

WEST ANGELES COMMUNITY DEVELOPMENT CORPORATION

ANNUAL REPORT



Building On Our Legacy

Celebrating 29 Years of Community Development



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Mission Statement

The mission of West Angeles Community Development Corporation is to increase social and economic justice, demonstrate compassion and alleviate poverty as tangible expressions of the Kingdom of God through the vehicle of community development.

BOARD OF DIRECTORS

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Rebecca Chenier	DeVonte Singleton
Jennifer Darrington	Denise Wickware
Melanie Engleton	DeLores Brice
Tonda Jackson	Yvonne Davis
Earl Jordan	Karen Downard
Nasayah Martinez	Antoinette Holmes
Sheila Mix	Tracey Inai
Carolyn Patton	Walter Goode
Everett Patton	





Dear Friends,

It is with joy and gratitude that I share with you the 2023 Annual Report for the West Angeles Community Development Corporation. Since 1994, when the trustees and leadership of West Angeles Church of God in Christ (COGIC) established the West Angeles CDC, our purpose has been clear: to extend our church's mission of compassion and community development in response to the persistent challenges of poverty and injustice. The barriers faced by our neighbors—such as limited access to jobs, business investments, quality healthcare, and affordable housing, alongside struggling schools and the threat of gang violence—were once formidable. Yet even then, we could see the beginnings of hope and renewal in the community's progress and commitment.

What a journey it has been! West Angeles CDC has not only increased the availability of affordable housing but has also supported thousands in building wealth and helped numerous small businesses flourish. Through our efforts, the CDC has been a steadfast foundation, working to dismantle cycles of poverty and injustice that have burdened South Los Angeles for generations. We continue to support families and individuals with safe, stable housing, nourishment, and a host of comprehensive services. Our community is united by faith, sustaining one another through both challenges and triumphs. Today, as calls for social and economic justice resonate more powerfully across the nation, we remain hopeful.

I am profoundly thankful to our dedicated Board and staff, led by Executive Director Dr. Belinda Allen. I invite everyone who feels called to serve our community to join us in this great mission.

With blessings,

A handwritten signature in black ink that reads "Charles E. Blake II".

Elder Charles E. Blake, II
Senior Pastor
West Angeles COGIC



GREETINGS FROM THE EXECUTIVE DIRECTOR

For 29 years, West Angeles CDC has been a trusted community resource for residents of South Los Angeles. West Angeles CDC addresses the barriers that have kept low-wealth individuals of color from prosperity and security. We see economic development as the primary means by which to ameliorate racial disparities, for healthy communities of color can only exist when community members have economic security – when they can withstand gentrification and be homeowners and stable renters; when they can own businesses in the community; when they can be asset-building instead of burdened by debt. Each individual, family, and small business we help stabilize and provide the tools to build wealth brings us one step closer to an overall healthier community.

West Angeles CDC is still operating in overdrive to respond to the depth of need due to COVID-19. In 2023, we educated thousands of Angelenos on how to build and improve their credit scores, become first-time homebuyers, and successfully manage their own businesses. We currently provide housing for over 500 families across our four affordable housing projects, including 200 families within our senior community. In 2025, we will break ground on a 100% affordable housing development of 400 units, which will create jobs, commercial spaces, and a much-needed grocery store. Our upcoming Wellness Center will open in 2024 and offers a holistic approach to addressing the underlying challenges faced by the unhoused in our community.

I hope you find this annual report inspiring. It captures the true essence of who we are as an organization: rooted in faith, nimble and adaptable, and unflaggingly dedicated to those we serve. With so much opportunity on the horizon, we invite partners old and new to work with us to advance West Angeles CDC's scope and vision for our beloved community.

Sincerely,

A handwritten signature in blue ink that reads "Belinda Allen".

Dr. Belinda Allen
Executive Director
West Angeles Community Development Corporation



Dear Friends,

It is my pleasure to join Pastor Blake and our Executive Director, Dr. Belinda Allen, in presenting to you West Angeles CDC's Annual Report of 2023! This report highlights West Angeles CDC's accomplishments in line with our mission of increasing social and economic justice, demonstrating compassion and alleviating poverty as tangible expressions of the Kingdom of God through the vehicle of community development. In other words, we remain committed to our original purpose of strengthening the beloved community and expanding opportunities for people in difficult circumstances.

With over 29 years of service, we have become more resilient, more agile, and more committed to our mission. We are fortunate to have a strong foundation, supported by West Angeles Church, a dedicated board, and our local partners. By the grace of God, we continue to provide homes and hope to the community. It is my hope that you will be inspired to join us in this work as you see evidence of our latest achievements.

Go and grow with your West Angeles CDC!

Yours very truly,

A handwritten signature in black ink that reads "Byron Reed".

Byron Reed
Chair of the Board of Directors

By the grace of
God, we continue
to provide homes
and hope to the
community.

Staff Stories

Karen Downard – Manager, Community Services & Outreach

Working with low-income families is a journey of shared triumphs and challenges. It's about building relationships, fostering trust, and being a bridge to resources that can change lives. Every success story, no matter how small, fuels my passion for this work. It's about transforming struggles into steppingstones, creating pathways for a brighter future.

As I reflect on my experiences, I realize that it's not just about what I give or do; it's about what I learn. The families I work with teach me resilience, gratitude, and the importance of community. They inspire me to fight for equity and to ensure that every voice is heard.

Working with low-income families isn't just a job; it's a calling. At West Angeles CDC I've had a chance to be part of something larger, to contribute to a movement of hope and change. And with every family I meet, I am reminded that together, we can build bridges to a better tomorrow.

Carolyn Patton – Manager, Financial Wealth Building & Community Housing

My journey with West Angeles Community Development Corporation (CDC) began in 2008 when I started as a volunteer. This decision has been one of the best I've ever made. After dedicating my time as a volunteer from January 2008 to October 2010, I transitioned to a paid position with West Angeles CDC, where I have proudly served since.

Initially, I never imagined working for a faith-based organization, yet West Angeles CDC has been a beacon of hope for me in times when I thought none existed. Dr. Ballton, with her spiritual insight, taught me invaluable lessons about the harmonious blend of spirituality and business. It's much like mixing my favorite cake—each ingredient may seem separate, but when combined, they create something wonderful.

Under the leadership of Dr. Ballton and Dr. Belinda Allen, I have experienced significant personal and professional growth. I've never had a job where I looked forward to showing up every day, fueled by passion and purpose. The West Angeles CDC team is exceptional; we laugh, cry, and share every emotion as we navigate our workday together.

In 2023, my commitment to service extends beyond my role at West Angeles CDC. I have dedicated myself to helping seniors in our building, ensuring they have the support they need. Additionally, I work closely with homebuyers and homeowners, guiding them through the often daunting process of homeownership. In 2023, we helped pay mortgages and utilities for businesses, further supporting our community during challenging times.

I am grateful to West Angeles CDC for the opportunities I have received. I completed my Bachelor of Arts in Organizational Management and my Master's in Leadership Studies, which has only deepened my commitment to this mission. Words cannot fully express my gratitude, contributing my heart to this organization has not only been a privilege but also a true blessing.

Denise Richardson – Executive Administrative Assistant

Prior to Thanksgiving 2023 I thought about it being a time of gratitude, being thankful for all we have been blessed with. It would be a day of eating plenty of food and enjoying family. I thought about families that may not be able to experience that and wanted to be a blessing as I believe we are blessed to be a blessing.

One day while sharing with Karen Downard my desire, she informed me that the CDC had clients at the Metro DHS Interim Housing Site who could benefit and enjoy a nice holiday dinner. I shared my desire with our women's group at church and everyone jumped on board to make this a success. We were able to bless approximately 20 families with a lovely Thanksgiving dinner. We had 7 cars caravan to the apartment complex to drop it off.

What a joy it was to see the faces of the families as we delivered the plates. We talked, hugged and prayed. The families sent word of their gratitude and how much they enjoyed the food.

Nasayah Martinez – Office Manager

Working with West Angeles CDC has been a transformative experience for me, both personally and professionally. At the CDC, I have been provided with the tools, support, and opportunities to grow in ways I never imagined possible. It has been a privilege to serve the community while embarking on a career that I never thought I would pursue.

Being from the South LA community, this journey has been especially meaningful to me. The opportunity to contribute to the betterment of my community while achieving personal growth has exceeded my wildest dreams. The work that our CDC team does behind the scenes is crucial in delivering the services that make a difference, and I am continually inspired by the dedication, passion, and commitment of my colleagues.

Thank you, West Angeles CDC, for not only serving our community but for also creating opportunities and bringing hope and light to where it is most needed. It has been an honor to be a part of this mission.

Everett Patton – Project Coordinator

After moving from San Francisco to Los Angeles, my experience at West Angeles CDC senior community housing has been nothing short of transformative. For over a year, I've had the privilege of working closely with seniors, supporting their daily lives in a meaningful way. The transition from the fast-paced energy of San Francisco to the more community-focused environment in Los Angeles has been a welcome change. It's a rewarding experience to be part of a team dedicated to making a difference in the lives of residents who have so much wisdom and life experience to share.

One of the most exciting aspects of my role has been the events and activities we organize for the seniors. I work alongside Jennifer, and together we bring a wide variety of programs to life—from creative arts and music events to physical fitness and educational workshops. Seeing the joy and enthusiasm from the residents during these events makes every day exciting and fulfilling. Our goal is to keep them engaged, active, and social, which adds a vibrant energy to the entire community.

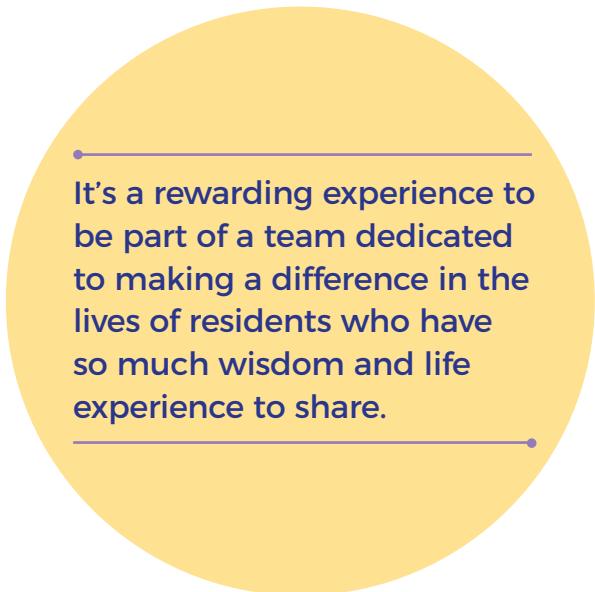
What I find most rewarding is the relationships I've built with the seniors. They have such rich stories, and it's inspiring to be a part of their lives. Every day brings something new, whether it's a heartwarming conversation or a fun-filled activity, and working in such a positive and dynamic environment has been an incredible journey.

Earl Jordan – Manager, Wellness Center

I am excited about the opportunity to serve the beloved community. The West Angeles CDC Wellness Center is a new initiative designed to enhance the local community's well-being through comprehensive wellness services. The proposed mission statement for the Wellness Center will be to nurture the minds, bodies, and spirits of our community members through services that address stress, anxiety, depression, grief, and sadness. It will create a supportive environment that empowers individuals to overcome life's challenges, achieve their wellness goals, and enable every person we serve to lead a healthier and more fulfilling life.

The aim of the Wellness Center initiative will be to integrate its services with existing West Angeles CDC services like financial wellness, credit restoration, homelessness support, and home-buying education, providing an across-the-board approach to community wellness.

The proposed opening date for the Wellness Center is October 1, 2024!!



It's a rewarding experience to be part of a team dedicated to making a difference in the lives of residents who have so much wisdom and life experience to share.

The Journey from Our Clients



Mortgage Assistance Client

Angela's Story

Angela Valdez's journey with West Angeles CDC is a testament to resilience and support during life's most challenging moments. Angela faced an unfortunate set of circumstances that led to her becoming delinquent on her mortgage. The emotional turmoil began in April 2018 with the passing of her father, which left her heartbroken. Just when she was beginning to recover, tragedy struck again in September 2019 with the loss of her mother. Despite her best efforts to make ends meet, Angela found herself in a precarious financial situation, with her number one goal being to save her family home.

As the COVID-19 pandemic unfolded, Angela's challenges intensified. The company she worked for shut down due to the virus, leaving her without income. After enduring a long and difficult pregnancy, she went into labor on August 2, 2021. Unfortunately, upon arrival at the hospital, she tested positive for COVID-19. Tragically, she lost her child, compounding her grief with the previous losses of her parents.

Determined to rise from this overwhelming pain, Angela began to regain her footing by working for GrubHub, earning approximately \$3,000 monthly. She then transitioned to a full-time position at Kohl's, working the overnight shift. Throughout this tumultuous time, she partnered with West Angeles CDC, submitting multiple loss mitigation packages. While these did not yield immediate solutions for her mortgage, they successfully halted several foreclosure sale dates on her home.

In January 2022, West Angeles CDC advised Angela to apply for the California Mortgage Relief program while simultaneously filing for bankruptcy. The following months were filled with uncertainty as she awaited funding. Finally, in May 2022, Angela received the life-changing news that the California Mortgage Relief program would cover the total amount due of \$29,000. Additionally, West Angeles CDC provided support by covering her mortgage payments for June, July, and August.

Reflecting on her journey, Angela shared her heartfelt gratitude for the staff at West Angeles CDC, acknowledging that their unwavering support made her recovery possible. WACDC's HUD counselor reached out to Angela in 2023, and thanks to WACDC's assistance, she is now in a better financial and mindset position. Angela's story is a powerful reminder of the impact of community support and the importance of resilience in overcoming life's adversities while striving to save her family home.

Angela shared her heartfelt gratitude for the staff at West Angeles CDC, acknowledging that their unwavering support made her recovery possible.

Rental & Food Assistance Client

Dynyshya's Story

Dynyshya Charlot and her three children were experiencing housing insecurity and sleeping in the car. Although working as a METRO Ambassador, Dynyshya could not afford rent due to other extenuating circumstances. This had her feeling defeated – here she was with her children every day, providing food and clothing, not being able to afford adequate housing, and receiving no assistance from the father.



Dynyshya and her children received a blessing when outreach workers approached them and connected them to Interim Housing. The family was then assigned to the West Angeles CDC case management team to wrap the necessary support around her. Dynyshya flourished in the program and saved money to move into permanent housing by securing an apartment unit, which the case managers helped her obtain by providing move-in coordination and support.

Ms. Charlot is maintaining her housing unit and is preparing to take the test to become a METRO bus operator. She never forgets how WACDC has helped her and constantly refers others who may be experiencing housing insecurity and/or needing different support.

Entrepreneurship Client

William's Story

William Long, a local subcontractor from the Crenshaw area, began his journey by attending our local hire meetings with the goal of securing work on a West Angeles CDC affordable housing project. Through these meetings, he gained vital information about the certifications required to be eligible for the job. Our team provided him with the guidance and resources necessary to understand the steps he needed to take, from attending classes to completing the right paperwork, to ensure he could pursue opportunities on the project.

His success highlights how we can empower local talent and ensure that opportunities from large-scale projects benefit the community.

With this newfound knowledge, William took action. He attended certification classes, collaborated with our general contractor, and met with various partners who provided additional support and advice. He then visited the city to obtain both his Metro Certification and City of Los Angeles Certification. With these qualifications in hand, William is now not only eligible to work on West Angeles CDC's project, but is also positioned to bid on additional contracts with the City and County of Los Angeles, as well as Metro jobs.

This story is a testament to the power of local partnerships and community support. By providing William, a local subcontractor from the Crenshaw area, with the tools and knowledge he needed, we helped him grow his business and qualify for major contracting jobs. His success highlights how we can empower local talent and ensure that opportunities from large-scale projects benefit the community.

Photos of our Affordable Housing



West Angeles Villas (Senior Housing)



West Angeles Homes



New Construction



West Angeles Plaza



West Angeles Business Center



West Angeles Housing



The Curve at West Angeles (Senior Housing)



West Angeles Parklane Apartments



WEST ANGELES CDC CLIENT DEMOGRAPHICS

CLIENT STATISTICS

West Angeles CDC
Served **Over**
20,000
Clients

GENDER STATISTICS



55%
Female



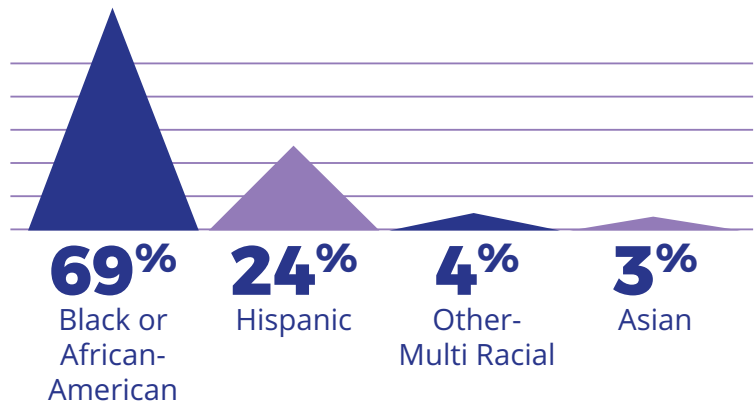
45%
Male

INCOME

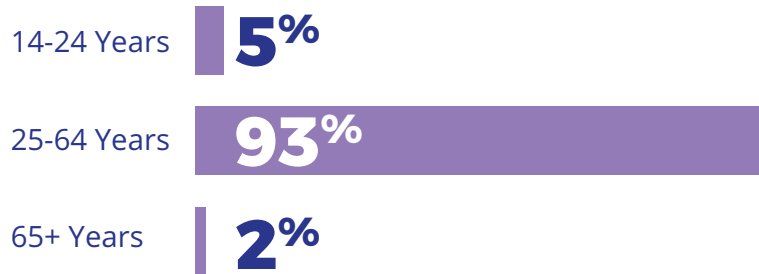


All of our Clients are
Low-Mod Income (LMI)
as Defined by
HUD Guidelines

RACIAL BACKGROUND



AGE BREAKDOWN



Program Statistics

HOME OWNERSHIP AND FINANCIAL COUNSELING:



Pre-purchase Education
& Outreach Training

4,202



Clients Counseled for
Pre & Post-purchase

801



Los Angeles First
Time Homebuyers

198



First Time
Homebuyers Served

502



Number of Homes Retained **391**

Program Statistics

SMALL BUSINESS DEVELOPMENT PROGRAM:



Education Workshop Attendees

163

Participants Registered Their Businesses

15

New Small Businesses Launched

40

CREDIT BOOT CAMP:



Arttendees

83

Boosted Credit

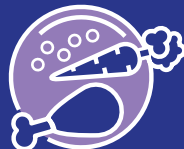
55

COMMUNITY SERVICE & OUTREACH PROGRAMS:



Transportation / Tap Cards, Taxi Vouchers, Original Ride Coupons

164



Individuals Who Received Food / Hygiene

17,330



Individuals Who Received Utilities Assistance

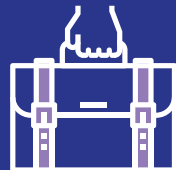
4,087



Families Receiving Rent Stabilization

892

EMPLOYMENT:



Employment Services

92

Job Placement

19

FAITH, FOSTER AND FAMILY NETWORK:



Black Parenting Cohorts

6

Clients Attending Classes

45

CRIMINAL REFORM PROGRAMS:



Clients who Received Counseling

162



Clients who Received Temporary Housing

82

AFFORDABLE HOUSING PROJECTS:



Families in WACDC's Housing Units

500



Applications On Hold for Housing

472

2023 FINANCIALS (AUDITED) WACDC & AFFILIATES CONSOLIDATED STATEMENT OF FINANCIAL POSITION

ASSETS

Cash and Cash Equivalents	\$3,187,689
Accounts & Other Receivable	\$447,994
Due from related party	\$366,551
Prepaid Expenses	\$36,283
Investments	\$414,159
Utility Deposit	\$30
Restricted Cash - Deposits	\$91,073
Assets Held for Development	\$222,240
Property & Equipment, Net	\$8,823,507
Capitalized Cost	\$1,010

Total Assets \$13,590,536

CURRENT LIABILITIES

Accounts Payable	\$142,019
Accrued Expenses	\$154,723
Deferred Rent	\$3,781
Deferred Revenue	\$9,600
Grant Advance	\$200,000
Accrued Interest	\$8,794
Notes Payable - Current Portion	\$229,568

Total Current Liabilities \$748,485

LONG-TERM LIABILITIES

Accrued Interest	\$3,594,255
Security Deposit	\$89,464
Notes Payable	\$5,215,288
Total Long Term Liabilities	\$8,899,007

Total Liabilities \$9,647,492

NET ASSETS

Unrestricted	\$564,393
Investment in Property/Equipment	\$3,378,651
Total Net Assets Unrestricted	\$3,943,044

Total Net Assets \$3,943,044

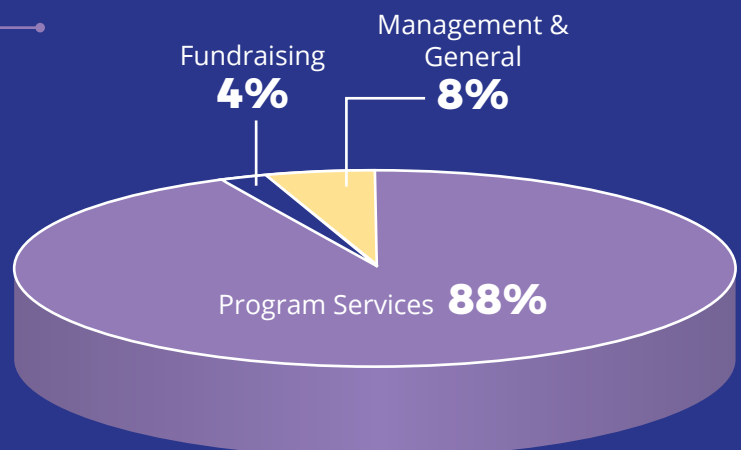
Total Liabilities & Net Assets \$13,590,536

WACDC & AFFILIATES CONSOLIDATED STATEMENT OF ACTIVITIES

EXPENSES 2023

Program Services	\$3,821,669*
Management & General	\$359,690
Fundraising	\$151,820
TOTAL	\$4,333,179

*Includes Parklane Affordable Housing Units



Photos of the Unity Awards Gala



2023 & 2024 GALA ANNOUNCEMENTS:

Elder Charles E. Blake II, Pastor of West Angeles COGIC, Presiding Bishop Emeritus Charles E. Blake Sr., and Executive Director, Dr. Belinda Allen invite you to

West Angeles Community Development Corporation's
29th Annual Unity Awards

VIRTUAL GALA
IMPACTING COMMUNITIES

Thursday, February 23, 2023 6PM - 8PM PST

WOMAN OF THE YEAR: The Honorable US Congresswoman Maxine Waters 43rd District

COMMUNITY INNOVATOR: Miguel A. Nunez Jr. Actor, Public Speaker, Producer & Writer

OUTSTANDING CORPORATE CITIZEN AWARD: First Citizens Bank

OUTSTANDING CORPORATE PARTNER AWARD: WELLS FARGO

MUSICAL GUESTS:

Donnie McClurkin Award Winning Gospel Artist & Pastor, Perfecting Faith Church

Jeffrey Osborne Award Winning Singer/Songwriter

David Daughtry Artist, Singer, Songwriter & Musician

Mark Allen Felton Saxophonist Extraordinaire

For more information or for sponsorship information, please contact
The Todd Group: wacdc@thetoddgroup.net
WACDC website: westangelescdc.org

Stream the GALA Live on: westangelescdc.org and WESTATV Platforms  

WEST ANGELES COGIC
30
YEAR LEGACY
1994 - 2024

Building on our Legacy
Celebrating 30 Years of Community Development

Elder Charles E. Blake II, Pastor of West Angeles COGIC and Executive Director, Dr. Belinda Allen invite you to

West Angeles
COMMUNITY DEVELOPMENT CORPORATION

30TH ANNUAL UNITY AWARDS GALA

IN PERSON GALA Friday, February 23, 2024 | 6pm Reception | 7pm Dinner
Beverly Wilshire Hotel
9500 Wilshire Boulevard, Beverly Hills, CA 90212 **BLACK TIE ATTIRE**

HONORING OUR CO-FOUNDERS: **SPECIAL KEYNOTE GUEST:** **OUTSTANDING BUSINESS PARTNER:**

Bishop Charles E. Blake Sr. Dr. Lula Ballton Presiding Bishop J. Drew Sheard Bill Witte, Related California

PARTNERSHIP AWARDS: **SPECIAL MUSICAL GUESTS:**

usbank WELLS FARGO First Citizens Bank

David Daughtry - Artist, Singer, Songwriter & Musician SHELEA - Singer, Songwriter & Pianist

For more information or partnership opportunities, please contact
The Todd Group: wacdc@thetoddgroup.net | WACDC website: westangelescdc.org

2025 UPCOMING GALA:

Save the Date

West Angeles
COMMUNITY DEVELOPMENT CORPORATION

Elder Charles E. Blake II,
Pastor of West Angeles Church and
Executive Director, Dr. Belinda Allen invite you to

— A Season Of —
HOPE

31ST ANNUAL UNITY AWARDS GALA

Friday, February 21, 2025 | 6:00PM
Beverly Wilshire Hotel


For more information: westangelescdc.org



INTRODUCING THE WEST ANGELES CDC WELLNESS CENTER

OPENING OCTOBER 1, 2024

 6028 Crenshaw Blvd, Los Angeles, CA 90043

 **323-751-3440**

EMPOWERING WELLNESS IN EVERY ASPECT OF LIFE.

Join us at the West Angeles CDC Wellness Center, which offers comprehensive services to support your mind, body, spirit, and financial well-being.

CELEBRATE WITH US AND EXPLORE HOW WE CAN SUPPORT YOUR JOURNEY TO WELLNESS

Follow us on **FACEBOOK & INSTAGRAM**. Stay updated with our latest news, events, and wellness tips at www.westangelescdc.org

The West Angeles CDC Wellness Center: Your Path to Wellness Begins Here!

Our offerings include:



Personal Growth & Wellness



Nutrition and Wellbeing



Financial Wellness & Stability



Homelessness & Other Community Services

Photos of Events



Photos of Events



Thank You to Our Supporters

- Apex
- AT&T
- Banc of California
- Bank of America
- Bank of India
- Bank of the West
- Barker Management
- BBVA Compass
- Boston Private Bank
- California Tax Credit Allocation Committee
- Capital One
- Castillo Foundation
- CD9
- Charities Aid Foundation
- City National Bank
- City of Los Angeles Council District 10
- City of Los Angeles Council District 8
- City of Los Angeles Housing + Community Investment Department
- Comerica Bank
- Community Development Block Grant Program
- Edison
- Enterprise Community Partners
- Faith Central Bible Church
- Faith Foster Families Network
- Fannie Mae
- Federal Home Loan Bank of San Francisco
- First Citizens Bank
- Freddie Mac
- Goodwill Industries of Southern California
- HomeFree USA
- Jenesse Center
- JP Morgan Chase
- Kaiser Permanente
- LA City Attorney's Office
- LA LISC
- LA Metro
- Los Angeles Community Development Commission
- Los Angeles County Second Supervisorial District
- Los Angeles Homeless Services Authority
- Los Angeles Regional Food Bank
- MacKenzie Scott's Yield Giving Open Call
- Manufacturers Bank
- Ms Hazel's House
- MUFG Union Bank Foundation
- NeighborWorks America
- Pacific Coast Regional Corporation
- Pacific Premier Bank
- Pacific Western Bank
- Providence
- Related of California
- Restore Neighborhoods LA
- SHIELDS for Families
- Southern California Edison (SCE)
- The Boeing Company
- The California Endowment
- The Lilly Co
- The Watt Company
- Torrey Pines Bank
- U.S. Department of Health & Human Services
- U.S. Department of Housing and Urban Development
- U.S. Department of the Treasury
- Unihealth
- United Way of Southern California
- University of Southern California
- US Bank
- Walmart
- Weingart Center
- Wells Fargo Bank
- West Angeles COGIC



www.westangelescdc.org

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