

11 North B Street
Pensacola FL 32501
850-435-3563
www.IHCnwfl.org



Interfaith Housing Coalition of NW Florida

CWHIP Application Cycle Begins.

The 2007 Community Workforce Housing Innovation Pilot Program (CWHIP) Application Cycle opens on Monday, December 31, 2007 and closes at 5:00 p.m. Eastern Time, on Tuesday, January 29, 2008. Bill Compton and two board members, Jean Norman and Alan Gantzhorn, will be working with Randy Wilkerson, a partner chosen by he and the Board to complete this application process. This is a tedious and time consuming process. He will be attending the workshop that is offered on Tuesday, January 8, 2007 at the Tallahassee City Hall. Thanks to all of them for their hard work and commitment.

IHC plans its **second annual retreat**. Leslie Yandle and Jackie Slaughter team up together to plan the IHC retreat which is scheduled for February 18, 2008 at Aldersgate United Methodist Church in Molino, FL. Plans are to encourage, enlighten and rejuvenate the board and staff for another great and successful year.

Journey – Building a Community with Innovative Urban Design

Of the many innovative approaches we're using with *Journey*, the most significant is our approach to urban design. By adhering to the principles of Traditional Neighborhood Design (TND) and following the TND checklist, *Journey* offers many features not typically found in affordable housing developments. IHC insists that affordability does not eliminate the need for sound design; rather, it makes it even more important. Our mission statement, "Building communities through the creation of quality affordable homes" speaks volumes – its key words being **community, quality, affordable, and home**.

- *Journey's Regional Context* is consistent with the county's comprehensive plan – by encouraging public transit, preserving open space, remaining connected to adjacent neighborhoods, and providing a balanced mix of uses.
- *Journey's Site Context* preserves significant groups of trees as community amenities that clearly add value to the community and promote sound environmental stewardship.
- *Journey's Plan Structure* includes changes in density, civic space, and small parks throughout the community. We are pleased that schools and recreational opportunities are within walking distance.
- *Journey's Street Network* manifests the structure of the neighborhood with blocks averaging less than 600 feet in length, streets fronted by private property

rather than serving as collector roads, traffic calming, and street vistas providing views of natural features.

- *Journey's Streetscape* includes a variety of streets, sidewalks buffered by tree lawns, with utilities and private parking located behind the homes and parallel parking for visitors streetside.
- *Journey's Buildings* provide 12 diverse of housing types, ranging from 500 s.f. studio condominiums to more generous 3 and 4 bedroom single-family detached homes providing opportunities for singles, young couples, empty nesters, retirees, and families of all sizes and incomes. Many of the additional design features found in *Journey*, front porches and windows overlooking front and rear yards, parks, and common areas serve many purposes – they enhance the sense of community and they provide an eye upon the world that greatly reduces the potential for crime.

We are pleased and excited about bringing these Traditional Neighborhood Development design features in our approach to *Journey*. We feel that such innovative techniques are not found nearly often enough in communities being created for workforce housing, yet who deserves quality urban design more than the men and women, the families that are the very backbone of our society – the workforce and those that provide essential services.

IHC teams up with Paces Foundation for Tax Credit Applications

IHC chooses the Paces Foundation out of Smyrna, GA as its Multi-Family development partner for *Journey*. This will be the IHC partner for the Tax Credit Applications. The tax credit application open cycle begins on March 7, 2008 and will close on April 7, 2008. There is an application workshop in Tallahassee on March 13, 2008. The Selection Committee reviewed four potential tax credit partners and made a recommendation to the IHC Board of Directors at the October 17, 2007 Board Meeting to partner with Paces Foundation.



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by creating
quality affordable homes*

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As the seasons change, so does the structure of Interfaith Housing Coalition

As the seasons change so does the structure of Interfaith Housing Coalition. Chérie Isakson leaves IHC to begin her work as pastor of the Shalimar, Florida, Presbyterian Church on November 26, 2007.

“They’re at a critical point in their church life and, in order to grow and thrive, they need to have the presence of an installed pastor. It’s going to be another kind of ‘journey’ as I join with the

members as we grab hold of the challenge to do ministry in new ways for a new time. I’m eager to bring my previous experience as a church-redeveloper to this faithful congregation.” Isakson had served as judicatory staff for church redevelopment and as a church redevelopment pastor in Northwest Indiana before coming to Pensacola.

◆ **Deacon Jeff Trumps**, Chief Financial Officer of the Diocese of Pensacola-

Tallahassee joins the IHC board.



The IHC Board continues to seek out and invite participation from varied faith communities.

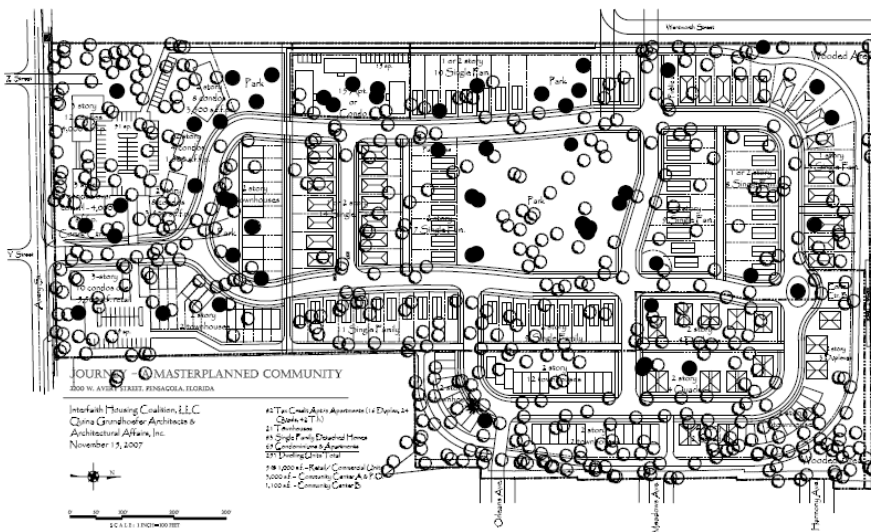
If your faith community is not involved and you’d like it to be, contact Rita Gillette at 850-435-3563 or Bill Compton at

850-435-3536 or visit the IHC website

www.IHCnwfl.org

We also invite your feedback regarding this newsletter and or our website.

More changes: IHC offices have been relocated. The new office location is The Pastoral Center, 11 North B Street, Pensacola, FL Third Floor.



Tree Survey reveals 982 existing trees. The task at hand: Which ones will Stay?

The architects have completed their review of the tree survey, identifying 982 trees at the Journey site. The IHC goal is to keep as many of the existing trees as possible. They have all been identified and labeled. The important next step remains— Which ones will stay? Which ones will go?

The latest tree survey (shown on the left) tells the story. The dark shaded trees will stay, many of the rest may have to go.