



*Rebuilding our Neighborhoods*

## 2021 ANNUAL REPORT



TOGETHER WE'RE BUILDING  
**COMMUNITY.**  
**OPPORTUNITY.**  
**HOME.**

# MISSION

*Stabilize, revitalize,  
and reinvest in  
Kansas City, Kansas  
neighborhoods through  
improved housing  
and other quality  
of life initiatives.*



# VISION

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



# STRATEGY

## TOGETHER WE'RE BUILDING...



### HOME.

We build and renovate high-quality homes to revitalize neighborhoods, increase investment in our community's vital infrastructure, and create lasting assets for families.

### OPPORTUNITY.

We support families in achieving, preserving, and sustaining their dream of homeownership by offering free and low-cost housing counseling, financial education, and purchase assistance.

### COMMUNITY.

We bring neighbors together by making places where people can grow and eat healthy food, play, and create and enjoy art.



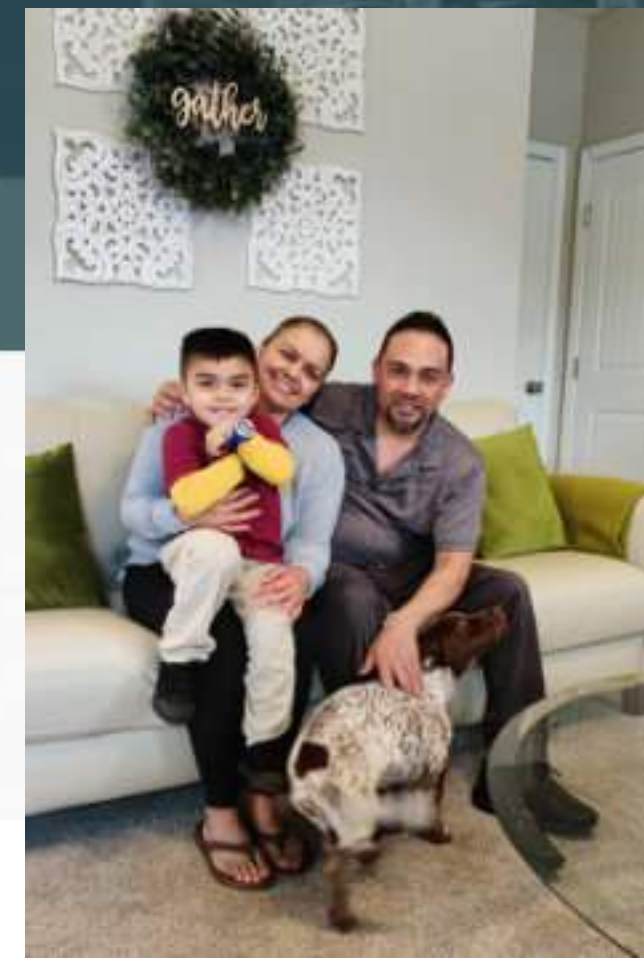
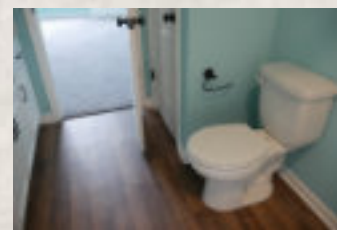
# BUILDING HOME

*In 2021, CHWC built 7 new homes, renovated 3 beautiful historic homes, and created a new path to homeownership by launching the first Community Land Trust (CLT) in Kansas City, Kansas.*

Although Judith and Alfredo loved the beautiful trails in their old home state of California, working two jobs and commuting in heavy traffic every day were leaving them with very little time to spend with their four children.

After searching for the perfect home on MLS, they bought a CHWC home in early 2022 and have been busy settling into life in City, KS ever since.

*Pictured: Judith and Alfredo with their youngest son, Santi; and their dog, Charlie.*



# BUILDING OPPORTUNITY

CHWC took several key steps in 2021 to opening more financial and housing opportunity to our neighbors. While continuing financial education and homeownership initiatives, we also launched:

- ***a home repair and improvement program***
- ***a Community Lending program that will initially offer mainly down payment and home repair loans***
- ***a Community Land Trust (CLT), which will provide a new option to pursue homeownership for many families***

Alberto and Magdana have lived in their CHWC home for seven years. In 2021, they accessed home repair and improvement funds and services through CHWC; these important repairs helped preserve the safety and value of their home, so they could stay put in the neighborhood that they, their children, and their grandchildren now call home.

**STAYING PUT IN KCK**



*Wendell, a retiree who has lived in KCK nearly all his life and has become well known in his community for looking out for his neighbors, had repairs to his roof, front porch, driveway completed with support from CHWC in 2021.*



*Alberto and Magdana with three generations of their family outside their CHWC home.*



***In total, 2021, CHWC completed 7 home repairs and supported 216 counseling customers (59 of whom went on to become homeowners).***

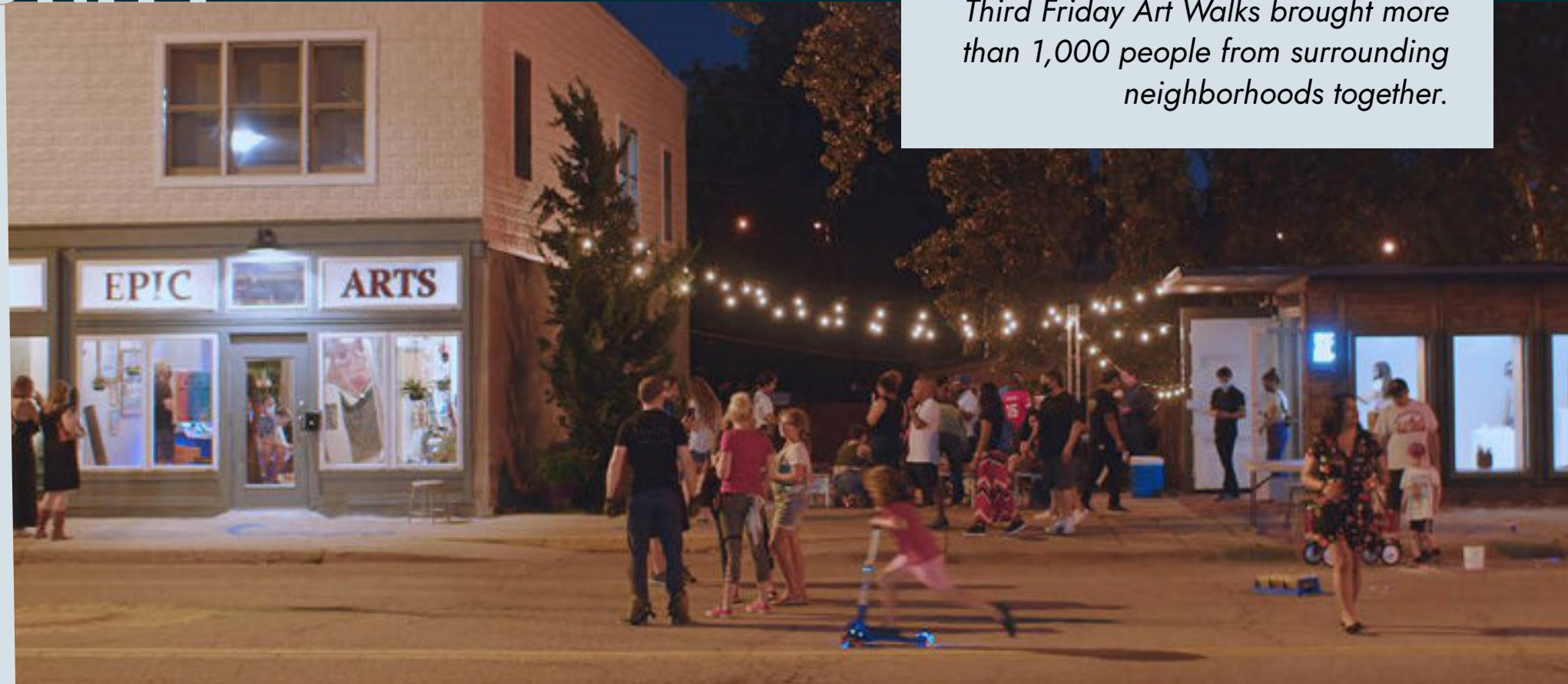


# BUILDING COMMUNITY

Arts and health continue to be universal access points for neighbors in each of our communities to gather, connect, and build a strong neighborhood identity. In 2021, arts programs expanded through the launch of several major programs that will continue to serve the neighborhood for years to come:

- **Artist in Fellowship**
- **Downtown KCK Third Friday Art Walks**
- **EPIC Ambassador Suite**
- **Community Gallery Renovation**

*The relaunch of the Downtown KCK Third Friday Art Walks brought more than 1,000 people from surrounding neighborhoods together.*



*In the Bethany neighborhood, Splitlog Farm provided fresh produce to hundreds of children and families in the community and brought dozens of volunteers together.*

*In partnership with Groundwork NRG, the OCP Neighborhood, and Republic Services, we also began planning and building new trails and greenspaces in the Historic Northeast.*





# BOARD & ADVISORY COUNCIL

# STAFF

**Sister Therese Bangert**

**RJ Gildea**  
Board Treasurer

**Joe Keller**  
Board Chair

**Jackie Loya-Torres**  
Board Secretary

**Ben McAnany**  
Board Vice Chair

**Father Mark Mertes**

**Mary Collins**

**Sam Lewis**

**Sandra Olivas**

**Tim Quigley**

**Jim Schraeder**

**Cecelia Wisniewski**

**Susan Carroll**

**Craig Gaffney**

**William Hutton**

**Joe Reardon**

**Monsignor Tom Tank**

**John Tiszka**

**Brennan Crawford**  
Executive Director & CEO

**Jannae Delacot**  
VISTA Sustainable Housing  
Engagement Coordinator

**Sara Fitts**  
Director of Finance & Administration

**Lisandro Gonzalez**  
Bilingual Housing Counselor

**Kimberly Holmes**  
Construction & Rehab  
Superintendent

**Nathalie Martinez-Vowels**  
Director of Operations

**Carlanda McKinney**  
Director of Social Enterprise

**Megan Painter**  
Director of Neighborhood  
Development

**Charlie Pattison**  
Construction Manager

**Tennille Perkins**  
Home Sales & Rental Manager

**Lynne Serrano**  
Bookkeeper

**Rebekah Swank**  
Resource Development Coordinator  
& Executive Assistant

**Ana Tamayo**  
Customer Service & Data Specialist

**LaCherish Thompson**  
Community Building & Engagement  
Manager

**Priscilla I. Valenzuela**  
Real Estate Development Project  
Manager

**Earl Wood**  
Maintenance Technician



# FINANCIAL SUMMARY

## Consolidated Statement of Position

December 31, 2021

	CHWC & Subsidiaries	Tax Credit Properties	Total
<u>Assets</u>			
Total Current Assets	\$ 4,545,207	\$ 427,617	\$ 4,972,824
Notes Receivables, net, less portion above	\$ 342,167		\$ 342,167
Related party notes receivables	\$ 448,946		\$ 448,946
Property and equipment	\$ 2,151,766	\$ 5,645,821	\$ 7,797,587
Unamortized costs, net	\$ -	\$ -	\$ -
Other Assets	\$ -	\$ 6,000	\$ 6,000
<b>TOTAL ASSETS</b>	<b>\$ 7,488,086</b>	<b>\$ 6,079,438</b>	<b>\$ 13,567,524</b>
<u>Liabilities</u>			
Total Current Liabilities	\$ 1,248,645		\$ 1,248,645
Notes Payable, less current portion above	\$ 3,095,691		\$ 3,095,691
<b>TOTAL LIABILITIES</b>	<b>\$ 4,344,336</b>	<b>\$ 2,456,707</b>	<b>\$ 6,801,043</b>
<u>Net Assets</u>			
Net Assets without Donor restrictions	\$ 2,698,249		\$ 2,698,249
Net assets with donor restrictions	\$ 445,501		\$ 445,501
<b>TOTAL NET ASSETS</b>	<b>\$ 3,143,750</b>	<b>\$ 3,622,731</b>	<b>\$ 6,766,481</b>
<b>TOTAL LIABILITIES AND NET ASSETS</b>	<b>\$ 7,488,086</b>	<b>\$ 6,079,438</b>	<b>\$ 13,567,524</b>

## Statement of Activities

Year ended December 31, 2021

	CHWC & Subsidiaries	Tax Credit Properties	Total
<u>Revenue</u>			
Net Program service revenue	\$ 2,165,574	\$ 328,305	\$ 2,493,879
Total Grant and contributions	\$ 2,019,162		\$ 2,019,162
Net assets released from restrictions	\$ 199,699		\$ 199,699
Total Other revenue	\$ 46,336		\$ 46,336
<b>TOTAL REVENUE</b>	<b>\$ 4,430,771</b>	<b>\$ 328,305</b>	<b>\$ 4,759,076</b>
<u>Cost of Goods Sold</u>			
	<b>\$ 1,674,586</b>		
<u>Expenses*</u>			
Program services	\$ 1,509,674	\$ 39,442	\$ 1,549,116
Supporting services			
Management and general	\$ 302,710	\$ 256,944	\$ 559,654
Fundraising	\$ 93,931	\$ -	\$ 93,931
<b>TOTAL EXPENSES</b>	<b>\$ 1,906,315</b>	<b>\$ 296,387</b>	<b>\$ 2,202,702</b>

\*Net of Depreciation

\*\* CHWC, CHWC Holding Corporation, Community Construction LLC, Community Housing Realty LLC, House to Home Bethany





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**THANK YOU  
FOR BEING  
PART OF  
OUR WORK  
IN 2021.**

