



**Donny Smith** – Executive Director/CEO

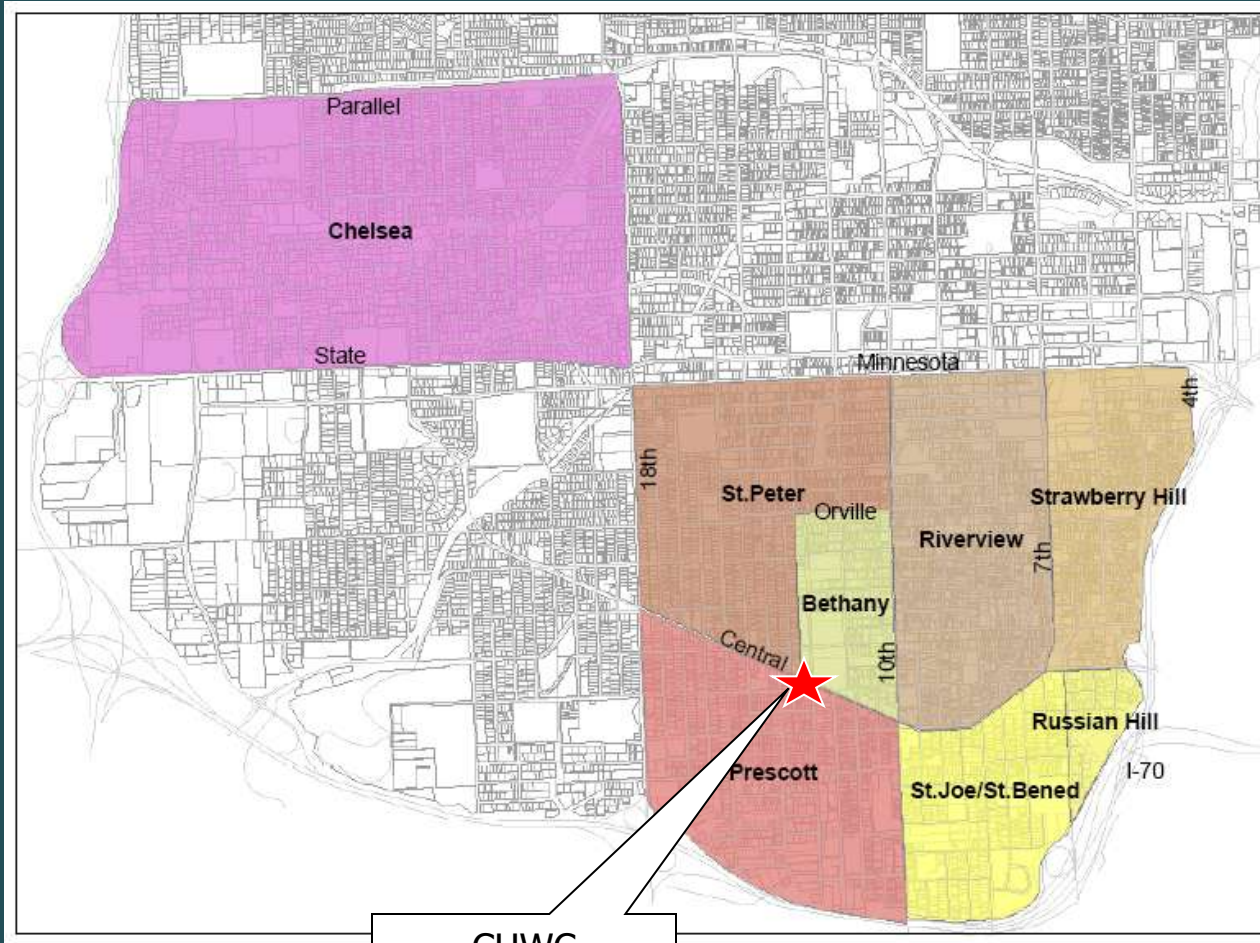




# QUICK FACTS

- ▶ Mission: To Stabilize, Revitalize, and Reinvest in the urban core of Wyandotte County.
- ▶ Formerly known as Catholic Housing of Wyandotte County, Inc.
- ▶ In 2002 became CHWC, Inc.
- ▶ Chartered Member of NeighborWorks America
- ▶ We serve 7 primary neighborhoods with an approximate population of 35,000 persons
- ▶ Very diverse population (ethnically, economically, & socially). Growing Latino population
- ▶ Over 160 new and rehabbed houses sold
- ▶ Own and rent single-family, lofts and commercial units
- ▶ Awards: Capstone Awards for Real Estate Excellence, Historic Kansas City Foundation, Department of Housing and Urban Development – *Best Practice Award for Entitlement Project*, Kansas Housing Conference – *Special Achievement in Affordable Housing Development*

# Target Neighborhoods





# 3 Lines of Business

▶ Affordable Housing Development

+

▶ Homebuyer Education and Counseling

+

▶ Community Building & Organizing

=

▶ Sustainable Communities





# Affordable Developments

- ▶ **Cathedral Pointe** – 20 Single-family infill houses
- ▶ **St. Peter-Waterway** – 120 Single-family infill houses. 60 completed and/or sold to-date.
- ▶ **Strawberry Hill Townhomes I** – Six, infill townhomes completed and sold in 2005-2006
- ▶ Mixed-use commercial on 6<sup>th</sup> Street
- ▶ **Mt. Zion Estates**– 16 new single-family homes
- ▶ Battling foreclosure crisis through Neighborhood Stabilization Program (NSP) and internal acquisition/rehab program.





# Community Building

- ▶ Graffiti abatement
- ▶ EPIC Arts Center on Strawberry Hill
- ▶ After school Arts & Technology program
- ▶ School volunteer projects
- ▶ Crime prevention and safety activities





# Home Ownership Promotion & Preservation

- ▶ HUD Certified Housing Counseling Agency
- ▶ Free, Monthly Homebuyer Education
- ▶ Credit Counseling
- ▶ Down-Payment & Closing Cost Assistance
- ▶ Minor home repair loans





# Waterway Park

- ▶ Formerly a “black hole”
- ▶ Installed new playground equipment
- ▶ Construction of walking trail/sidewalk running perimeter of park
- ▶ Installed 3 rain gardens to minimize stormwater and add beauty to park





# Tracking Success

▶ How do we know if we are reaching our goals of creating sustainable communities?

■ Short Term

- ▶ Monthly Dashboard Update
- ▶ CounselorMax
- ▶ Quarterly Reports to NeighborWorks and other partners

■ Long Term

- ▶ Strategic plan
- ▶ Operating Plan
- ▶ Resource Development Guide



ISC

**Goal: Ensure an adequate supply of affordable housing is available at all times**

**Objectives =**

1. Maintain housing inventory of completed and available for sale of two (2) new homes and 2 (rehab) at any given time.
2. Create new, and expand upon existing, relationships to ensure an adequate supply of homes is available to low-income families at any given time. This is expanded upon in the Resources and Relationship Development section.

**Homeownership Promotion & Preservation**

CHWC will continue to promote and preserve homeowners in our urban core neighborhoods following the mission and vision of our organization to stabilize our neighborhoods; homeownership is the key. CHWC staff continues to provide assistance to new and existing homeowners in the form of budgeting, one-on-one and group counseling, default prevention or foreclosure counseling, financing assistance and minor home repair assistance.

• **Strategic Goals and 2011 Objectives**

**Goal: Provide HUD approved Homebuyer Education Classes**

**Objectives = Become a HUD Certified Counseling Agency**

1. Submit application to HUD to become a certified counseling agency by December 31, 2010.
2. Support our Home Preservation Specialist through NeighborWorks and HUD training exercises to ensure she becomes a HUD certified counselor to provide Homebuyer Education and Counseling to first-time homebuyers.



► Tools we use.

## Neighborhood Surveys

### Financial Dashboards

CHWC			
Dashboard Indicators for the Month Ended	6/30/2011		5/31/2011
Days Operating Expense in Unrestricted Cash	43		33
Unrestricted Cash	\$ 90,173		\$ 70,715
Required Restricted Cash	\$ 215,908		\$ 214,411
Total Cash at Month End	\$ 306,081		\$ 285,126
Current Ratio	2.36		1.23
Balance Month End Account 1210 Contracts Receivable	\$ 100,608		\$ 114,785
Current Outstanding Balance Month End Contracts Receivable	\$ 13,122		\$ 70,976

### Windshield Surveys

15 N. 11 St. Owned by Wyandotte County Landbank. Occupants vacated 9/10/2010 according to sticker pasted on window. The notice claims the structure is unfit for human habitation.



Parcel: 069423 KUPN:  
065160100600400001 Status: Tax  
Unit: 10 Volume: 07 TD: 1 Book: 3B  
Reference: 1635 Map: 060 Map  
Section: F16  
[15 N. 11<sup>th</sup> St. Tax Roll Information](#)

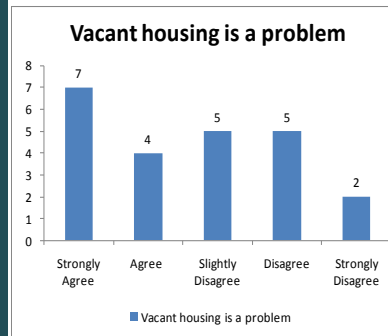


Chart 8: 44 percent of respondents either strongly agreed or agreed that vacant housing was a problem in their neighborhood.

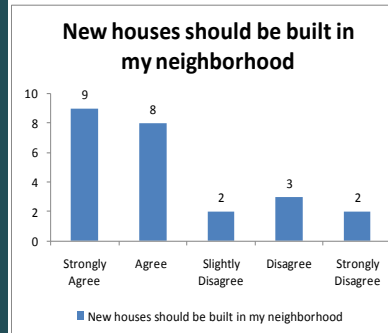


Chart 9: 68% of respondents either strongly agreed or agreed that new houses should be built in their neighborhood.



# Information for Funders

- ▶ How we communicate to potential funders that CHWC is an organization worth investing in:
  - Tours of our neighborhoods showing our impact
  - Point of Entry events
  - Friday Morning Coffee
  - Annual Reports
  - Client Testimonials





# Thank you!!!

CHWC, Inc.  
2 South 14 Street  
Kansas City, KS 66102  
913-342-7580  
[www.chwckck.org](http://www.chwckck.org)

[dsmith@chwckck.org](mailto:dsmith@chwckck.org)

