

### ICCF Mission Statement:

In response to God's call to justice, ICCF provides housing opportunities and services that encourage family responsibility and independence, thereby helping to build stable communities.



**ICCF**  
INNER CITY CHRISTIAN FEDERATION  
*Making places to come home to.*

Since 2002 all ICCF Homes have been constructed to meet Energy Star certification, which includes an energy audit and blower door testing. Energy Star specifications include 92% furnace, sealed combustion water heater, foam insulation with caulk and sealing, low E/argon gas windows, energy recovery ventilator, energy star appliances and compact fluorescent light bulbs. The EPA estimates that Energy Star certified homes use 30% less energy than homes built to current building code. ICCF home utility bills document saving at least that much.



ICCF and the Alliance for Environmental Sustainability recently completed a green homeowner manual and training course that will be used to educate families participating in ICCF's lease to purchase program. ICCF's Director of Real Estate Development and Management is a board member of the Green Built Michigan Board of Directors.

**Volunteers:** Volunteer opportunities are available in construction, clerical support, the education program, and childcare. To participate as a volunteer, call (616) 336-9333 x412.

ICCF is the oldest non-profit affordable housing developer in Michigan, providing housing opportunities and services in Grand Rapids since 1974. Unique in the industry, ICCF is a licensed builder offering Energy Star homes that are both affordable and environmentally friendly. In addition to selling new and reconstructed homes, ICCF provides emergency shelter for homeless families at Family Haven, owns and manages 96 units of affordable rental housing, and offers an extensive home ownership education program with a financial counseling component. Through these services, families acquire the skills they need for housing success and broader life accomplishment. Through the work of 38 staff members, ICCF serves 2500 families or more a year.



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Grand Rapids, Michigan 49506  
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# ICCF

INNER CITY CHRISTIAN FEDERATION

*Making places to come home to.*



920 Cherry Street SE

The Inner City Christian Federation (ICCF) was started in 1974 to assist families living in substandard conditions. Today, ICCF still works to revitalize lives and neighborhoods within the city. By **providing emergency shelter, rental properties, and home ownership and mortgage opportunities**, ICCF helps to restore a sense of hope and dignity that God intends for all to have. ICCF believes that housing should not only be shelter, but also a place where life happens, relationships are formed and deepened, and a place of refuge from the outside world. ICCF's programs are shaped by a belief in the saving love of Jesus Christ and the conviction that all people deserve the opportunity for safe, decent, and affordable housing.

**Three core values  
shape everything ICCF does:**

*respect,  
opportunity  
and beauty.*

**Respect:** Created in the image of God, our residents are special people. In all of our contacts, we treat them with respect. One way of doing so is to expect from them responsibility and a commitment to personal growth.

**Opportunity:** Our residents are met “where they are” and then are given the opportunity to press toward a greater housing goal.

**Beauty:** Beauty is a gift of God. It serves to enrich our lives and to help instill pride and dignity. All of ICCF’s houses are designed to be beautiful and to blend harmoniously with surrounding structures.



### ICCF Family Haven emergency shelter

701 Prospect SE, Ph. (616) 247-4949  
Provides up to 30 days free emergency housing in five family-friendly efficiency apartments



## ICCF EDUCATION PROGRAM



### Hands-on home maintenance

- Plumbing
- Electrical and furnaces
- Drywall repair and painting
- Structural, doors, windows, insulation
- Basic landscaping



### Financial management

- Budgeting
- Mortgage readiness
- Insurance
- Saving and investing
- Credit and banking basics
- Long-term financial planning
- Consumer protection



### Individual financial counseling available for

- Credit remediation
- Foreclosure prevention

All classes are offered in English and Spanish and are open to the public. For schedule and registration, call (616) 336-9333.

### House Inspections:

ICCF has a certified housing inspector on staff who is also a licensed builder. Inspections are provided in English and Spanish. Call (616) 336-9333 x308.



### Providence Home Mortgage options

- MSHDA loans
- Conventional mortgages
- Zero down conventional products
- Stated income products
- Investment property products
- Viable Sub-prime loans

Providence is a for-profit wholly owned subsidiary of ICCF. Its profits support the non-profit work of ICCF. Call (616) 719-4512