

MAKING HOUSING HAPPEN



Faith-based Affordable Housing Models



**JILL
SUZANNE
SHOOK
EDITOR**

FOREWORD BY JOHN PERKINS

Making Housing Happen Faith Based Affordable Housing Models

Grace Duddy Pomroy



Making Housing Happen Faith Based Affordable Housing Models:

Making Housing Happen, 2nd Edition Jill Suzanne Shook, 2012-09-19 The growing housing crisis cries out for solutions that work As many as 3 5 million Americans experience homelessness each year half of them women and children One in four renters spends more than half of their income on rent and utilities more than 30 percent is considered unaffordable With record foreclosures and 28 percent of homes underwater middle and low income homeowners are suffering Many congregations want to address this daunting problem yet feel powerless and uncertain about what to do The good news is that churches are effectively addressing the housing crisis from Washington State to New York City where an alliance of sixty churches has built five thousand homes for low income homeowners with virtually no government funding or foreclosures This book not only presents solid theological thinking about housing but also offers workable solutions to the current crisis true stories by those who have made housing happen Each story features a different Christian denomination geographic area and model adaptive reuse cohousing cooperative housing mixed income mixed use inclusionary zoning second units community land trusts sweat equity and more Making Housing Happen is about vision and faith relationships and persistence Its remarkable stories will inspire and challenge you to action This new edition includes significant new material especially in light of the ongoing mortgage crisis

Faith Based Jason Hackworth, 2012-06-01 Faith Based explores how the Religious Right has supported neoliberalism in the United States bringing a particular focus to welfare an arena where conservative Protestant politics and neoliberal economic ideas come together most clearly Through case studies of gospel rescue missions Habitat for Humanity and religious charities in post Katrina New Orleans Jason Hackworth describes both the theory and practice of faith based welfare revealing fundamental tensions between the religious and economic wings of the conservative movement Hackworth begins by tracing the fusion of evangelical religious conservatism and promarket antigovernment activism which resulted in what he calls religious neoliberalism He argues that neoliberalism the ideological sanctification of private property the individual and antistatist politics has rarely been popular enough on its own to promote wide change Rather neoliberals gain the most traction when they align their efforts with other discourses and ideas The promotion of faith based alternatives to welfare is a classic case of coalition building on the Right Evangelicals get to provide social services in line with Biblical tenets while opponents of big government chip away at the public safety net Though religious neoliberalism is most closely associated with George W Bush s Office of Faith Based and Neighborhood Partnerships the idea predates Bush and continues to hold sway in the Obama administration Despite its success however Hackworth contends that religious neoliberalism remains an uneasy alliance a fusion that has been tested and frayed by recent events

Jesus on Main Street David E. Kresta, 2021-07-29 God loves just economies but sadly the invisible hand of the market has chiseled huge cracks in our communities Fortunately Jesus announced freedom for the poor and oppressed and by taking on his mantle we have a role to play in helping establish just economies here and now Jesus on Main Street

provides church leaders and church planters with a broad overview of Community Economic Development CED with practical steps to lead your church in following Jesus into those cracks You ll be equipped with the CED toolkit including microbusinesses makerspaces business incubators worker cooperatives workforce development commercial district revitalization locality development anchor institutions and accountable development A robust assessment and planning guide specifically for churches will help you create a collaborative CED strategy rooted in God s love for people and justice For churches looking to bring healing to their local economies CED builds capacity for long term equitable economic growth catalyzing a movement of business creation employment and job creation that does not leave anybody behind This is the promise and challenge of CED as we follow Jesus down Main Street and explore what good news for local economies looks like

Building Belonging John Cleghorn, 2024-10-15 Join the church movement reshaping our neighborhoods embracing love and creating community to house our neighbors and recognize our shared humanity In many neighborhoods soaring housing costs have created an alarming wave of instability leaving congregations situated at the heart of communities grappling with housing insecurity Simultaneously societal divisions across ideologies racial lines class disparities and diverse perspectives have eroded the fabric of these communities leaving a void in shared connections Churches amid declining membership and dwindling engagement have an opportunity to provide a key role in these changing landscapes In *Building Belonging* John Cleghorn a pastor from Charlotte North Carolina a city where prosperity and poverty uncomfortably coexist shows how numerous congregations across the United States are leading the charge embracing innovative approaches to ministry that leverage their resources to become havens of both welcome and shelter By examining the theological and sociological dimensions propelling congregations toward a radical transformation of their material and relational landscapes this book weaves together narratives insights and experiences from diverse congregations at the forefront of this movement Readers will be inspired to look at the unfolding narrative of unaffordable housing in a new way and be inspired to shape their ministry to harness all available resources to foster access and justice by housing neighbors Written from the heart of a pastor who is deeply engaged in a church s yearslong housing journey this book does not stop at simply showing these challenges Cleghorn also provides a roadmap for communities to initiate transformative processes leveraging their unique abilities and resources to tackle significant local issues Proceeds from the sale of this book will be donated to Easter s Home at Caldwell Presbyterian Church

Transforming Communities Sandhya Rani Jha, 2017-11-07 The world around us is a wreck When there s so much conflict around the country and around the corner it s easy to feel overwhelmed powerless and helpless What can one person do to make a difference Here s the good news Millions of everyday people are ready to step into their power to transform their communities And you are one of them Take heart and be inspired by real stories of ordinary people who took action and changed their corner of the world one step at a time Equal parts inspiration education and Do It Yourself *Transforming Communities* by veteran community activist Sandhya Jha will open your eyes to the world

healing potential within you and give you the vision the tools and the encouragement to start transforming your neighborhood one person at a time Ecologies of Faith in New York City Richard Cimino, Nadia A. Mian, Weishan Huang, 2013 *Ecologies of Faith in New York City* examines patterns of interreligious cooperation and conflict in New York City It explores how representative congregations in this religiously diverse city interact with their surroundings by competing for members seeking out niches or cooperating via coalitions and neighborhood organizations Based on in depth research in New York's ethnically mixed and rapidly changing neighborhoods the essays in the volume describe how religious institutions shape and are shaped by their environments what new roles they have assumed and how they relate to other religious groups in the community **Gone for Good?** Mark Elsdon, 2024-01-09 Is your church facing the difficult decision to sell property Consider using church buildings and land to further the gospel mission Mark Elsdon author of *We Aren't Broke* Uncovering Hidden Resources for Mission and Ministry revisits questions of church resources with a team of pastors scholars developers and urban planners This collection of essays sheds light on how church communities can transform their properties to serve their neighborhoods Essays explore spiritual sociological and practical aspects of church property transition including assessing the impacts of churches on their neighborhoods and the gaps they will leave behind developing church property into affordable housing transforming ministry in rural churches partnering with Indigenous peoples to return land fostering cooperation between congregations developers and city planners navigating zoning laws working with foundations and funders Thousands of church properties worth billions of dollars are being sold or repurposed each year Nothing can stop the currents of change But congregations and cities can take steps now to ensure a legacy directed toward communal good rather than private interests *Gone for Good* will be an invaluable guide in navigating these radical shifts in church life and ministry Contributors Jennie Birkholz David Bowers Philip Burns Mark D Constantine Joseph W Daniels Jr Patrick Duggan Mark Elsdon Ashley Goff Jim Bear Jacobs A Robert Jaeger Willie James Jennings Tyler Krupp Qureshi Eileen Lindner Elizabeth Lynn Nadia Mian Kurt Paulsen Jill Shook Cot Soerens Rochelle A Stackhouse Keith Starkenburg Andre White Social Justice Handbook Mae Elise Cannon, 2009-09-11 Mae Elise Cannon provides a comprehensive resource for Christians like you who are committed to social justice She presents biblical rationale for justice and explains a variety of Christian approaches to doing justice A wide ranging catalog of topics and issues give background info about justice issues at home and abroad and give you the tools you need to take action Understanding the Culture Jeff Myers, 2017-03-01 Addressing issues such as gender identity abortion technology and poverty Dr Myers challenges readers to ask How can an authentic Christian worldview provide a compassionate effective witness in culture today Dr Myers first shows readers what they can learn from Christian history and why today's issues might not be as new as they seem Then he takes them through the significant topics that affect them every day offering biblical ideas for conversing with others in an increasingly hostile culture This capstone book to a groundbreaking worldview trilogy equips readers to apply a bold Christian witness to their

relationships with loved ones neighbors and colleagues Here Comes Everybody William C. Graham,2009 Some of these essays were first delivered as lectures in the Here Comes Everybody series to inaugurate the establishment of the Braegelman Program of Catholic Studies at The College of St Scholastica in Duluth Minnesota The authors gathered here begin to suggest something of the depth and breadth of the living Catholic Intellectual Tradition They are leading the way in new and important discussions These programs are about more than Catholic institutions exploring and asserting their identity Surely those involved seek rigorous engagement with the Catholic Intellectual Tradition examining religious ideas and ideals and participating in the study of Catholic thought and culture They seek dialogue with Catholics of all mind sets with Christians from other denominations believers from other faith traditions and all who seek the truth Book Jacket

Bright Hope Ted Brackman,2022-11-04 Hope is not an attitude it s a way of life Therapist Ted Brackman a colleague of Jim Wallis in the early Sojourners community mines psychological theological and sociological insights in this practical and compassionate guide for living well while ill Ted s work was deepened by his eleven years with pancreatic cancer after a nine month prognosis He developed and lived out a way of life animated by hope in the transcendent reality of God s future coming to us in the present In his writing he is an honest inspiring companion for those who struggle to face the next hour with courage and strength for those who feel defeated and need a new way forward that reframes the present for caregivers and advocates who need new tools for replenishing both internal and external resources for communities of faith seeking to bring change to and empowering hope within marginalized populations For all those ready to find a new way of living when false hopes and distractions are stripped away to learn how to build a foundation for personal communal and social thriving Ted Brackman offers *Bright Hope* *Business Improvement Districts and the Contradictions of Placemaking* Susanna F. Schaller,2019-07-15 The livable city the creative city and more recently the pop up city have become pervasive monikers that identify a new type of urbanism that has sprung up globally produced and managed by the business improvement district and known colloquially by its acronym BID With this case study Susanna F Schaller draws on more than fifteen years of research to present a direct focused engagement with both the planning history that shaped Washington D C s landscape and the intricacies of everyday life politics and planning practice as they relate to BIDs Schaller offers a critical unpacking of the BID ethos which draws on the language of economic liberalism individual choice civic engagement localism and grassroots development to portray itself as color blind democratic and equitable Schaller reveals the contradictions embedded in the BID model For the last thirty years BID advocates have engaged in effective and persuasive storytelling as a result many policy makers and planners perpetuate the BID narrative without examining the institution and the inequities it has wrought Schaller sheds light on these oversights thus fostering a critical discussion of BIDs and their collective influence on future urban landscapes *Making Housing Happen, 2nd Edition* Jill Suzanne Shook,2012-09-19 The growing housing crisis cries out for solutions that work As many as 3 5 million Americans experience homelessness each year half of them women and

children One in four renters spends more than half of their income on rent and utilities more than 30 percent is considered unaffordable With record foreclosures and 28 percent of homes underwater middle and low income homeowners are suffering Many congregations want to address this daunting problem yet feel powerless and uncertain about what to do The good news is that churches are effectively addressing the housing crisis from Washington State to New York City where an alliance of sixty churches has built five thousand homes for low income homeowners with virtually no government funding or foreclosures This book not only presents solid theological thinking about housing but also offers workable solutions to the current crisis true stories by those who have made housing happen Each story features a different Christian denomination geographic area and model adaptive reuse cohousing cooperative housing mixed income mixed use inclusionary zoning second units community land trusts sweat equity and more Making Housing Happen is about vision and faith relationships and persistence Its remarkable stories will inspire and challenge you to action This new edition includes significant new material especially in light of the ongoing mortgage crisis Shook and her colleagues powerfully blend inspiration and practical reality weaving together the need for affordable housing the teachings of the prophetic tradition and the tangible accomplishments of churches and other faith based organizations around the country This book should be read by any person of faith ready to put that faith into practice Alan Mallach Senior Fellow of the National Housing Institute and Brookings Institution Making Housing Happen brings hope and delivers it to the non expert in a clear digestible and comprehensive way Drawing on the experience of housing providers all over the country Shook blends inspiration and practicality in just the right proportions Tim Iglesias University of San Francisco School of Law Making Housing Happen captures the diversity of faithful approaches to addressing the wide range of housing needs in our nation Jill s brings these stories together with a policy lens and a theological narrative that is unparalleled Before reading the book I struggled with how to address the deep wounds of the housing crisis in a faithful way After reading the book I was moved and inspired to work with communities of faith to find solutions to homelessness Making Housing Happen is an incredible resource and reference tool for me as I mobilize congregations to create and advocate for housing with dignity in my community It s stories and examples are full of inspiration hard earned wisdom and hope Allison Johnson Plymouth Church Neighborhood Foundation Making Housing Happen gives students inspiring examples of how they can participate in making a difference in the lives of people throughout the community It is real practical and personal Making Housing Happen brings the dry statistics of America s affordable housing crisis to life with moving stories of struggle and triumph Dr Russell James III University of Georgia Shook has collected wise and astute commentary from the experts in the field of housing Together they offer the theological and biblical insights we need to motivate us to address a crisis in America Church people need to do something about this crisis and this book will aid them immensely if they are willing to take up the challenge Tony Campolo Eastern University Jill Suzanne Shook works with churches to bring about housing justice in the United States She has earned graduate degrees

from Denver Seminary and Bakke Graduate School Shook is a frequent workshop presenter and h

Funding Forward
 Grace Duddy Pomroy, 2024-09-17 Many congregations across the country are coming to two seemingly unrelated realizations First the Sunday morning offering may not be enough to sustain their mission Second their ministry has been so internally focused that they are almost entirely disconnected from the community they are called to serve Funding Forward provides a path to help a congregation discern God's mission reconnect with the neighborhood and find a new more economically sustainable model for ministry Drawing on years of teaching research and field work Pomroy shows there are no one size fits all solutions for church and nonprofit finances There is no single model that will work for every ministry Each economic model has a distinct shape because each ministry has a distinct mission and community However common tools span these ministry models repurposing church property social enterprise impact investing grants multi vocational ministry and more While the tools and models can spark creativity congregational leaders often wonder what process they might use to discern God's mission which tools will work best in their context and how they might get other congregational leaders on board Discernment and execution are much more challenging than the ideation process Funding Forward can help ministers and ministries move through the funding forward process from start to finish paying special attention to the leadership challenges and pitfalls they might encounter along the way

Affordable Housing in New York Nicholas Dagen Bloom, Matthew Gordon Lasner, 2016 How has America's most expensive and progressive city helped its residents to live Since the nineteenth century the need for high quality affordable housing has been one of New York City's most urgent issues Affordable Housing in New York explores the past present and future of the city's pioneering efforts from the 1920s to the major initiatives of Mayor Bill de Blasio The book examines the people places and policies that have helped make New York livable from early experiments by housing reformers and the innovative public private solutions of the 1970s and 1980s to today's professionalized affordable housing industry More than two dozen leading scholars tell the story of key figures of the era including Fiorello LaGuardia Robert Moses Jane Jacobs and Ed Koch Over twenty five individual housing complexes are profiled including Queensbridge Houses America's largest public housing complex Stuyvesant Town Co op City and recent additions like Via Verde Plans models archival photos and newly commissioned portraits of buildings and tenants put the efforts of the past century into social political and cultural context and look ahead to future prospects for below market subsidized housing A richly illustrated dynamic portrait of an evolving city this is a comprehensive and authoritative history of public and middle income housing in New York and contributes significantly to contemporary debates on how to enable future generations of New Yorkers to call the city home Contributors include Matthias Altwicker Hilary Ballon Lizabeth Cohen Andrew S Dolkart Peter Eisenstadt Richard Greenwald Christopher Klemek Jeffrey A Kroessler Nancy H Kwak Nadia A Mian Annemarie Sammartino David Schalliol Susanne Schindler David Smiley Jonathan Soffer Fritz Umbach and Samuel Zipp Featured housing complexes include Amalgamated Cooperative Apartments Amsterdam Houses Bell Park Gardens

Boulevard Gardens Co op City East River Houses Eastwood Harlem River Houses Hughes House Jacob Riis Houses Johnson Houses Marcus Garvey Village Melrose Commons Nehemiah Houses Paul Laurence Dunbar Apartments Penn South Queensbridge Houses Queensview Ravenswood Houses Riverbend Houses Rochdale Village Schomburg Plaza Starrett City Stuyvesant Town Sunnyside Gardens Twin Parks Via Verde West Side Urban Renewal Area West Village Houses Williamsburg Houses

Rethinking the Acceptable Year Christopher James Luthy, 2019-11-13 The biblical Jubilee has enjoyed increasing prominence in Lukan and missional literature much of which has been based on suggested Jubilee allusions throughout Luke Acts especially Luke 4 16 30 This study questions the presence of such allusions arguing that the suggested references are better understood within the broader and more explicit tradition of the Basileia of God Every suggested Lukan textual and thematic reference to the Jubilee is examined with particular attention given to the Nazareth episode Luke 4 16 30 which is often cited as the most explicit Jubilee reference The study also addresses some fundamental issues which have informed recent exegeses including Luke's use of the term the theme of the Basileia of God throughout Luke Acts and the importance of Isaiah 61 both the first century traditions that may have influenced Luke as well as how Luke employed the text throughout his two part work

Bio-Inspired Materials Ulisses Targino Bezerra, Heber Sivini Ferreira, Normando Perazzo Barbosa, 2019-04-16 Nature has provided opportunities for scientists to observe patterns in biomaterials which can be imitated when designing construction materials Materials designed with natural elements can be robust and environment friendly at the same time Advances in our understanding of biology and materials science coupled with the extensive observation of nature have stimulated the search for better accommodation compression of materials and the higher organization reduction of mechanical stress in man made structures Bio Inspired Materials is a collection of topics that explore frontiers in 3 sections of bio inspired design i bionics design ii bio inspired construction and iii bio materials Chapters in each section address the most recent advances in our knowledge about the desired and expected relationship between humans and nature and its use in bio inspired buildings Readers will also be introduced to new concepts relevant to bionics biomimicry and biomimetics Section i presents research concepts based on information gained from the direct observation of nature and its applications for human living Section ii is devoted to artificial construction of the Earth This section addresses issues on geopolymers materials that resemble the structure of soils and natural rocks procedures that reduce damage caused by earthquakes in natural construction the development of products from vegetable resins and construction principles using bamboo The last section takes a look into the future towards the improvement of human living conditions Bio Inspired Materials offers readers having a background in architecture civil engineering and systems biology a new perspective about sustainable building which is a key part of addressing the environmental concerns of current times

The Poor Side of Town Howard A. Husock, 2021-09-21 This book combines a critique of more than a century of housing reform policies including public and other subsidized housing as well as exclusionary zoning with the idea that simple low

cost housing a poor side of town helps those of modest means build financial assets and join in the local democratic process It is more of a historical narrative than a straight policy book however telling stories of Jacob Riis zoning reformer Lawrence Veiller anti reformer Jane Jacobs housing developer William Levitt and African American small homes advocate Rev Johnny Ray Youngblood as well as first person accounts of onetime residents of neighborhoods such as Detroit s Black Bottom who lost their homes and businesses to housing reform and urban renewal This is a book with important policy implications built on powerful personal stories Hurtin' Words Ted Ownby,2018-10-31 When Tammy Wynette sang D I V O R C E she famously said she spelled out the hurtin words to spare her child the pain of family breakup In this innovative work Ted Ownby considers how a wide range of writers thinkers activists and others defined family problems in the twentieth century American South Ownby shows that it was common for both African Americans and whites to discuss family life in terms of crisis but they reached very different conclusions about causes and solutions In the civil rights period many embraced an ideal of Christian brotherhood as a way of transcending divisions Opponents of civil rights denounced brotherhoodism as a movement that undercut parental and religious authority Others especially in the African American community rejected the idea of family crisis altogether working to redefine family adaptability as a source of strength Rather than attempting to define the experience of an archetypal southern family Ownby looks broadly at contexts such as political and religious debates about divorce and family values southern rock music autobiographies and more to reveal how people in the South used the concept of the family as a proxy for imagining a better future or happier past Disrupting Homelessness Laura Stivers,2011-04-01 Disrupting Homelessness unmask the futile assumptions of our present approaches to homelessness and suggests ways in which Christians and Christian communities can create a prophetic social movement to end poverty and homelessness Some Christian organizations focus on fixing the person and the behaviors that contribute toward homelessness Others promote home ownership for low income households Stivers criticizes both approaches and assesses to what extent these approaches buy into our culture s dominant ideologies on housing and homelessness and whether they promote justice and liberation for the least well off She then outlines an advocacy approach for churches to address the multiple causes of homelessness and prophetically to aim to make a home for all in God s just and compassionate community

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