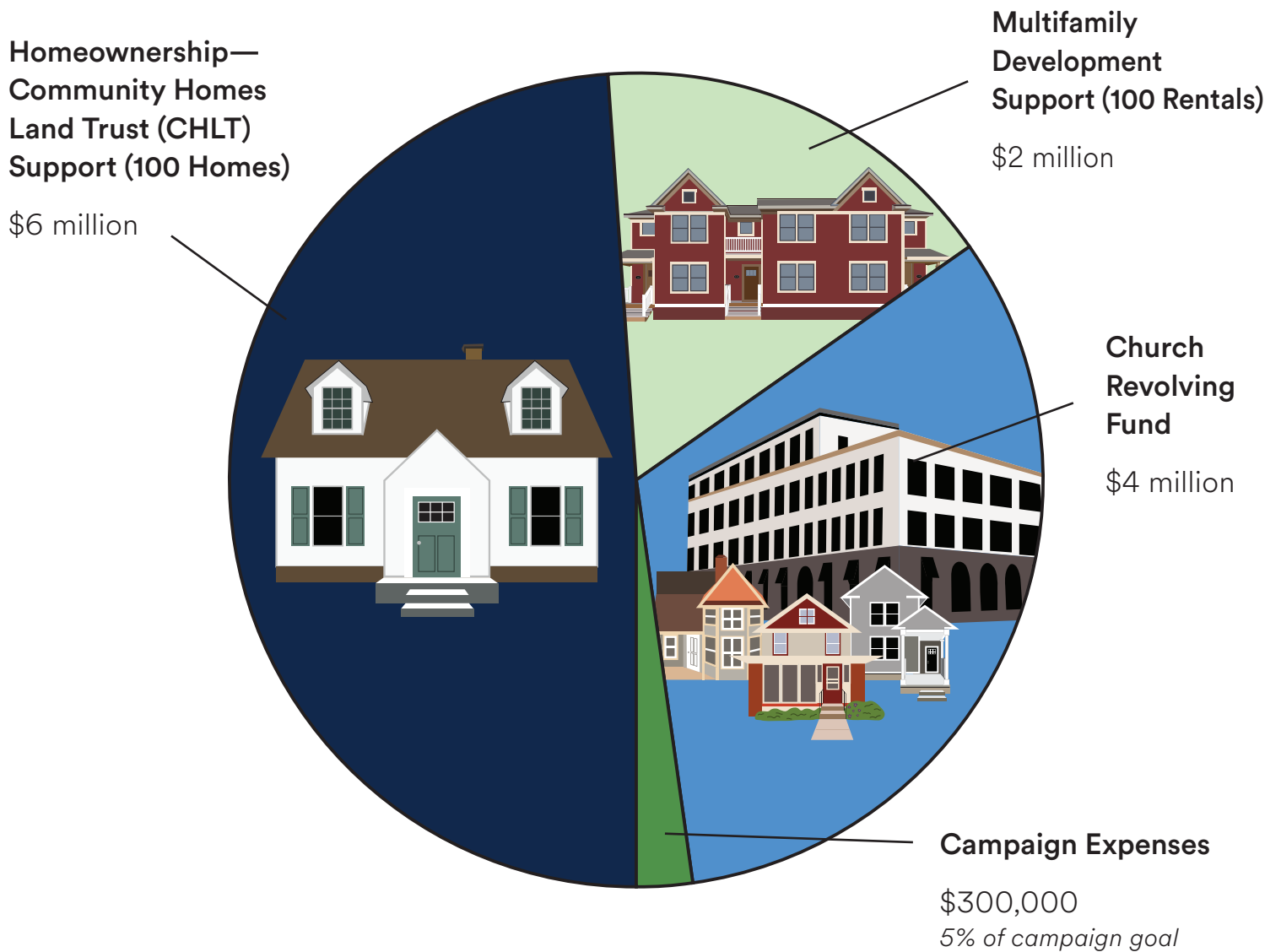
\$6 MILLION WILL CREATE HOMEOWNERSHIP OPPORTUNITIES THROUGH THE COMMUNITY HOMES LAND TRUST, SUBSIDIZED FOR QUALIFIED, FIRST-TIME BUYERS.

The land trust model makes homeownership attainable for under-resourced neighbors while also keeping the house affordable for future generations. These homes will be situated on various properties around Grand Rapids, including some acquired from or donated by churches in the community.

We'll improve housing stability, build generational wealth, and demonstrate God's grace and justice to our neighbors.



\$12.3 M Campaign Budget



HOMEOWNERSHIP— CHLT SUPPORT: \$6M

- Renovation of existing homes and construction of new homes
- Houses to be part of Community Homes Land Trust
- Many of these units built on repurposed church properties

CHURCH REVOLVING FUND: \$4M

- Interest-free construction financing
- Access to funds from the revolving fund for pre-development costs
- Repayments from completed projects replenish the fund for future projects

MULTI-FAMILY DEVELOPMENT SUPPORT: \$2M

- Vision and needs assessment
- Site evaluation and planning
- Community engagement and partnerships
- Financial planning and funding
- Legal and permitting requirements

We Need Your Support!

The *Building with Faith* campaign will create 200 affordable homes, revitalizing neighborhoods and strengthening the fabric of our community. Every dollar brings us closer to building a future where God is honored, all people have a safe place to call home, and where churches can flourish by serving the needs of their communities.

Thanks to an extraordinary gift from a generous donor, your gift will be matched dollar-for-dollar up to \$6 million to help ICCF reach its fundraising goal.

You can help us achieve this important goal by supporting this campaign through:

- A one-time cash gift
- A multiple year pledge commitment (may be paid over a three-year period)
- A gift of appreciated assets (i.e. stock)
- An estate gift

Your charitable gift is tax deductible to the full extent of state and federal law. Please check with your tax advisor to determine how your gift may affect your personal tax situation.



Double Your Gift Today

GET IN TOUCH

Michelle Covington
VP of Advancement
ICCF Community Homes
616-336-9333 ext. 608

mcovington@iccf.org
buildingwithfaith@iccf.org

Making A Difference, One Home at a Time

Beyond the bricks and sticks needed to construct homes, ICCF will continue its supportive services to neighbors. This includes a variety of programs designed to strengthen and empower individuals on the journey to reach their housing goals.

HOMEOWNERSHIP RESOURCES

- Homebuyer education classes
- Housing counseling
- Individual development accounts to boost savings for down payments
- Innovative land trust model to build homeownership

SUPPORTIVE SERVICES

- Resident engagement with current tenants
- Rental and homeownership opportunities
- Family self-sufficiency program to build economic independence

Building with Faith aligns with ICCF's mission to create thriving neighborhoods through equitable, affordable housing.

NEIGHBOR SPOTLIGHT

Devetta came to ICCF seeking a new home and a new life for herself and her grandkids. It took years and a few setbacks, but she finally completed her homebuyer education and was able to purchase a home in the Community Homes Land Trust. Devetta now serves on the Land Trust board and hopes to help others find “home” too.



MISSION

Equitable opportunity, affordable homes, and thriving neighborhoods.

VISION

Vibrant communities in West Michigan with connected neighbors, housing justice, and abundant opportunity.

Safe, Beautiful & Affordable Homes

ICCF Community Homes is the oldest nonprofit affordable housing provider in Michigan. The organization has been active in the Grand Rapids area since 1974 and engages 2,000+ households each year with housing-related services.

ICCF manages over 650 units of affordable rental housing and provides homeownership education and home purchase opportunities to hundreds of neighbors.

ICCF began with a single donation of a home to a church. A group of volunteers decided to renovate the house and sell it to a low-income family. Decades later, the scope of our work has increased significantly, but our heart remains the same. We believe that all people deserve safe, affordable housing—and that stable housing is essential to foster a thriving community.

684

volunteers worked 10,513 hours with ICCF, with contributions valued at \$316,977.

2023



Since its founding 50 years ago, ICCF has served 38,000+ neighbors and provided 1,200+ units of housing.

NEIGHBOR SPOTLIGHT

Lewis owns and operates a small business at ICCF's Steepleview Apartments in one of six live/work units. His mission is to educate, create, and inspire people to healthier, happier lives through fitness and dance. The commercial storefront at Steepleview is connected to his one-bedroom apartment. The building earned LEED Silver designation for sustainability efforts and also includes affordable housing for formerly homeless youth.



Together, we'll provide affordable homes to our neighbors who need it most. Make a financial gift today to the *Building with Faith* Campaign and double your impact! Your gift will be matched dollar for dollar up to \$6M.

Contact Michelle Covington, VP of Advancement, with any questions.

616-336-9333 ext. 608

mcovington@iccf.org

buildingwithfaith@iccf.org





70

units of housing
were opened in West
Michigan

2023

“I have been
homeless before
and never want to be
again. Now I’m saving
to buy a home.”

- Tristan



“Through
ICCF
Community
Homes, I
achieved the
goal of not
being homeless
and having a
comfortable spot
to call home.”

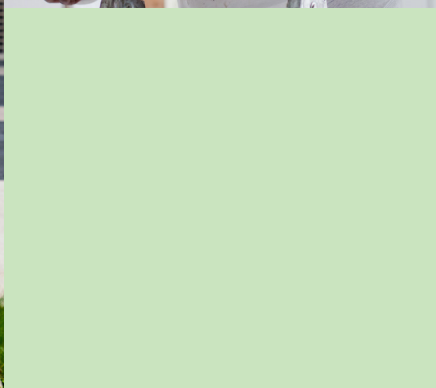
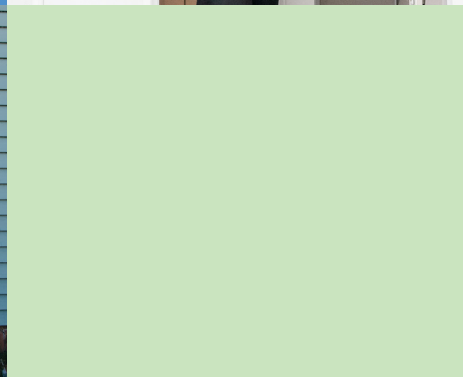
- Corrin

899

donors invested in
housing justice through
a gift

2023





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