



A Word from the Interfaith Housing Coalition (IHC)

The Interfaith Housing Coalition sends you this newsletter, because we think it's important for you to know about the good things going on at the Ambassador and President low-income housing project (A&P project), located at the northwest corner of 14th and Lincoln Mall, directly across the street from the Nebraska Capitol. The A&P project is a pretty amazing success story. That's especially true for the 71 people who live there.

For most of us, a comfortable place to call "home" is something we may take for granted. We walk through a door into a place that's warm, comfortable, with food in the cupboard, and filled with the things that bring us a sense of belonging. Unfortunately, for too many people in our community, affordable, safe, well-maintained housing doesn't "just happen." Finding a safe place to survive can be a daily struggle, let alone a place that feels like a "home." However, when a caring community comes together, there are solutions to the problems faced by those who are less fortunate; those who need assistance with food and shelter.

Federal and State laws and programs make low-income housing projects like the Ambassador and President possible through investment tax credit arrangements, while local support and volunteer services provide the energy, involvement and support necessary to keep the project going. The Ambassador and President low-income housing project is such a success story. The A&P project allows the residents to live in quality, affordable, accessible, safe housing, and maybe most importantly of all, with independence and dignity.



Paula Rhian, IHC Board President

A&P Project Quick Facts

The A&P project provides low-income housing, supported by a foundational partnership between government, community support agencies, churches, businesses and volunteers, all working together and leveraging investment tax credits to make the project financially sustainable. The Interfaith Housing Coalition is responsible for the coordination of these efforts and works closely with the project manager to ensure the A&P project is true to its mission. Here is some key information about the A&P project apartments:

 **41** one-bedroom apts.

 **30** efficiency apts.

To qualify to rent, annual income must not exceed \$34,500 for a single-person household or \$39,420 for a two-person household

 16 units are handicap accessible

65% of residents are considered disabled

Rent & Utilities: \$400/month for efficiencies
\$470/month for one-bedroom

Buildings and apartments were completely renovated in 2014



Located in downtown Lincoln with easy access to public transportation, library, and government services

For information about renting at the A&P project please contact the property manager, Excel Development Group at: (402) 434-3344, 8551 Lexington Ave., Lincoln, NE 68505

Thank You For All You Do!!

The A&P Project is grateful for the involvement of many organizations and individuals. Some of the organizations that have played an instrumental role at the A&P Project are:

- **Nebraska Investment Finance Authority**
- **Midwest Housing Equity Group**
- **Excel Development Group**
- **Nebraska Department of Economic Development**
- **City of Lincoln**
- **Federal Home Loan Bank of Topeka**
- **Horizon Bank**
- **First Plymouth Congregational Church**
- **Unitarian Church**
- **Saint Paul Methodist Church**

We want to thank these organizations. We also want to thank the many volunteers who have served on the Interfaith Housing Coalition Board over the years and others lending their time, talent and resources to our semi-annual clean-up days, giving trees and helping with landscaping, being a friend to a resident, or just caring about the residents. You have made a difference.

How You Can Help

Organizations and individuals can make a difference in the lives of the residents of the A&P project by making donations and organizing donations of the following:

- **Socks, gloves, stocking caps**
- **Toiletry items such as shampoo, bar soap, deodorant, skin lotion, tooth brushes and tooth paste, shavers and shaving cream, toilet paper**
- **New pillows, blankets, towels**
- **Laundry soap**
- **Household cleaning products**
- **Kitchen items such as pots, pans, bowls, utensils**

Please contact **Bob Lange** at **402-450-3622** or **langeramdas@yahoo.com** to learn how you can provide assistance.

Get to Know

Here are two residents who have graciously agreed to share a little bit about themselves and what the Ambassador and President mean to them.



Gary

The A&P apartments have been home to Gary for over 20 years. Gary plays piano for a living so he is affectionately known as “the piano man” at A&P. In this picture Gary is playing piano at the residents holiday dinner. His music helps make for a warm holiday atmosphere.



James

The A&P apartments have been home to James for over 25 years. The complete renovation of both buildings in 2014 improved and modernized all 71 of the apartments. James is pictured in his kitchen. He really likes his new and improved home.

More than just a place to live

The Ambassador and President are more than just places to live. The A&P project has a resident service plan to address some of the needs of the folks who live there, including the following:



Supportive services: counseling, referrals and assistance in finding the appropriate local agencies for professional help and other agency services



Food pantry with nonperishable foods and personal hygiene products



Blood pressure testing



Residents association - advocate for residents



Giving Tree program to provide in-kind assistance to residents



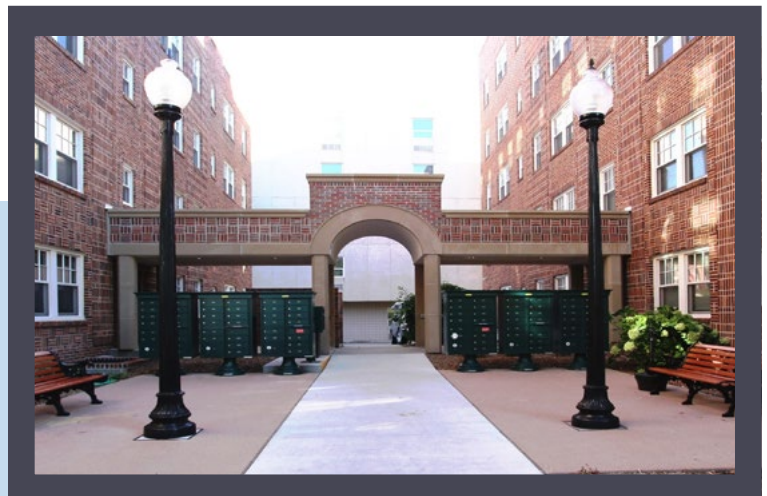
Movie nights



Quarterly IHC-hosted dinner get-togethers for all residents to celebrate holidays and promote personal connections



A community setting for residents to get to know other residents





Interfaith
HOUSING
COALITION

1330 - 1340 Lincoln Mall
Lincoln, NE 68508

US
Postage
Paid

2020 NEWSLETTER

What is the Interfaith Housing Coalition?

The **Interfaith Housing Coalition (IHC)** is the 501(c)(3) nonprofit corporation that owns and operates the A&P Project, along with the project investors and managers. IHC was organized in 1991, with the support and encouragement of the Lincoln community, especially including First Plymouth Congregational Church, Saint Paul United Methodist and the Unitarian Church.

The President and Ambassador apartment buildings exist for the purpose of promoting low-income housing and ministering to the needs of those persons in need of affordable housing in an independent and dignified setting. IHC's Board of Directors is comprised of volunteers who oversee the project's mission. Some are affiliated with the three founding churches, as well as at-large members from across the community.

Current board members are:

Tom Dierks
Tom Stoeckinger
Bob Lange
Anne Andrew
Jim Cook
Carmen Maurer
Shirley Williams
Les Manns
Paula Rhian