Renewing Neighborhoods...Transforming Lives

# Lutheran Housing Support
## at a Glance

Lutheran Housing Support™

More than Housing...Loving Our Neighbor

# our mission

The LCMS National Housing Support Corporation, operating under the reistered trademark as Lutheran Housing Support, is dedicated to providing support that promotes improvement of economic conditions, housing and other services to revitalize and prevent deteriorated communities.

# vision for hope on the streets

Our partners could look the other way when they see a neighborhood where older adults live in unsafe, rundown homes or where homeless men gather near an abandoned building. But instead of turning their heads, our partners turn to Lutheran Housing Support.

Every day, we hear from pastors, congregations and Recognized Service Organizations (RSO) and their respective community partners, asking for help as they strive to be a catalyst for change beyond their doors. Thanks to supporters like you, Lutheran Housing Support, the housing and community revitalization arm of The Lutheran Church—Missouri Synod, can lend a hand.

As a 22-year community development veteran, I'm excited and thankful for the opportunity to serve as the new chief executive of this unique nonprofit that strives to transform lives and communities forsaken by others. I look forward to building on my nearly five previous years as Lutheran Housing Support's project director, working in many of the neighborhoods you will read about on these pages as well as in new ones as opportunities arise.

This is only a brief, 24-month overview of needs our partners tackle and how we walk alongside, lending in-house expertise and financial resources that turn a vision on paper into hope on the streets.

Please take a moment to learn how Lutheran Housing Support strengthens partners who are opening doors to affordable home ownership, safe senior housing, and more. See the difference that we all can make when, instead of looking away, we see ways to love our neighbor.

In His service,

Nicole Ridley, Chief Executive
Lutheran Housing Support

# partners
## equipped to help

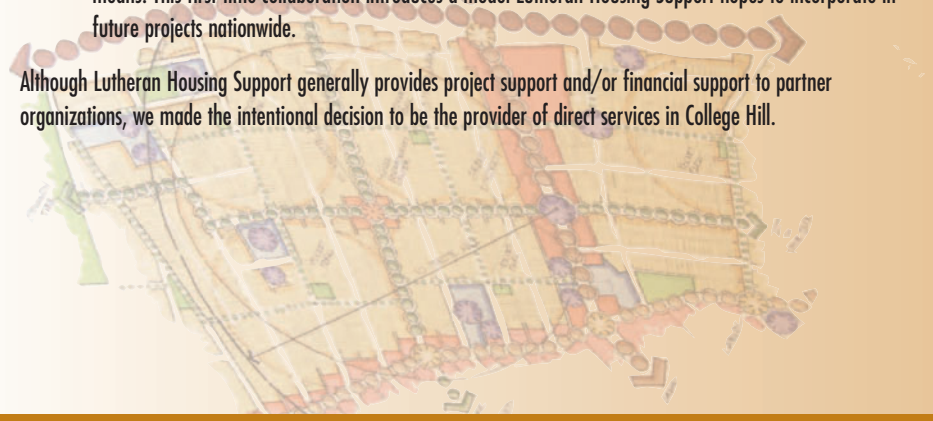
Our partners want to help neighbors in blighted neighborhoods but don't always know how. That's when Lutheran Housing Support can provide technical assistance and identify resources (grants, volunteers and more) that equip them to take an active role in restoring community safety and stability.

In the College Hill neighborhood of North St. Louis, Mo., Lutheran Housing Support works with St. Paul Lutheran Church, residents and key community and business groups. We've connected more than 50 congregations and 2,000 volunteers to the neighborhood and developed key relationships with government leaders and the local police. Together, we're working to develop new, affordable home ownership opportunities.

Highlights of this neighborhood revival include:

- The rehab or repair of 68 homes, funded by grants accessed by Lutheran Housing Support from charitable and community organizations.
- Improved safety. Foot patrols, surveillance cameras and stronger relationships with law enforcement have contributed to a more than 40 percent drop in crime, according to St. Louis Police Department neighborhood statistics.
- Forming a partnership with Laborers For Christ to make repairs for 14 homeowners with limited financial means. This first-time collaboration introduces a model Lutheran Housing Support hopes to incorporate in future projects nationwide.

Although Lutheran Housing Support generally provides project support and/or financial support to partner organizations, we made the intentional decision to be the provider of direct services in College Hill.



Single mothers in need of safe housing, immigrants and inner-city families are among the neighbors our partners help. Lutheran Housing Support connects partners with grants and loans and helps identify additional private and public funding sources to strengthen the work of local organizations.

- In Detroit, Mich., a single mother in her 20s lives with her little one in a house rehabbed by Nazareth Lutheran Church with the help of a grant from Lutheran Housing Support. She is one of some 30 young mothers who needed safe, affordable housing and are being shepherded by the congregation.
- In Fort Wayne, Ind., another home is being rehabbed with a grant acquired by Lutheran Housing Support. That's only one recent stride in a revitalization spearheaded by St. Peter Catholic and Zion Lutheran churches. The once-decaying neighborhood now includes 17 new and 15 rehabbed homes, a library, Head Start campus and senior housing. Lutheran Housing Support is a longtime partner in this dramatic transformation.

# safe housing for single mothers and the aging

As older adults become a larger segment of the U.S. population, congregations, RSOs and their community partners seek to meet a growing need for safe, affordable senior housing. Lutheran Housing Support strengthens our partners' ability to "do things we could never do on our own."

Helping older adults age in place as well as providing them with affordable housing options is a goal of many of Lutheran Housing Support's partners, including:

- Faith Lutheran, Grand Blanc, Mich., which is exploring the development of affordable senior housing on their church campus. Lutheran Housing Support provided funding for a feasibility study, an important next step.
- Lutheran Social Services of Nevada, which discovered a market for senior housing in Las Vegas after a Lutheran Housing Support-funded feasibility study.

In Fort Wayne, Rev. Thomas Eggold, senior pastor at Emmanuel Lutheran Church, speaks for many partners when he calls Lutheran Housing Support "an absolutely vital resource." "With the help of Lutheran Housing Support, we were able to reach out and make dreams come true," the pastor said.

# strategies
## to identify neighborhood needs

Lutheran Housing Support lends expertise helping partners identify neighborhood needs and develop strategies to meet those needs. We work with board members, administrators and employees to turn challenges into opportunities for change. Such as:

- Cincinnati, Ohio: St. Paul Lutheran Church developed a successful senior housing center funded by the U.S. Department of Housing and Urban Development, the congregation is exploring the purchase of an apartment complex infamous for crime and drug activity. Lutheran Housing Support is working with church leaders on next steps and funding sources to make their vision a reality.
- Decatur, Ga: Peace Lutheran Church asked Lutheran Housing Support to help address needs in its struggling neighborhood. Partners with the LCMS Office of National Mission's Gospel Seeds initiative went door to door identifying needs such as transitional housing for women and children.
- Fort Wayne, Ind: Veterans seeking support services and family members needing respites from caring for loved ones with developmental disabilities turn to the Lutheran Community Outreach Center. Lutheran Housing Support led this unique project, coordinating the lease on an abandoned building, managing construction needs, securing community service partners and providing funding for rent subsidy and respite care scholarships. Today, the center fields inquiries from communities looking to replicate this successful model.

"When my children were grown and I had time to stop and look around, I looked out over my neighborhood and it was gone. Houses were boarded up or torn down, empty lots everywhere. I was so scared. Organizations came in and worked a little and left. Things got worse. I became more afraid. Then the Lutherans came. They said what they were going to do and they did it ... I now feel safe."

Carol Crenshaw, College Hill neighborhood,
North St. Louis, Mo.

LCMS National Housing Support works with community and faith-based organizations that want to, or already are, engaged in community and economic development. While efforts vary according to local needs, Lutheran Housing Support can assist partners with activities that include but are not limited to:

- Housing rehab and development
- Economic development
- Financial education
- Disaster preparedness, relief and redevelopment
- Community organizing

# by the numbers

In fiscal years 2011 and 2012, Lutheran Housing Support:

- Provided grants totaling $350,745 to 24 organizations.
- Provided project support to 38 organizations, geographically located in 16 states.
- Worked with partners on neighborhood revitalization strategies in 15 communities.
- Was responsible for the development or rehabilitation of 38 units of housing for the working poor.
- Was blessed by more than 3,753 gifts from caring and generous donors.

Major initiatives that Lutheran Housing Support will be focusing on in the months to come:

- Increasing Lutheran Housing Support and partners' capacity to address the needs of homelessness and housing for older adults.
- Strengthening work to create affordable housing options for communities hit by disasters.
- Coordinating and sponsoring the new "Essentials of Neighborhood Revitalization" program to equip pastors with tools to identify and address needs beyond church doors.
- Breaking ground on new housing development in the College Hill neighborhood of North St. Louis, Mo.

Learn more and watch for updates at www.lcms.org/lhs.

*Established in 2004, Lutheran Housing Support is a nonprofit educational and charitable corporation that builds on The Lutheran Church—Missouri Synod's longtime, distinguished heritage of housing and community revitalization.*

**Learn more about Lutheran Housing Support by contacting:**

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