

From: Edith Yoder, Bridge of Hope <edithy@bridgeofhopeinc.org>

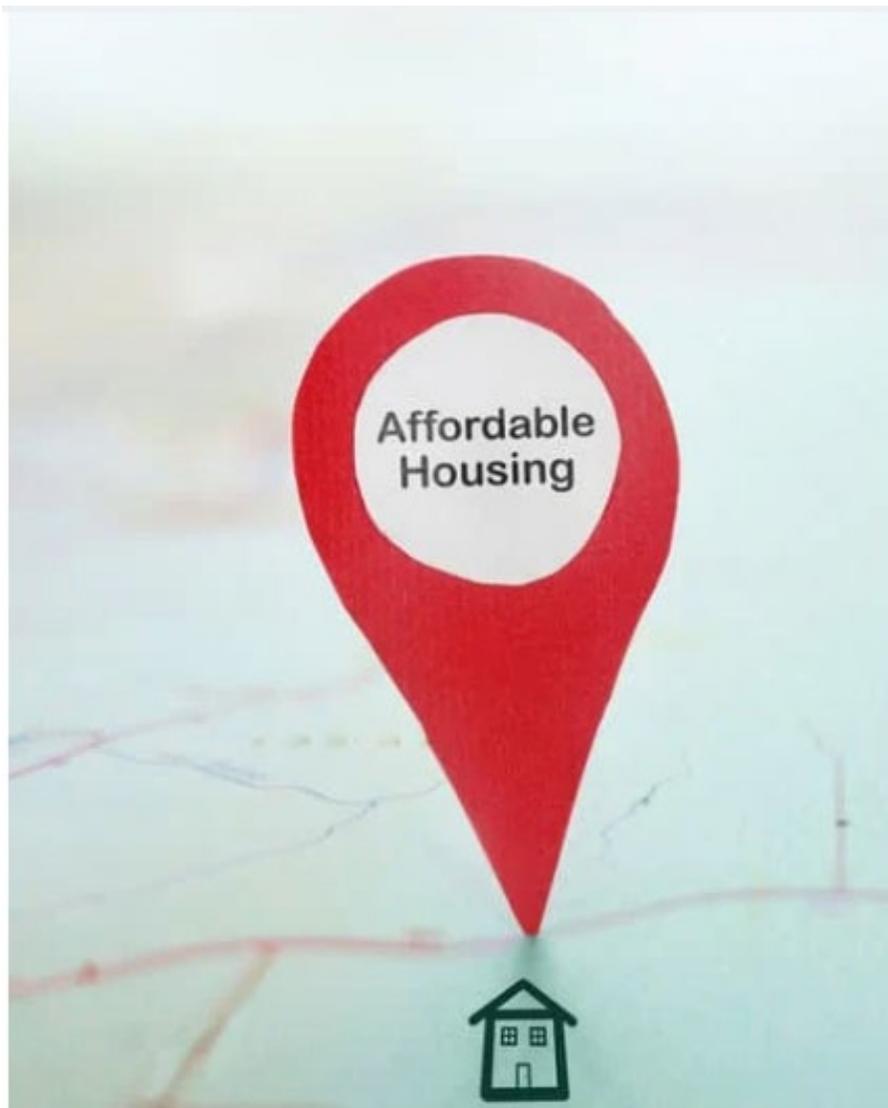
Sent: Tuesday, October 15, 2024 10:01 AM

Subject: Lesley found a place to live that she can afford!

October 2024



CHURCHES RESPOND. HOMELESSNESS ENDS. HOPE BEGINS.



These days, it's headline news when anyone can find housing that is affordable!

In our polarized political and theological climate, the rare thing that Americans agree on is that housing is unaffordable!

When Lesley and her two children, ages 14 and 5, first came to Bridge of Hope, she was hopeful that she might quickly find a place to live. But every door that Lesley tried to open was quickly closed. One landlord told her that he had just begun taking applications that day but already had over 40 applicants for his 2-bedroom unit. Every day felt discouraging. Lesley and her Bridge of Hope Neighborhood Resource Specialist looked for housing relentlessly for almost two months, until the phone rang one afternoon. A Bridge of Hope landlord partner had an open unit and if she wanted the apartment, it could be hers for a monthly rent that is \$200 below market value.

Relief flooded over her. Lesley says, “That phone call made all the difference. Without Bridge of Hope’s network of potential landlords, I’d still be searching for a place to live that I could afford. There just isn’t anything out there, without help.”

Lesley is right. Today, there are just 37 units of affordable housing available for every 100 families who need affordable housing. And what does “affordable” even mean? To learn more about your state, check out: <https://nlihc.org/housing-needs-by-state>.

What is Bridge of Hope doing to work at affordable housing? We are in the midst of a 3-year (2023-2026) strategic plan, working on a multi-prong approach to housing issues that includes the following:

- **New Landlord partnerships:** This past year, we saw a 28% increase in landlords partnering with Bridge of Hope to house families. This includes several Bridge of Hope supporters who purchased housing and are now renting it at below market rates to families we serve. [Learn more about how to become a Landlord Partner.](#)
- **Funds for Rental Assistance:** We have increased rental assistance funds available to families by 7% in order to keep up with the continued increase in housing costs.
- **Master-leasing:** Two additional Bridge of Hope locations are now using master-leasing to secure below market-value rents for families.
- **Church Property:** Three Bridge of Hope locations are partnering with churches who own property to provide affordable housing in their communities.
- **Lease Guarantor:** We have successfully used Lease Guarantor agreements with landlords, with a 100% success rate in a landlord renewing the lease directly with a family in year 2, without Bridge of Hope as guarantor. This demonstrates the success of our staff in helping equip families as strong and reliable tenants.
- **Accepting Property Donation:** Three Bridge of Hope locations now own housing that they use to ensure affordable housing for families in their community.
- **Collaboration:** One Bridge of Hope location is partnering with a nonprofit housing organization to create new units of affordable housing.

In the first 12 months (2023-24) of our 3-year strategic plan, the number of days to help a family find housing has decreased, on average, from 63 days to 54 days! That's good news in the midst of a nation-wide housing crisis!

Housing that is affordable can and does make a difference for families facing homelessness.

Let's work together, in every community, to make housing affordable and help stabilize families who are on the brink of despair and homelessness.

Edith Yoder
Chief Executive Officer



[Click HERE](#) and take 3 minutes to watch Parthenia's story!

A motel is not a home! [Read Dalia's story](#) and help fund a place to call home for one more family facing homelessness.

[Donate Now](#)

Physical Address: 1 N. Bacton Hill Road, Suite 100, Malvern, PA
Mailing Address: P.O. Box 304, Exton, PA 19341
bridgeofhopeinc.org | 610.280.0280

[Launch a Local Program](#)

[Find a Bridge of Hope](#)



[Unsubscribe](#)

[Bridge of Hope](#)

PO Box 304 Exton, PA 19341