

Rooted in Christ

AGAPE DEVELOPMENT
ANNUAL IMPACT REPORT FOR FISCAL YEAR 2020-2021



Agape
DEVELOPMENT

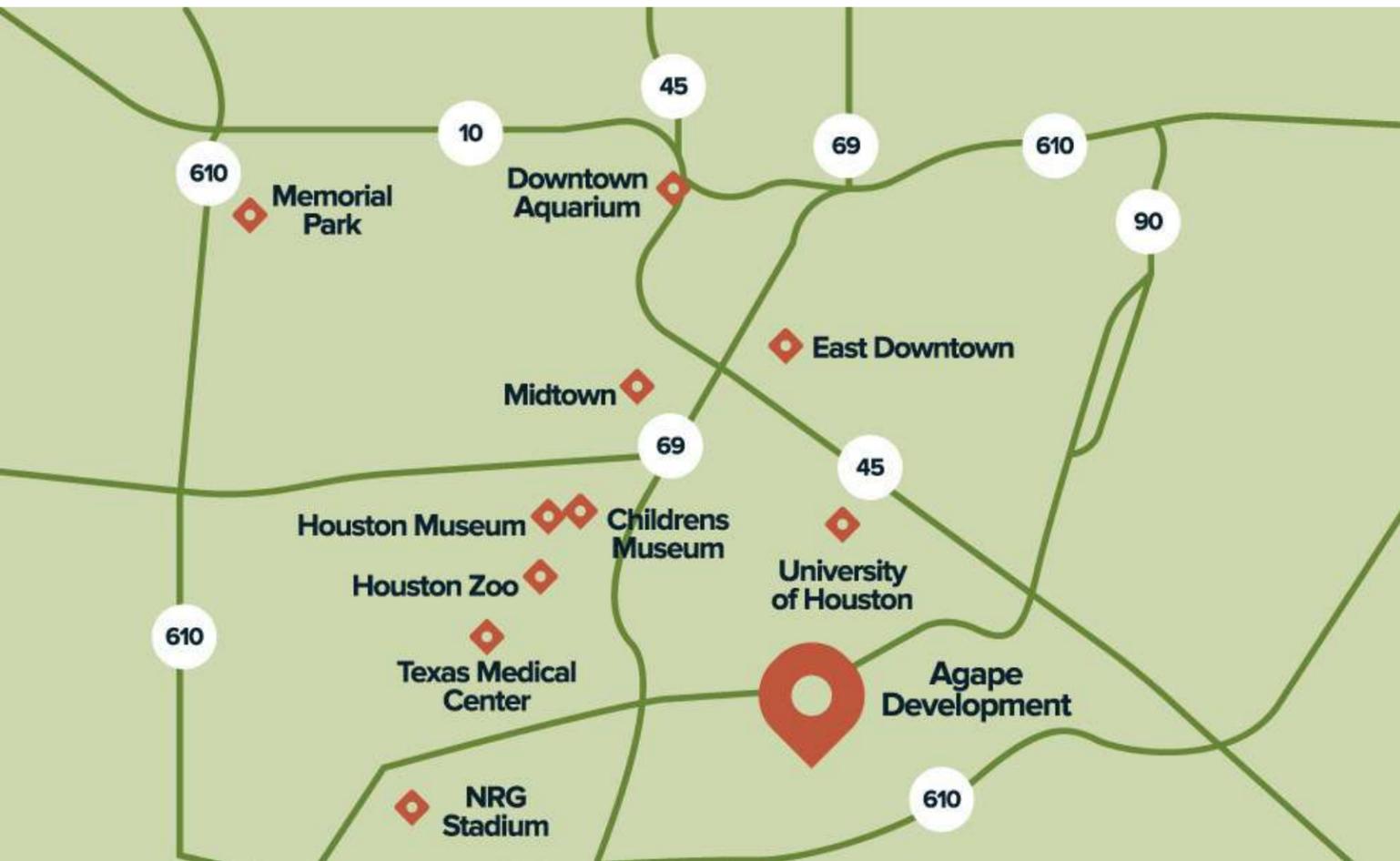


The Challenge:

Agape Development's neighborhood is geographically bounded by Old Spanish Trail, Martin Luther King Boulevard, Scott Street, and Loop 610. OST/South Union is a neighborhood where deep brokenness and exceeding beauty coexist. Year after year, housing conditions, job prospects, lack of community resources, criminal activity, and substance abuse manufacture new stories of pain and suffering. Single motherhood, dependency, and prison sentences seem the common future for too many of our young people.

The Opportunity:

However, year after year, we see neighbors overcome incarceration, find jobs, and even start their own businesses. We see neighbors with modest financial means overflow with acts of generosity as they care for each other's children and care for the neighborhood. Young people strive to build a wholesome community, reversing painful experiences that have existed in their families for generations. This is the place where our mission is rooted. This is the place where our calling flourishes.



The Mission:

Agape Development's mission is to transform our neighborhood by preparing Christ-following, independent, community leaders.



From The CEO

Dear Agape Development Family,
Thank you for your support, service, gifts, prayers, and friendship over the past year. We have seen so much progress and evidence of God at work in OST/South Union in the past year.

We completed and opened the new ministry center at the beginning of the Covid-19 Pandemic, and we are so grateful for extra space and outdoor coverings to continue operating in compliance with health precautions. We have acquired a total of 72 vacant lots for single-family home development in a very competitive market. We purchased, closed, and are refurbishing the Maxim Motel into the Haven of OST/South Union.

The past year also brought challenges. We witnessed the brutal murder of George Floyd, from Third Ward, and we ministered to staff and neighbors traumatized and grieving over that trauma. Covid-19 took healthy lives, educational continuity, jobs, and normalcy from all of us.

Great successes and horrific trials can both derail individuals, organizations, or a community from their roots, and we can all think of friends who lost their way. I'm proud to report that Agape Development remains rooted in Christ Jesus (Colossians 2:6-7) and rooted in OST/South Union.

With regard to our purpose and guide, the life and message of Jesus Christ continues to propel us. In all questions of life, even the uncomfortable ones of race, religion, and politics, it is our relationship to Jesus Christ that guides us. He remained loving and patient with every person, especially enemies. Jesus refused to be trapped by Pharisees or the zealots into drawing lines and picking sides. We follow the crucified and risen way of living with neighbors, donors, elected officials, volunteers, or customers. We too listen and love so that people feel seen and known.

With respect to the neighborhood, OST/South Union remains our place. Just south of the Third Ward, this community faces rapid gentrification, but we remain resolute in our commitment to provide affordable housing. The first round of homes have received their permits, foundations are framed up, and we will see new homes raised in the coming months. Staff and volunteers continue to walk the streets, building community block by block.

By God's grace and because of your support, we remain spiritually rooted in Christ and physically rooted in OST/South Union. We look forward to the journey ahead.

Sincerely,



Kirk Craig
CEO and Co-Founder, Agape Development



From The Board Chair

Dear Friends,
What does it take to be a neighbor? Technically, only a common lot line – proximity.

What does it take to be a GOOD neighbor? Well, that's a whole different story and it's the story of Agape Development. Since its founding in 2005, Agape has made the Third Ward, and more specifically, the OST/South Union neighborhood, its focus – its neighborhood. Jesus tells us to "love our neighbors", but what does that really look like? It means listening to and knowing your neighbor. Grieving with your neighbor regarding senseless murders and COVID deaths. It means serving your neighbor. Agape Development has listened and has acted in many ways, including:

JOBS - Agape Development formed its Social Enterprise initiative and started small businesses which employ neighbors with livable wages and benefits.

HOUSING - Agape Development, through its "Agape Homes" initiative, has purchased over 70 lots in our neighborhood, and broke ground on our first 8 homes. Building a house is one thing, but making it a home is another. Agape Homes is working with its neighbors on what it means to be a homeowner – and a good neighbor.

When the chance to buy the Maxim Motel on Calhoun popped up unexpectedly in 2020, our staff and donors acted quickly and closed on the property in a matter of weeks. A property that was known for its "ill repute" is being transformed into 20 short-term occupancy units for our neighbors.

COMMUNITY – Agape Development has completed the renovation of a former liquor store into the Agape Development Community Center. Previously, the offerings were tallboys and liquor, but now our neighbors can participate in after-school programs, as well as Bible study and discipleship programs at a modern, safe, and welcoming facility.

We give overwhelming gratitude and thanks to all of our volunteers and donors – individuals, foundations, and churches – for your contributions of time, talent, and funding. Also, a huge thank you to our staff, nearly all of whom live in the Agape Development neighborhood, for their commitment to serving Christ and serving our neighbors. We're very excited about where God will lead Agape and our neighborhood in the future. May God grant us the wisdom to learn from the past and the courage, in Christ's love, to move forward.

Sincerely,



Alan Ytterberg, Board Chair



Just as you received Christ

At the beginning of the fall semester, many of our neighborhood children had started attending school virtually. While normal Children’s Ministry efforts and programming were put on hold, I had the opportunity to share the gospel with one of the families that had been coming to Agape Development to work on their online school. Ciara (4th grader), Aaron (3rd grader), Brianna (Kindergartener), and I sat at a picnic table outside of Agape Development’s ministry center. Brianna had been admiring one of the murals on the side of the building and her admiration sparked a conversation about baptism. Her brother Aaron spoke up and said he had been baptized and “got the Spirit,” but he had questions about what that meant. I then shared with them about God’s story of redemption and why Jesus came down to earth. Ciara was especially interested and engaged, and she kept telling her siblings to be quiet so she could hear. We ended the discussion by talking about what it meant to believe in God and follow him. Despite a new routine caused by an unprecedented pandemic, Agape Development provided a space where neighbors can come and receive Christ. I was very encouraged by these children’s curiosity about God and what it means to follow Him.

- April Sam, Director of Children's Ministry

**names changed for privacy purposes*

At Backyard Bible Club,

Agape Development’s neighborhood children receive the extra time and attention to practice foundational academic skills like reading. Research proves that if a child stays on reading level, they are far more likely to graduate high school and secure gainful employment. During a year of disrupted in-person education, BBC staff and volunteers played a large role in helping the children of OST/South Union not fall behind.



16
Participating children
moved
up a reading level



40
Participating
Children



35
Participating
Youth



94
Participating
Adults

So walk in Him

This past year, members of the Ministry Team went out and engaged with neighbors on bi-weekly prayer walks. Despite having to close doors to in-person programming, prayer walks allowed the Ministry Team to stay in touch with neighbors, provide lunch, pray, and share community leadership opportunities. Our Outreach Minister, Demeko Bivens, has been encouraged by the community leadership displayed by a delightful, jovial, and peaceful lady. Ms. T has incredible relational equity with her neighbors and community. She serves as a reliable point of contact for Agape Development’s outreach efforts. After winter storm Uri left many of our neighbors in need, the Ministry Team turned to Ms. T for connections to neighbors who were in need of water and other essential supplies. Because of Ms. T’s leadership and service to her community, Agape Development has been able to reach and serve more neighbors. It is a joy to walk with neighbors who are community leaders like Ms. T.



Just as you were taught

Agape Property Repair Team (APRT) provides high-quality and affordable handyman services to the Greater Houston area, but more importantly APRT provides meaningful employment, living wages, and holistic development for neighbors living in our community. In addition to working full-time on construction and repair projects, the men of APRT really take advantage of the opportunity to live in a community with one another, encourage one another and allow the Word of God to transform their lives. Over the past year, the men identified that they all wanted to grow in their understanding of the scriptures and started to study the Bible together. Over the months, the men have been reading through the New Testament epistles on their own and then discussing with each other during their lunch breaks. With many of the biblical characters writing from prison and experiencing poverty-related hardship, the men have been surprised and encouraged by how much they relate to the authors and recipients of the New Testament epistles. It's encouraging to observe and hear the men unpack scripture and apply God's redemption to their own lives. These men are allowing God's word to transform their lives, and it is encouraging to watch them engage with scripture consistently, solely from their own initiative as a community of men.

92

Projects
completed by
APRT



Agape at Work
Graduates

6

Agape at Work
graduates with
full time
employment

Agape Development's Adult Independence Ministry was busy all year with Agape at Work and Gettin' Ahead classes. Both of these classes welcome neighbors to come into a comfortable space where they can be equipped with important training and skills needed in order to take steps toward financial independence and full-time employment. Many of the graduates moved on to secure full-time employment and started making real steps toward independence for their families. One of the graduates of the first Agape at Work class has been hired by Agape Development. When Sakenya heard about the open receptionist position, she was able to apply what she had learned and practiced in the course and impress the interviewers at Agape Development. Not only has Sakenya gained full-time employment, but also she has grown in her community leadership skills at Agape Development by serving as a teacher and an example for the new Agape at Work classes. Agape Development is very proud of adults like Sakenya for applying what they have been taught and taking steps toward independence.

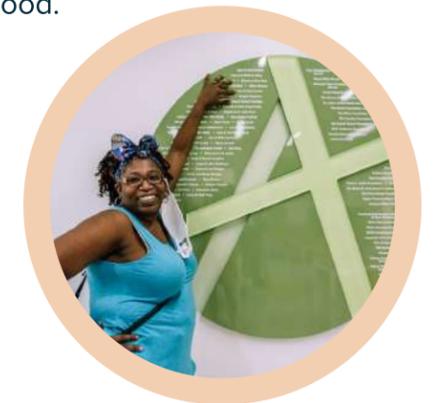


Rooted



Agape Development has made great strides towards our goal to build 75 owner-occupant family homes in the OST/South Union neighborhood. Agape Development's affordable housing program hopes to welcome neighbors who are committed to serving and leading in their community by creating the opportunity for vulnerable neighborhood families to stay rooted and connected in the neighborhood they love. Agape Homes CDC will build new homes on empty lots causing zero displacements while increasing the owner-occupancy rate in the neighborhood. All homes will be built in a manner to fit the current and historical architecture of the greater OST/South Union neighborhood, and the Agape Homes applicants have been included in design decisions such as floor plans and paint colors. By God's great provision through our Capital Campaign supporters, Agape Development is humbled to report this year:

One of our affordable housing applicants, Ashley, was very eager to get a home for her and her daughter. She expressed that buying a home in Houston seemed impossible right now because of the market and some poor financial choices she had made in the past. But she was zealous. She took our Agape Homebuyer Training Program which included a first-time homebuyers class, a class on creating a will & testament, and a budgeting class. She took what she was taught and with Agape Development's support made progress towards her dream of owning a home. In fact, this year she beat us to it! Using all she had learned through our program, she was able to purchase a house for herself and her daughter. Agape Development is very excited that Ashley is laying down roots in her new home and neighborhood.



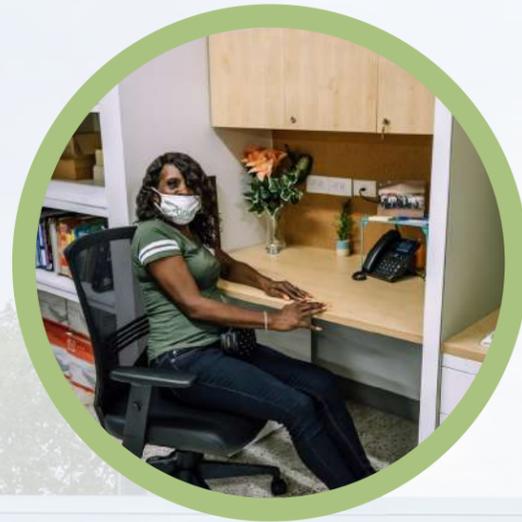
And built



We completed the renovation of the 4,000 sq. ft. T&C Food Store located at 6504 Calhoun Road into our new ministry center and received our Certificate of Occupancy in April of 2020. This conversion could not have come at a more opportune time, as we were able to successfully operate and expand our programming despite the challenging effects of the pandemic. Not only has the new building outwardly transformed the corner of Calhoun Road and Balkin Street, but the building and the programs it hosts have enabled Agape Development to further empower its neighbors to make positive steps to transform their lives and be leaders in their community.

Before:

Agape Development's programs and office spaces were bursting at the seams at the old building, and when presented with the opportunity to purchase the old T&C Food store, Agape Development started dreaming about renovating it into a place where positive interactions and expanding programming could be hosted.



After:

4,000

Sq. Ft. of...

- Welcoming Lobby
- Conference Room
- Commercial Kitchen
- Backyard Space with a Basketball Court and Playground
- Office Spaces
- Multi-Purpose Training Room
- Community Computers

Abounding in thanksgiving



On July 31, 2020, Agape Development completed the purchase of an old motel across the street from the new ministry building. The purchase included the motel building, the land it sat on, and 30,000 sq. ft. of surrounding land. This motel had a history of darkness and destruction for the OST/South Union community dating back to the 90s, and it had been a dream of Agape Development to take ownership of the motel and transform it into something positive and useful for the community. Since its purchase, Agape Development has conducted feasibility studies, gathered community input, and secured board approval for a modest investment into renovating the motel for 30-day renewable short-term stays. We have recruited the help and support of local churches and volunteers to perform the low-skilled work while hiring contractors for all other major projects of renovation. In addition to helping with renovation, we have secured church partners to sponsor the transformation of the rooms and welcome the new residents with gift baskets and other necessities. Agape Development is thrilled for the provision of this building and we are abounding in thanksgiving for the opportunity to steward it well.

 **5**
Motel Sponsorships



Room Motel Purchased

July 2020: Motel Purchase

Agape Development had the motel under contract on July 10th and closed 21 days later.

February 2021: Construction Begins

The motel received a new roof, upgraded breaker boxes, a new water heater, new water lines, new electrical wiring, new emergency lighting, new shelving, and updated drywall.

June 2021: Room Renovation Begins

With the incredible and generous help of volunteers and church sponsors, the motel rooms received a facelift with fresh coats of paint and cleaning.

August 2021: Furniture Move In

The rooms begin to look like more like home as the motel room sponsors build and move in new furniture.

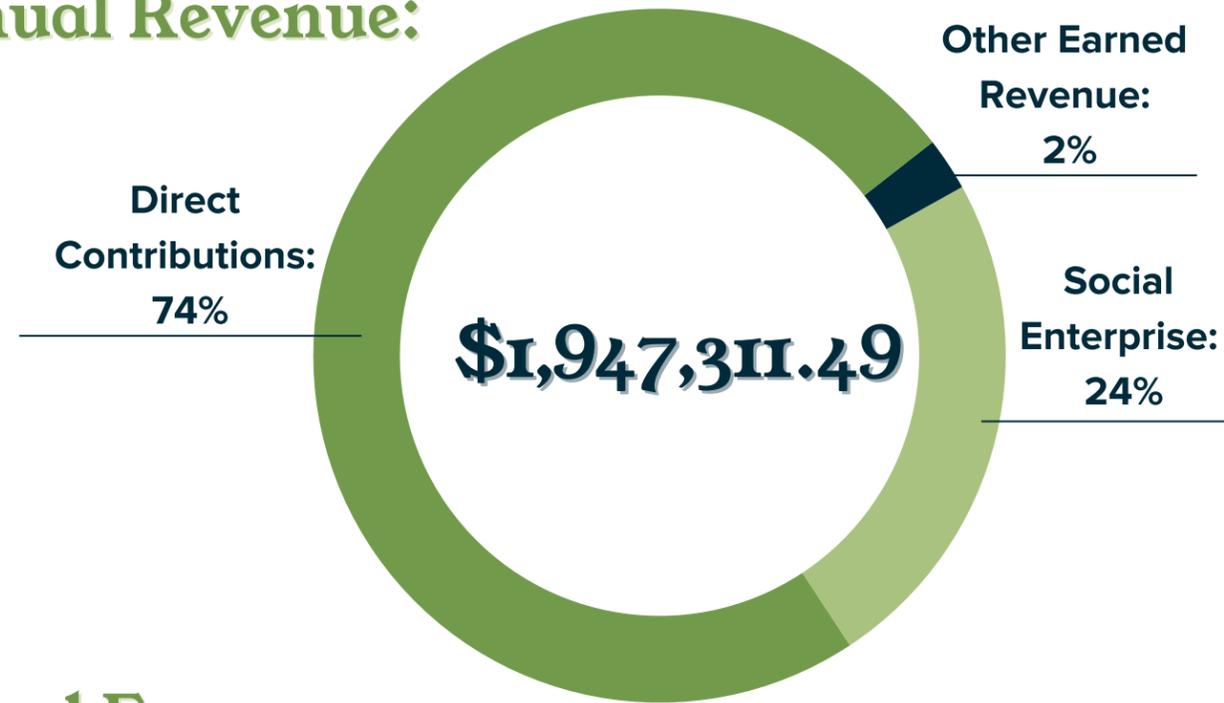
September 2021: Rooms for Rent

As renovation continues, Agape Development hopes to start accepting new guests in September.

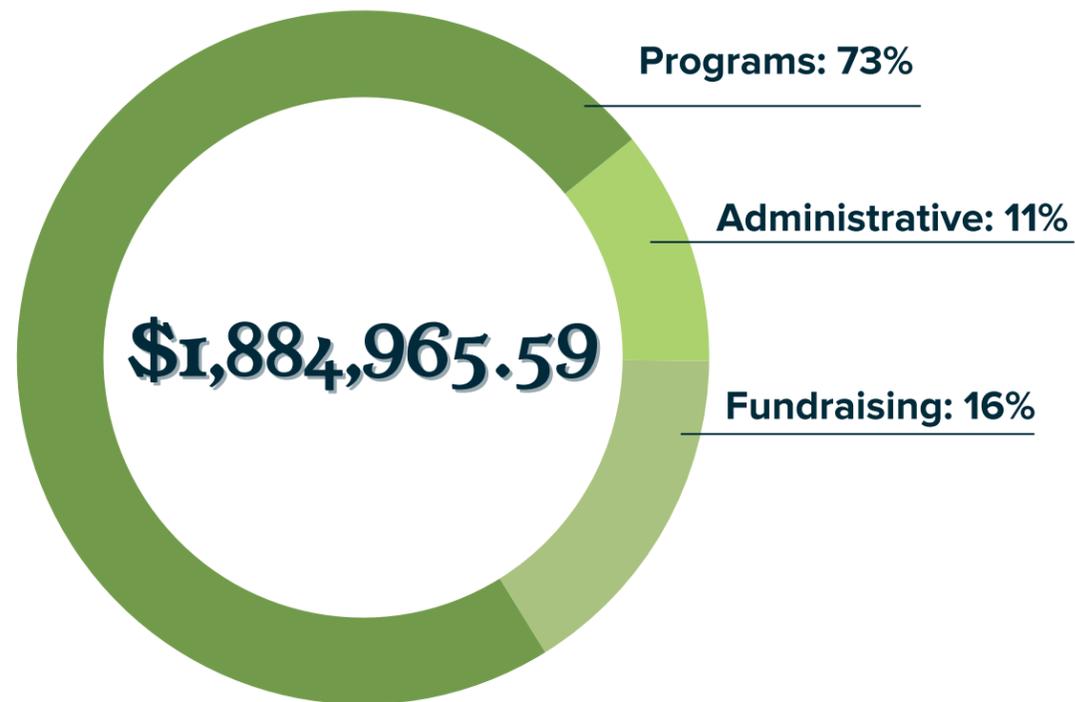


Financials

Annual Revenue:

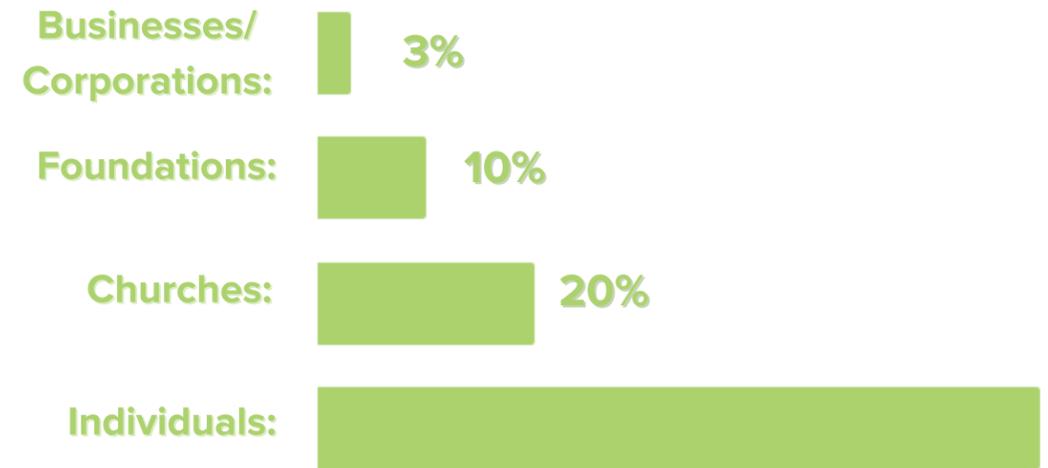


Annual Expenses:



Financials:

Annual Revenue Contributions by Source:



32

Neighbor Volunteers



649

Volunteer Hours



206

Total Volunteers



Get Involved



Join us as a volunteer

From childcare, BBC reading assistants, providing meals for our programs, or work projects, we would love to welcome you or your group to connect with the staff and our neighbors through service.

For more information:
Volunteer@agapedevelopment.org



Schedule a visit

Come and tour our beautiful building, or meet with staff members to hear more about Agape Development's programs. For more information:
info@agapedevelopment.org



Pray for our neighbors and staff

Pray for our neighbors to be healed and restored by the grace of Jesus Christ. Pray for our staff as they serve within their departments. Pray for provision and blessing for Agape Development.

A large circular photograph showing a group of people standing in a line outdoors. Some have their hands raised in prayer. The background shows a building with a mural of trees and a sky.

**Therefore, as you received
Christ Jesus the Lord,
so walk in Him, rooted and
built in Him and established in
the faith, just as you were
taught, abounding in
thanksgiving.**

Colossians 2:6-7

**Agape Development
Annual Impact Report
Fiscal Year June 2020 – May 2021**