



Neighborhood Housing Services
of Kansas City, Inc.



Annual Report 2009

ABOUT NHS

Founded in 1974, NHS is a 501(c)(3) not-for-profit organization recognized as a Community Development Corporation (CDC) and a Community Housing and Development Organization (CHDO) by the City of Kansas City, Missouri, and the U.S. Department of Housing and Urban Development (HUD). We are also a Neighborhood Reinvestment Corporation chartered NeighborWorks Organization (NWO). NHS provides targeted services in the following neighborhoods: 49/63, Beacon Hills, Center City, Hyde Park (South), Hyde Park (North), Longfellow, Manheim Park, Marlborough Neighborhood Coalition, Ruskin Heights, and Squier Park. We also provide mortgage banking services, and specialized rehabilitation programs throughout Kansas City, MO area. For more information about NHS, please visit <http://www.nhsokcmo.org>.

STAFF

Allison Sollars, Loan & Accounting Assistant
Augusta Wilbon, Community Specialist
Marquetta Broome, Loan Officer
Charles Morrison, Loan Officer
Latrice Stewart, Homebuyer Education Specialist
Marjorie Major, Homebuyer Education Manager
Rob Rawlings, Chief Operations Officer
Tami Duvall, Chief Financial Officer
Mark Stalsworth, President/Chief Executive Officer



National NeighborWorks Week 2009

OUR MISSION

"to revitalize and maintain designated urban neighborhoods as vibrant areas that attract people who value diversity, historic architecture, security and community."

To further our mission, we have developed the following lines of business:

Lending Services – NHS offers a variety of loan programs designed to help meet the needs of low-to-mod income households, including socially responsible first mortgage loan programs for purchase, purchase with rehab, refinancing, and refi with rehab.

Minor Home Repair – NHS administers Minor Home Repair Grant programs funded by multiple municipalities, as well as its own low-interest home repair program focused primarily on low-to-mod income households in core city neighborhoods.

Asset Management – NHS, either in partnership or individually, owns or operates rental properties designed to provide safe, clean, and secure housing to very low- and low-income households. NHS also builds or rehabs single-family properties, primarily in core city neighborhoods, for sale to low-to-mod income households.

Homeownership Counseling – To help develop awareness of the advantages and responsibilities of homeownership, and to assist potential homebuyers who have experienced credit challenges, NHS offers HUD and NeighborWorks approved homebuyer education and credit counseling workshops. Graduates are generally members of low-to-mod income households.

Community Services – To ensure the sustainability and viability of urban core neighborhoods, NHS provides Community Building and Organizing services, which help to identify, develop and support neighborhood leaders and organizations by serving as a catalyst for change to identify and solve community issues.

2009 FINANCIAL SUMMARY

YEAR ENDED SEPTEMBER 30, 2009

Condensed Statement of Financial Position	Condensed Statement of Activities & Changes in Net Assets
Assets	Revenue, Gains & Other Support
Cash in bank 971,345	Corporate & foundations 188,396
Accounts receivable 421,282	Grants & operating assistance 117,715
Property available for sale 391,849	Rental income 222,488
Other assets 362,946	Other revenue 84,383
Real estate loans receivable 206,673	Net assets released from restrictions 2,993,275
Property and equipment 838,752	Total Revenue, Gains & Other Support <u><u>3,606,257</u></u>
Investment in subsidiaries 208,022	
Total Assets <u><u>3,400,869</u></u>	Expenses
	Program services 3,417,891
Liabilities	Fundraising 4,941
Accounts payable 40,114	Management & general <u>110,069</u>
Accrued expenses & other liabilities 92,689	Total Expenses <u><u>3,532,901</u></u>
Notes payable 1,373,020	
Total Liabilities <u><u>1,505,823</u></u>	Change in net assets (387,710)
	Net assets, beginning of year <u>2,282,756</u>
Net Assets	Net assets, end of year <u><u>1,895,046</u></u>
Unrestricted net assets 397,309	
Temporarily restricted net assets 56,185	
Permanently restricted net assets <u>1,441,552</u>	
Total Net Assets <u><u>1,895,046</u></u>	
Total Liabilities & Net Assets <u><u>3,400,869</u></u>	

INVESTORS

American Family Insurance
 Bank Midwest
 Bank of America
 Capitol Federal Savings
 City of Kansas City, Missouri
 First Federal Bank
 Missouri Housing Development Commission
 NeighborWorks America
 Shelter Mutual Insurance
 State Farm Insurance Company



Paul Wenske, Senior Community
 Affairs Advisor, Federal Reserve Bank of
 Kansas City, was the guest speaker at NHS'
 2009 Annual Meeting.

BOARD OF DIRECTORS

Renee Neades, Board Chair
 Neighborhood, 49/63
 Angela Splittgerber, First Vice Chair
 Neighborhood, Hyde Park (N)
 Eric Jones, Vice Chair/Treasurer
 Business, Mazuma Credit Union
 Tamara Madsen, Vice Chair/Secretary
 Government, US Bureau of Labor Statistics
 Kelly Kendall, Vice Chair/Assistant Secretary
 Neighborhood, Center City
 Stan Archie
 Business, Christian Fellowship Church
 Stephen Hill
 Business, State Farm Insurance
 Torrence Leathers
 Business, American Family Insurance
 Steve Mallory
 Business, Bank Midwest
 Suzanne Niemeyer
 Neighborhood, Manheim Park
 Scot Sperry
 Neighborhood, 49/63
 Howard Townsend
 Neighborhood, Squier Park
 Kerrie Tyndall
 Neighborhood, Hyde Park (S)

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