PLAN THE WORK, WORK THE PLAN

To perpetuate the Hope of Jesus Christ through innovative community development is the re-affirmed mission of Urban Homeworks. In 2018 we embarked on a strategic planning process, and as the saying goes: “plan the work, work the plan.” We did some planning. As we did, we saw our mission and vision statement refining as we stood together with neighbors to meaningfully address housing injustice and challenge the barriers of inequity.

At the center of Urban Homeworks is people. It is fundamental to how we understand the hope of Jesus Christ. Serving as the foundation for people to build upon – that’s the mission-oriented resources - partnerships that augment and catalyze one another’s work, and places that allow for hope, love, and community to root and bear fruit.

One of the ways this manifested itself was in dealing with landlords that are doing more harm than good. We jumped on board with people in 51 apartments/homes who were raising their voices against the victimization they were experiencing at the hands of a local landlord. We worked together in partnerships with city government and other nonprofit organizations to address the health and livability issues, as allowed by the courts. We advocated for and assembled resources, to make repairs and find alternative, healthy, better places for families to live in and move forward. And, we learned a whole lot.

From a global viewpoint, the housing market is strong, labor is tight, and materials are increasing in price. In market conditions like these, the economically vulnerable continue to get left out and left behind — at an increasingly rapid pace.

Thank you for your investment and support in the mission and work of Urban Homeworks as we listen and come alongside people, build a network of mission-oriented philanthropy and investment, partner across sectors and disciplines, and together build healthy, durable, vibrant places where we all can thrive. Where we can see, feel, taste, and smell the delicious realization of the hope of Jesus Christ in our lives and communities.

“Plan the work... work the plan...”
Thank you for “working the plan” alongside Urban Homeworks!

Chad Schwitters
Executive Director

Paula Haywood
Board Chair
OUR MISSION to perpetuate the hope of Jesus Christ through innovative community development.

THEORY OF CHANGE
The Urban Homeworks Theory of Change articulates how the organization utilizes four key levers of change to create transformational impact in the communities served. The central lever is the People living in these neighborhoods. By helping them use their shared understanding of what is needed and enhance their ability to engage with and control community assets, the organization seeks to perpetuate the hope of Jesus Christ through their achievement of greater self-determination.

RESOURCES
Mission-Oriented Philanthropy and Investment

PEOPLE
From Individuals with Few Choices and Options to Agents of Change Creating Opportunity

PARTNERSHIPS

PLACE
Stable and Affordable Housing in Growing and Vibrant Communities.

IMPACT
Dignified Affordable Housing that Enhances the Self-Determination of Individuals and Communities
2018 AT A GLANCE

VOLUNTEER HOURS

INDIVIDUALS | 2,858
QUICKSILVERS* | 4,406
TOTAL | 7,264

*Crew of 24 volunteers dedicated to coming twice a week

LEASED
18 Units Completed

SOLD

OVER
70%
Construction business opportunities went to Minority or Women Owned Businesses.
We heard from neighbors who shared with us about how landlords have created dysfunctional, abusive relationships in which they are led to believe that they are lucky to have a home at all, and that they deserve to live in sub-standard conditions. We learned more about predatory landlords who do things such as charge $50 per service call, and/or raise rent on those who complain, so people don’t report hazardous conditions. In early 2018 we took action alongside some of these residents to ensure they ended up in dignified housing.

Urban Homeworks was asked by the Court Appointed Receiver of the Property to serve as the Property Manager in a Tenant Remedies Action* (TRA) case involving an unresponsive landowner. This individual owned 51 dilapidated apartments/homes which were rented to our most vulnerable communities: low-income families of color, both precariously housed and extremely cost-burdened.

It was a journey of obstacles and successes but it has led us to the focus of our Equity and Engagement initiatives. These initiatives have ignited UHW to take a new look at our Equity and Engagement process. We are excited to see what this new focus holds going through 2019 and beyond.

One of the residents who lived in one of these 43 properties had been living with severe asthma from mice, mold, and mildew. Once Urban Homeworks helped her find a healthy, safe home, she told us that only one week later:

“I COULD FINALLY BREATHE.”

*Tenant Remedies Action (TRA) is a tool that under the law of renters rights, allows groups of tenants to take a landlord to court for neglected properties.
We have witnessed unsafe and unhealthy housing conditions in our community that are similar to what’s seen across the United States, for the estimated 77 million people who live in hazardous homes and contend with the health effects of pests, mold, lead, poor heating and air quality, etc.

Communities over Commodities, Homes for All Campaign of Right to the City Alliance, 2018

THANKFUL FOR GROWING PARTNERSHIPS

Along with our response to this TRA (Tenant Remedies Action), Urban Homeworks formed some new partnerships through this important collaborative effort to bring housing justice to North Minneapolis families.

MINNEAPOLIS PUBLIC HOUSING AUTHORITY
CITY OF MINNEAPOLIS - REGULATORY SERVICES
JORDAN AREA COMMUNITY COUNCIL (JACC)
LEGAL AID

INQUILINXOS UNIDXS POR JUSTICIA
CITY OF MINNEAPOLIS HEALTH DEPARTMENT - LEAD
COMMUNITY ACTION PARTNERSHIP - HENNEPIN COUNTY
NORTHPOINT HEALTH & WELLNESS
MEET CARON

How long have you been volunteering with Urban Homeworks (UHW)?
I have been volunteering with UHW for about a year.

How did you first hear about UHW?
My husband and I relocated to the Twin Cities from the East coast a little over a year ago after we retired, and fairly quickly became members of a church that had a monthly work day at a UHW site.

What makes this volunteering experience a meaningful use of your time?
We have always been involved in volunteering to support causes that make a difference in the lives of those who have not been blessed with the same resources to which we have had access, and UHW seemed like a wonderful way to support people who are struggling to find decent housing in the Twin Cities.

Every Saturday that we volunteer, I feel such a sense of satisfaction knowing that I have been involved in an effort to provide dignified housing for a family or an individual who otherwise might end up in a homeless shelter. We leave the home we have worked at in much better shape than it had been upon our arrival, having cleaned, patched, painted, replaced hardware and fixtures. There is always room for people who have never volunteered with UHW before, because ANYONE can clean. And after assisting a skilled volunteer, you learn enough to feel capable for the next time you volunteer.

What would you tell someone who is considering coming to volunteer with UHW?
To bring their enthusiasm and skills to a wonderful party where people work together to improve the world for others. I have rarely felt as happy with a day’s work as I do after a UHW volunteer day.

Interested in joining together with others for a “wonderful party” and come volunteer with Urban Homeworks? Contact us at volunteer@urbanhomeworks.org
Why Urban Homeworks?

“I first learned of Urban Homeworks from a friend and client, and began by attending the annual Perpetuate the Hope luncheon hearing the story. It’s one of the few organizations that understands that we all have needs that need to be met, and for some of us it’s not having enough for dignified housing. Others of us have a problem of what to do with our relative affluence.”

Kayla Schuchman | Director of Housing for the City of Saint Paul

What experience brings you to Urban Homeworks?

I have a bachelor’s degree in economics from Macalester College, and a master’s degree in public policy with a concentration in economic and community development from the University of Minnesota’s Humphrey School of Public Affairs. I spent nine years working on multifamily development financing and affordable housing policy through successive roles at Minnesota Housing, the state’s affordable housing agency. I am also a certified Housing Development Finance Professional through the National Development Council. Currently serving as Director of Housing for the City of Saint Paul.
Haulin’ it Home, is UHW’s annual grain drive. It all started in 2006 when Chad Schwitters, Executive Director, returned to his hometown in Clara City and the surrounding areas. In 2018 our Haulin’ It Home farming friends donated more than $52,000 through truckloads of corn, some soybeans, and cash contributions. Thank you again to Penske Trucking for the donation of the truck and mileage! In 12 years Haulin’ it Home has raised more than $850,000!

Our annual Perpetuate the Hope Luncheon was held on October 12, 2018 at The Depot in downtown Minneapolis. We kicked off our jam packed luncheon with an impactful performance by The Capri - Glee Choir! Then we heard a story about partnership and the privilege volunteering holds, affordable housing updates & a message from Jacob Frey ensuring the necessity to continue on in this work. The event was closed out by Executive Director, Chad Schwitters & a heartfelt call to give from Don & Carol Krebs.

Urban Homeworks raised nearly $200,000 through this event.

To learn more about Perpetuate the Hope visit: urbanhomeworks.org/pth
NFL players showcased causes that were important to them with custom cleats for the My Cause My Cleats campaign. The cleats were auctioned off and the money went to the cause of the players choice. We were thrilled that Kirk Cousins chose Urban Homworks as his cause to support. Thank you Kirk! Thanks to a few generous donors, UHW was provided a field suite for the My Cause My Cleats game day! We then had the opportunity to raffle off tickets to join us in the suite & the opportunity to meet Kirk Cousins!
2018 FINANCIALS

$5,587,779 TOTAL REVENUE
- 22% Construction Revenue
- 47% Contributions
- 24% Rental Revenue
- 7% Program Revenue

$5,362,923 TOTAL EXPENDITURES
- 35% Real Estate Development
- 35% Property Management
- 1% Community Engagement
- 18% Management & General
- 11% Fundraising

$2,813,528 CASH CONTRIBUTIONS
- 20% Individuals
- 52% Foundations/Grants
- 10% Corporations
- 3% Churches
- 15% Government

ASSETS: $19,578,138
LIABILITIES: $12,840,425
We are beyond grateful for all of our supporters for their continued financial support. The below list of corporations, foundations and churches have provided Urban Homeworks with sustaining contributions.

For a complete list of all 2018 donors, please visit: urbanhomeworks.org
2018 Donors

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Daniel Gifford
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Elizabeth Gildden
Robert Grabowski
Philip Graves
Jason Gray
Larry Gray
Steph Gregerson
Kendall Griffith
Mitch Grussing
Michael Grussing
Ned Gustafson
Dennis Gustafson
Ron Haberkorn
Robert Haberkorn
Dan Haglin
Amy Hairston
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