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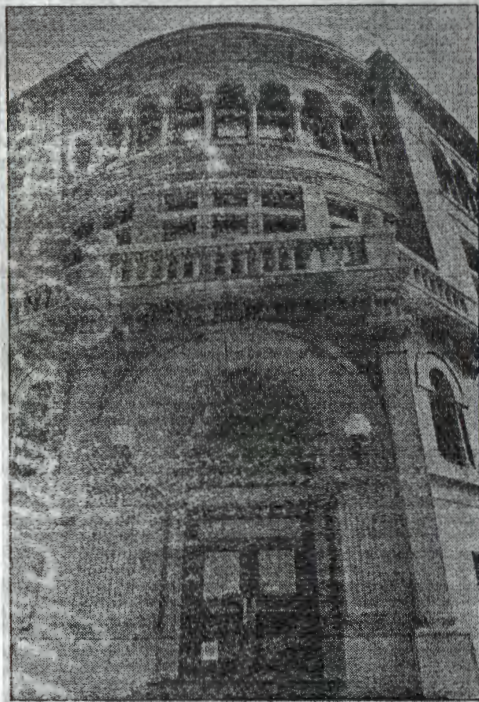
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Photos by VANESSA BARNES HILLIAR—The Washington Post
The former Shaw School at Seventh Street and Rhode Island Avenue NW, Asbury Dwellings, top left, was converted into senior citizens housing by Asbury Methodist Church. At top right, Gibson Plaza, 1301 Seventh St. NW, was built by First Rising Mount Zion Baptist Church. Paradise Gardens, above, at Seventh and L streets NW, is owned by United House of Prayer for All People.

Few Churches Building Housing Ministerial Aid Called Minimal In Solving Problems of Parishioners

By LaBARBARA BOWMAN
Washington Post Staff Writer

Bishop William McCullough doesn't like mortgages. That's why his church just paid \$7.8 million in cash to build 158 garden apartments in the heart of the Shaw neighborhood.

Paradise Gardens, a group of three-story brown brick buildings at Seventh and L streets NW, is the latest of nearly 250 mortgage-free apartments built in Shaw by the bishop's United House of Prayer for All People in the last eight years.

McCullough is unique among city church leaders: He is the only one building housing for low- and moderate-income families. He also is one of the few ministers trying to help their parishioners with housing problems.

In the early and mid-1970s when federal housing funds were more plentiful, some churches, primarily those in two of the city's riot corridors, built more than 3,000 subsidized apartments.

But in the last few years, as the city's real estate boom forced hundreds of poor church members from their rented homes and apartments and as the number of foreclosures on home mortgages has increased, church help has been minimal, according to interviews with more than 30 church leaders and city officials.

During the same period, several city churches have spent millions to build new church buildings.

"It takes an aggressive minister who wants to make real the spiritual," former city housing director Robert L. Moore said. "A lot of their members got displaced, and I don't know why they didn't respond."

"Some have gotten the 'edifice complex,' and they put their money into new [church] buildings," Moore added.

Father Geno Baroni, a former assistant

secretary of the U.S. Department of Housing and Urban Development, said: "It is easier to get money out of church people to build churches than to get housing. They would rather give you money for a monument. A lot more education is needed."

He added: "Inside you are singing and praying about going to Heaven and you come outside and the neighborhood is going to hell."

Some church leaders believe that the criticism is unjustified. The Rev. Ernest Gibson, executive director of the Council of Churches of Greater Washington and a longtime housing activist, said: "Churches don't have that kind of money. I guess that's the myth about churches. They don't have large amounts of cash to put into buildings."

In the early 1970s, Gibson's church, First Rising Mount Zion Baptist Church, 1240 Sixth St. NW, took the unusual step of delaying plans for a new church building so that it could build 217 subsidized apartments instead.

"We had to make a decision and we needed housing," Gibson said. "That need was so critical we postponed our building program for the church," he said.

The Rev. Raymond R. Robinson, president of the Council of 100 Ministers, agreed with Gibson. "The church is not economically strong enough to do that [build housing]," he said.

As to why churches don't pool their money, Robinson said: "That's a business project." He added: "The real mission of the church is not to raise money but to promote the kingdom of God." Churches could contribute to programs to increase jobs and housing, "but a lot of building ought not to be in the name directly of the churches."

Robinson said his church, Israel Baptist,

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Preservation Copy

Churches And Housing

CHURCHES, From Page 1

832 14th St. NE, has delayed its plans to build a new million-dollar church because of high interest rates.

In the early 1970s when McCullough first asked city officials to sell him urban renewal land as a site for 90 apartments, they almost refused because the bishop, who takes pride in being independent, wanted no government funds.

"The city didn't know what to do with him," Gibson said.

A spokesman for McCullough said the housing units, all close to the House of Prayer at 601 M St. NW, were built because "the population of the church on the average is low- to moderate-income. We thought it was the best thing to do."

The apartment properties managed by church members appear immaculately kept. The obituary rental only to persons with jobs (no welfare recipients are allowed) but sets no income requirements and chooses tenants primarily on the basis of need.

Church managers visit the homes of prospective tenants, conduct interviews, review income levels, assess need and then select the tenants, the spokesman said.

Each apartment is inspected every three months. "If we feel a unit has been abused, the tenant is warned, and if there is no improvement the tenant is evicted," the spokesman said.

"You have to be sort of tight to maintain 250 units, but I think the tenants appreciate that kind of management," he added.

The new apartments rent for from \$250 a month for a one-bedroom unit (\$270 if it has a balcony) up to \$425 for three bedrooms. About one-third are rented to church members, the spokesman said.

The church has existed for 69 years, and "the bishop is generous in pooling the resources of the people and doing something positive with the finances. When it is time to come up with the money, he has it," the spokesman said.

While McCullough was paying for new housing with cash, some religious neighbors sought federal housing funds shortly after the 1968 riot. Many churches along 14th Street NW led the rebuilding of that devastated corridor by sponsoring the construction of more than 4,000 units of federally subsidized apartments.

Those federally subsidized buildings have suffered through a series of management and financial problems resulting largely from the dramatic increase in fuel bills and the failure of federal subsidies to keep pace, but today the buildings are clean and well-kept.

Along upper 14th Street NW, a handful of churches also sponsored new housing in that riot-devastated corridor. The All Souls' Unitarian Church at 16th and Harvard streets rebuilt much of that corridor when it developed 406 apartments on several parcels; St. Stephen & The Incarnation Episcopal Church tore down its parish house at 16th and Madison streets NW to build 72 subsidized apartments called Urban Villages.

In Northeast Washington, along H Street, the third riot corridor, the Northeast Ministries Group joined with a private developer to build 386 apartments at three sites.

Also in the early and mid-1970s, three churches sponsored 724 subsidized apartments along North Capitol Street, between H Street and New York Avenue, a city-designated urban renewal area.

Bible Way Church built Golden Rule apartments, with 224 units; Mount Airy Baptist Church built Tyler House, a 301-unit high-rise that the church has since sold to private owners; and the Catholic Archdiocese sponsored Sunrise Court, with 193 apartments.

Only three subsidized buildings were built by churches in other parts of the city and all were for elderly tenants, according to the persons interviewed. St. Mary's Episcopal Church in Foggy Bottom built a 140-unit apartment building behind its church; the Episcopal Archdiocese built Friendship Terrace, 200 units at 4201 Butterworth Place NW; and Second New St. Paul Baptist



Bishop William McCullough

Church built 100 units at 1400 Franklin St. NE.

When Church of Our Saviour at 16th and Irving streets NW decided to help with housing nine years ago, it organized Jubilee Housing, which bought six buildings in Adams-Morgan. The buildings house 219 low- and moderate-income families.

The projects were completed without federal or city funds, said Terry Flood, the first manager of Jubilee Housing. Jubilee bought the buildings by using contributions and grants from foundations and by assuming mortgages, she said. "It is very demanding and stretching commitment," she added.

In the late 1970s, the housing crisis affected inner-city low-income tenants, who were forced from their homes because their neighborhoods had become fashionable addresses for the black and white middle class.

Hundreds of low-income tenants, many of them church members, were displaced from Adams-Morgan, Columbia Heights and Shaw as their rented apartments and homes were bought up and renovated into high-priced condominiums or houses selling for six figures.

Since 1978, four church-related groups have sprung up that are dedicated to organizing tenants and informing them of their rights under a series of anti-tenant displacement laws passed by the City Council.

That legislation gave tenants the first right to buy their homes on apartment buildings when the buildings were put up for sale. But most tenants knew little about how to organize and even less about how to arrange to buy buildings with prices sometimes topping \$1 million.

Nine churches in Southwest organized Muscic Inc., which helped a group of low-income tenants in the neighborhood become the first in the city to fight displacement by buying their apartment buildings. The organization also helped provide for a lawyer, an architect and an engineer to help the tenants buy their apartments and to gain federal subsidy dollars.

No District churches are providing home buyers financial assistance, leaving the city and federal government as the sole source of money for low-income tenant groups.

Muscic no longer receives money from its original church sponsors because it has a contract with the city to help tenants organize and arrange financing. Muscic Executive Director Alice Vetter said.

The other church-sponsored groups include Washington Inner-City Self Help, a small group established by 40 central-city churches; the Southern Columbia Heights Tenants Union, organized by a small consortium of religious community groups known as the Fellowship; and the Southeast Vicariate, sponsored largely by 11 Catholic churches located east of the Anacostia River.

According to the persons interviewed, only two city churches have set up housing counseling services to advise tenants faced with illegal evictions: St. Augustine at 16th and W streets NW and Peace Lutheran at 4229 Arnes Place NE.

Peace Lutheran also has bought, repaired and sold 43 houses to low- and moderate-income families. It now is helping families faced with evictions.

Mary Lou Tietze, head of the counseling program, said the church recently paid \$1,400 to save from foreclosure the home of a woman whose payments were delinquent. The woman is repaying the church, she said.

"District churches have not stayed alert to the realities of what it takes to take care of their people," said Timothy Jenkins, who owns a management consulting firm and is active in housing.

"Churches represent the largest aggregate of capital that black people control," Jenkins added "and, unfortunately, there is no national effort to consolidate that economic power—and housing is just part of that oversight."

Bob Greene

1601 Buchanan
Wash, D.C. 20011

H 726-5545



RADIATOR REPAIR SERVICE INC.
3401 Georgia Ave, NW • Washington, DC 20010
(202) 291-3400

Capability Statement

PROPERTY REPAIRS

Condensers • Evaporators • Coils

AUTOMOTIVE REPAIRS

Radiators • Heater Cores • Gas/Fuel Tanks • Oil Coolers

HEAVY EQUIPMENT COOLING SPECIALISTS

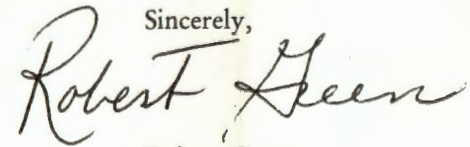
MESSAGE FROM THE PRESIDENT

If you are a customer or potential customer, you want to be sure that you are getting the best service money can buy. You want to be sure that the organization from which you purchase service will stand behind its work. You want to be sure that management and employees know the meaning of service not only in terms of quality workmanship, but also customer relations. If these are the things that matter to you, then you have found the company.

I hope you won't mind my obvious pride when I say that Action Radiator can fill all of your organization's needs. I spend a good deal of my time working on my company to improve its performance and productivity. I can say what my company can do with confidence because I have built it into a strong organization over the years.

The intent of this outline of my company's capability is to peak your interest in my operation. I hope I can count on you to visit or call at (202) 291-3400 or (800) 424-3668.

Sincerely,

A handwritten signature in cursive script that reads "Robert Green". The signature is written in dark ink and is positioned above the printed name and title.

Robert Green
President

ACTION Radiator Repair Service, Inc..
3401 Georgia Avenue, N.W.
Washington, D.C. 20010
(202) 291-3400 or
(800) 424-3668

REGULAR SERVICE HOURS ARE:

8:00 to 5:00 p.m.
Monday thru Friday

ACTION RADIATOR REPAIR SERVICE INC.
CAPABILITY STATEMENT

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INTRODUCTION

Action Radiator Repair Service, Inc. is a small business that provides big business service and skill. The customer gets the best of both worlds: personal attention and first rate workmanship.

The company's success is built on the strength of its organization and the expertise of the personnel assembled to operate it. The philosophy that supports the organization is **"to do well what it does best"** which has resulted in specialization in certain areas of expertise.

This specialization is exemplified in the way the company is structured which further assures expert care and attention to the customer's problems. There are three major divisions:

1. Radiator Repair
 - a. Heavy Duty
 - b. Automotive and Light Duty
2. Residential and Commercial Service Management
3. Warehouse Distribution

Each of these divisions has been staffed with highly skilled mechanics and technicians.

For a more detailed description of the services under each division and the people who provide them, please read on.

RADIATOR REPAIR

Radiator Repair is divided into: 1) Heavy Duty which includes trucks, locomotives, stationary compressors, etc., and 2) Automotive which would cover cars, (foreign and domestic), and light trucks.

Under heavy duty radiator repair, there is no limit to the size radiator which can be handled. Large truck radiators can be removed and replaced, cooling system problems diagnosed, heater assemblies removed and replaced, and fuel and gas tanks serviced and repaired. Large train radiators can be also serviced without having to be sectioned because the 10' X 8' tank on the shop floor eliminates this step, which reduces the time necessary to repair the radiator.

In addition to the large capacity tank, the shop is equipped with a fork lift, overhead pulleys and cranes, sandblasting equipment, steam cleaning, space for dropping trailers, indoor and outdoor facilities, and parking facilities (enough for at least one tractor-trailer).

Arc and aluminum welding are also services performed on the premises.

An added bonus is the fast turnaround on repairs, with 24 hour service on light duty and 3 to 5 days on heavy duty vehicles. Radio-dispatched vehicles are on call at no expense to the customer for pickup and delivery of radiators. And if there is not a standard radiator to fit the customer's needs, Action can provide the ultimate in service: customized radiator cores. Every radiator that comes into the shop goes through an industry-tested set of procedures and inspection. The following pages describe these procedures in some detail.

Hours are from 8am to 5pm, Monday through Friday.

General Repair Procedures

When a radiator is removed for leakage, overheating, or preventive maintenance associated with engine overhaul or replacement, it is handled as follows:

- a. Remove top and bottom tanks and side frames and other hardware attached to the core.

- b. Place top and bottom tanks and side frames in a hot cleaning vat just long enough to loosen paint, rust and scale, etc.

- c. Remove parts from the vat and flush through with water and compressed air. Dry with forced hot air.

- d. Clean with sand blaster and steam cleaning system. This removes all paint, scale and corrosion. The tanks and side frames are now down to bare metal which will permit a thorough and quick inspection for overall serviceability.

- e. **VERY IMPORTANT!!** Inspect for hairline cracks. Frequently cracks are found that would not be discovered if the parts had not been cleaned with the sand blaster. These cracks could, if not detected and repaired, cause future leaks. (The quality of welding or brazing performed on parts that have been cleaned by sand blasting is exceptional).

- f. Place core in the cleaning vat to loosen paint, scale and other foreign material from inside and outside the core. After prescribed times, remove core from vat, flush with water and compressed air. Check individual tubes for free flow and if restricted, clean by rodding, followed by another flushing.

- g. Dry core with forced hot air.

Specific Procedures

The most critical part of an entire repair job is resoldering the tubes to the top and bottom header plates. The header plate absorbs most of the load and stress involved in supporting the core in the frame of the radiator. The header plates are soldered to each individual tube. Normally, when leaks occur in the radiator core, they are at the tube-header joints. To insure a professional job of resoldering these joints, the following steps are required:

- a. Heat header plates and remove all old solder.
- b. Thoroughly clean header plates using first muriatic acid and then tin and flux as required to prepare surface for solder bond, scrubbing down with heavy duty wire brush.
- c. Resolder header plates to tubes by flowing solder. On those radiators where the plates are soldered to the tubes on

the tank side, care must be taken to insure that solder does not block any tubes. On those radiators where the soldering is done between the fins and the plates, the fins are heated and raised approximately 1/2 inch to allow better access to the tube-header joints.

d. Reassemble radiator using new gaskets.

e. Check for leaks by immersing the assembled radiator in a water tank and pressurizing it. Repair any that may exist.

f. Dry with forced air.

g. Paint with non-insulating paint.

The above steps, properly executed, result in a radiator that is as good or better than a new one. Before reinstalling the radiator on the vehicle, the engine block is thoroughly flushed with water and compressed air.

Inspection

Normally when a radiator is repaired you have no positive way of assuring yourself that quality maintenance has been performed. However, it is possible to perform a visual inspection. This is done by removing the top tank and checking for the following:

a. New gaskets installed.

b. Tank thoroughly cleaned, baffle plate installed and serviceable.

c. Bent or plugged tubes.

d. New and clean solder at all the tube-header joints.

There are 150 to 750 joints top and bottom depending on size of the radiator.

RESIDENTIAL/COMMERCIAL SERVICE MANAGEMENT

Recent years have seen managers of office and apartment buildings turn with greater frequency to increasing energy efficiency as a major means of reducing costs. But improving energy efficiency is not a easy job without expert guidance.

Action Radiator has moved into this area because it has learned something about heating and cooling over the years that can be applied to office and apartment buildings. Whether it be the heating and cooling system of a car or building, a malfunctioning system will steal from energy efficiency and result in high costs.

Services are provided in the following areas:

1. Repair and Maintenance of heating, plumbing, air conditioning, and refrigeration systems in apartments and office buildings.

2. Energy Management

a. ventilation fans

b. insulation

c. replacing filters

d. replacing windows

3. Solar Energy Opportunities

Specific Capabilities	Install	Service	Repair	Test	Adjust
Air Conditioning Units (1/2 to 2 tons)	•	•	•		
Environmental Control System	•	•	•		
Gas Meters, Regulators, heaters	•		•		
Refrigerators, Ranges	•		•		
Industrial Gas Equipment			•	•	•
Thermostats, High Temp controls			•	•	•
Industrial and Commerical Ref.	•		•		
Solenoid Valves, Safety Controls			•	•	•

WAREHOUSE DISTRIBUTION

Time need never be wasted waiting for parts and supplies to come from distant places. Action Radiator is a full-line distributor of McQuay-Perfex aftermarket parts and supplies. Radiator shops in D.C., Maryland, Virginia, West Virginia and Delaware have come to depend on Action's fast and accurate service.

A brief list of the parts and supplies sold are:

1. Radiator Cores
2. Heater Cores
3. Radiators
4. Oil Coolers
5. Tinning Compounds
6. Solder
7. Fluxes
8. Safety Gear
9. Boots and Aprons
10. Goggles
11. Oil Cooler Condensers
12. Commercial Condensers
13. A/C Automotive Condensers

MALPRACTICES IN THE RADIATOR REPAIR INDUSTRY

Some common, yet serious malpractices in the radiator repair industry today which frequently cause engine damage and/or equipment breakdowns are:

- a. Radiator boiled out assembled and therefore not cleaned out completely.
- b. Leaks repaired without disassembly.
- c. If radiator is disassembled, failure to check out each tube for free passage of water. ("Rod out")
- d. Baffle plates not repaired or replaced when unserviceable.
- e. Soldering only those tube-header joints that show evidence of leaking.
- f. Soldering only those tube-header joints that are on the corners of the radiator (most common source of leaks).
- g. Leaking or damaged tubes in the core blocked off to stop the leakage.
- h. Tanks and supporting side frame not properly cleaned and therefore not properly inspected for required repairs.

We listed these to let you, the buyer of our parts and services, know that we are careful about quality control. We want you to have the best, so we put ourselves to the test.

HEAT EXCHANGER PRICING AND AVERAGING REPAIR TIME

PASSENGER CARS & SMALL TRUCKS	REPAIR TIME	RATE PER EACH
Clean, Test & Repair (1)		
Retail (Individual off the street).....	1 hour	\$ 48.00
Wholesale (Service garages, service stations, etc.).....	1 hour	37.50
Fleet (Construction companies, cab companies, police garage).....	1 hour	35.00
Clean & Test or Repair Only (Fan Damage) (1)		
Retail.....		\$ 25.00
Wholesale.....		19.00
Fleet.....		17.00
Heater Cores — Clean, Test & Repair (1)		
Retail.....	5 hour	\$ 25.00
Wholesale and Fleet.....	5 hour	19.00
Air Conditioning Units		
Condensor.....	1 hour	\$ 45.00
Evaporator.....	1 hour	45.00
Oil Cooler (All including trucks).....	1.2 hour	\$ 45.00
REPAIR	TIME	RATE PER
OVER THE ROAD HEAVY DUTY TRUCKS		HOUR
Medium.....	2 hour	\$ 35.00
Large.....	3 hour	35.00
Bolt-on.....	5 hour	35.00
Heater Cores or Surge Tanks.....	5 hour	\$ 35.00 ea.
Refrigerator Unit (Small).....	1.7 hour	\$ 35.00
Refrigerator Unit (Large).....	3.2 hour	35.00
OFF THE ROAD — TRACTOR		
Small.....	1.4 hour	\$35.00
Medium.....	2.0 hour	35.00
Large.....	3.0 hour	35.00
Bolt-on.....	6.5 hour	45.00
OFF THE ROAD — HEAVY DUTY (CATERPILLAR, ETC.)		
Small.....	4.9 hour	\$ 45.00
Medium.....	5.4 hour	45.00
Large.....	8.6 hour	45.00
MULTISECTION RADIATORS.....	Actual time	\$ 50.00

(1) Times and rates do not cover removing and replacing heat exchangers.

MANAGEMENT TEAM

Robert "Bob" Green, Jr., President

A Cardoza High School Commercial Business graduate, Mr. Green served in the U.S. Army and achieved the rank of Specialist, 4th Class. In the Army, Mr. Green studied electronics and became a crew chief on missile sites. After service, he held a variety of jobs before becoming a DC fire fighter in 1960. While a fire fighter for the City, he determined to venture into the private sector and bought a service station. In 1971, he acquired the building at Georgia and Morton and went into the radiator repair business. Mr. Green also has formal training and experience in plumbing and residential heating and air conditioning. Mr. Green is responsible for the overall planning, market expansion, and public relations.

Margo J. Smith, Vice President

Ms. Smith has been with Action Radiator since 1971 and has responsibility for the day-to-day operation of the company. In this capacity, she is involved in every aspect of the business from price control to inventory control and customer relations. She is a Cardoza High School business graduate and pursued a Nursing degree immediately after high school graduation. Ms. Smith altered her plans to become a nurse and chose to concentrate on business administration. She has availed herself of several area college evening programs to continually develop her business skills.

Fritz J. Nicolas, Chief Mechanic

Haitian born, Mr. Nicolas worked for the government of Haiti for 20 years handling emergency road calls which involved on-the-spot repair and modification. In 1969, he came to the United States where he pursued his interest in diesel mechanics. After three years of study, he received a certificate from Interstate Training and International Correspondence School in Regular Diesel, Mack Diesel and truck components. Mr. Nicolas also has extensive experience and training in trouble-shooting and failure analysis on fuel, cooling, electric, and brake systems. Mr. Nicolas has worked for Marriott Corporation and Central GMC.

Moses A. Dyer, Senior Shop Supervisor

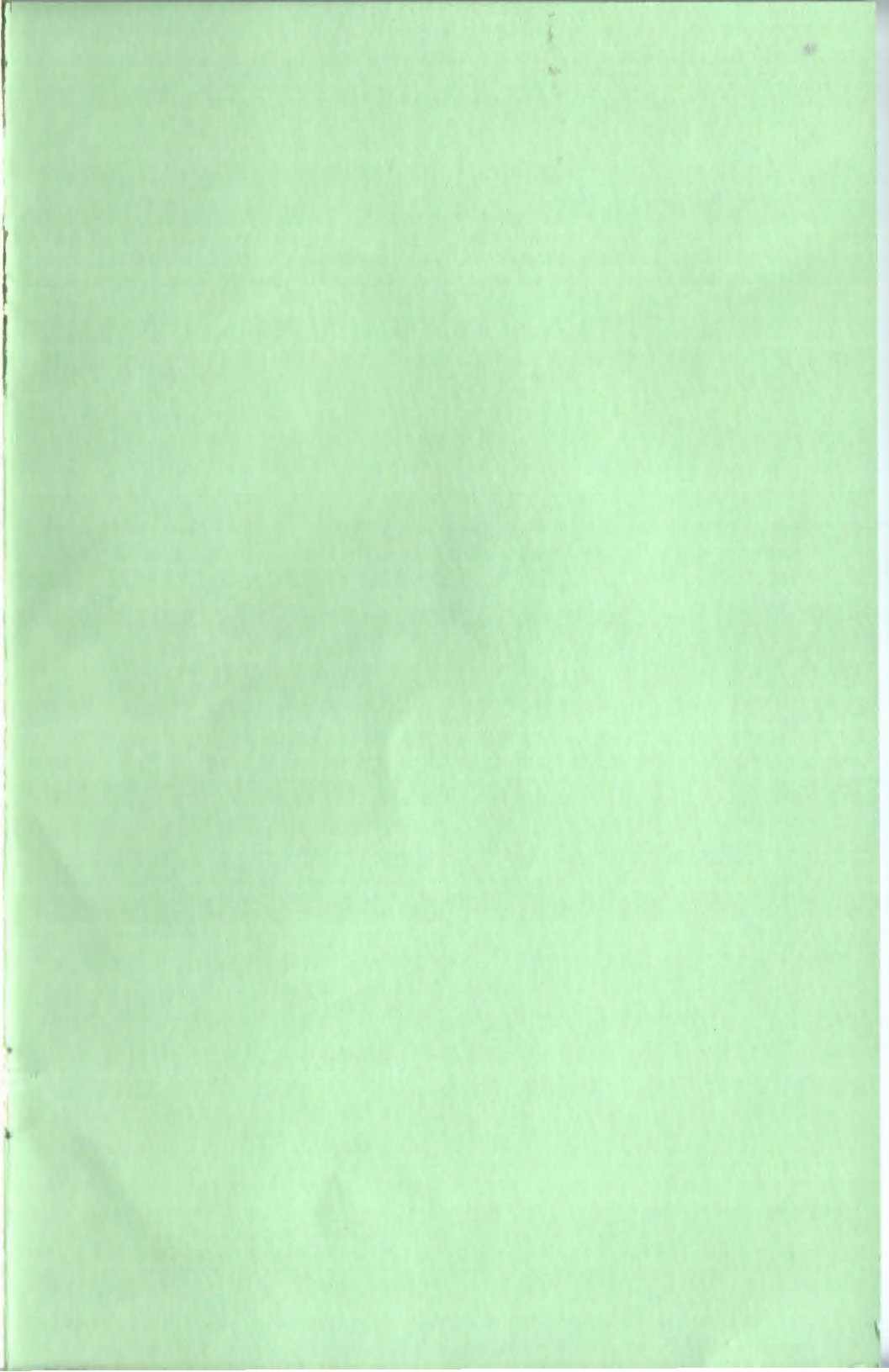
Mr. Dyer is a retired U.S. Army Warrant Officer who served two tours in Vietnam. During his Army years, he attended the Heavy Equipment School, Denver; Caterpillar Factory School, Detroit; and the Allis Chalmers School on Diesel Engines. He has over a thousand hours of correspondence school and was himself an instructor on diesel engines at Fort Leonard and the U.S. Army School in Germany. After retirement in 1974, he went to work for the Marriott Corporation as senior mechanic and moved on to Central GMC. He has also taught at the Diesel Institute of America.

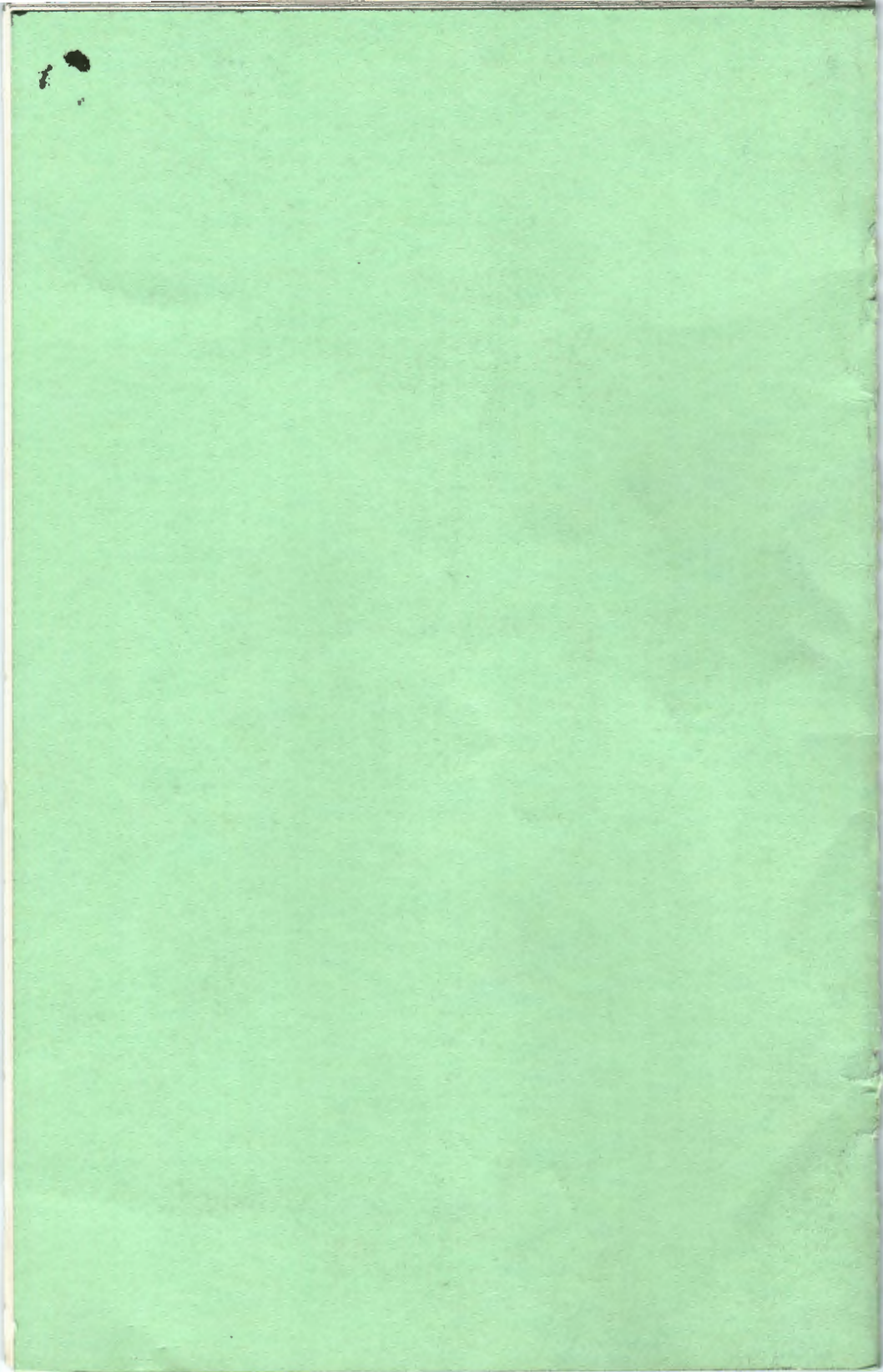
Clovis D. Loso, Chief Maintenance Engineer

Mr. Loso's career in property management is the result of many years of training and experience. He is a graduate of the U.S. Maritime Academy in New London Connecticut and sailed 3rd, 2nd, and 1st class on U.S. Merchant Marine ships as a Marine engineer with primary responsibility for boiler room oversight. He has owned and operated his own oil burning service company in Pontiac, Michigan. Since that time he relocated to the Washington, D.C. area and furthered his education by completing two semesters in property management at American University. For years, he was the chief engineer for a major real estate management company where he supervised the maintenance in all properties managed by the company.

A FEW OF OUR CLIENTS

Trailways Bus System
International Telephone and Telegraph (ITT)
Mack Truck
United Parcel Service
Ryder Truck Lines, Inc.
AMTRAK
Central GMC, Inc.
Washington Gas Light Company
Washington Metropolitan Area Transit Authority





Addresses of The Houses of Prayer

DISTRICT NO. 1

NEW YORK, NEW YORK
2320 8th Avenue
Phone UN 4-8511
Elder E. L. Green, Pastor

WASHINGTON HEIGHTS
2091 Amsterdam Avenue
Elder C. Lloyd, Pastor

BROOKLYN No. 1
25 Sumpter Street
Phone HY 3-8035
Elder L. Summers, Pastor

BROOKLYN No. 2
1381 Fulton Street
Elder W. Meredith, Pastor

BROOKLYN No. 3
420 Hinsdale Avenue
Elder F. R. Munns, Pastor

JAMAICA, NEW YORK
160-12 South Road
Elder C. Sutton, Pastor

HOLLIS, LONG ISLAND, NEW YORK
199-15 Murdock Avenue
Elder E. Noel, Pastor

BRONX
1326 Boston Road
Elder H. Adams, Pastor

NEWARK, NEW JERSEY
1025 Bergen Street
Phone: 929-9404
Elder J. Barksdale, Pastor

JERSEY CITY, NEW JERSEY
19 Kearney Avenue
Elder B. Williamson, Pastor

PLAINFIELD, NEW JERSEY
1539 W. Fourth Street
Elder R. Crawford, Pastor

PATERSON, NEW JERSEY
215 Graham Avenue
Elder J. Sloan, Pastor

DISTRICT NO. 2

NEW BEDFORD, MASSACHUSETTS
419 Kempton Street
Phone: WY 2-8238
Elder V. Stroud, Pastor

BOSTON, MASSACHUSETTS
590 Shawmut Avenue
Elder G. Elliott, Pastor

SPRINGFIELD, MASSACHUSETTS
85 Wilbroham Road
Elder D. Antley, Pastor

NEW HAVEN, CONNECTICUT
100 Dixwell Avenue
Elder C. D. Cooper, Pastor

STAMFORD, CONNECTICUT
11 Hazel Street
Elder T. Cradle, Pastor

BRIDGEPORT, CONNECTICUT
P.O. Box 4271
1423 Stratford Avenue
Elder B. Thompson

HARTFORD, CONNECTICUT
940 Albany Avenue
Elder O. Sowell, Pastor

PORT CHESTER, NEW YORK
115 S. Main Street
Elder J. Ford, Pastor

PROVIDENCE, RHODE ISLAND

376 Elmwood Avenue
Elder G. Woodard, Pastor

DISTRICT No. 3

PHILADELPHIA, PENNSYLVANIA No. 1
742 S. 16th Street
Elder W. E. Rouse, Pastor

PHILADELPHIA, PENNSYLVANIA No. 2
1200 N. Poplar Street
Phone PO 5-9289
Elder C. Taylor, Pastor

PHILADELPHIA, PENNSYLVANIA No. 3
4033 Haverford Avenue
Elder H. Griner, Pastor

COATESVILLE, PENNSYLVANIA
590 S. First Avenue
Elder N. McClary

CAMDEN NEW JERSEY
915 Broadway
Elder C. Kelly, Pastor

WILMINGTON, DELAWARE
214 W. 8th Street
Elder J. H. Turner, Pastor

VINELAND, NEW JERSEY
413 N. 14th Street
Elder G. Huff, Pastor

DISTRICT No. 4

BALTIMORE, MARYLAND
600 W. Preston Street
Phone: PL 2-9732
Elder W. E. Howell, Pastor

BALTIMORE, MARYLAND
1513 Ashland Avenue
Elder C. Gibbs, Pastor

HARRISBURG, PENNSYLVANIA
349 Reily Street
Elder S. Martin, Pastor

YORK, PENNSYLVANIA
151 S. Pershing Street
Elder S. Spivey, Pastor

DISTRICT No. 5

WASHINGTON, D.C.
MOTHER HOUSE OF PRAYER
601 M Street, N.W.
Phone: AD 4-1916
Elder S. C. Madison, Pastor

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Spotlight On Members

Small Businesses: Big Community Investments

Employment programs work best when they develop skills that can be used beyond a single work situation. That's the theory—that's actually working—in a relatively new jobs program in the area.

Action Radiator, located among a seemingly endless string of small businesses along the Georgia Avenue corridor in northwest Washington, is a case in point. The owner of the firm, Board of Trade member Robert Green, Jr., participates in this program he feels is unique and profitable to the community.

Green became involved in the program funded by the D.C. Private Industry Council (PIC), a newly organized group of predominantly business representatives, but also labor, education and community based organizations, that is developing employment and training programs for the area's unemployed.

Several Board of Trade members serve on the PIC Board of Directors. Kent Cushenberry (IBM), chairman of the Board of Trade's Human Development Bureau, is also chairman of the District of Columbia PIC. Steve Harlan (Peat, Marwick, Mitchell & Co.), treasurer of the Board of Trade, is a director on the PIC board.

Acquiring marketable skills on the job is crucial to this employment training program. Knowing this, Green provided more technical skills for several underemployed that worked in his firm for a four month period. His business, Action Radiator specializes in automotive and commercial heating and cooling systems, a service in growing demand in this era of energy consciousness.

Workers were trained in a variety of skills during the four month course. Before their "graduation", workers were rotated from a range of duties varying from writing invoices to adjusting heating and cooling units.

"What we're dealing with through PIC is a unique first," Green asserted. "This is the only time any employer has taken the underemployed into his or her place of business, taught them marketable skills and made them participants in the business."

For example, part of the training at Action Radiator involved classroom instruction on regulating commercial and private building heating and cooling units to obtain the most energy efficient usage possible during summer and winter. While listening to the lectures on adjusting air conditioners, the students and instructor. Mr.

Lewis, broiled in the classroom during the heat wave.

This situation gave them a chance to apply immediately what they had learned. "We found an air conditioner," instructor Richard Lewis recalled, "and built up the 30,000 BTU unit ourselves, using what we had learned in the classroom. This inspired some of the guys to experiment on their own, which resulted in an extensive project for all of us."

One of the students who ventured out on his own to adjust an air-conditioning unit in a southeast Washington apartment complex drew praise not only from both owner and resident manager, but requests from them to service the remaining 300 units in the building.

"The guys were really involving themselves during the weekends at this complex and other locations," Lewis noted, "making themselves available, making their services known."

What the students learned was how to adjust air conditioning units to obtain maximum of cooling, and how to regulate solar collectors and heat pumps.

"This training could be used extensively for heating installation and design for both hydraulic and forced air in residential and commercial buildings," said Lewis. "We've tried to create specialized technicians, the type who can go in and actually know immediately how to alter or upgrade the efficiency of any system through design and service techniques."

As a result of the outside work, Lewis said the students learned additional skills. Several learned how to draw schematics (diagrams of operating air conditioning units), a skill Lewis said was applicable in the engineering field.

All of this proves, Green emphasized, that employers can train productive people without spending money out of their pockets. "The PIC concept is workable. I can train them on the job, to get a substantial amount of manpower, and not have to pay for training costs."

The Board of Trade, through the Metro Office of the National Alliance of Business and the Human Development Bureau plan to become more involved in the activities of all seven area PICs in greater Washington. To this end, businesses such as Action Radiator can continue to develop similar job training programs that would benefit both the employer and community.



Action Radiator employees repair radiator tubes that water travels through during cooling process.

Government Watch Tax Report

The Tax Foundation, Inc. reports that the Tax Index continued its upward climb in the first quarter of 1980, reaching 360.6 percent of its 1967 base, up by 11.9 percent from the first quarter of last year and by an annual rate of 10.5 percent from the fourth quarter of 1979.

According to Tax Foundation economists, both the twelve-month

and the latest quarterly gains exceeded the concurrent increases in GNP—9.7 percent for the year and at an annual rate of 10.0 percent for the last quarter.

Over the twelve-month period, the Federal Tax Index moved up to 360.0, or by 13.8 percent, dwarfing the rise of 8.1 percent in the state-local index.

... Fairfax

(continued from page 11)
201,667; decade increase of 80,929 units or 61.9 percent.

- Median market value: 1980 median market value (\$87,200) representing 16.0 percent increase over 1979 value (\$75,200); decade increase of 146 percent of 1970 value (\$35,400).

- Non-residential structures inventories: 1980 inventory of 3,332 non-residential structures representing an increase of 95 buildings or 2.9 percent over 1979 inventory of 3,235.

Both Reports and Profile are part of a continuing series initiated by the County in 1973. Copies of either publication may be purchased from the County.

Got Some Advice for the District? Call it in!

The city government is instituting a special service to handle recommendations offering advice and suggestions about how to improve the city's operations by eliminating government waste and inefficiencies. Operators will be staffing a hot line, 296-IDEA, to handle these recommendations and they will forward all suggestions to the Mayor's office for review and possible implementation. Interested persons also will be able to send in written suggestions on a special brochure.

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Bob Green takes action in a town known for talk



Action Radiator's Bob Green believes in his community and works to help the people in it.

WASHINGTON—He was speaking as if he were an evangelist, hailing the wonders of opportunity which lie ahead if only they believe.

Thus Bob Green of Action Radiator Service, located here in the heart of the ghetto, on Tuesday afternoon, Sept. 23, addressed 15 graduating students from an abridged course in automotive cooling system service.

For Green, it was an emotional time; he had been their leader, their instructor, their cajoler, their inspiration; their disciplinarian and, in many cases, their executioner.

But the 15 graduates to whom he spoke, most of whom were offenders—convicts with records of crime indelibly inscribed on D.C. society's ledger—had made the grade.

They had borne up to the task of re-adjustment to society while at the same time learning a practical trade upon which they could eventually rely for a living.

BEHIND GREEN, the 15 students, and their assembled, proud parents, there is a story of a radiator shop owner and his dedication to the value of human resources.

Bob Green, who has operated a shop for nearly 10 years and who has known what it means to be a small businessman for 13 years, is active in community affairs.

He is a member of the Washington Board of Trade and as such listened meeting after meeting as the super eggheads would advance their theories on what to do about D.C.'s employment picture.

To Green, the meetings were talk, talk and more talk, but with little concrete action.

That's when he decided he'd do something about it.

Two years ago, he opted to take the first step.

The Washington Board of Trade was supporting a non-profit community self-help group entitled PIC—Private Industry Council.

PIC came into being directly as a result of the Comprehensive Employment Training Act (CETA) under that Act's Title VII—private sector initiative programs.

A NON-PROFIT organization funded by the federal government, PIC's mission was to work with inde-

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pendent businessmen, monitoring the training programs in the field.

Green approached PIC and said he had an idea.

The industry was in need of manpower and there were thousands of untrained D.C. youths in need of jobs.

Surely, he asked, there had to be a point where an industry's needs could be meshed with society's?

PIC thought so and they helped negotiate a contract with the government for a total of \$44,000.

Under that contract, Green was to have trained 33 ex-offenders for a five month period.

The money was to be used to secure equipment, training material and to pay instructors.

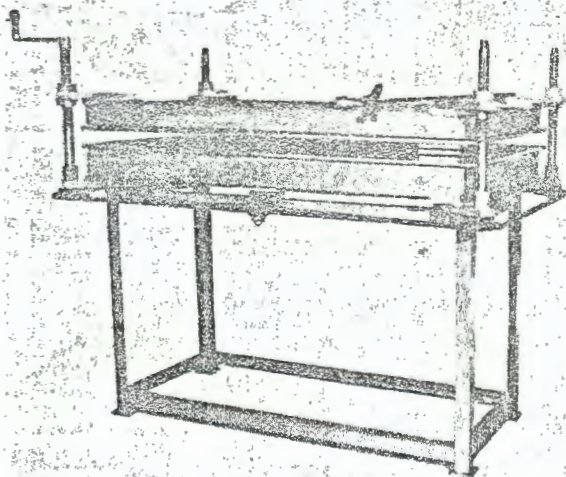
Green could handle the radiator portion of the training, but he had to secure outside assistance in both the air conditioning and the commercial refrigeration phases.

Additionally, the program was to touch on solar energy and principles of heat transfer associated with this evolving science which could have practical applicability.

PIC and Green screened a number of youths and young adults before de-

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Little Tiffany Burns, held by her grandmother Mrs. Berlie Peters, found it difficult to sit still, that is until she spotted a camera in the crowd focused her way.



Carla Thompson, dressed in her Sunday best, was paying attention to Bob Green, so it appears, until she too spied the photographer and couldn't resist taking a closer look.

ciding on the initial 33 member class. The program started in mid-May.

SEVERAL WEEKS later, Green used the opportunity of a NARSA-NE meeting held in suburban D.C. at College Park, Md., to brief NARSA executive director Stan Rodman on the program.

Could NARSA assist in any way?, he asked.

people

Rodman felt that the training material which encompasses the foundation of the national certification program was the best material available for instruction.

He and Green looked over the manuals; Green agreed.

Several were sent down to D.C. and Bob structured his own lesson plans and accompanying tests from those books.

The class was making progress, although by June, Bob had lopped off several students who showed no propensity for learning.

But the others were coming along at their own individual paces, aided by a program which had built in allowances for the fact that all of the students possessed varying degrees of education.

Coupled to the classroom work was the on-the-job training conducted by Bob and his employees in the shop.

Action Radiator Service, in the 3400 block of Georgia Avenue, contains more than 2000 sq. ft. of space and as it is a full-service cooling system service outlet, the students had an opportunity to work in every facet of the business.

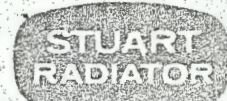
SAID BOB. "At first, the students were telling me what they thought I wanted to hear. Later on, as we got to know each other, they began leveling with me and telling me what they wanted."

Progress was being made. By the second month, more than 25 students were still in the class and they were already showing a propensity for one or the other of the sequences being taught.

In the meantime, PIC's Leslie Cameron, a field coordinator who works with the organization's executive director, Noel Smith, visited with Green on a periodic basis.

Cameron would monitor the program and would assist Bob in getting behind the redtape and through the bureaucratic jungle which is the natural preserve of programs such as this.

Additionally, Green had the help of



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Bob Green's graduates proudly display certificates of their accomplishments. Standing (left to right) are Bob Green, Jeffrey Hatcher, Herman Neugass of D.C. Office for Business & Development, Julius Brown, Clifton Lee, John Chureton, Sandy Johnson, Ronnie Smith, Paul Burns, Lawrence Williams and Zachary Banks. Seated, left to right, are Vincent Ray, Gregory Pearson, Stephen Marshall, Anthony Peters, Harold Moore, Mark Harris and Darryl McClain.

Leonard Kolodny of the Board of Trade. Kolodny, manager of the Retail Bureau, was well aware of the efforts Green was making and he was a constant source of encouragement for Green.

Bob needed all the encouragement he could get.

Because, at times, Bob would get disgusted.

HE KNEW THAT the program was costing him money; he no longer had the time to call on his accounts or to closely manage his business.

And he especially got down on himself on those days when he was forced to let one or another student out of the program, for whatever reason.

"Personality was never an issue," said Green. "I tried to objectively evaluate each student for his potential and direct him into that area which we, the student and myself, felt would be good for him."

Green plainly admits that there were some students with whom he had personality conflicts.

"Some of the graduates here today," he told the audience, "I would have bet you they couldn't have lasted a week, let alone five months. But they're here and they've earned their stripes."

Now that they've graduated, Bob feels each will be eminently employable. While working at the shop, they were paid minimum wage of \$3.10 per hour.

Said Green, "Several have already located jobs and will be paid considerably higher than minimum wage to start."

Green plans on keeping at least six of the graduates; he has the work to expand his operation but never had the talent on hand.

NOW, HE feels he does. Anyone who might need convinc-

ing only need step onto the roof of Action Radiator Service.

There, Bob's students constructed a solar heating system utilizing, of all things, an industrial radiator core.

They painted the core black and ran inlet and outlet pipes from the cores' location on the roof down to the second floor study room. The rig also has a pump to speed the water through the core, although Bob contends it would work on centrifugal force and pressure even if the pump were not attached.

In the study hall, the hot water is run through a series of fins which transfer the heat from the pipe into the air, where a fan blows it out into the room.

Said Green, "It works well."

He then adds that more radiator shops should be looking into the solar field and that's where he intends to apply some of his knowledge.

ONE GUEST at the graduation ceremony is not surprised at anything Bob and his students accomplished.

He's Trevelyn Strange, director of the City Department of Transportation garages.

Strange was one of the few people who initially put the action where their mouth is by funneling business to Bob's operation so that the students would receive a full range of work experience.

Said Strange, in addressing the group, "We feel it's important that minority businessmen be given every opportunity to compete and in accomplishing what you have with these young men, you should be proud."

For the parents who were there, it was an equally proud moment. Some of the mothers were still quite youthful and they identified with Green when he said, "It's about time that your sons

stopped being a burden to you."

"Now," he added, "they're prepared to become decent citizens and a source of pride to the black community."

In attendance at the ceremonies was Herman L. Neugass, assistant director for business services in the office of business and economic development for the District of Columbia.

ALONG WITH Green, Neugass presented the graduates their certificates which NARSA had printed attesting to the completion of the basic course in cooling system service, abridged version.

Graduating the cooling system service course were Zackery Banks, Julius Brown, John Curetow, Jeffrey Hatcher, Clifton Lee, Sandy Johnson, Harold Moore, Vincent Ray, Presley Robinson, Ronnie Smith and Lawrence Williams.

Receiving certificates in not only cooling system service but also commercial refrigeration were Anthony Peters, Bob Burns, Mark Harris, Darryl McClain, Stephen Marshall and Gregory Pearson.

Said Green, "I'm proud of you fellows and all that you've accomplished."

Asked by Neugass during the ceremonies if he'd do it again, Green only said, "I'll help anybody on starting a program but believe me, once is enough."

Perhaps so. But time will tell. For it's then that Bob Green will be able to see the real value of the task he undertook last May when 33 pairs of eyes riveted on him, expecting this extremely personable, competent black businessman to show them the way.

He did and now his graduates are on their own.

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Washington Post

TRICT WEEKLY

Comics / D.C. 1

Few Churches Building Housing

Ministerial Aid Called Minimal In Solving Problems of Parishioners

By L. BARBARA BOWMAN

Washington Post Staff Writer

Bishop William McCullough doesn't like mortgages. That's why his church last year paid \$2.4 million in cash to build 166 private apartments in the heart of the Shaw neighborhood.

Paradise Gardens, a group of three-story brown brick buildings at Seventh and L streets, N.W., is the latest of nearly 250 mortgage-free apartments built in Shaw by the bishop's United House of Prayer for All People in the last eight years.

McCullough is unique among city church leaders: He is the only one building housing for low- and moderate-income families. He also is one of the few ministers trying to help their parishioners with housing problems.

In the early and mid-1970s when federal housing funds were more plentiful, some churches, primarily those in two of the city's riot corridors, built more than 3,000 subsidized apartments.

But in the last few years, as the city's real estate boom forced hundreds of poor church members from their rented homes and apartments and as the number of foreclosures on home mortgages has increased, church help has been minimal, according to interviews with more than 30 church leaders and city officials.

During the same period, several city churches have spent millions to build new church buildings.

"It takes an aggressive minister who wants to make real the spiritual," former city housing director Robert L. Moore said. "A lot of their members got displaced, and I don't know why they didn't respond."

"Some have gotten the 'edifice complex' and they put their money into new [church] buildings," Moore added.

Father Geno Baroni, a former assistant

secretary of the U.S. Department of Housing and Urban Development, said "It is easier to get money out of church people to build churches than to get housing. They would rather give you money for a monument. A lot more education is needed."

He added: "Inside you are singing and praying about going to Heaven and you come outside and the neighborhood is going to hell."

Some church leaders believe that the criticism is unjustified. The Rev. Ernest Gibson, executive director of the Council of Churches of Greater Washington and a longtime housing activist, said: "Churches don't have that kind of money. I guess that's the myth about churches. They don't have large amounts of cash to put into buildings."

In the early 1970s, Gibson's church, First Rising Mount Zion Baptist Church, 1240 Sixth St. N.W., took the unusual step of delaying plans for a new church building so that it could build 217 subsidized apartments instead.

"We had to make a decision and we needed housing," Gibson said. "That need was so critical we postponed our building program for the church," he said.

The Rev. Raymond R. Robinson, president of the Council of 100 Ministers, agreed with Gibson. "The church is not economically strong enough to do that [build housing]," he said.

As to why churches don't pool their money, Robinson said: "That's a business project." He added: "The real mission of the church is not to raise money but to promote the kingdom of God." Churches could contribute to programs to increase jobs and housing, "but a lot of building ought not to be in the name directly of the churches."

Robinson said his church, Israel Baptist,

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PHILLIP: The Washington Post
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Prayer for All People.

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THE UNITED HOUSE OF PRAYER FOR ALL PEOPLE
DURING THE PRELACY OF THE HONORABLE W. MCCOLLOUGH
(1960 - Present)

"The Maturing of a Viable Social Institution Within the Community"

The concept of the Church as a social institution within the community is not unique either within contemporary experience or within the United House of Prayer for All People. What is noteworthy from a sociological perspective is the unswerving commitment and dedication over the past 53 years of its existence which the United House of Prayer has demonstrated in its espousal of the enhancement of the dignity and welfare of residents of inner cities across the Nation, and its manifest sociological maturity exhibited over the last two decades in pursuing these aims - solely supported by the resources of the Church.

Using an indisputable gospel of God backed up by the Holy Bible, and stressing the effectiveness of the pragmatic example, the United House of Prayer for All People confronted head on the challenge presented by the populace of inner cities across the country formerly styled as "untouchables," and social, economic, and educational "incorrigibles." Through the medium of the Church institution, it successfully offered a constructive means of escape for many residents of inner cities from generations of systemic neglect and deprivation.

The social dimensions of the programs inaugurated within the last two decades by Bishop McCollough, and solely supported by the resources of the Church, are unmistakably clear. Though national attention is only belatedly focusing on the phenomenon of "urban displacement" - term used by HUD and others in the housing field to describe the mass displacement of inner city residents in lieu of the more affluent residents through the urban renewal process - Bishop McCollough had identified this problem as early as 1960, and moved immediately in a sometimes solitary effort in various inner cities across the Nation to arrest this trend. Concurrently with urban renewal efforts to tear down some of the familiar landmarks in these inner cities, he was busily providing new, custom-built, mortgage-free churches for approximately 70 of the congregations of the Church across the Nation, and utilizing Church construction teams to renovate and improve the remaining edifices. Many of these newly constructed churches were erected on the original mission sites in these inner sites, providing a much needed beacon of stability and economic independence for the residents of these areas.

Continuing to exhibit a singularly advanced social responsibility in his prelacy, the Honorable W. McCollough launched the construction also of mortgage-free "housing in which to live" - major apartment construction of modern and terrace type, senior citizens' housing, apartment dwellings,

parsonages, day care centers, and moderate and low income housing for the community as well as the membership. This ambitious commitment of Church resources - even as federal and local government agencies were citing budgetary considerations for lack of housing monies - offered mute testimony that the Honorable W. McCollough did not regard the aspirations and welfare of inner city residents as expendable, or easily dismissed. He has often voiced his commitment to those who represent "the bridge that brought us over," since it was within these same inner cities of the Nation that the United House of Prayer for All People got its start. His overwhelming humanitarian concern is also evident in the housing he has provided for senior citizens, and his social service programs of aid to the elderly and retired ministers, and field workers, of the Organization. He has insisted that the elderly of this Organization be treated with a dignity and respect commensurate with their lifelong contributions to this Organization.

Out of his awareness of the social needs of the Organization, and particularly the youth, the Honorable W. McCollough has developed programs to constructively channel the energies of the membership in a positive direction. He has seen to it that the doors of the "House of Prayer" remain open seven nights a week. He has established a dynamic McCollough Softball League to meet the recreational needs of the membership, and personally purchased uniforms and equipment. He has personally fostered development of youth choirs, male quartets, and other singing groups, and established a program of musical competition that has resulted in some of the best gospel singing available anywhere in the Nation. Several of the youth choirs alone number in excess of 100 voices. He has also organized musical bands throughout the Organization, and through the medium of annual parades in the various States, and other competitive programs, ensured their professionalism. All of these efforts and activities are designed to promote development of a membership and allied community that are assets to the social system, rather than abandoned products of the criminal justice system.

Further evidence of the singular manner in which the Honorable W. McCollough has discharged the social responsibility of his stewardship is the establishment of the McCollough Scholarship College Fund. The educational needs of a society are an integral part of its proper development, and the establishment of this fund institutionalized this concept within the United House of Prayer for All People. His philanthropic gifts are by no means confined to the substantial personal donations with which he started this Fund. Each year there are hundreds of children within this Organization whose Merry Xmas is a result of personal contributions from the Honorable W. McCollough. The entire costs of instruction for every pupil who attended the McCollough School of Music was borne personally by him. Many of the pianos and organs in the churches newly constructed during his prelacy are personal gifts from Bishop McCollough.

Finally, the Honorable W. McCollough has translated his exemplarily executed concept of social responsibility to the point of instructing the local ministers to gratuitously extend every courtesy to both the membership and the community. Weddings, funerals, or other public and community activities may be held at the church, free of charge. When not in use by

the Organization, the community has even utilized the services of the air-conditioned, rest-room equipped fleet of highway coaches owned and operated by the Organization. All of these services and activities are in keeping with Bishop McCollough's forthright acceptance and singular discharge of the responsibility of his stewardship to enhance the development of this Organization as a viable social institution within the communities of the Nation.

I N F O R M A T I O N R E L E A S E

(For Immediate Release - Friday, April 30, 1982 - 12:00 Noon)

"THE UNITED HOUSE OF PRAYER ANNOUNCES RENT-UP OF 158 UNITS IN A UNIQUELY NOVEL MULTI-FAMILY HOUSING INITIATIVE IN DOWNTOWN, WASHINGTON, D.C."

With construction now well advanced on the site, the United House of Prayer, with its National Headquarters at 601 M St., N.W., today announced rent-up of its 158 units of badly needed multi-family housing in Downtown, Washington, D.C., on 7th Street, from L to M Street, N.W.

Constructed under the singularly successful direction of Bishop W. McCollough, National head of the church, the unique feature of this development is that by using his Church's own funds, Bishop McCollough was able to construct this novel project mortgage-free. Thus, unhampered by high mortgage interest rates, he was able to structure a base rent schedule for one, two and three bedroom units in his Development which comes in as much as \$195.00 below HUD's Fair Market Rents for New Construction, published in 1981 for the Washington, D.C. area.

Notwithstanding the low base rents for this Development, the detail of construction, at the personal insistence of Bishop McCollough, is decidedly rich in quality and conveniences. All apartments will have hardwood floors and modern equipped kitchens and baths. In fact, each three-bedroom unit contains two full baths. All units also have built-in air conditioning. For added convenience, each group of 11 units will have a laundry room with 3 washers and 3 dryers. All units will have an intercom system to allow for screening of visitors at the entrance of each building. In commenting on the conveniences incorporated in this Development, Bishop McCollough noted, "on numerous occasions my architects and contractors would say to me, "Bishop, you seem as though you are building this like you would build your own home."

This medium density development is styled on the garden and terrace type of walk-up apartments, with terraces on the ground floor level and balconies strategically located on upper levels, providing a striking view overlooking Downtown, Washington, D.C. to the South, and Shaw to the North. Residents on the northern side of the McCollough Paradise Gardens will be favored with a pleasant panorama of the gleaming new addition (named the McCollough "Saints' Paradise") to the National Headquarters of the United House of Prayer.

Church officials confirm that paralleling the rent-up of this local development, rent-up is also occurring - or about to occur - for newly constructed residential developments in Charlotte, N.C. and New Haven, Connecticut by the United House of Prayer. No wonder EBONY Magazine wrote of him:

"What Bishop W. McCollough, a missionary using social welfare methods, has created in urban wastelands scattered throughout the Nation is the basis for hope for millions of poor people."

END.