

ARGENTINE NEIGHBORHOOD DEVELOPMENT ASSOCIATION

2010 Annual Report



Building a Better Community

Argentine Neighborhood Development Association

The Argentine Neighborhood Development Association is a 501c3 with a mission to revitalize the Argentine area. ANDA is committed to a creative approach to community development that encourages communities to work in collaboration to develop a comprehensive vision for action to achieve community objectives, including decent, affordable, energy efficient housing, suitable living environment, healthy lifestyles, and economic opportunities. We assist the Argentine residents with a variety of issues and problems. We provide organizational tools and opportunities for the neighborhood associations. We reach out to the business community and local government to stimulate investment in ANDA's service area.

ANDA was certified by the Kansas Housing Resources Corporation as a Community Housing Development Organization (CHDO) in 2010. This certification will assist ANDA in providing decent, affordable housing.

Neighborhood Cleanup



ANDA partnered with YouthFront, ABC the local NBR and the neighborhood groups in the Argentine area to organize the activities for **Serve Day** on April 24, 2010. The ANDA staff met with the NBR director and community leaders to gather the list of projects that needed to be done. Approximately 200 youths and adults participated in this annual event. The improvement of the area was amazing but the most important outcome was the interaction between the community residents and the volunteers.



Affordable Homes



In 2010, an affordable energy efficient home was completed and leased to a family in the **Argentine Neighborhood Empowerment Financing (ANEF)** program. The home is equipped with a solar water heater, 16 seer heat pump, solar tube lights, and solar attic fans. To add to the energy efficiency the insulation was upgraded in the ceiling to R50, the duct work was sealed against leakage to less than 10% and the home was air sealed to less than a .5 air exchange.

ANEA partnered with Brotherhood Bank & Trust and developed house plans for two affordable Energy Star homes to be completed in 2011.



In addition, ANEA's staff worked diligently on the preparation and acquisition of properties to begin construction on the Energy Star homes to be built with the million dollar appropriation the President signed in December 2009.

Plans for a small affordable senior housing development were initiated. Sites were identified and partnerships negotiated. This project is expected to see the construction start in 2011.

Curb and Sidewalk Project



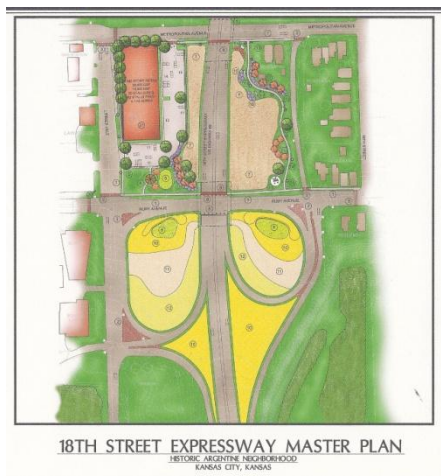
The Curb and Sidewalk Project is a simple community enhancement project. It is a collaborative partnership between the Unified Government of Wyandotte County, ANDA and the Rosedale Development Association to install and replace sidewalks and curbs in the 3rd District. There are approximately two hundred and fifty miles of curbs in need of replacement or installation with an estimated cost of \$40,000 per block. This is a very expensive project, and that is why this low income area of the city needs the assistance of selected community partners. The impact is immeasurable.

The strategy is to utilize the UG 50/50 program to pay for a portion of the expenses. ANDA raised money for the resident's expenses with this program. In addition there was an in-kind donation from the contractor and some of the materials were donated which resulted in the value of the curb and sidewalk repair and/or replacement being significantly increased.

The curb and sidewalks that were in very poor condition in some of the Argentine neighborhoods were repaired or replaced in 2010. There are plans to continue and expand this program in 2011 with the help of charitable dollars and funds from a Special Project grant, as funded by the Congress in the Consolidated Appropriations Act.



Healthy Lifestyles



In 2010 ANDA worked to improve the Argentine neighborhood using a variety of strategies. One strategy was to create programs and infrastructure that enhance a healthy lifestyle. A walkable neighborhood can improve the health of the residents, therefore ANDA works to improve the sidewalks in Argentine. ANDA is also in the designing stage of developing a walking park with fruit trees for adults and children to enjoy.

ANDA is negotiating with a national grocery business to bring a grocery store offering healthy foods back to Argentine.

The KUMC Center for Community Health Improvement helped ANDA secure a grant from the Health Care Foundation of Greater Kansas City. This grant is targeted specifically at creating a viable business plan for providing healthy food to the Argentine neighborhood. A neighborhood survey was conducted to determine the food needs of the area.

Community Help Program

ANDA's employee, Evelyn Larson, promoted the **Community Help Program** during 2010. She researched the programs that are available to assist the residents with a variety of issues and shared this information with the Argentine residents. She attended neighborhood association meetings to review the programs and met with residents individually to assist them with the application process.



Ten households received new energy efficient furnaces and had insulation installed, an additional five households had insulation installed all at no cost. Evelyn assisted another thirteen families apply to the ECAN weatherization program, they have been qualified and placed on the list to receive assistance. Eight families received new energy efficient appliances after learning of the assistance programs and helped with the application process. Eight families had homes repaired, four families received new windows, two families had roofs replaced, seven families had their homes painted, and two families had foundations repaired after Evelyn advised them of the assistance programs and assisted with the application process. She assisted a resident in finding employment, referred three families for food assistance and one family received help with medical bills.

Argentine Ambassadors

This program was funded by the **Kansas City Board of Public Utilities** and the **Forest Foundation**. Additional funding was provided by the **Kansas City Chiefs** and **Children International** and office space provided by **El Centro**. It provided summer employment for Argentine's youths. The program was designed and directed by an ANDA volunteer, Paige O'Connor. It was designed to inspire pride and growth while learning life skills. The skills included financial responsibility, business etiquette, relationship building and entrepreneurial training. A showcase was held at the end of the program to display their work which included writings, photography and paintings.



Statement of Financial Position (Unaudited)

As of December 31, 2010

ASSETS

Current Assets	
Cash	20,560.07
Accounts Receivable	55,893.49
Prepaid Expenses	3,031.14
Total Current Assets	79,484.70
Fixed Assets, net of Depreciation	984,739.11
TOTAL ASSETS	1,064,223.81

LIABILITIES & NET ASSETS

Liabilities	
Current Liabilities	
Accounts Payable	5,596.97
Deposits	14,655.00
Construction loans	156,939.30
Total Current Liabilities	177,191.27
Long Term Liabilities	
Long-term loans – mortgages	617,351.57
Total Long Term Liabilities	617,351.57
Total Liabilities	794,542.84
Net Assets	
3900 – Net Assets – Unrestricted	204,252.79
3910 – Net Assets – Restricted	65,428.18
Total Net Assets	269,680.97
TOTAL LIABILITIES & NET ASSETS	1,064,223.81

2009 Audited Financial Report is available. The auditor found no exceptions for 2009.

LIST OF FUNDERS

CASH AND NONCASH CONTRIBUTORS

Argentine Federal Savings	Jet Stream Guttering Corp
Arvest Bank	JM Fahey Construction
Bank of America Charitable Foundation, Inc.	Kansas Housing Resources Corp.
Brotherhood Bank & Trust	KC Healthy Kids
Brown, Michael & Kim	KC Wizards
Burns & McDonnell Foundation	KCK BPU
Country Club Bank	King, Jim
Design Build Team	Liberty Fruit Co
Dunn Family Foundation	Maple Hill Cemetery
Factory Direct Appliance	Maple Hill Funeral Home
Forest Foundation	Maxwell, Korb
Gardner, Bob & Therese	MC, Inc./ Gordon Energy & Drainage
Geiger Ready Mix	Murguia, Ramon & Sally
H&R Block Foundation	Shamrock Cabinet & Fixture Corp.
Hall Family Foundation	State Farm Insurance Co.
Harrington Brothers Inc	Sunderland Foundation
Health Care Foundation of Greater KC	US Bank
Herdoiza, C Albert	Walker, Hal & Mary
Hirt, Julie	WK Kellogg Foundation
Industrial State Bank	Zanoni, Peter

Board of Directors - 2010

President

Victor Hernandez
KCK Housing Authority

Jim King
Retired

Kurt Rietema
Youthfront

Secretary

Sally Murguia
Community Volunteer

Henry Sandate
State Farm Agent

Jan Thomas
Stony Point School

Treasurer

Judy Cox
Arvest Bank

Ty Lewis
Time Warner Cable

John Peterson
Attorney

Harold Walker
Retired

Robert Ferguson
Retired

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