

# Westside Housing

# Annual Report 2018

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

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**Gloria Ortiz-Fisher** Executive Director  
**Brenda Muirhead** Finance & Compliance Manager  
**Cliff Poupirt** Real Estate & Construction Manager  
**Daniel Nevins** Property Maintenance Manager  
**Maria Escudero** Asset Manager  
**Warren Adams-Leavitt** Director of Strategic Initiatives

**Erika Galeas** Leasing Coordinator  
**Erika Noguera** Marketing and Resource Development Coordinator  
**Loresly Aguilera** Real Estate and Lease Coordinator  
**Vitalina Alonzo** Building Manager Posada De Sol  
**Ximena Pecina** Community Organizer

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Every year we ask ourselves, “how can we make affordable housing more affordable?” This year the answer was clear: by reducing the cost of energy. That’s why we’ve spent the better part of 2018 working at the intersection of housing and energy.

This year, we have several exciting projects in the works. Our newest project at 1718 E. 8th is a mixed-use building that will offer residential single units at \$500 per month and 3 bedroom units at \$1000 per month—including utilities. By layering grant opportunities together we were also able to install solar panels on the roof allowing us to mitigate the cost of living for our families. On this note, we continue the conversation about equity with Neighborworks America. In our eyes solar power is an equity issue. We believe solar power should be accessible to all people who wish to live sustainably—not just the privileged.

2018 also granted us a wonderful opportunity by way of our friends at Wells Fargo. Their LIFT (Let’s Invest for Tomorrow) program allowed us to provide \$4.8 million in down-payment assistance across Kansas City. With it, 298 families in Jackson, Clay, and Cass counties were able to buy their first home (and we did it between September And December with only 3 staff members!)

Every day we see resilience and willpower in the families of our communities. The best we can do as an organization is help to champion that. That is why we are constantly looking for creative ways of providing the resources that our neighbors need to flourish. We are full of gratitude for our families, donors, business partners, volunteers, and cross-sector agencies who invest in the work we do. The collective contributions of time, talent, resources, and passion really help to make a difference for all that we serve.

**Here’s to looking ahead towards a brighter, accessible future.**



**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

**Dana Gibson**  
President Emeritus, Executive Committee  
Chair — Owner, Mallin|Gibson Properties

**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**  
VP Business Banking Officer, Small Business  
Bank

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President and CEO, Pharos Partners Inc.

**Laura Lesniewski**   
Principal, BNIM Architects

**John McDonald**   
Former CEO, Boulevard Brewery

**Miguel Meneses**  
Director Human Resources Operations,  
Truman Medical Center

**Dr. Lori Wetmore**  
Professor of Chemistry, Director of Village  
Partners Program, William Jewell College

**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 2018...

## What We Earned 2018

### A. Earned 54%

Rent = \$647,823

Home Sales = \$5,907

Prop. Management = \$351,503

### B. Raised 40%

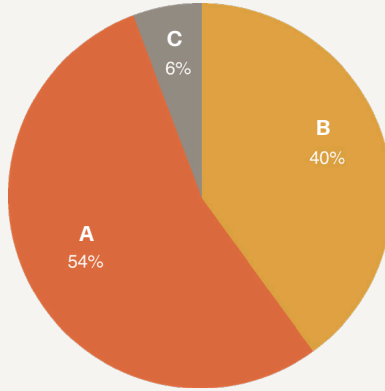
Grants = \$1,357,881

Donors/ Contributions = \$6,473

### C. Other 6%

Interest = \$3,044

Other = \$141,271



Total Revenue: **\$2,513,902**

## How We Spent 2018

### A. Programs 88%

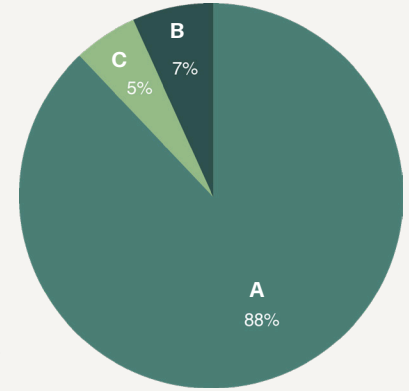
\$1,996,431

### B. Management 5.3%

\$120,973

### C. Fundraising 6.7%

\$153,596



Total Expenses: **\$2,271,000**

## 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 164 affordable, quality, and safe multi-family units.

### Sustainable Housing

Installing solar panels combats energy poverty by using renewable solar energy to keep costs consistently affordable.

### Healthy Home Assessments

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

### Financial Literacy and Home Ownership Workshops

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

### Workforce Development Program

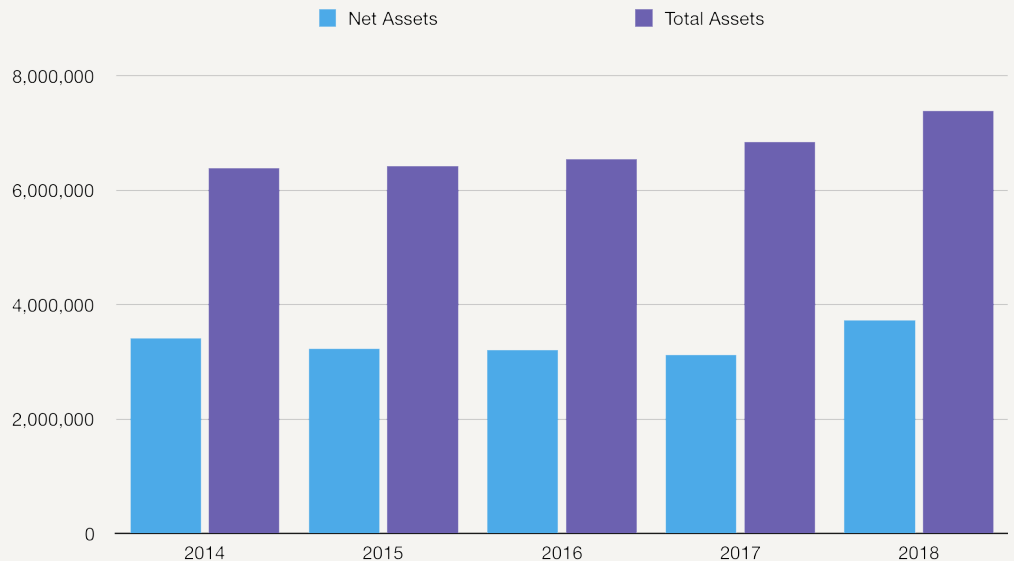
Hands-on learning for building trades.

### 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
<b>2014</b>	3,411,907	6,387,314
<b>2015</b>	3,231,539	6,428,361
<b>2016</b>	3,209,775	6,545,888
<b>2017</b>	3,128,467	6,845,071
<b>2018</b>	3,728,871	7,393,077



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# We invest in our neighbors.

**\$44,000,000**

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

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**\$564\***

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

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

**74**

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

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**298**

People bought a home as a result of the LIFT program.

**50**

Homes rehabbed.

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**253**

Number of residents in affordable housing units.

**3,638**

Volunteer hours in 2018 alone.

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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.

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We work with the Sacred Heart Neighborhood Association on community cleanups, support the Nottingham Community Garden on 17th and Washington Street, and have supported many community events over the years.

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