

Westside Housing

Annual Report 2019

Westside Housing Organization builds sustainable communities through investments in human, financial, and built capital. We work at the intersection of housing, health, energy and equity.

Gloria Ortiz-Fisher Executive Director

Brenda Muirhead Finance & Compliance Manager

Cliff Pouppirt Real Estate & Construction Manager

Warren Adams-Leavitt Director of Strategic Initiatives

Erika Galeas Leasing Coordinator

Ladey Yepes Real Estate and Lease Coordinator

Antonio Cesin Building Manager Posada De Sol

Angelica Duckworth Community Organizer

Victor Velasco Home Repair Specialist

Westside Housing
919 West 24th St
Kansas City, MO 64108
www.westsidehousing.org
816.421.8048

In 2019, Westside Housing Organization continued to grow our impact in our community and city.

When residents of the Westside opened their property tax assessments in May of 2019, many were shocked at the increase in the assessed value of their homes, which would translate into much higher property taxes to pay. Some of the long-time residents whom we assisted had tax assessments increase 600% over 2018. Westside Housing Organization worked with Guadalupe Center, Inc.; Hispanic Economic Development Council; and Legal Aid of Western Missouri to help residents of the Westside Neighborhood file appeals to their property tax assessments as well as advocate for a fairer assessment process. Together with the other organizations, Westside Housing Organization assisted over 500 Westside residents in filing property tax appeals, reducing those assisted from an average of over 50% increase to an increase of 16%.

On March 31, 2019 we celebrated the installation of solar panels on two more of our buildings: the Jefferson Place Apartments at 1655 Jefferson Street and Woodland Plaza at 1716 E. 8th Street. Between our solar panel installations and our energy efficiency improvements in 2018 and 2019, Westside Housing Organization is saving 175,872 kwh per year in energy use and reduce our carbon footprint by 13,746 lbs/year. Our investment in renewable energy lowers utility costs for both Westside Housing Organization and our affordable housing residents.

There were 20 young adults who participated in the construction training through Westside Housing's Workforce Development Program. The program works in partnership with Emerging Builders and CoBuild. In the fall of 2019, these young people worked on 1001 Norton Avenue, a single-family home in the Northeast community that Westside Housing Organization is renovating. The home sold to a family buying their first home.

In 2019, we received funds from 11 new grant sources, including the Federal Home Loan Banks of Des Moines and Topeka. Those two Federal Home Loan Bank grants together resulted in \$806,000 in Home Repair funds spread over two years for Westside Housing Organization, dramatically enhancing the Home Repair Program in Kansas City. As a direct result, Westside Housing was able to invest over \$1,000,000 in Home Repairs in Kansas City's urban core communities!

Finally, we want to welcome Seven Swans Creperie, which moved into the commercial space in the corner of the Nottingham Apartments at 1746 Washington Street and provide fresh, organic crepes made from locally sourced ingredients Thursdays through Sundays.



Gloria Ortiz-Fisher
Executive Director



Thank you to our **Board of Directors** for your support through an important year of growth and service.

A house by a name denotes a resident of the Westside Neighborhood!

Jamie Jeffries 🏠
Board President
Owner of Jamie Jeffries Construction

Jack Balestrieri
Vice President
Owner, Balestrieri Consulting, LLC

Adam Jones 🏠
Secretary, Multi-Family Committee Chair
Developer

Carmen Lopez 🏠
Treasurer, Finance Committee Chair
Director of Lending, AltCap

Lauren Arredando Elliott
Assistant Vice President, Merchant Services,
Commerce Bank

Laura Lesniewski 🏠
Principal, BNIM Architects

John McDonald 🏠
Former CEO, Boulevard Brewery

Miguel Meneses
Director Human Resources Operations,
Truman Medical Center

Dr. Lori Wetmore
Chemistry Teacher, Hogan Preparatory
Academy

History of WSH Westside Housing Organization (WSH), a 501(c)3 nonprofit, was founded in 1973 by Westside residents to improve the physical conditions of their neighborhood and save houses from being torn down for highway construction. Today, WSH maintains its commitment to preserving the cultural and physical heritage of neighborhoods through home repair grants and construction services; management of safe, quality, and affordable multi-family and senior rental homes; and community organizing in the Westside and across Kansas City.

In 2019...

What We Earned 2019

A. Earned 68%

Rent = \$693,996

Construction = \$633,252

Prop. Management = \$295,746

B. Raised 30%

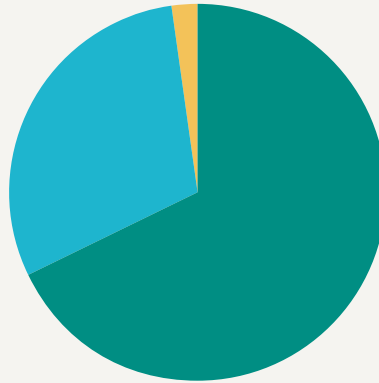
Grants = \$510,849

Donors/ Contributions = \$197,134

C. Other 2%

Interest = \$2,722

Other = \$53,643



Total Revenue: **\$2,387,342**

How We Spent 2019

A. Programs 88%

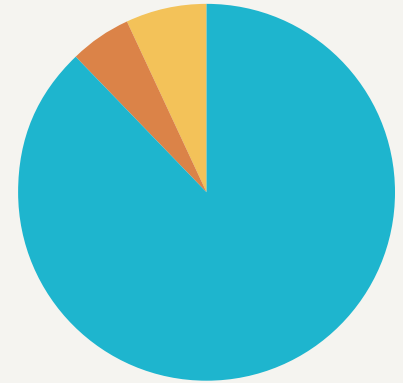
\$1,963,729

B. Management 5.3%

\$314,220

C. Fundraising 6.7%

\$97,879



Total Expenses: **\$2,375,828**

Programs

Minor home repair

We help homeowners avoid displacement, health hazards, and economic hardship by offering assistance in minor home repairs.

Affordable Housing

We own and manage 165 affordable, quality, and safe multi-family units.

Sustainable Housing

Installing solar panels and making energy efficiency improvements combats energy poverty keeping utility costs consistently affordable.

Healthy Home Assessments

Healthy home assessments for low-income families which helps identify and remove health hazards.

Financial Literacy

Building a pathway to homeownership and personal wealth for our tenants and community residents.

Workforce Development Program

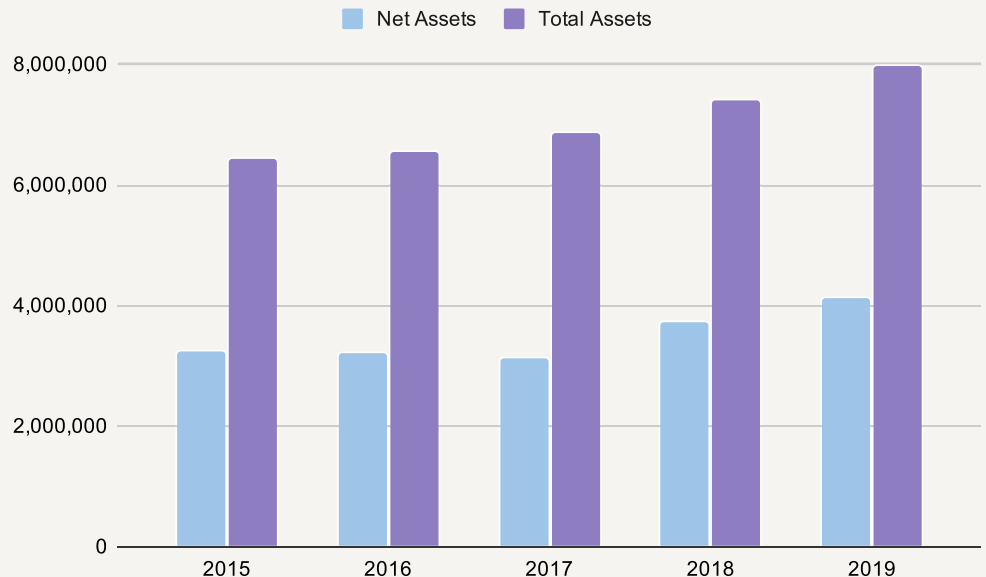
Hands-on learning for building trades.

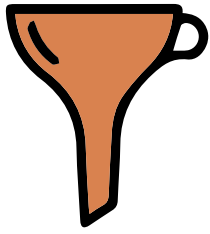
Community Organizing

We work with residents and neighborhood stakeholders to address issues and organize community activities. Together we can.

Asset Growth Over Time

	Net Assets	Total Assets
2015	3,231,539	6,428,361
2016	3,209,775	6,545,888
2017	3,128,467	6,845,071
2018	3,728,871	7,393,077
2019	4,124,241	7,970,669





\$45,000,000

Is what we've invested into the Westside since we began our mission in 1973

175,872

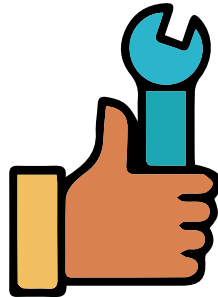
kilowatts per year saved through energy efficiency and solar



\$564*

The average rent per month of the apartment complexes we manage.

**Nearly 50% of market rate for rental properties in the area.*



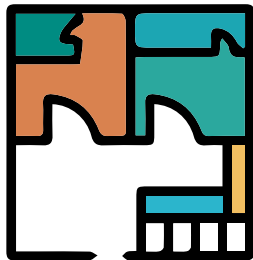
81

The number of residents we've helped this year address repairs through our **Home Repair Program.**



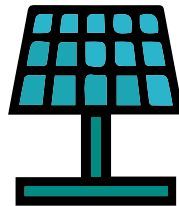
238

Average increase in credit score for 32 residents enrolled in our Financial Capability Program.



253

Number of residents in affordable housing units.



13,746

pounds of co2 emissions per year reduced



83%

of families in our homes are **families of color.**

We manage **Posada del Sol**, a senior apartment community that allows 60 low-income seniors and disabled individuals to remain in the Westside Neighborhood and participate in holiday dinners; language, yoga, and art classes; and a variety of social activities.

We support **Community Gardens at Nottingham and Jefferson Place Apartments** and work with **Westside, Sacred Heart, Independence Plaza, Pendleton Heights, and Lykins Neighborhood Associations.**