

RENAISSANCE WEST  
**COMMUNITY  
INITIATIVE**

Creating  
Opportunity  
Together.



2022 ANNUAL REPORT

# MISSION:

TO PROMOTE A COLLABORATIVE COMMUNITY  
CENTERED ON QUALITY HOUSING, EDUCATION,  
HEALTH, WELLNESS AND OPPORTUNITY.

# VISION:

TO END INTERGENERATIONAL POVERTY  
THROUGH A HOLISTIC COMMUNITY  
REVITALIZATION EFFORT.



*Creating Opportunity Together*

# A MESSAGE FROM THE CEO & BOARD CHAIR

Dear Friends,

As Board Chair and Chief Executive Officer of Renaissance West Community Initiative (RWCI), we continue to be overwhelmed and thankful for the support that our team receives from dedicated donors, corporate partners, volunteers and individual members of our community. It is this ongoing support that allowed Renaissance West Community Initiative (RWCI) to reemerge in a post pandemic world stronger than ever before.

In 2022, we were able to see neighbors reconnect, our campus rebound, and our partners and friends show up in full force. Together, we have seen the benefits of a Community Quarterback like RWCI in building a resilient, healthy, and forward-thinking community for all of our neighbors. Like many organizations, 2022 was the first full year where the pandemic became less disruptive, and while our partners remained with us throughout, we were able to establish other onsite connections to build our impact back to pre-pandemic levels.

Thanks to this expanded support and an amazing staff who works tirelessly in our community, we can share significant progress and numerous accomplishments for our community in this annual report. Among these pages, we will share examples of increased participation by our neighbors, additional supports and services, a successful homebuyer program, financial independence for heads of household, a growing Howard Levine Child Development Center, and the first year of exceeding growth expectations for the Renaissance West STEAM Academy (RWSA).

Despite our success reemerging from the pandemic, our work and our neighbors continue to face challenges each day. These challenges include increased mental health needs, evolving work dynamics and a volatile economic environment. These new challenges only reinforce the critical need of RWCI as the community quarterback. Our holistic place-based approach and our desire to extend our services to more neighbors, children and students drives us to improve and sustain access to quality programs and best practices provided by our agency partners.

RWCI's fiscal strength and growth remains an important piece to drive our work and with continued support from Lowe's, a significant gift from Bank of America in honor of Andrea Smith, retired Chief Administrative Officer, a successful second Annual Renaissance Mentors event, (more than doubling our success in 2021), and the support of countless foundations, individuals, and companies, 2022 was a good year.

We remain grateful for the continued faith in and support of the community. In 2023, as we will be celebrating our 10-year anniversary and the success of the past decade, we are reminded of the vision and passion of our founders, funders and partners who made all of this possible. We are determined, excited and confident about our future. But we cannot do it alone. With your continued support, RWCI will continue to impact the RenWest community and beyond.

Thank you for reading our annual report and for your support of the children and families we serve. We are proud to be a part of Renaissance West Community Initiative. Your partnership changes peoples' lives.



J. Matt Hawkins  
Board Chairman



William H. "Mack" McDonald  
Chief Executive Officer



## 2022 Board of Directors

**Matt Hawkins, Board Chair**  
*Wells Fargo*

**Trent Legare, Vice Chair**  
*Atrium Health*

**Clare Jansson, Secretary**  
*South State Bank*

**Renee Kosofsky, Treasurer**  
*PricewaterhouseCoopers*

**Danté Anderson**  
*Cisco*

**Crystal Byrd**  
*Piedmont Airlines*

**Ann Clark**  
*Education Consultant*

**Bill Currens**  
*Duke Energy*

**Mark Ethridge**  
*Ascent Real Estate Capital*

**Anthony Fox**  
*Parker Poe*

**Haley Gentry**  
*Charlotte Douglas  
International Airport*

**David L. Howard**  
*Rekor Systems*

**Jessie Wei**  
*Community Leader*

# STRENGTHENING FAMILIES THROUGH HOUSING STABILITY

Through deep collaboration, strong investments, and our residents at the center, Renaissance West Community Initiative disrupts intergenerational poverty for our neighbors living in the West Boulevard corridor.

As the community quarterback, RWCI believes our community should have the resources and programs to obtain family-sustaining employment, launch their careers and change the trajectory for their children and the next generation using a transformative three-pillar model:

- Mixed-Income Housing
- Cradle-to-Career Education Continuum
- Comprehensive Services that foster community health, wellness and opportunity

RWCI is committed to creating a Charlotte neighborhood, once challenged by disparities, into a vibrant mixed-income community brimming with opportunity.



# 2022 KEY HIGHLIGHTS



97%

Family Self-Sufficiency (FSS) Program participants maintained housing

20%

FSS clients & Life Navigation (LN) participants moved to better housing



82%

FSS active participants either maintained or increased their household income

76%

Employed, 14% higher than the average employment rate for the rest of the 28208 zip code

On average, FSS & LN participants increased income by more than \$5,900



12

Life Navigation participants completed the first step in qualifying for home ownership

17

Program Participants achieved financial independence (income at 150% Federal Poverty Level or higher)



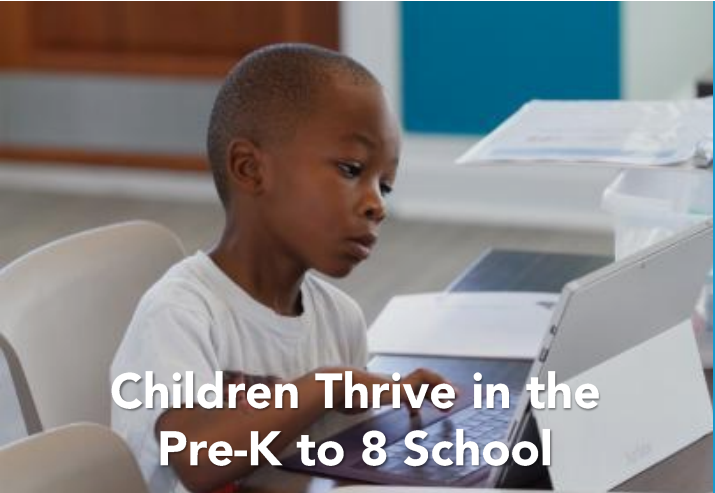
## Education Village

**670**  
individuals attended our onsite programs

**5**  
residents successfully earned their GED

**2**  
completed post-secondary certifications

**79%**  
of adults have a high school education or higher  
(6% higher than our census tract)



## Children Thrive in the Pre-K to 8 School

**143%**  
RWSA exceeded its academic growth goal for the first time in its history

**46%**  
RWSA students at or above grade level proficiency in Science

## BUILT ON A HISTORY OF PURPOSE

In 2009, INLIVIAN (formerly Charlotte Housing Authority) received a \$20.9 million HOPE VI grant to revitalize Boulevard Homes, a former public housing site, into a vibrant village called the Residences at Renaissance. Community leaders recognized that housing alone wasn't moving the needle and envisioned a mixed-income community with plans for an education village and supportive services for families. The need for housing and wrap-around support services was essential.

With support from Purpose Built Communities, Renaissance West Community Initiative (RWCi) was launched to help end the cycle of intergenerational poverty and improve economic mobility for residents living on West Boulevard near the Billy Graham Parkway. RenWest today serves 1800+ residents in the Renaissance and Little Rock Apartments neighborhoods, including 800+ students at the onsite Renaissance West STEAM Academy and Howard Levine Child Development Center.

Our work to end intergenerational poverty in a geographic area, that for decades has experienced the most severe impact of structural injustice and socio-economic disparities, is still in its early stages. We continue to strengthen and expand our holistic approach to achieving life-long transformation for the community through our Purpose Built model, leveraging existing institutions, networks and capital to improve community outcomes.

# 2022 NEIGHBORHOOD HIGHLIGHTS

**Leadership Level Corporate Donors** – Lowe’s and Bank of America – continued their multi-year commitment of support for programming targeted to financial literacy, job training, life navigation, early childhood and Pre K-8 education.



**Bank of America** partnered with the Renaissance West STEAM Academy, supporting faculty and staff in educating our children and providing programming to help our adults achieve financial independence. Other Corporate donors added their support, enabling RenWest families and children to continue to thrive (see list of names, pg. 11).

The **Charlotte Mecklenburg Library** hosted technology literacy sessions at The Retreat introducing the older adults to email basics and digital communications. In addition, the new mobile library visited the community bi-monthly to offer residents convenient access to the library's resources.



Our community celebrated the opening of the RenWest Training Center Powered by **Lowe’s** in November – a dedicated space to host residents seeking jobs and skills training.

**U.S. Department of Housing and Urban Development (HUD) Region IV Senior Leadership:** Mr. José Alvarez (Regional Administrator), Ms. Tiffany Cobb (Deputy Regional Administrator), and North Carolina Field Office team members visited RenWest to meet with Mayor Vi Lyles and other city and statewide housing partners to discuss affordable housing priorities and areas for future collaboration.



**Food Lion Feeds** continued to help nourish families through their monthly product distribution. In addition, local executives and volunteers prepared and delivered 800 complimentary product bags to residents for the holidays.

**PricewaterhouseCoopers (PwC)** brought cheer to RenWest all year through their neighborhood beautification efforts. Additionally, their time and talent made each holiday event in the community special.

Undergraduate members of the **Kappa Alpha Psi Fraternity, Inc.** collaborated with Digi-Bridge and Lowe’s to celebrate RWSA’s last day of school by conducting service projects.



Representatives of the **Carolina Panthers** team conducted their Play 60 Camp experience for RWSA students. The camp creatively nurtured youth development and physical activity.

**N.C. Governor Roy Cooper** and **Omega Psi Phi Fraternity, Inc.** members from around the country assembled back-to-school book bags full of supplies for RWSA students. They also assisted in beautification projects, spent time with older adult residents, engaged in student mentorship, and served lunch to the children and families of the community.



**More than 150 community leaders, donors, and guests** attended our 2<sup>nd</sup> Annual Renaissance Mentors Event. Attendees bid during our Live and Silent Auctions to win incredible experiences for the top bidder and members of the RenWest community.

# 2022 VOLUNTEER HIGHLIGHTS

Volunteers donated over 1,000 hours of service to RenWest and continue to have an incredible impact on building community goodwill. They brought a host of support to our community in the form of professional development for staff at Renaissance West STEAM Academy, organizing a community Parent Teacher Association, holiday lunches for residents and RWSA teachers, bingo and crafts for our seniors, gardening, beautification, mentorship and much more. RWCI is grateful to those who give of their time and talents to RenWest. We are the beneficiaries of a host of helping hands. Superstar volunteer partners of RenWest in 2022 include:

Ally Bank  
American Airlines  
Atrium Health  
Bank of America  
Food Lion  
Junior League of Charlotte

The Knothole Foundation  
Liberty Mutual  
Lowe's  
PricewaterhouseCoopers  
SteelFab  
West Boulevard Ministries





# 2022 PARTNER HIGHLIGHTS

Our community and nonprofit partners are integral to the fulfillment of our mission and vision. They support us in housing and family stability, multigenerational education and skills building and in helping to prepare our neighbors for opportunities in economic advancement and lifelong success. Here are a few that made a difference in 2022.



SOUTHMINSTER



CHARLOTTE MECKLENBURG



YMCA OF GREATER CHARLOTTE



CRISIS ASSISTANCE MINISTRY



Community Link



Habitat for Humanity® of the Charlotte Region



# Creating Opportunity Together

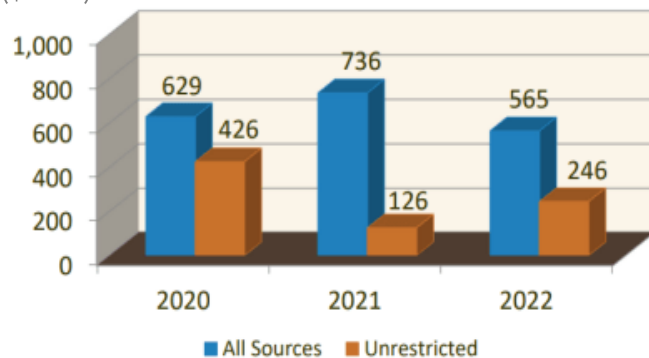
## ORGANIZATIONAL FINANCIAL OVERVIEW

### 2022 Audited Financials

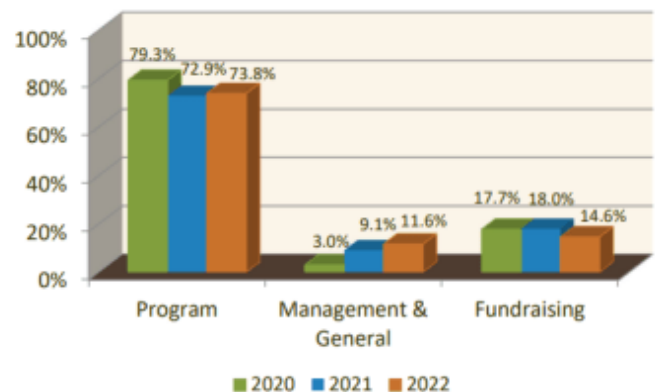
	Without Donor Restrictions	With Donor Restrictions	Totals
<b>SUPPORT AND REVENUE</b>			
Contributions and Grants	\$ 473,563	\$ 1,615,882	\$ 2,089,445
Donated Nonfinancial Contributions	16,521	-	16,521
Special Events	177,254	73,718	250,972
Interest Income - NMTC Financing	31,121	-	31,121
Interest Income	6,054	-	6,054
Rent Income	17,000	-	17,000
Net Assets Released from Restrictions	2,256,832	(2,256,832)	-
<b>Total Support and Revenue</b>	<b>2,978,345</b>	<b>(567,232)</b>	<b>2,411,113</b>
<b>EXPENSES</b>			
Program Services	2,351,518	-	2,351,518
Support Services	370,021	-	370,021
Fundraising	465,071	-	465,071
<b>Total Expenses</b>	<b>3,186,610</b>	<b>-</b>	<b>3,186,610</b>
<b>CHANGE IN NET ASSETS</b>	<b>(208,265)</b>	<b>(567,232)</b>	<b>(775,497)</b>
Net Assets - Beginning of Year	6,907,337	3,407,429	10,314,766
<b>NET ASSETS - END OF YEAR</b>	<b>\$ 6,699,072</b>	<b>\$ 2,840,197</b>	<b>\$ 9,539,269</b>

### Days Cash on Hand

(\$ 000)



### Functional Expenses as a % of Total Expenses



# Thank You to Our Donors

## **\$1,000,000+**

Bank of America Charitable Foundation  
Lowes Foundation

## **\$200,000 - \$999,999**

Charlotte Life Navigation/Ed McMahan  
PGA Tour, Inc.  
United Way of Greater Charlotte

## **\$50,000 - \$199,999**

Ally Bank  
Anonymous  
Sisters of Mercy of North Carolina Legacy  
The Leon Levine Foundation

## **\$25,000 - \$49,999**

Charlotte Mecklenburg Community Foundation  
Crosland Foundation  
Howard Levine  
VanEvery Foundation  
Wells Fargo Foundation

## **\$10,000 - \$24,999**

Atrium Health  
Duke Energy Foundation  
Fifth Third Bank  
First Horizon  
Cammie & Barnes Hauptfuhrer  
Penny & Matt Hawkins  
Renee Kosofsky  
Raj Natarajan  
Novant Health  
Purpose Built Communities  
Red Stone Equity Partners LLC  
Liz & Walker Simmons  
SteelFab  
Triad Foundation (Park Fndn)

## **\$5,000 - \$9,999**

Bill Branstrom  
Brighthouse Financial  
Laura Yates Clark  
Diana Cook  
Sarah & Bill Currens  
Deloitte & Touche  
Ernst & Young  
Peggy & Ken Flynt  
Kelli & Pete Lash  
Laurel Street Residential  
McGuire Woods  
MDC Marketing Group  
Price Waterhouse Coopers  
The Raftelis Charitable Gift Fund

Russell Robinson  
Cameron & Stuart Sherrill  
Southminster  
Dante Anderson  
Ann B. Clark  
John Hawkins

## **\$2,500 - \$4,999**

Laura & Tim Casey  
Roslyn Dixon  
Food Lion  
Andy Largen  
Amy & John McDonald  
Anne & Scott Perper  
Terry Shook  
Nick Sullivan  
Jessie Wei  
Cookie Williams  
Richard "Stick" Williams

## **\$1,000 - \$2,499**

Katwren Anderson  
Anonymous c/o Fidelity Charitable  
Crystal Byrd  
Bonnie Cotter  
Mark Ethridge  
Anthony Fox  
Arthur Griffin  
Jane & Marc Gustafson  
Jim Hawkins  
David Howard  
Roslyn Alison-Jacobs & David Jacobs  
Clare Jansson & Nina Lipton  
David Jones & E. Randall Morrow  
The Knight Foundation  
Trent Legare  
Josh Lewis  
William "Mack" McDonald  
Cami Meador  
NC Community Foundation  
Dionne Nelson  
Adam Nicholson  
Jeremy Stewart  
Rob Vest  
Erica Wilfong  
Elli Dai

## **\$500 - \$999**

Jackelyn Branco  
Michele & Walter Fisher  
Collen Forness  
Rodney Gaddy  
Haley Gentry

Doug Irmscher  
Steve Keckeis  
Lisa & Otis Ku  
Justin F. Little  
Julianne McCollum  
Brynn McMullan  
Kiran Mehta  
John Munce  
Tina & Carla & D. Edwin Rose  
Anne & Robert Schleusner  
Brett & Tina Tempest  
Holly K. Trotter  
Jackie Tynan  
Molly Shaw & David Webb

## **\$100 - \$499**

Shelli Alexander  
Will Alston  
Angela Ankum  
Anonymous  
David Barragan  
Lauren Bowling  
Bowman K. Burton  
Lisa Crawford  
Patrick Crockett  
Amy Erwin  
Dan Fesperman  
Hazlit Gill  
Michelle C. Gore  
Clay Grubb  
Rick Hudson  
Leslie Jo & David Hurwitz  
Ashley Kelley  
Hannah Kerns  
Keith Lehr  
Sarah Love  
Jack Marinelli  
Ally Moore  
Mary St. John  
Raquishela Stewart  
Sandra & Greg Vlahos  
Kipling Wilson  
Clay Woodruff  
William Zimmern

## **Up to \$99**

Sarah Fouquet  
Beyonka Fulton  
Network for Good  
Becca Odom  
Camille Risch  
Amazon Smile  
Mark Stack  
Rebecca Young



## To Make Your Gift Today:

1. Online Payment at [www.rwci.org](http://www.rwci.org)
2. Mail a Check to RWCI, 3610 Nobles Avenue #199 Charlotte, NC 28208
3. Gift of Stock at <https://www.rwci.org/our-causes/donate/>
4. Donor Advised Fund
5. Leave a Legacy by adding RWCI to your Will

## Your Annual Fund Gift Supports:

Early Education at the Howard Levine Child Development Center

Programming for the Renaissance West STEAM Academy

RenWest as the Community Quarterback, including Life Navigation, Health and Wellness programs and Adult Education and Training

**THANK YOU!**



RWCI is a proud member of the Purpose Built Communities Network across the United States.