

Northland Neighborhoods, Inc.
Annual Report
2017-18



Better Housing. Better Communities. Better Lives.

A Message from NNI Leaders



JC Sanders

President

Fiscal year 2017-18 was yet another year of growth for NNI and an expansion of services to the Northland. NNI continues to help more people in more ways.

Meeting the growing demand for essential home repairs continued to be one of NNI's biggest challenges. Demand outpaced our funding for these essential repairs. New partners and increased funding allowed NNI to invest nearly \$500K in essential home repairs.

The **NNI at Work** program provides yet another way for NNI to improve neighborhoods throughout the Northland through education, codes enforcement, and resource linkage. In this fiscal year **NNI at Work** achieved over 70% compliance.

This annual report offers portrayals of a few of our clients and highlights some of the countless ways area residents benefited from NNI's efforts this past year. We hope you'll be impressed!

Finally, we offer heart-felt gratitude to our board of directors, staff, generous donors, community partners, member neighborhood organizations, volunteers and advocates. Thanks to your support, NNI remains dedicated to serving the Northland and its residents through better housing, better communities, and better lives.

Sincerely,



Deb Hermann

Chief Executive Officer

Handwritten signature of JC Sanders in blue ink.

JC Sanders

President

Handwritten signature of Deb Hermann in blue ink.

Deb Hermann

Chief Executive Officer

P.S. For more detailed information on NNI, visit nni.org.

Better Housing. Better Communities. Better Lives.

Our Mission

NNI's **mission** is to improve the quality of life in the Northland by **collaborating** with residents, businesses and institutions to **empower** neighborhoods to **build** and **maintain** their own healthy **communities**.

Northland Neighborhoods, Inc. is a **non-profit** organization dedicated to neighborhood improvement and revitalization in **Clay** and **Platte** counties. NNI works with residents, cities, and other organizations to find resources and solutions for **better housing, better communities** and **better lives**. NNI helps ensure the Northland is an outstanding place to live. Founded in 1996, NNI is the **only community development corporation** serving the Northland.

NNI in the Community

NEIGHBORHOOD CRIME WATCH

We are working with the Kansas City Police Department and all neighborhoods in the Northland to develop and provide Crime Watch Training to neighborhood leaders and residents to promote safety and security within Northland communities. NNI also meets monthly with officers from both patrol divisions and Neighborhood Preservation representatives to problem solve and in the Northland community.



NNI AT WORK

The *NNI at Work* program helps property owners avoid being in violation of nuisance or property maintenance codes. NNI works with the KCMO Neighborhood Preservation Department and the 311 Action Center. When a property in the Northland is reported to the 311 Action Center, the case comes to NNI first. NNI informs the owner or resident they have been reported and how they can avoid a formal citation. More than 70% of complaints are resolved by *NNI at Work* without intervention of a Codes Officer.



NNI at Work achieved over 70% compliance on 1,155 codes cases.

Economic Development



FOCUS VIVION ROAD — STREETScape PLAN

In 2014, NNI, the City of Kansas City, MO, neighborhood leaders, private developers, Missouri Department of Transportation, and civic leaders came together to develop a streetscape plan for Vivion Road. It was completed in 2017 and adopted by the City of Kansas City, MO. The Focus Vivion Road Committee supported several private developments along Vivion Road and continues to be a major advocate for improvements along Vivion Road. This committee is now working to provide a connection along Vivion Road from Highland to Chouteau Trafficway between the newly redeveloped Antioch Crossing and Anita Gorman Pool.



NORTH OAK TIF FACADE PROGRAM

This program supports commercial property owners along N. Oak Trafficway with improving the property facade and site. The North Oak TIF provides dollar-for-dollar matching funds which have been used to remove pole signs, update business facades, and enhance the look and feel of **five businesses** along N. Oak Trafficway.



BEFORE



AFTER

Improvement to 3905/3907 N. Oak Trafficway totaled \$16,340. The property owner provided \$8,170 and the North Oak TIF matched this amount. Improvements included: pole removal, exterior paint, a new knee wall roof, as well as updated doors and windows. This building now has a new tenant and is one of five enhanced facades along the focus area of N. Oak.

NNI leverages public and private dollars for maximum impact in the community.

Better Housing. Better Communities. Better Lives.



Meet LuAnn

Retired special education paraprofessional. Limited income, not yet eligible for Social Security. Babysits five days a week. Lives in a southern Platte County neighborhood. Mother of nine. Unexpectedly divorced after 27 years. Son awaiting a liver transplant. Trying to live independently. Came to NNI with plumbing, window and paint issues.

LuAnn smiles with delight as she points to the new plumbing that brought water to her upstairs bathroom faucet — one of several home repairs by NNI.

LuAnn discovered NNI four years ago via a call to United Way's 2-1-1 line. After her divorce, she purchased a "bargain," bank-owned home with windows that were literally falling into the yard. At that time, she had five of her nine children living in the home. NNI came to her aid with a home repair grant that replaced 8 windows, two structural support columns, the front door and threshold.

In 2018, two of her children still live at home – including a son who is on a liver transplant waiting list. NNI recently solved a frustrating plumbing problem with a \$1,000 grant from the Platte County Senior Fund. NNI contracted a plumber who got water flowing to and out of the upstairs bathroom faucet. She was thrilled!

"NNI and Matt the plumber were amazing. You can't imagine how wonderful it is to not brush your teeth in the tub."

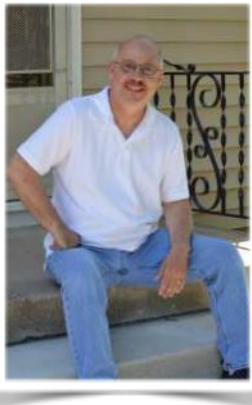
LuAnn struggles to meet the financial demands of mounting medical bills for her son, her own neurological condition, and now, early stages of breast cancer. Yet, despite these life challenges, she strives to keep her home looking good. Because the exterior paint was peeling and soffits were deteriorating, she applied for paint with the NNI Home Repair Program in May of 2017. She was approved, and the work will be done later this summer.

"With NNI's help on my house, I can make do for the other things in life, and not need other assistance programs, like food stamps."

This determined mother of nine credits NNI for keeping her in her home, and is grateful she can remain independent and be there for her kids.

"NNI has made it possible for our sometimes complicated family to live a simple, safe, normal life. Thank you, NNI."
(LuAnn)





Better Housing. Better Communities. Better Lives.

Meet Bill

Retired, KCPD Fleet Operations, civilian. Lives south of the Crestview neighborhood. Fixed income. Tries to maintain his home and be a good neighbor. Spent his savings on other home repairs. Came to NNI with a leaking roof and cracked, buckling foundation.

Bill sits on his new, concrete front steps that were uneven and unsafe...until a NNI home repair grant paid to replace them AND fix a much bigger problem – a cracked and buckling foundation.



Bill's home is in a quiet, well-kept neighborhood in southern Clay County. He doesn't live in an NNI organized neighborhood, but he learned about the home repair grant while attending a "Meet Your Councilperson" session at NNI. He went there to pitch his city councilman on providing low interest loans for retirees that could be repaid over time.

Bill didn't get what he came for, but he got something BETTER – an application for an NNI home repair grant – which later was approved.



"If it weren't for NNI, I'd still be begging my bank for a loan at an interest rate I probably couldn't afford. And I'd be worrying about how to pay for food, utilities and taxes while trying to pay it off."



NNI helped Bill get ahead of the predictable domino effect caused by a leaking roof and an unstable foundation. A new roof, mold remediation and some new ceilings saved his home from toxic mold and collapsing ceilings. And the reinforced foundation wall, kept his house from falling into the basement.



For a guy who kept KCPD vehicles running smoothly for 20 years, he'd rather be in the driver's seat than behind it.

"Instead of life dragging me around, NNI helped me get in front of life. Now I can use my own resources to stay on top of it. Thank you, NNI."
(Bill)



Better Housing. Better Communities. Better Lives.

Meet Jeannine

Retired early from Grainger in 2004 with spine and joint disabilities. Long-term disability benefits ran out at age 65. Lived 41 years in same house on NW 68th. Only income is Social Security and \$72 in food stamps. Has lived alone since son graduated high school. Came to NNI hopeless...

Jeannine now feels safe and comfortable in her home. Thanks to NNI, she has a positive outlook on life and her house feels like home, again.

Summers were hot. Winters were cold. And every bone ached. About 3 inches of water covered most of her basement floor, and another foundation wall was starting to buckle. To make things worse, the roof leaked, too. Jeannine had a genuine fear: **“I was afraid that one day I would wake up in the basement.”** The foundation had been reinforced years ago, but it no longer was enough to keep her house from caving in. She had no money to fix the foundation, the roof, or the furnace. She felt blessed that at least her window AC unit worked in the summer, so she could stay in her bedroom all day.



“To be quite honest, I had given up. Why worry about a house when I’m going to lose it anyway.”

Jeannine’s bank account was empty, her house and her bones were falling apart, and she felt hopeless. But, with loving encouragement from family and friends, she reached out to the Shepherd’s Center, and they referred her to NNI.



“It all started with a prayer for one wall. But after NNI got involved, that one wall was just the beginning. NNI answered prayers I hadn’t even prayed for!”

NNI and their partners have made Jeannine’s house livable and safe, again. She has a new furnace, new roof, new gutters, a solid foundation, and this summer, she has central air.



“Sometimes it’s hard to not give up. And other times, your prayers get answered. I have hope now. NNI made my house a home again. Things are gonna be ok.” (Jeannine)



N Home Repa

"Without NNI, I would still be washing my dishes in the bathroom."

Plumbing

"I would not be in my home, if not for NNI."

Air Condi?oning

"NNI's contribution has guaranteed we will be able to remain home owners for years to come."

Furnace

Better Housing.

Better Co

NI Air Program

More than 92% of NNI home repair clients are seniors.

"Thanks for having a program like this to help people like me improve our homes and thus our lives."
Plumbing

"NNI made our home habitable."
Furnace

"Since my husband passed, I've not been able to keep the repairs done."
Roof/Ceilings/Wall

Communities. Better Lives.



Meet our Donors.

NNI is a non-profit funded through government, foundation, and corporate grants, as well as generous donations from individuals and businesses. Fundraising is a critical to ensuring NNI provides essential services for Northland seniors and families. NNI services counter blight, protect property values, keep neighborhoods safe and strong, and make our communities better.

Max Ahmed
 Antioch Crossing
 Ross Barringer Bayer
 Crop Science Bev's
 Tax Service, LLC
 Enza Brancato
 Briarcliff Trails of Our Community
 Ray Brock
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 Menorah Heritage Foundation
 Missouri Housing Development Corporation

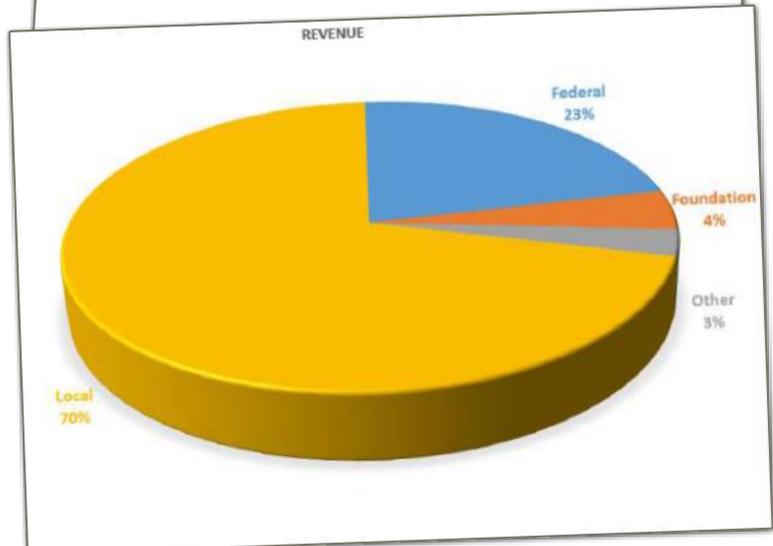
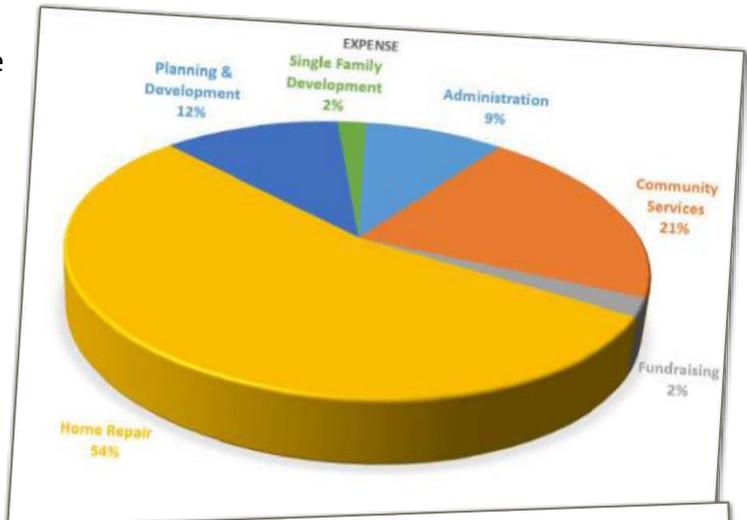
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 Terri & Steve Wolfe

2017-18 Finances



NNI maintains a strong financial profile through *efficient* management of their funds, *effective* management of their operations, and year-round efforts to raise funds.

Strategic alliances with civic and private partners help leverage NNI dollars, and recent fiscal and program audits demonstrate that NNI is an excellent steward of its funds.



“NNI spends less than 10% on administrative fees.”
Beth Sullivan, NNI Treasurer

Support NNI with your tax deductible contribution.



Donating online to NNI is an **easy and secure** way to support our mission and positively impact residents, businesses, organizations, neighborhoods and homes in the Northland. NNI accepts online payments via **debit** and **credit cards**, as well as **PayPal**.

Donate online: www.nni.org/contribute-to-nni-2/

Pay by check: Payable to NNI.

Mail to: 4420 NE Chouteau Trafficway, Suite 100, Kansas City, MO 64117

NNI 12th Annual Awards



Richard Noll Outstanding Government Service Award

Kevin Evans

Good Neighbor Business of the Year

Ford Motor Company

Jay Dillingham Lifetime Achievement Award

Larry Joiner

Larry McManus Good Neighbor Award

David King

Congratulations and thank you for your contributions to better housing, better communities and better lives.

NNI Board of Directors 2017-2018

- JC Sanders, *President*
- David Mecklenburg, *Vice President*
- Beth Sullivan, *Treasurer*
- Richard Sayles, *Secretary*
- Henry Clark
- Dan Clemens
- Doug Green
- Charles Hayton
- Darren Hennen
- Paul Matsuoka
- Henok Tekeste
- Ellen Todd
- Scott Wingerson

NNI Staff

- Deb Hermann, *Chief Executive Officer*
- Terri Wolfe, *Director of Administration*
- Lori Morgan, *Director of Finance & Compliance*
- Ed Linnebur, *Director of Planning of Development*
- Blake Hensley, *Special Projects*
- Cliff Mehrer, *Special Projects*
- Mary Dusanek, *Housing Associate*
- Monte Rodgers, *Program Manager*

Contact Us

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