

CHWC

Rebuilding our Neighborhoods

2020

Annual Report

Remembering Ms. Beatrice Lee

Last year, our community lost a dedicated leader. A portrait of Beatrice Lee is featured on the cover of our 2020 Annual Report in honor of Ms. Lee's hard work over decades to improve the lives of families in the Douglass/Sumner neighborhood.

The Douglass/Sumner Neighborhood Association was officially incorporated on March 7, 1997 by Mrs. Beatrice L. Lee; however, she was a force in the community long before then. She retired in 1995 with 31 years of service in recreation; many of which were spent leading youth programs at the center which has been renamed in her honor, at 10th and Washington Boulevard.

Mrs. Lee was a dedicated, fearless leader who always inspired others to do better...not always necessarily through her words, but through her actions. She was driven to work with animal control to rid the neighborhood of dangerous dog packs, fight for sidewalks for school children, eliminate non-working street lights, organize neighborhood cleanups, assist elderly residents with obtaining home repair grants, and in some cases, help them to fill out the applications for assistance. This is by no means an all-inclusive list of her actions. In support of the neighborhood in which she was born and raised. Because of her hard work and unbreakable spirit, Douglass/Sumner received a designation that allowed us to be able to get new homes built in the neighborhood for the first time in over 50 years. The construction of those initial two homes, have spurred development six additional new homes, with more to come.

September 8th this year would have been Mrs. Lee's 91st birthday, and her family celebrated her memory with a celebration and balloon release at the Beatrice Lee Center. Mrs. Lee may be gone, but she will not be forgotten, and we are all better for having known her.

*Contributed by **Beverly Easterwood** and the
Douglass/Sumner Neighborhood Association*

Who We Are

CHWC works to build and connect people on the strengths of our neighborhoods. For over 20 years, we have worked alongside our neighbors to stabilize, revitalize, and reinvest in Kansas City, Kansas neighborhoods through improved housing and other quality-of-life initiatives.

Together, we're working towards a common vision:

Kansas City, Kansas as a vibrant,
diverse community, welcoming
families with housing,
employment, educational
and economic opportunities,
making our neighborhoods
a community where
people are proud
to live.





What We Do

CHWC invests in our neighborhoods holistically, building and sustaining interlocking strategies to support the long-term vision and goals of our community. These include:

Housing: We build high-quality homes, renovate existing homes, and provide paths to homeownership through shared equity housing models, lease-to-purchase programs, purchase assistance, and high-quality rental homes.

Financial security: We support families in achieving their financial goals by providing one-on-one counseling and group classes in English and Spanish on topics ranging from pre-purchase homebuyer education to credit building to renters' rights and responsibilities.

Community building & engagement: We support the holistic health, learning, and growth of our neighborhoods' families by building & refreshing community assets like parks, gardens, and arts amenities.

Community lending: In 2020, CHWC began laying the groundwork to become a CDFI, with the purpose of helping families access the capital they need to establish safe and stable homes, build financial stability, and thrive in our neighborhoods.

Our Impact

in 2020

Built, renovated, & repaired 18 homes – a record for us

Transitioned all operations & service delivery to remote

Administered over \$100,000 in rent, mortgage, and utility assistance to COVID-impacted families in our neighborhoods

Grew our team by 3 members in order to *expand community engagement, develop a lending program, and renovate & repair more homes*

Established a long-term partnership with neighboring agency Credit & Homeownership Empowerment Services (CHES) to **provide credit restoration services for our families & deepen the expertise** that backs our services

Provided *critical foreclosure and eviction counseling* to COVID impacted families

Maintained **high-quality rental homes** for over 70 families

Served as a Community Development Housing Organization partner in a 32-unit senior housing development in Olathe, KS, helping *provide affordable housing for seniors while bringing back resources to Wyandotte County*

Delivered **fresh, local produce** to dozens of families through Splitlog Farm

Continued work with the NeighborWorks Race Equity Diversity and Inclusion initiative, a small cohort of peer organizations *committed to improving cultural competency to serve a diverse community*

Board of Directors

Sister Therese Bangert

Mary Collins

Joseph Keller

Sam Lewis

Jackie Loya-Torres

Ben McAnany

Father Mark Mertes

RJ Gildea

Sandra Olivas

Tim Quigley

Jim Schraeder

Cecelia Wisniewski

Advisory Council

Susan Carroll

Craig Gaffney

Bill Hutton

Joe Reardon

Monsignor Tom Tank

John Tiszka

Staff

Brennan Crawford

Sara Fitts

Lisandro Gonzalez

Kimberly Holmes

Nathalie Martinez-Vowels

Carlanda McKinney

Megan Painter

Charlie Pattison

Tennille Perkins

Lynne Serrano

Rebekah Swank

LaCherish Thompson

Ana Tamayo

Priscilla I. Valenzuela

Earl Wood



Key Partners

in CHWC's Work

A. L. Huber General Contractor	Francis Family Foundation	Neighborhoods Rising Fund
American Family Insurance Dreams Foundation	Craig and Karen Gaffney	NeighborWorks America
ArtsKC	In Memory of Cleon and Mary Margaret Gildea	ONE Gas
Arvest Bank	Hall Family Foundation	R.A. Long Foundation
Bank of America	Health Forward Foundation	Republic Services Foundation
Board of Public Utilities	Home Builders Association of Greater Kansas City	Richard T. Merker
Willard J. and Mary G. Breidenthal Foundation	Joe and Annette Keller	Plastic Packaging
Mike Burns	Kansas City Regional COVID-19 Relief Fund	Porter Funeral Home
Capitol Federal Savings Bank	Kansas Creative Arts Industries Commission	Reardon Pallet Co.
Mike and Susan Carroll	Kansas Department of Commerce	Vicki and Todd Shepherd
Brennan Crawford	Kevin Kistler	Sisters of Charity of Leavenworth
Campione Flooring	Krizman's Sausage Co.	Sunderland Foundation
Commerce Bank	LISC Greater Kansas City	John Tiszka & Lois Keller
Anonymous Donors	Rick and Beth Lane	UMB Bank Foundation
Marianne Dunn and Bill Dunn, Jr.	Jim and Dunrie Lewis	Unified Government of Wyandotte County
Dunn Family Foundation	Jeff and Joan Lipp	Union Pacific Railroad Company
Raymond and Monica East	Matt and Megan Maassel	US Bank
Eckstein Charitable Trust	March Family Foundation	Walmart Foundation
First Federal Bank of Kansas City	McAnany Construction	Matt Watkins
First State Bank Mortgage	North American Savings Bank (NASB)	Westerman Foundation

2020 Financial Summary

Consolidated Statement of Position 31-Dec-20

	CHWC & Subsidiaries	Tax Credit Properties	Total
Assets			
Total Current Assets	\$ 2,881,838	\$ 439,751	\$ 3,321,589
Notes Receivables, net, less portion above	\$ 380,126		\$ 380,126
Related party notes receivables	\$ 438,741		\$ 438,741
Property and equipment	\$ 1,973,709	\$ 6,687,616	\$ 8,661,325
Unamortized costs, net		\$ 37,505	\$ 37,505
Other Assets		\$ 132,275	\$ 132,275
TOTAL ASSETS	<u>\$ 5,674,414</u>	<u>\$ 7,297,147</u>	<u>\$ 12,971,561</u>
Liabilities			
Total Current Liabilities	\$ 781,284		\$ 781,284
Notes Payable, less current portion above	\$ 2,420,389		\$ 2,420,389
TOTAL LIABILITIES	<u>\$ 3,201,673</u>	<u>\$ 3,546,244</u>	<u>\$ 6,747,917</u>
Net Assets			
Net Assets without Donor restrictions	\$ 1,902,541		\$ 1,902,541
Net assets with donor restrictions	\$ 570,200		\$ 570,200
TOTAL NET ASSETS	<u>\$ 2,472,741</u>	<u>\$ 3,750,903</u>	<u>\$ 6,223,644</u>
TOTAL LIABILITIES & NET ASSETS	<u>\$ 5,674,414</u>	<u>\$ 7,297,147</u>	<u>\$ 12,971,561</u>

2020 Financial Summary

Statement of Activities Year ended December 31, 2020


	CHWC & Subsidiaries	Tax Credit Properties	Total
Revenue			
Net Program service revenue	\$ 345,436	\$ 523,390	\$ 868,826
Total Grant and contributions	\$ 1,363,083		\$ 1,363,083
Net assets released from restrictions	\$ 772,831		\$ 772,831
Total Other revenue	\$ 40,868		\$ 40,868
TOTAL REVENUE	<u>\$ 2,522,218</u>	<u>\$ 523,390</u>	<u>\$ 3,045,608</u>
Expenses*			
Program services	\$ 1,449,814	\$ 78,860	\$ 1,528,674
Supporting services Management and general	\$ 173,832	\$ 401,127	\$ 574,959
Fundraising	\$ 99,767		\$ 99,767
TOTAL EXPENSES	<u>\$ 1,723,413</u>	<u>\$ 479,987</u>	<u>\$ 2,203,400</u>

*Net of Depreciation

** CHWC, CHWC Holding Corporation, Community Construction LLC, Community Housing Realty LLC



Rebuilding our Neighborhoods

A photograph of a smiling man with a grey beard and mustache, wearing a grey baseball cap with a rainbow stripe and a dark jacket over a colorful t-shirt. He is standing in front of a white building with a corrugated metal roof. The image is partially covered by a dark teal geometric overlay in the top left corner.

**Thank you for being part
of our work!
Together we are building
strong neighborhoods
with everyone who calls
Kansas City, Kansas
home.**