CENTRAL DETROIT CHRISTIAN
COMMUNITY DEVELOPMENT CORPORATION

UNSHAKEN
our vision

Once again, old men and women will be standing in the streets with canes in their hands telling stories to one another -
“A great place to grow old” and children will be playing in the streets
“A great place to grow-up.” (Zechariah 8:4-5)

our mission

Through education, employment, and economic development, Central Detroit Christian CDC strives to transform individuals to be caring, confident individuals while transforming the community to be a place of Shalom.

our history

Central Detroit Christian CDC was founded in 1993 when a coalition of pastors agreed that the community would experience a greater impact with a unified effort. At that time the coalition developed the following focus areas: youth ministry, job training and development, housing and meeting direct needs. Programs launched in 1994. In the course of meeting our mission, Central Detroit Christian CDC provides numerous youth programs, employment training and placement, business development, housing renovation and counseling and even provides for direct needs.
Dear Friends:

As I look back over the years of annual reports, and success of CDC I see a common theme, faithfulness and growth. Through the hardest years God has allowed CDC to grow, and in other years we strived to be faithful to the mission and vision. Through all of the accomplishments, triumphs and even failures God still produced some miraculous outcomes. That is the testimony that encourages me, knowing that this work that God has called CDC to is Unshakable. You can see the people, and places that have been changed, and the consistency of our work which produces a hope for even greater things in the future. No matter how uncertain circumstances may seem, you know we have a track record of how to accomplish great works. Since 1994, CDC has been steadfast in serving the community here in Central Detroit and we have no plans to slow down.
We began 2021 with all of our staff in-person, and quickly grew because of the amount of need that was expressed in the neighborhood and the city. Finding the right people, with the right heart, and skills was a challenge, but we knew it was worth the work. We grew our team by 70% in 2021. Not only did we grow in staff, but we grew in the number of residences that we managed by adding an additional 90 stand alone homes for a total of 224 affordable homes. For the first part of the year we had 24 students with us daily during the school day, because their schools were still virtual and parents needed to work. Our After-school program serviced almost 100 elementary students weekly, and we launched our middle school program, Ground Zero, which attracts more than 50 students twice a week. Our farm in 2021, had it’s greatest yield in it’s history and enabled for 30 families to receive free locally grown produce each week from April to October.

There is so much more to this story, so I’ve asked a few people to share their testimonies and stories of how CDC has touched them and their families. You can find them in the following pages of this annual report. I hope that you will be a part of this story in the future, as you are today. Thank you for your prayers, time, financial support, and faith in this work. It helps us to remain Unshakable.

Yours in Christ,

Fikre Prince
Executive Director

“Therefore, my dear brothers and sisters, be steadfast, immovable, always excelling in the Lord’s work, because you know that your labor in the Lord is not in vain.”

1 Cor 15:58
2021 Highlights
Youth & Family

Pathways of Promise
Graduated 4th class of new Kindergarteners
Launched Early Head Start Program

After School
94 Students served each week
In-Person Programs all year

Virtual Learning
Helped 24 students learn virtually daily

Day Camp
Over 90 students enrolled in day camp
36 campers accepted Christ

Youth Employment
225 students trained
Created special training for dealing with conflict and emotions

Youth Outreach
Christmas Store Served 104 families (330+ children)
Distributed over 300 backpacks
Published youth written book “All My Colors Matter”
Launched Ground Zero Middle School Program
Supported Renovation of Tony McDuffy Park and Playground
**Stephanie Thomas; Participated Last Year; Children: Austin & Autumn (Breakthrough):**
The CDC has truly been a blessing to my family over the last several years. First we were introduced to the Day camp program, which my children enjoyed tremendously, offering karate, cooking class, and summer activities. My daughter especially enjoyed the Friday field trips to explore the wonderful City of Detroit. Secondly, the Christmas Store has been one of my favorites offering special gifts to my children at a very low price. Another thing that impacted our lives was offering a place for my children to attend their virtual classes all school year, which was supervised by the amazing staff members. This cleared so much stress from myself, worrying about my work schedule. Last but not least, the wonderful, caring, and spectacular Ms. Stephanie Avery, who took my son under her wing to do 1 on 1 tutoring with him when he was struggling to read. She, in my eyes, is a total gem.

**Toyia Neal; Participated for several years; Children currently in program: Angelina (Breakthrough; GroundZero; READY):**
CDC has been a stable community resource within our neighborhood for many years. My family has been able to be a part of after school programs, summer camp experiences (out of town), summer and after school day camps. My children have had opportunities to work and earn money through the many employment opportunities that CDC has provided as well as participated in a variety of mentorship programs. The annual Christmas store has helped provide gifts for my children. We have developed life long relationships with staff members over the years.

**Deborah Nobles; Participated for several years; Grandson Ke’Von in program (Breakthrough):**
The CDC has assisted my family in so many different ways. My grandson loves the programming and the peer interaction. Virtual school was really hard on Ke’Von and being indoors for so long was starting to somewhat depress him. The CDC allows him to express himself and be a kid. He looks forward to the Math Hoops program weekly.
Peaches & Greens Market
Relaunched Mobile Produce Truck & started home delivery service
Launched online ordering system
Best year ever!!!

Adamah Farm
Served 60 households with CSA Program
Supported 30 families with free local produce
Largest yield and sales ever for Adamah Farm!!!

City Kids Soup
Launched new product development program for salads and new soups
Increased sales training and teen team at markets
Highest grossing year since inception!!!

Fit & Fold Laundromat
Developed and grew fluff & fold service with pick up and drop off
Syri, faithfully visits our Fit & Fold Laundromat. She used to walk with a cart of laundry and her handicapped adult son over a half a mile to do her laundry. As a regular customer, she got to know the manager of the Fit & Fold, Justin, very well. She recalls to us, “I would look forward to seeing Justin, because he was the only person who talked nice to me. Everyone else would turn away from me because of my son (he would have loud uncontrollable outbursts at time). The Laundromat is my refuge.”

In early 2021, Syri came to Fit & Fold somewhat downcast. The building she was living in had a fire and was now uninhabitable. She and her son were looking for a place to live and people were being so mean to her – “your son probably started the fire”, “we can’t have you if he comes along,” and so on. Most just turned a deaf ear to her situation. She was lamenting to Justin and he told her to call our management company, Solid Rock. Matt responded to her immediately and we had a newly renovated place becoming available. We were able to rent the unit to her (and her son), and the best part of it all is that she now lives 800 feet from the Fit & Fold Laundromat where she faithfully does her laundry several times a week. Sometimes just so she has someone to talk to.
Neighbor Home Repair:
$72,000 in repairs for 11 neighbors through AHP program

Construction
Completed 634-636 Gladstone Duplex Renovation

Launched Detroit Housing Network at CDC
New intake center for resident city services

Housing Counseling and Financial Wellness Coaching
Sold 1 home to long time renter
15 families approved for 0% Loan
18 residents now homeowners through Buy Back Program
Helped 600 residents apply for property tax help (HPTAP/HOPE)

Housing Development
Cleared and Prepped 40 unit Apartment Building for renovation

Solid Rock Property Management
Managed 225 residences
From the very beginning, Mimi (CDC housing counselor) made me feel at ease and very comfortable. I met with her in late August to get help with my property taxes. Every time I called, she answered, or quickly returned my call. She informed me that it may take a few months to hear if I was approved, so she provided me with additional phone numbers just in case. I waited and waited, and reached out to Mimi, she was still patient as ever and informative even though it was out of her hands. I became concerned as time passed, but Mimi was still positive and full of inspiration. She made me feel better and I left it at that.

I started the process of trying to get money together but soon I received a letter from City of Detroit with an assessment not realizing it said **Exempt** in the letter. I then called Wayne County Treasurer’s office and to my surprise she told me that I was approved for the Pay As You Stay Program, and that not only was I approved, but my tax bill went from owing over $3,700.00 to owing only $714.00.

Never did I expect anything close to that amount being reduced. I thank Mimi for taking such good care of me and really going above and beyond. It is such a blessing to have come in contact with CDC. I can’t express enough how truly grateful and thankful I am.
## 2021 Finances

### ASSETS
- Cash and cash equivalents: $1,609,000
- Accounts receivable, net: $79,000
- Grants receivable: $62,000
- Land contracts receivable, net of discount: $24,000
- Prepaid expenses: $4,000
- Restricted cash and cash equivalents: $138,000
- Investment property: $1,828,000
- Property and equipment, net: $16,524,000

**TOTAL ASSETS:** $20,268,000

### LIABILITIES AND NET ASSETS

#### LIABILITIES
- Accounts payable: $66,000
- Line of credit: $40,000
- Accrued expenses: $304,000
- Property tax payable: $12,000
- Agency Funds: $482,000
- Long-term debt: $7,683,000

**TOTAL LIABILITIES:** $8,607,000

#### NET ASSETS
- Without donor restrictions: $7,263,000
- With donor restrictions: $4,398,000

**TOTAL NET ASSETS:** $11,661,000

**TOTAL LIABILITIES AND NET ASSETS:** $20,268,000
Summary of Financial Information

**Public Support and Revenue (000's)**
- Grants and contributions: $197,500, 5%
- In-kind contributions: $158,000, 4%
- Rental income: $930,000, 22%
- Sales of services: $233,000, 6%
- Tuition revenue: $2,573,000, 62%
- Fundraising: $(50), -1%

**Functional Expenses (000's)**
- Program: $254,000, 6%
- Management and general: $4,191,000, 94%
- Other: $3,000, 0%
Thank you to the numerous volunteers who came in 2021 to serve at CDC and the central Detroit community.

Your work with children, work in community beautification, in the office, making calls, and engaging with neighbors allowed CDC to be a lighthouse for good as our community strived to recover from the effects of the pandemic.

You are a blessing, and we hope that you continue in this work with us.
“We have been serving with various youth programs of CDC for the past 12 years. What we enjoy most is building relationships with kids and sharing the love Jesus has for them. Jesus’ ministry served both the physical and spiritual needs of the community, and that’s what we get to do through CDC’s programs.

We’ve had the privilege to assist kids and their families with educational needs, basic material needs and their spiritual need for the Savior. Our being a small part of what God is doing in the lives of these kids, their families and the communities CDC serves has been humbling and has brought us great joy.”

Paul & Stephanie Turlock
2021 Donors

Thank you to the numerous individuals who supported CDC in 2021 and to these organizations

**CHURCHES**
- Calvary Baptist Church of Canton
- Christ Presbyterian Church
- Citadel of Faith Covenant Church
- City Light
- Cornerstone Baptist Church
- Cornerstone Presbyterian Church
- Detroit Church
- Farmington Hills Church of God
- First Baptist Church of Wayne
- First Presbyterian Church of Northville
- Genesis The Church
- Grumlaw Church
- Highland Congregational Church
- Highland Park Baptist Church
- Mount Union Bible Church
- New Life Church of Detroit
- Northport Covenant Church
- Oak Pointe Church
- Oakdale Park Christian Reformed Church
- One Hope Church
- Paradox Church
- Rossville Bible Fellowship
- Solid Rock Bible Church
- The Young People’s Church of the Air
- Trinity Presbyterian Church
- Troy Christian Church
- Ward Evangelical Presbyterian Church
- Woodside Bible Church

**CORPORATIONS**
- American Heart Association
- Blue Cross Blue Shield of MI
- Cleveland Housing Network
- Comerica Bank
- Connect Detroit
- CyberGrants
- Eastern Market Corporation
- Fidelity Charitable
- Framework For Homeownership
- Greenman’s Printing & Imaging
- Highmark Health
- Huntington National Bank
- Joseph Spiegel PLLC
- Men Who Care Corporation
- Michigan Association of Environmental Professionals
- New Economy Initiative
- Prosperity NOW
- Rocket Community Fund
- Salemakers, LLC
- SEEL
- Servant Solutions Inc.
- Standley Professional Carpentry
- Strategic Medical Management, LLC
- Thrive Marriage Lab
- Toarmina’s Pizza
- Unified Wellness Network
- Young Life
2021 Donors

**FOUNDATIONS**
- Act Blue Charities
- Amazon Smile Foundation
- Bank of America Foundation
- Benevity Community Impact Fund
- Blackbaud Giving Fund
- Clannad Foundation
- Community Foundation of SE Michigan
- DTE Foundation
- Drusilla Farwell Foundation
- Enterprise Foundation
- Erb Foundation
- Ford Foundation
- Gantcher Family Foundation
- Huntington Bank Foundation
- James and Laurie Cole Foundation
- June & Cecil McDole Foundation
- Kresge Foundation
- Kummer Family Charitable Fund
- Lasting Impact
- Lloyd and Mabel Johnson Foundation
- Mightycause Charitable Foundation
- Network for Good
- PNC Foundation
- Ralph C. Wilson Foundation
- Skillman Foundation
- Total Health Care Foundation
- We Raise Foundation

**GOVERNMENT**
- City of Detroit
- Detroit Economic Growth Corporation
- Detroit Land Bank Authority
- Michigan Nonprofit Association
- Michigan State Housing Development Authority
BOARD OF DIRECTORS
Denise Gray - Chairwoman, 36th District Court, Community
Sarah Pavelko - Vice-Chairwoman, Great Water Century, Community
Jonathan Wynne – Secretary, Kingdom Concepts
Quincy Jones - Treasurer/Secretary, Osborn Neighborhood Alliance, Community
Adam Smart - Verde Capital Management
Courtney Elledge - Huntington Bank
James Ewing - J Ewing, LLC
Joy Greer - United Health Care
Keona Cowan – Invest Detroit
Marilyn Williams - Community
Renard Wilson - Community
Sean White – Ann Arbor Area Community Foundation

EMPLOYEES
Antonette Adams - Pathways of Promise
Diana Dunwoody-Kelley - Pathways of Promise
Edna Conner - Pathways of Promise
Erika Ghee - Fit & Fold
Fisher White - Pathways of Promise
Ken Bailey - Fit & Fold
Monica Smith-Young – Pathways of Promise
Myron Jones - Peaches & Greens Delivery Driver

Natalia Whitley - City Kids Soup
Najeelah Montgomery - Pathways of Promise
Norma Heath - Food Coordinator
Pauline Simmonds - Pathways of Promise
Rosanna Hinds - Pathways of Promise
Teryn Nelson - Pathways of Promise

STAFF
Arleen Allen - Pathways of Promise Director
Aprila Humphry – Education Assistant
Calvin Kilgore - Assistant Property Manager
Cathrine Bindschadler – City Kids Soup Manager
Craig Grissom - Property Maintenance
Craig Grissom Jr. - Property Maintenance
Donovan Allen - Youth Director
Dan Johanon - Solid Rock Property Maintenance Tech
David Johnson - Solid Rock Property Maintenance Tech
Emmanuel Benion - Security/Reception
Erica Mixon – Community Advocate
Evan Neubacher - Garden Production Manager
Fikre Prince - Executive Director
Helen Logan - Accountant
Isaiah Foster - Security/Reception
Isaiah Fredrick - Security/Reception
Jamila "Mimi" Trent - Housing Counselor
Jonathan Shropshire - Youth Employment Director

Justin Johanon - Fit & Fold Manager
Kyle Lake – Spiritual Life & Programs Director
Lisa Johanon - Founder, Housing Director
Lissy Gangwer - Pathways of Promise Administrator
Marietta Perry - Property Manager
Matt Corbin – Real Estate Development Director
Makayla McDuffy - Youth Education Intern
Megan Williams - Youth Education Assistant
Micah Williams – Middle School Director
Nate Gangwer - Operations Director
Nate Phillips - Property Manager
Nikki Lowe - Reseption /Security
Orvin Smith - Bus Driver
Rachel Hill - Accounting Staff
Rick Sailes - CDC Construction Manager
Sarah Johnson – CPA
Shanell Riddick - Custodian
Stephanie Avery - Education Director
Stephanie Williams - Housing Intake Specialist
Tabitha Ramos- Peaches & Greens Operations Manager
Tanisha Powell-Fresard - Custodian
Tracy Smith - Family Financial Wellness Coach & Counselor
Uclesha Ray - Peaches & Greens Store Manager
Thank you for your continued support

CENTRAL DETROIT CHRISTIAN COMMUNITY DEVELOPMENT CORPORATION