

# Please Help PIHN Prepare an Affordable Home for a Large Family!

## *A Time Sensitive Request!*

Dear Friends,

Ten years ago, PIHN was generously gifted a house on **Church Lane** in a rapidly developing section of Germantown. A dedicated group of and builders donated hours of their time and resources to making the house habitable. Since then, **our three story Victorian twin has been home to five families**. One family has gone on to home ownership! The others are now market rate tenants.



We are currently between tenants and would like to prepare the home to move in a family of six ( a low wage full time working mom, a dad who was injured on his job, and four children) for a rent they can manage, approximately \$500 a month. This family had been without a home for one year before joining PIHN's congregational shelter program. They have been living in PIHN's shelter program for more than seven months.

We need to give the Church Lane property some renovations to get our family of seven safely housed. There are structural as well as cosmetic issues to address. The first floor joists need to be repaired and stabilized. There is 20+ year old carpeting throughout the house that is worn out and dirty. We discovered original oak hardwood flooring under the carpet in fairly good condition, which we want to sand and refinish using a polyurethane varnish. The incoming water service pipe is original and needs replacement, and electrical outlets need to be added. These are necessary repairs that would best be done before we move the family in.

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Here's the challenge: We don't have the cash to do the repairs. We need about \$25,000 for necessary repairs. PIHN runs a very tight budget. We serve hundreds of families - including families in shelter, alumni families, and at-risk community members - for under \$500,000 a year while distributing over \$250,000 in in-kind material donations!

Operating in such a lean manner does not make PIHN a great loan risk to traditional lenders, even though we've been getting by like this for 26 years. PIHN has never had to borrow money and has not spent cash that we did not have. Elfant Pontz Properties, a local real estate company, has offered to arrange a private loan at a good rate. But we ideally want to minimize the amount we will need to repay.

Here's a solution: If we raise some of the funds now, we can borrow less, complete our rehab and move the family in shortly. Will you consider making a donation to PIHN's house renovation? It is a very direct way to give a hand up to a loving and hard-working family. It will also give other families following after them a chance to attain stability and a brighter future. We are turning to our supporters, like you, for assistance. Homelessness for a day is very frightening for a family. Nineteen months is far too long to be without a place to call home!

**To Make a Donation Online:**

Please Visit: [Our "Rehab a Home" Campaign](#)

**To Make a Donation by Mail:**

PIHN

7047 Germantown Avenue

Philadelphia, PA 19119

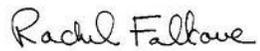
\*Please write "Church Lane House" on the Notes line of the check.

**To Make a Donation By Transferring Stock**

If you would prefer to transfer stock as a donation or to give PIHN a loan to be repaid with interest, please contact: Robert Rossman at [Robert.rossman@verizon.net](mailto:Robert.rossman@verizon.net).

**Thank you for ALL that you do!**

With Gratitude,



Rachel Falkove  
Executive Director