

Annual Report

ANNUAL REPORT

2020

2021

A Message from NNI Leaders

To say the least, life became much more complicated over the past year. Northland Neighborhoods, Inc. (NNI) seemed to be in the middle of the pandemic storm. The needs of our neighborhoods and clients not only increased but became more urgent. Tragically, there are even those of us who directly or indirectly came face to face with sickness and loss.

Due to the deep commitment of the NNI Board of Directors and extraordinary efforts of NNI's professional staff, NNI did not just persevere, NNI triumphed! Adapting to masks, social distancing, and working from home, staff members were more productive than ever. Schedules were met, home repairs accomplished, and groceries delivered, keeping the needs of our clients NNI's top priority always.

NNI clients, isolated from family and friends, became desperate for company and information. NNI staff employed post cards, phone calls, and presented over 150 virtual meetings! If we have learned anything from the events of the last year, it is that a citizen's ability to participate is predicated on their having the opportunity to do so.

NNI's performance in the last year, reaffirms our unceasing commitment to our mission – enhancing the quality of life for the citizens we serve, in the place we call home.



JC Sanders
President



Deb Hermann
Chief Executive Officer



JC Sanders
NNI President



Deb Hermann
Chief Executive Officer

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

NNI Responds

In the waning days of the winter of 2020, NNI staff and board members nervously watched the news of the mysterious and dangerous pandemic spreading the country. Many of NNI's programs necessitate gathering people together or visiting them in their homes. Of special concern, many NNI's participants are senior citizens that reports indicated were especially vulnerable to the COVID 19 virus.

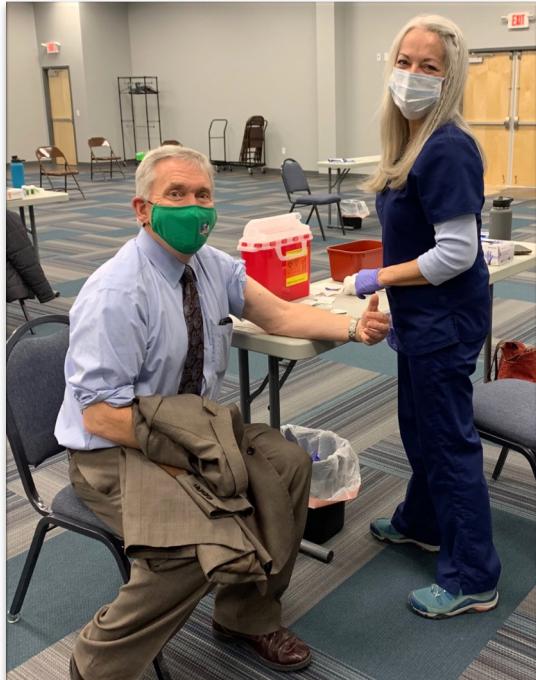
On March 11, 2020, NNI hosted its' last in-person meeting and prepared to send NNI's staff home to work remotely. Equipment had to be purchased and we entered the new world of virtual meetings. To avoid personal contact, staff arranged to pick up needed documents from clients from their front porches and secure boxes were installed to allow contractors to drop off bids and invoices.

Virtual meetings allowed NNI to continue our committee and staff meetings. NNI hosted Virtual Town Halls with Congressman Emanuel Cleaver, Police Chief Rick Smith, Dr. Rex Archer, and most of our city council members. Councilmembers Heather Hall and Kevin O'Neill continued their monthly Problem Solving meetings and Councilman Dan Fowler had a couple of Donuts with Dan meetings, however, you were required to bring your own donut!

NNI's senior citizens were especially impacted by

the isolation, resulting from the pandemic shutdown. One-on-one instruction was provided by phone to them to navigate the virtual meeting process. They were also the recipients of weekly phone calls and hundreds of greeting cards.

NNI took advantage of our many partnerships to endure the pandemic and shutdown. Ford Motor



Company donated and help distribute hundreds of masks at our office. We worked with the Kansas City Police Department and Kansas City Health Department to deliver hundreds of food boxes to those in need. NNI hosted vaccine clinics with partners, Shepherd's Center and Heart to Heart International. Receiving many calls from senior citizens unable to navigate the on-line vaccine registration, NNI staff spent untold hours walking them through it, one by one.

Nearly 300 Clay County residents were vaccinated at the clinics.

NNI's professional staff has been back in the office, full-time, for several months and can celebrate their achievement of maintaining necessary programs and the NNI mission. However, COVID-19 took a toll on them too. Working tirelessly, dealing with their own families, and enduring devastating days when the phone calls from clients whose loved ones had succumbed to COVID-19 came.

NNI looks forward to, once again, greeting our clients, participants, and YOU, personally!

Northland Neighborhoods, Inc. is a non-profit organization dedicated to neighborhood **improvement** and **revitalization** in Clay and Platte counties. NNI works with residents, governmental entities, 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 Moved!



Every worthwhile endeavor needs a champion! Councilman Kevin O'Neill was determined that NNI should be able to better serve the needs of the Northland with improved space. NNI's old space had become cramped and there was never enough parking. Thanks to the support of the Councilman O'Neill and all of the Kansas City Council, NNI moved into new space at 5340 NE Chouteau Trafficway at the beginning of 2021. The new space houses additional city staff, a 3,000 sq. ft. conference room, and the Kansas City Health Department.

On June 22, the family and guests gathered to dedicate the new conference room to Raymond R. Brock, Jr. Mr. Brock is a long-time civic leader and supporter of NNI. Deb Hermann said, "There is no more appropriate or deserving person to name a place where many people can come together to solve problems and plan for the future."

Meet Marielle!

At 98 years old, Marielle is aging in place at her own home; she gets by on her monthly social security check. Marielle came to NNI with a severely degraded kitchen floor.

Marielle is a petite 98-year-old who owns her own home where she still hosts garage sales. Her lawn is filled with gorgeous, floral bushes. She has a lovely daughter who lives nearby and is able to lend a hand with the yard's upkeep. Marielle radiates warmth and wears a genuine smile.



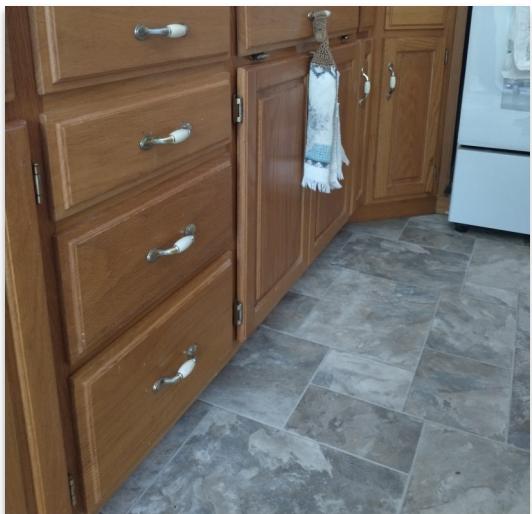
These days, Marielle gets by with just her \$600 social security check , covering groceries and bills, but not leaving much for expensive home repairs. Unable to keep up with these repairs, Marielle recently found herself feeling unsafe in her home. Termites chewed through her kitchen floor producing uneven, soft spots across the room, and affecting some of the support beams. Most alarming for Marielle? The place where she'd stand to use her sink had been chewed away, leaving only the linoleum to support her. Marielle feared she would fall through the floor, plummeting to the basement. So, Marielle turned to Northland Neighborhoods.

Marielle's two main concerns when she reached out to NNI were her degraded kitchen floor and the roof over her back porch. NNI then identified more repairs necessary to ensure Marielle's health and safety. After replacing the kitchen floor and providing a tin roof for the porch, NNI's contractor, Core 1, cleaned up a moldy wall in the basement, replaced four windows, painted, repaired electrical issues, and replaced smoke detectors. Though their home had central air, Marielle's late husband had installed window A/C units by cutting holes into exterior walls, causing a draft in the winter. NNI removed the window A/C units and repaired the walls, improving the energy efficiency in Marielle's home. Pleased

with the work that was done at Marielle's home, her daughter sought out the same contractor for improvements at her own home.

For Marielle, NNI's home repair program was “**a real blessing.**” The home improvements she received have made her more comfortable and confident in her home. More than that? She’s proud of her home. Laughing, she announced, “**I love my tin roof!**” Enthusiastically, she’s willing to show off her cleaned-up and repainted basement wall. Without the worry of these home repairs looming over her, Marielle is free to focus on the things that bring her joy.

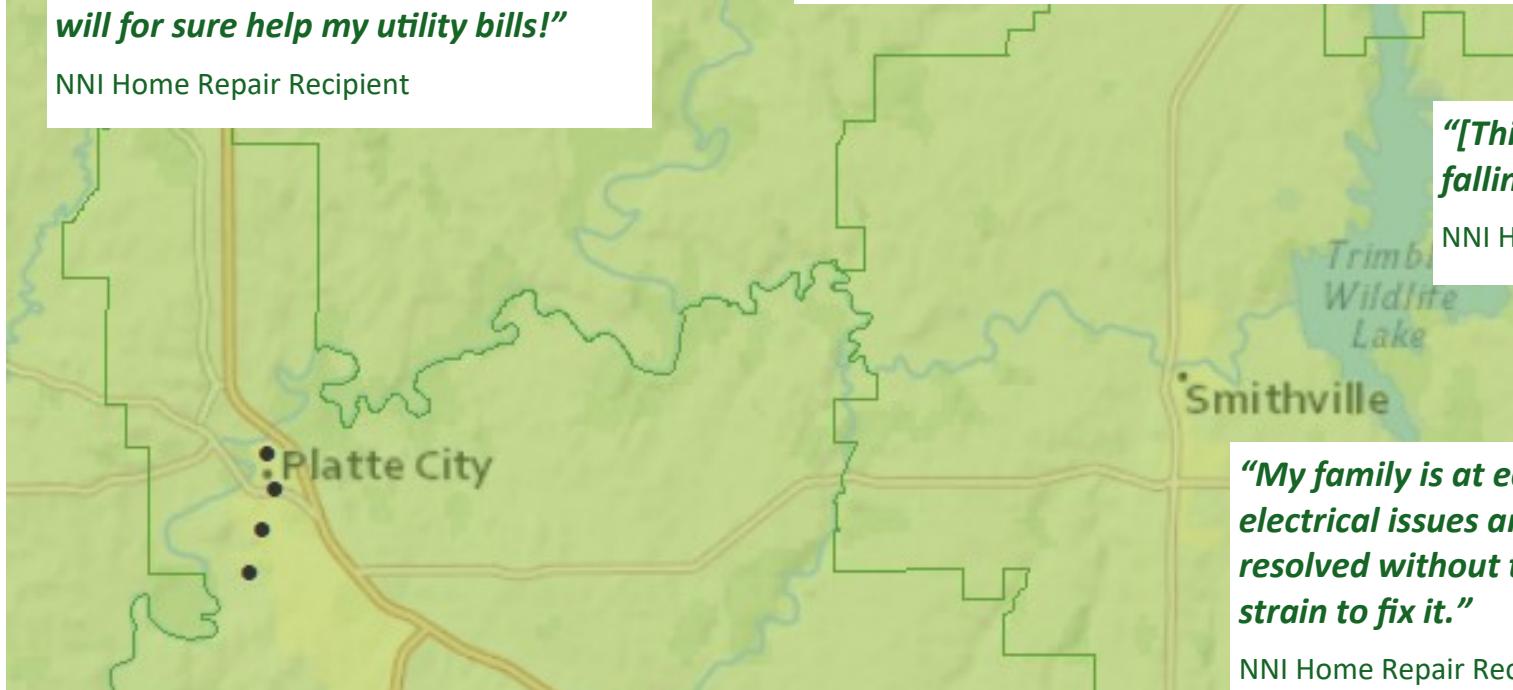
(Stock photos may be used when clients desire not to have their picture used.)



NNI Home Repair

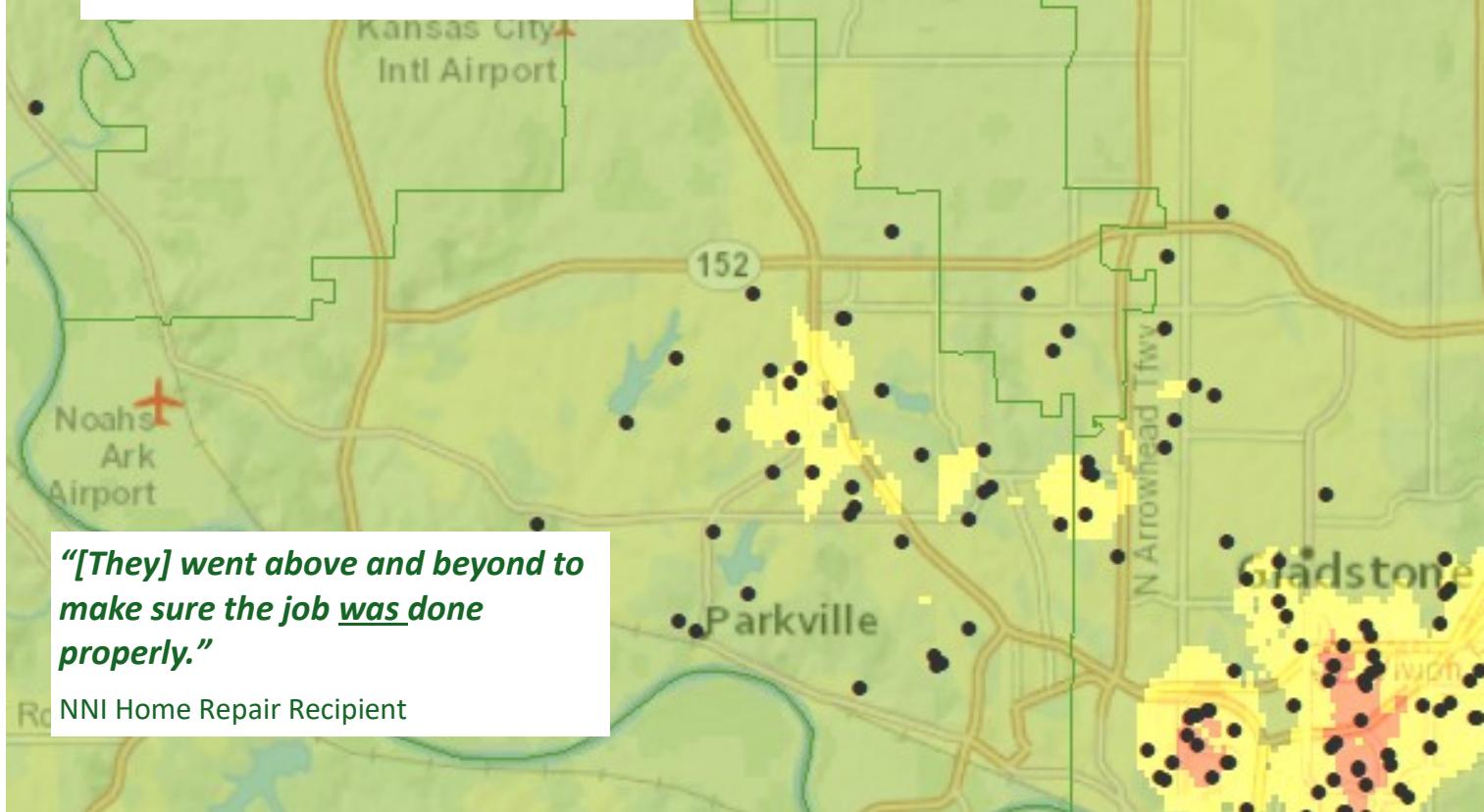
"These windows are fantastic. They will for sure help my utility bills!"

NNI Home Repair Recipient



"They answered my questions without hesitation [and] made me feel that I was part of their team."

NNI Home Repair Recipient



"[They] went above and beyond to make sure the job was done properly."

NNI Home Repair Recipient

"The falling...

NNI H

"My family is at ease with electrical issues and resolved without any strain to fix it."

NNI Home Repair Recipient

Repair Projects

*[This] allowed me to enter [my] home without
going [and] was [a] life saver for me!"*

Home Repair Recipient

*"My house looks much better and I
needed the furnace!"*

NNI Home Repair Recipient

*case knowing that all the
wind and water problems are
the financial burden and*

Recipient

*"Because of the repairs and installations NNI
did for us, it has improved our everyday life."*

NNI Home Repair Recipient

● = Home repair/rehab completed in FY 2020-2021



Meet Valerie

Currently on her third round of chemotherapy for a chemo-resistant form of ovarian cancer, Valerie supports her 19-year-old daughter and ailing 85-year-old mother. Her only income is Social Security. She came to NNI with deteriorating windows, doors, and a cracked foundation.

Valerie has always been independent and active. For nearly 30 years, she was employed in worker's compensation until circumstances sent her from a 40-hour work week to relying on Social Security. Now, just a trip to the grocery store is exhausting. ***"I used to be very active, but now I just don't have the energy."*** Once an avid gardener, Valerie now struggles with basic household tasks.

With her loss of income and insurance while striving to support her teenage daughter and elderly mother, her problems were multiplying with no solution in sight.

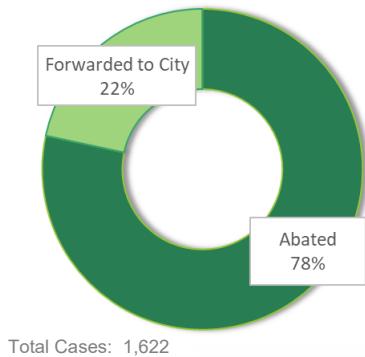
Valerie loves her Breen Hills home, and her neighborhood, where she has raised her daughter on her own for 15 years. But with her home repair needs mounting, Valerie found herself battling more than her disease. Non-functioning, cracked and drafty windows, a front door that wouldn't lock correctly, gaps between her door frame that let daylight in, a deteriorating faucet, and a cracked foundation became an overwhelming challenge for this small family. ***"There were things that really needed to be done that I just couldn't afford."***

Thanks to KU Med Center, Valerie learned about the home repair program through NNI. NNI was able to address her many needed repairs, replacing 3 doors and 19 windows, repairing a degraded sink, replacing a concrete pad, and repairing her foundation, giving Valerie a regained sense of pride. ***"I can't tell you how much I appreciate all of this. Makes me proud of my house again!"***

NNI was able to improve the look and energy efficiency of Valerie's home, easing some of her emotional burdens. She's now able to focus on her health and her family, instead of the many repair issues she's faced for so long. ***"Everyone at NNI is so easy to talk to, like talking to a neighbor."***

NNI completed \$1,000,000 in home repairs in 2020/21

NNI at Work



Since 2016, the NNI at Work program has sought to preserve and stabilize neighborhoods through code enforcement support and community connection to resources. NNI partners with the Kansas City Neighborhood Preservation Department and the 311 Action Center in order to help Kansas City residents and property owners avoid violating Nuisance Ordinances and/or Property Maintenance Codes. NNI works to connect residents with resources to assist with correcting code violations. NNI at Work's efforts resulted in an abatement rate of over **78%**.



Neighborhoods



We strive to partner with neighborhoods across the Northland to help them build and maintain healthy and vibrant communities. In typical years, we offer a physical space for neighborhood associations to host their meetings, assistance with strategic planning, crime watch, and more. Although the COVID-19 pandemic disrupted our usual offerings, we remained committed to providing services to Northland neighborhoods. We printed more than **1,300** newsletters for neighborhoods, supported associations by providing free virtual meetings, and distributed more than **200,000** emails. Working with the Kansas City Police Department, we were able to continue our Crime Watch/Block Watch training virtually.

Thank You to Our Donors



A3G Architects - Amy Gray

Amazon Smile

Antioch Redevelopment Partners—David Horn

Barbara Ball

Barry Harbour/Hunter's Ridge HOA

Bayer Crop Science

Mike Bell

Lynn Berling-Manuel

Blue Nile Contractors

Jim & Elaine Bowers

Stephen Brainard

Enza & Phillip Brancato

Stephanie Braun

Briarcliff Development Co.

Brinshore Development LLC

Raymond Brock

Robert & Jane Bromberg

Dixie Brown

Tom & Jane Brown

Aaron & Ashley Bryant

Rae Ann Burke

Burns & McDonnell

John Byram, Jr.

Claudia Case

Jerry Casey

Charleston Harbor HOA

Chouteau Pawn, Inc.—Joe Mandacina

Church of God of Holiness—Pastor Charles Hayton

City of Gladstone - General Administration

City of Gladstone Community Development

City of Kansas City—Aviation

City of Kansas City—City Manager's Office

City of Kansas City—General Services

City of Kansas City—Parks & Recreation

City of Kansas City—Water Services

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Food Assistance for Families

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Ford Motor Company

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Anita Gorman

Greater Kansas City Community Foundation

Katie Green

GreenHaven Neighborhood Association

Honorable Heather Hall

Pamela Harman

Harrah's North

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North Kansas City Hospital

North Kansas City Hospital 2019 Chip in For Charity

North Kansas City School District

Northland Healthcare Access

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Platte County Senior Fund

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Real Estate SL, LLC

Ora Reynolds

Chuck Rock, IV

Representative Wes Rogers

Rosewood Neighbors

Rouse Frets White Goss Gentile, PC

Carol Rudi

Terry Rynard

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Marty Schuetpelz

Troy Schulte

Thomas Schweitzer

Sherwood Estates HOA

Shirley K Howard Real Estate

Bill & Sandy Skaggs

Honorable David Slater

Holly Pauling Smith

Markus & Ronda Smith

Norma Smith

Sosland Companies - Charles Sosland

St. Patrick's Parish Nottingham Society

Daniel Stanza

Angela Stephenson

Curtis Stock

Straub Construction/Brinshore Partnership

Beth & Chris Sullivan

Scott Summers

Ken Swinney

Henok Tekeste

The Trails HOA

Chris & Ellen Todd

United Way of Greater Kansas City

Lin Van Meter

Don VanDierendonk

Van's Fence, LLC

Scott Wagner

Randall Wilson

Scott Wingerson

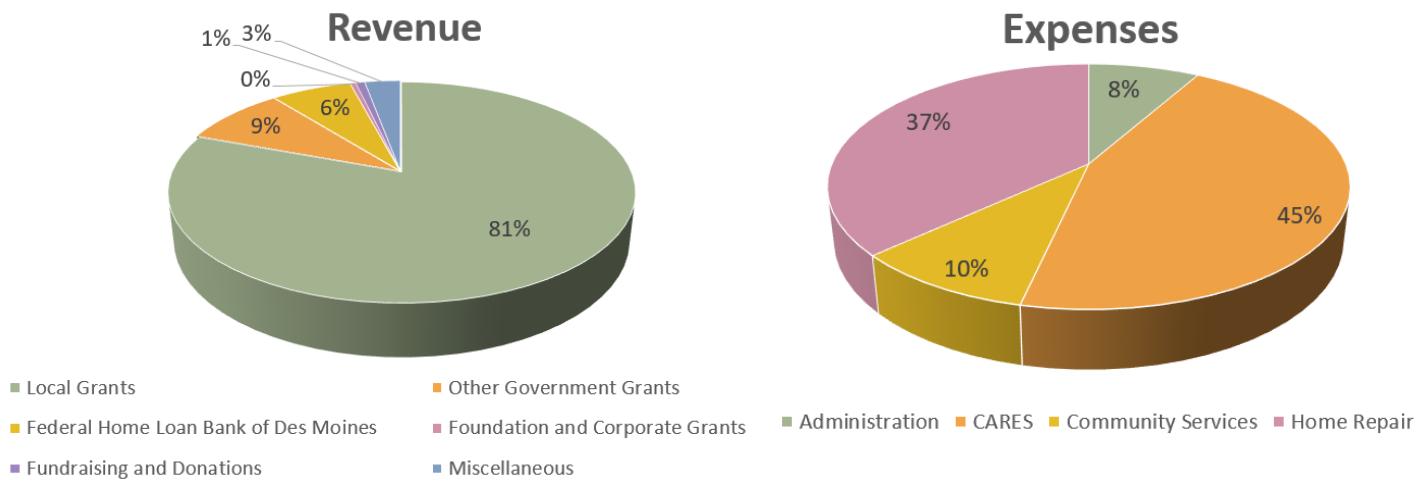
Terri & Steve Wolfe

Honorable Dagmar Wood

Anne Wright

Finances

NNI is funded through government, foundation, and corporate grants, as well as generous donations from individuals and businesses. Fundraising is a challenge for all nonprofits. NNI is no different and works very hard. Our work is being rewarded with a community that has become increasingly aware of the desperate need of some of our neighborhoods and families and recognition of the success NNI is achieving to address those needs. There is always more to do , but we celebrate our success and are deeply appreciative of the support.



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Due to NNI dedicated professional staff and a board committed to accountability and transparency, NNI has achieved nine years of flawless audits!

2020/21 Board of Directors

NNI has been fortunate to have a long history of dedicated board members, who work very hard and ask for nothing in return. The NNI Board of Directors of this fiscal year certainly followed that model. In a very difficult year, they directed and supported NNI's professional staff to not only meet, but surpass all expectations. Their service and commitment is deeply appreciated.

JC Sanders, President
 Beth Sullivan, Treasurer
 Henry Clark
 Dick Davis
 Darren Hennen
 Jan Lewis
 Mark McHenry
 Scott Wingerson

David Mecklenburg, Vice President
 Richard Sayles, Secretary
 Dan Clemens
 Charles Hayton
 Janet Kenny
 David Lindaman
 Henok Tekeste

NNI Staff

Deb Hermann
Chief Executive Officer
Terri Wolfe,
Director of Administration
Lori Morgan,
Director of Finance & Compliance
Cliff Mehrer
Home Repair Lead
Mary Dusanek
Housing Associate
John Hermann
Housing Associate
Chris Guyles
Housing Associate
Katrina High
Special Projects
Erin Waller
Operations Support Specialist

Contact Us

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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**.

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Kansas City, Mo 64117