



2012-2013 ANNUAL  
REPORT



**SOUTHEAST**  
community development corporation

*Can you identify all 22 Southeast Baltimore neighborhoods in the collages in the new Southeast CDC headquarters?*

# Greetings from the Southeast CDC

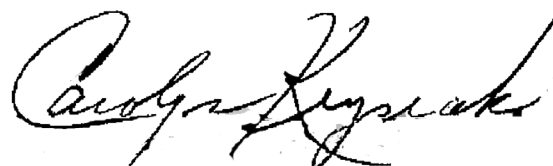
This is my 25<sup>th</sup> year with this organization. Together with my fellow Board member, Bobby Edmondson, who has served us well for more than 20 years, we have seen this organization through its ups and downs as it struggled to respond to the needs of Southeast Baltimore. This was a good year, as we opened a new building and expanded our services in Southeast Baltimore.

We did this while maintaining a strong and well managed balance sheet. I am as proud of the stability of this organization as I am of its work, for my job is to ensure that my successor has as many resources to work with as I have had. Thanks to the strong fiscal management of Bobby Edmondson and Lisa Clayton, I feel confident that the Board has done its job.

I am also excited about the addition of a proven veteran to our management team. Claudia Wilson Randall comes to us from the Maryland Department of Housing and Community Development with other experiences in non-profit and arts management. She joins Lisa and Kari Snyder for a "dream team" of non-profit management. Of course, no team can succeed without a strong leader and we are blessed. Chris Ryer is strong, intelligent and compassionate. He is particularly adept at forming alliances and partnerships with the business community and the neighborhoods. We are successful in seeking the grant funds we need because Chris is so highly respected in the non-profit community.

I can see the difference in the neighborhoods of Greater Highlandtown from our work. Highlandtown is cleaner, greener and livelier than it was five years ago, and thanks to a partnership with the Baltimore Community Foundation, we feel confident that we can continue that momentum. I am particularly proud of our new community school partnership with Highlandtown Elementary/Middle # 237, where we are also assisting with a reading program led by Dr. Renee Blanding, the Chief Medical Officer of Bayview Hospital. We are deeply grateful for the continuing support of the Johns Hopkins Bayview Medical Center.

Most of all, I am proud of our new, green building with its amazing collection of environmental projects, historic rehab, and community art on the corner of Highland and Eastern Avenues. It has had a very positive effect on our staff and the people they serve, and I would like to thank the Abell, Equitable, France-Merrick and Weinberg Foundations who helped us renovate it, as well as the citizens of Baltimore and Maryland. We hope it will be a symbol of our investment in Southeast Baltimore for many years to come.





# This has been a year when it all comes together.

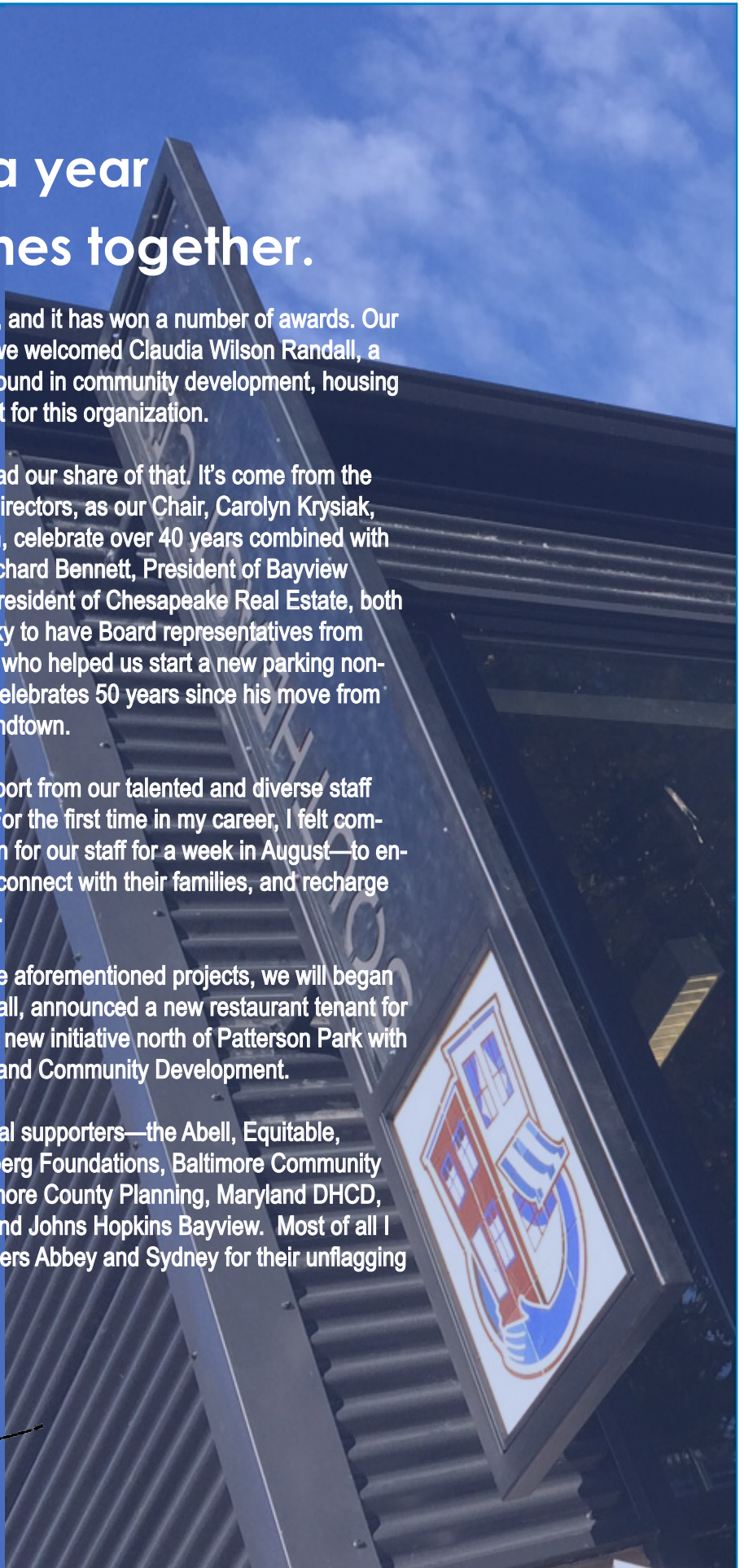
We moved into a new building in April, and it has won a number of awards. Our assets grew by a million dollars, and we welcomed Claudia Wilson Randall, a seasoned administrator with a background in community development, housing counseling and public art—a perfect fit for this organization.

It hasn't been luck—although we've had our share of that. It's come from the support and stability of our Board of Directors, as our Chair, Carolyn Krysiak, and our Treasurer, Bobby Edmondson, celebrate over 40 years combined with the organization. It comes from Dr. Richard Bennett, President of Bayview Medical Center, and Doug Schmidt, President of Chesapeake Real Estate, both officers of our Board. We are also lucky to have Board representatives from Southeast Baltimore, from Dan Tracy, who helped us start a new parking non-profit, to Father Louis Esposito, who celebrates 50 years since his move from Italy to Our Lady of Pompeii in Highlandtown.

Finally, they would agree that the support from our talented and diverse staff is the glue that holds us all together. For the first time in my career, I felt compelled to provide a mandatory vacation for our staff for a week in August—to enable them to catch up on their rest, reconnect with their families, and recharge their batteries for the busy fall season.

We have a lot going on. Aside from the aforementioned projects, we will begin a new community school project this fall, announced a new restaurant tenant for our building, and commenced a major new initiative north of Patterson Park with the Maryland Department of Housing and Community Development.

I want to close by thanking our financial supporters—the Abell, Equitable, France-Merrick, Goldseker and Weinberg Foundations, Baltimore Community Foundation, Baltimore Housing, Baltimore County Planning, Maryland DHCD, Baltimore Development Corporation and Johns Hopkins Bayview. Most of all I wish to thank my wife Kim and daughters Abbey and Sydney for their unflagging patience and support.



# Our Staff

## **Alyse Altenburg, Community Outreach Coordinator**

Alyse joined the Southeast CDC in July 2012. Alyse is a graduate student in Applied Sociology at UMBC and a Fellow with the Shriver Peacemaker Program. Alyse recently returned from serving two years with the Peace Corps in Peru.

## **Zach Berliner, Community Outreach Coordinator**

Zach joined the Southeast CDC in September 2013. He is a fellow with the University of Maryland Social Work Community Outreach Service. Zach works with residents on community improvement projects and supports community school work at Highlandtown School #237. Zach recently returned from serving two years with the Peace Corps in Panama.

## **Lisa Clayton, Director of Finance and Administration**

Lisa joined the Southeast CDC in September 2003 and serves as the CFO and Director of Administration. With more than 20 years of experience with non-profits and managing financial resources, Lisa oversees financial management, grants management, and human resources.

## **Sherice Davis, Office Manager**

Sherice joined the Southeast CDC in April 2012. As our "Director of First Impressions," Sherice is the first point of contact for our housing counseling program. Always a team player, Sherice helps the housing counselors manage appointments and keeps the Southeast CDC office running smoothly.

## **Meg Elseroad, Housing Counselor**

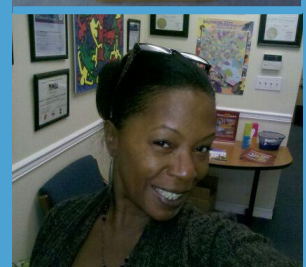
Meg volunteered at the Southeast CDC and realized how much she loves helping people learn about buying a home and helping with foreclosure intervention. Meg works with all housing counseling clients but specializes in reverse mortgage counseling.

## **Yvette Murray, Senior Housing Counselor**

After many years in the private sector, Yvette has found her fit as a housing counselor for a nonprofit organization. She began at Southeast CDC as our receptionist and is now the Senior Counselor of the housing counseling staff.

## **Juan Ortiz, Community Organizer**

Juan joined the Southeast CDC in October 2013 as a community organizer. He is currently pursuing a Masters in Community Arts at the Maryland Institute College of Art, a Ph.d from Texas Tech University and holds a Masters in Arts from New York University Tisch School of the Arts. Juan has been working and studying the intersections of art, community and public policy for over 10 years.





### **Ismael Quezada, Housing Counselor**

Ismael is from Honduras. He left the private sector to become a housing counselor at Centro de la Comunidad, and since 2006 he has been a housing counselor at the Southeast CDC. Ismael has two sons, both graduates of St. Casimir's on O'Donnell Square in Canton.

### **Chris Ryer, President**

Chris began working in community development at the Baltimore City Department of Planning. He has worked for the Trust for Public Lands and a community-based organization in southwest Baltimore. In 2002 he returned to the Planning Department as Chief of Comprehensive Planning and Deputy Director. He has been the Director of the Southeast CDC since 2007.

### **Amanda Smit-Peters, Highlandtown Main Street Manager**

Canton Baltimore-resident Amanda has been working in Southeast Baltimore for the past four years. A graduate of the MICA Community Arts program, Amanda worked as the Community Outreach Coordinator for the Southeast Anchor Library before joining the Southeast CDC as Main Street Manager.

### **Glenda, Sierra Schulz, Housing Counselor**

Glenda, also from Honduras, has been working as a certified, bilingual (Spanish & English), housing counselor for the past four years. Her background includes executive and office administration and experience in developing and implementing marketing strategies. Glenda enjoys working with the families on homeownership, financial planning, and foreclosure intervention.

### **Kari Snyder, Director of Neighborhood Programs & Marketing**

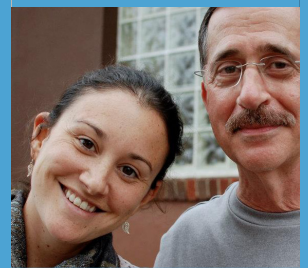
Kari has been living, volunteering and working in Southeast Baltimore for seven years. Before joining the Southeast CDC in 2009, Kari worked for Healthy Neighborhoods, Inc. Kari lives in Highlandtown, enjoying some of the city's best restaurants and grocers in walking distance from home.

### **Agatha So, Community Outreach Coordinator**

Agatha joined the Southeast CDC in November 2012. Originally from Syracuse, New York, Agatha is fluent in Spanish, Mandarin and Polish. She graduated with a Master's Degree in Social Work from the University of Maryland in May 2012, but first started working with residents in Southeast Baltimore in 2010, as a social work intern for the Southeast CDC.

### **Claudia Wilson Randall, Director of Housing Counseling & Operations**

Claudia Wilson Randall is a former Program Manager at the Maryland Department of Housing and Community Development where she oversaw federal and state funding for foreclosure prevention. Prior to her state service, she was the Deputy Director at the Maryland Center for Community Development. Claudia has provided training and technical assistance to a variety of nonprofit organizations in the state of Maryland. Claudia holds a masters degree from Carnegie Mellon University in Pittsburgh, Pa.



# Thank You

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# Thank You

## FUNDERS

The Abell Foundation

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Baltimore Neighborhood Collaborative

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France-Merrick Foundation

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The Harry and Jeanette Weinberg Foundation

Healthy Neighborhoods, Inc.

Johns Hopkins Bayview Medical Center

Maryland Hunger Solutions

U.S Department of Housing and Urban Development

# real estate development



## We're in!

Southeast CDC has moved—and in the grand tradition of true Baltimoreans, we haven't moved very far at all, at least in distance. We have moved a block and a half west, from the corner of Dean and Eastern to the corner of Highland and Eastern. Southeast CDC's new headquarters is 3323 Eastern Avenue. Old-timers will call the building the Old Enoch Pratt Library. Real old-timers, in the grand tradition of true Baltimoreans, will call the building the Old Montgomery Ward Catalog Store. We are happy and proud to call it our new home.

We haven't moved far—but in terms of progress, we have come very far. The new—to us, anyway—building provides space for every one of our housing counselors to have a private office, with room for more. That means that conversations about finance and private matters will take place in complete and comfortable privacy.

The building is renovated top to bottom, from roof to cellar, with an eye to providing a green, sustainable office and retail space that the community can use as a template to renovate buildings in the future. Southeast CDC's head-



quarters will serve as an example of sound, sustainable, and affordable renovation in a neighborhood with plenty of buildings to renovate and reuse.

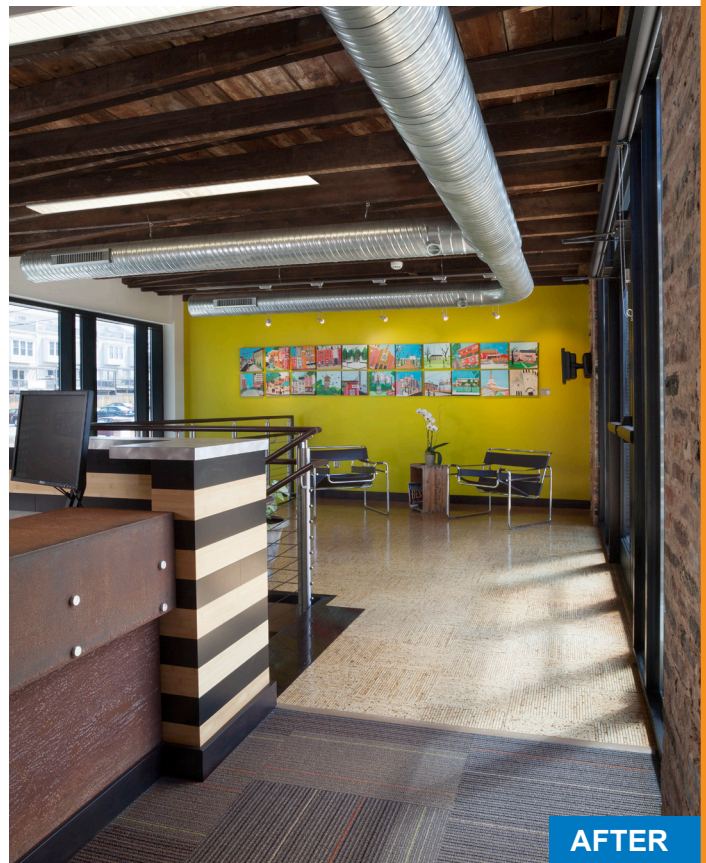
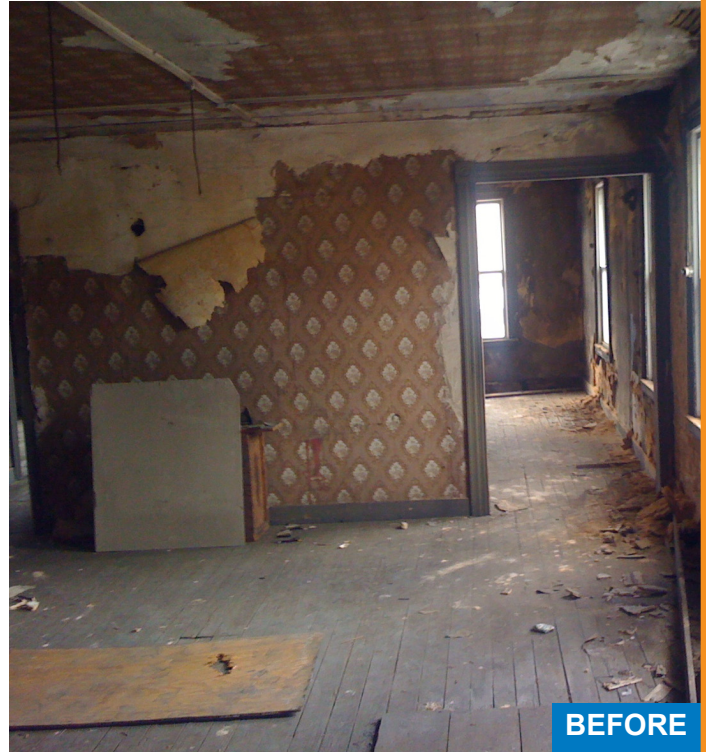
Southeast CDC's new headquarters will also serve as a showcase for art, moving Highlandtown's Arts and Entertainment district forward. In the next few months passersby will see the art displayed in surprising and inspiring ways, both inside and out.

And while we are talking about moving forward, a new business is getting in on the ground floor of success and innovation on Highlandtown Main Street. We will make an announcement soon on the identity of that new business, but just to feed the rumor mill—think well-known restaurant, an eatery that will help advance Highlandtown's renewal as a dining destination.

The next few months we will host an open house to present the wonderful innovations in this 19th century building that we, and community partners like the Abell, Equitable, France-Merrick and Weinberg foundations, plus the State of Maryland and the City of Baltimore, have brought into the 21st century.

In the meantime, we are settling in and continuing our work with commercial redevelopment, housing counseling, community organizing, business recruitment, and more. If you need us, we're here—just a little farther west.

**Find us in Highlandtown:  
3323 Eastern Avenue, Suite 200  
Baltimore, Maryland 21224  
[www.SoutheastCDC.org](http://www.SoutheastCDC.org)  
410-342-3234**





Solar panels generate electricity that goes back to the power grid.

# Green is Good

## Southeast CDC demonstrates sustainable building

When you pass by the corner of Highland and Eastern avenues, you can't help but notice the makeover of the building at the southwest corner. It is an attractive, sensible and sensitive rehab of a century-old building that frankly was a little down at the heels—and its owners are hoping that other property owners take notice and follow their lead.

Think of Southeast CDC's new headquarters as a model for development along the Eastern Avenue business corridor. It looks good. It pays homage to its past, and to neighborhood flavor, with its shutters, storefront windows and painted screens. Upstairs, there are offices for all of Southeast CDC's operations: administration, homeownership counseling, Main Streets and community organizing. Downstairs, with a separate entrance, there is a restaurant space. It is sustainable, both economically and ecologically.

The City of Baltimore, which owned 3323 Eastern Avenue when it was the Highlandtown Branch of the Enoch Pratt Free Library, sold the building to Southeast CDC for a mere \$75,000, but there were strings attached. The city demanded that the building, once renovated, meet its strict Green Building Standards, the city's version of LEED (Leadership in Energy and Environmental Design). Southeast CDC readily agreed. "Green building was something we wanted to do anyway," said Chris Ryer, Southeast's executive director.

Since they were renovating the old building top-to-bottom, Southeast and its architect, Randy Sovich, started with the roof, planning for a "green" roof with plantings to absorb rainwater, rain barrels to catch runoff, and solar panels to generate electricity. Just below the green roof, there is a rooftop deck built with sustainably grown hardwood. The deck, which is off the second-floor community room, is a place for staffers to eat lunch and catch a little sun on breaks.

The green roof and deck also serve as a demonstration project—they are things that any property owner can add to a building to make it more eco-friendly. A \$40,000 Community Legacy grant from the State of Maryland helped meet the cost of construc-



tion, plus shoring up the roof to receive the solar panels. “You have to reinforce the roof for lift,” said Ryer. “A solar panel in a hurricane behaves just like a giant kite. You want your roof, and the solar panels, to stay put. The panels had to be strapped down really solid.”

The solar panels generate electricity, but not for the building. The electricity goes to the power grid, and BGE credits Southeast CDC for the power generated. The panels are hooked up to a monitor in the lobby to keep track of the power generated.

You can save energy by making your own. But you can also save energy by, well, saving energy. Every room at Southeast CDC receives natural light, saving on electricity in daylight hours. Also, there are motion sensors in every room. If the room is empty, the lights go out.

That feature has taken a little getting used to. The sensors have trouble distinguishing between an empty office and an office with someone concentrating closely on their work. “Every so often it helps to flap your arms,” Ryer said with a smile.

Rehabbing is itself green. “Part of the point of green building is to minimize the amount of waste you send to the landfill,” said Ryer. Southeast CDC rehabbed the entire building. The timbers were in unexpectedly good shape, and instead of suspending a ceiling, Ryer decided to leave the timbers exposed. In most rooms, the brick is also exposed. Much of the original material in the building was recycled, reclaimed and reused.

That introduced a complication: where does the insulation—another essential component of a green building—go?

Answer: on the roof. There are sheets of insulation under the green roof, and under the deck. There is sound-deadening material under the carpet.

Speaking of the carpet, it’s made of recycled material, and when it’s time to replace it, the backing can be separated and it can be made into carpet yet again. Sovich chose low-VOC (Volatile Organic Compound, the stuff that gives you a headache when you inhale it) paint throughout the building. It is less polluting in manufacture and use, and it is becoming the standard.

“One of the things that LEED has done, there is not pushback from contractors,” said Sovich. “Ten, 15 years ago, if you specified low VOC, recycled materials, things like that, the contractors would complain.”

He says that green building practices are well accepted in commercial development these days, and “it’s slowly getting into the residential vocabulary.”

Why did Southeast CDC go for the city’s Green Building Standard instead of LEED?

“LEED is a good program but it’s a lot of paperwork and it costs 20 thousand bucks,” said Chris Ryer, executive director of Southeast CDC. “We wanted to save the 20 thousand for programs.”



A green roof rests above the second floor conference room.



# sustainable homeownership



## Homeward Bound

Housing counselors deliver help and hope

The couple talked divorce, which was upsetting. But Berman Bennett is a gentleman, and he left the home to his wife and daughter and moved to an apartment.

He didn't find out for more than three months that his wife didn't want the house.

Worse, he didn't find out that she hadn't been paying the mortgage on the house. By the time Berman found out, his house was already slipping into foreclosure.

"The loan was in my name," he said. "I was stuck."

Berman called the bank. The bank told him to call the lawyer. He called the

lawyer. The lawyer told him to call the bank.

He had a year's lease on an apartment plus the mortgage in arrears plus the rest of the bills. That's a lot to handle on an addiction counselor's salary. Berman had \$3,600 to bring him back to speed on the mortgage. It wasn't everything, he thought, but it was something.

The lawyer said the bank wanted him to either pay up in full, with all the penalties and fees, or forget about keeping the house. Berman filed papers. He tried a nonprofit debt coun-

seling service. Nothing worked.

Finally, surfing the web one night, he clicked on [www.southeastcdc.org](http://www.southeastcdc.org) and looked over the housing counseling services. It can't hurt, he thought. He called for an appointment.

Southeast CDC proved to be salvation for Berman Bennett's house and financial record.

Yvette Murray is the senior housing counselor for Southeast CDC. She has been around the foreclosure block a few times. She knows how



to navigate it. The first time they proposed a payment plan, the bank turned them down. Berman was in despair.

“They had me so scared,” says Berman now. “Every day I came home to different papers, different notes posted on the front door. Yvette said ‘Don’t worry, they’re not going to take your house...all she showed was confidence and encouragement. She’s fierce. She’s awesome.’”

They worked together on another proposal. They sent another package to the bank.

“I went up to Atlantic City, walked the boardwalk and prayed,” he said.

While in New Jersey, he got a message. “I think we have an agreement,” said the bank officer.

“I have got myself situated where I can pay all my bills,” he said. “I’m in graduate school. I have a couple hundred bucks left at the end of the month. It would not be possible without Yvette and Southeast CDC.”

## First Time Charms

Just about everyone around Highlandtown knows Mark Parker. He’s at most community meetings, and he is the devoted and energetic pastor of Breath of God Lutheran Church at Pratt and Clinton streets. He is woven into the community.

Now that he and his wife, Christine, put the finishing touches on the house they bought on Highland Avenue, he can walk to work. To prepare themselves for buying their first home, they took the online Homeowner Education class through Southeast CDC.

Pastor Mark is busy at least 12 hours a day, and Christine has her own parish, Lord of Life Lutheran Church, in Edgewood, to tend to. Then there is their young son, Luke, who happily absorbs much more of their time.

“Young families like the Parkers are the type of homeowners we need to attract to Highlandtown and Southeast Baltimore,” said Chris Ryer, Executive Director of Southeast CDC. “They help create a stable neighborhood. Plus, the price is right in Highlandtown for a young family.”

Fitting an eight-hour weekend class into their schedule was impossible for the Parkers—the weekend is the busiest time of a pastor’s week. So they took the class online, at [www.ehomeamerica.org/southeastcdc](http://www.ehomeamerica.org/southeastcdc). It costs \$25 for the eight-hour course.

Pastor Mark and Pastor Christine looked for months before finding their perfect home in Highlandtown. They had been saving for a few years. They wanted to be near one of their churches, but prefer living in the city.

“We love this city,” says Pastor Mark. “The neighborhood has really good people and the alleys are exceptionally clean. I think you can tell the condition of a neighborhood by checking the alleys.”



## Expanded housing counseling funded at the Southeast CDC

The Southeast CDC has received a grant from the State of Maryland to improve its homeownership counseling program, already one of the best in the area.

An agreement between the States' Attorney Generals and five large banks brought nearly \$1 billion to the State of Maryland. Part of the money went to relief for beleaguered homeowners, and part is going to help homeowners stay out of trouble in the first place.

"The State of Maryland put a big chunk of money into expanding housing counseling," says Ryer, "and we've been granted part of that to expand and improve our housing counseling services."

The three-year, \$320,000 grant will go toward expanding the housing counseling program's capacity. The grant also makes possible something Southeast's excellent housing program has never had—a supervisor. "Since the real estate crash and the predatory lending crisis we have put every spare dime we have into hiring counselors and expanding our capacity," says Ryer. "Now we've hired someone to take the quality of our counseling service to a new level."

The Southeast CDC will invest in some badly needed technology and expand its outreach, says Ryer, as there are still thousands of homeowners and homebuyers in Southeast Baltimore, Baltimore City, and across the State of Maryland who do not understand the benefits of counseling.

In the last five years, Southeast CDC has added an online class, expanded its services in Spanish and its early morning, evening and weekend hours. It is also one of the few housing counseling programs in the area that provides reverse mortgage counseling to seniors. "We might not be the biggest housing counseling organization in the area, but we can be the best in terms of our service quality," says Ryer. "We can also be a leader in the policy arena. With this help from the State we just might be both."

## Welcome, Claudia!

New housing counseling supervisor hired



The Southeast CDC has recently hired Claudia Wilson Randall to be the first supervisor of the Southeast CDC housing counseling program.

Most recently, Ms. Wilson Randall was program manager at the Maryland Department of Housing and Community Development working with organizations assisting homeowners facing foreclosure. In the past 15 years, she has worked to build the capacity of a variety of community-based nonprofits and associations in Maryland including the Baltimore Office of Promotion and the Arts, the Maryland Center for Community Development and the Maryland Association of Nonprofit Organizations. She has served the boards of Downtown Baltimore Child Care and AIRS/Empire Homes of Maryland.

Her experience ranges from housing counseling to community development to arts administration—a great match for the range of homeownership and neighborhood revitalization programs offered by the Southeast CDC.

The Southeast CDC staff is excited to welcome Claudia to our family.



# neighborhood revitalization



## Pavement to Park!

For the neighbors, the stub of asphalt and concrete at the top of Potomac Street was a nuisance and an eyesore. For environmentalists, it was a nightmare every time it rained hard.

Thanks to a fortunate confluence of events and needs, the patch of roadway at Potomac and Fayette streets has been dug up and converted to a public garden and pocket park.

“We’re getting rid of the concrete jungle,” said Shannon Sneed, who lives nearby.

They are replacing it with a much nicer jungle of native trees, shrubs and flowers. Southeast CDC was the organizer of the project, and managed the project under construction. Southeast brought in Neighborhood Design Center to help with concepts and plans. Then the nonprofit took the plans to the Chesapeake Bay Trust, which pitched in \$14,000 for construction drawings, and an additional \$67,000 for construction.

This is the kind of assistance and organization that Southeast CDC performs all over Southeast Baltimore—identify a need, then gather resources to meet the need.



Potomac and Fayette is at the outer edge of the Harris Creek watershed, meaning that whatever is on the street—trash, dog feces, motor oil— eventually gets washed through storm drains into Harris Creek, an underground spring that runs through Canton, and from there into the Patapsco River near Canton Cove. The Patapsco River empties into the Chesapeake. Potomac and Fayette had become both a parking lot and a dumping ground for all sorts of trash, building material and automotive detritus, making the area unpleasant for the neighbors and a cleanup priority for the watershed.

The solution? Narrow the asphalt to one lane to allow neighbors with rear garages to get in and out. Then dig up the asphalt and some of the sidewalk on either side, and put in wide, deep planters that accommodate trees, shrubs and flowers. Ta da! An neighborhood eyesore becomes a community amenity.

The planters, called “bioretention” planters, have layers of various soil and clay to filter contaminated runoff on its way to the river. The trees and shrubs are native to Maryland—serviceberry trees, red maples and American



sycamores; butterfly bushes and wildflowers. The serviceberry trees will offer a profusion of white flowers in the spring; the maples will contribute fiery color in the fall.

The neighbors will provide routine maintenance like watering and weeding. Banner Neighborhoods and its cleanup crew of youths will perform seasonal maintenance.

“It is going to be so nice at last,” sighed Sharon Sproles, a neighbor who has fought the dumping, littering and triple-parking for years. “It will be lovely.”







Southeast CDC's screens were painted by the community, including Mis Raices ("My Roots"), a Latino women's group from Patterson Park Public Charter School.

# Screen Gems

A century ago, corner grocer William Oktavec picked up a paintbrush and created a new art form. Oktavec painted the window screens of his grocery with colorful pictures of the produce inside the shop, making the screens part ventilation, part advertising. Little did he know he had launched a new business.

During the hot summer, people opened their rowhouse windows front and back for cross-ventilation, allowing passersby to see into the house. Oktavec found that if he carefully painted the screens and avoided plugging its holes with paint, breezes could pass through the screen. People outside could not see in, but people inside the house could still see out.

The neighbors were taken with Oktavec's screens. Pretty soon the demand was steady, and Oktavec took to screen painting full time. They were everywhere until everyone got an air conditioner. Then Highlandtown's iconic painted screens started showing up in dumpsters.

Now Highlandtown Main Street is making painted screens ubiquitous again, but with a twist. These are not the old-fashioned, cottage and swan kind. They are a new generation of painted screens by a new generation of artists. They are abstract and whimsical. They are more colorful than the

traditional screens, and, if Highlandtown Main Street manager Amanda Smit-Peters has her way, they will be everywhere you look.

Smit-Peters, along with Highlandtown screen painter Monica Broere and Painted Screen Society President Elaine Eff, convinced business owners, painted screen artists, and community volunteers to paint screens for the kickoff of 100 years of Painted Screens. The goal? To get 100 painted screens in prominent places to celebrate the folk art's centennial, and make Highlandtown the home of Baltimore's unique art form. Baltimore Community Foundation pitched in \$7,500 for the project.

The Southeast CDC's new headquarters has a bright painted screen in every window on its upper stories. Farther down Eastern Avenue, there is "Starry Night" on a painted screen. Nearby there is a virtual aquarium, and across the street a tribute to Super Mario Brothers. On Conkling Street, cardinals perch on a screen in an upstairs window of Cardinal Chiropractic. Go a little south, and the corner pawnshop's windows that spell out "WELCOME" painted by Pasqualucci and fellow screen painter John Oktavec.

## Making Places

Our Placemaking work started in 2009--we just didn't know it. It was the first year we supported the Highlandtown Farmers' Market. We made one simple change to the market: we added chairs and tables. Those chairs were always full and the market became a gathering place.

A few years later, we discovered that our chair and table experiment has a name--Placemaking. It's a movement to bring people back to plazas, parks and public squares using input from the residents who use these spaces. Placemaking is a natural fit for our Highlandtown Main Street program, which looks for creative ways to get shoppers back to this historic commercial area.

In 2012 the Southeast CDC held three Placemaking workshops to get residents's suggestions about projects and events that would sweeten our public spaces. We raised \$110,000 from the Maryland Department of Housing and Community Development Community Legacy program and the Baltimore Community Foundation to implement these short- and long-term projects. We placed new benches on Conkling Plaza, funded a massive community-made yarn bomb and created a temporary park and play area in two parking spaces. Expect new murals, sculptural seating, public art, facade improvements, performances on the sidewalk and more in the next six months.

In 2014, we'll partner with the Creative Alliance, Baltimore Office of Promotion and The Arts and European Union to bring a Spanish artist to Highlandtown to design a Placemaking project around a transit stop.



## Building by Block

Southeast CDC and residents co-organized more than a dozen neighborhood events, projects and clean-ups in a year's time to strengthen the real estate market and social relationships. Projects ranged from installing hose spigots for watering street trees, a children's festival, murals, hanging planters on streetlight poles, installing flowerboxes and pots of knock-out roses and neighbor-to-neighbor recycling education.

"It's the unintended community-building that can be the most interesting" says Dave Leipensberger, resident on North East Avenue. "The kids like and trust the adults more, and the adults can trust the kids more, everybody has fun...that's something we didn't expect from putting in some hose spigots."

Organizing improvement projects is the bread and butter of the Southeast CDC's organizing work. Neighbors get together to fix up their blocks and discover they have more in common than they thought. After the project, residents often want to volunteer for the community in more ways, and bring more neighbors along. That sense of accomplishment is contagious.





# Highlandtown Main Street Before & After

In 2011, Highlandtown Main Street, a program of the Southeast CDC, created a strategy to renew the Conkling Plaza a charming two-block stretch of retail shops fronted by cherry trees and brick walkways.

After a run of successful projects, including two pop-up shops, flower planting, tree-scape improvements, new lighting, a mosaic and mural, Conkling Plaza is full of activity.



Baltimore Threadquarters is a new fiber arts store on Conkling Street.



Merchants and residents celebrate the new painted screen installation on Conkling Street.





# volunteer contribution



Brian tests out an Art Cart.

## People Power

We salute our volunteers!

### Brian Sweeney

After moving from the suburbs to the city, Brian Sweeney, a resident of Highlandtown, embraced city life by volunteering in his new community.

We first met Brian at neighborhood improvement projects. He was at tree plantings, clean-ups, COP walks and neighborhood events--his we-can-do-it attitude stood out. We asked him to join Communities for All Ages (CFAA), a new initiative of resident leaders creating opportunities for different generations to build relationships. Through CFAA, he helped create the All Ages Art Cart Derby--now a popular Highlandtown event in its third year.

"I love watching him take on more and more leadership roles in the community, especially through the Art Cart Derby," says Maria Aldana, community outreach coordinator at the Creative Alliance. "Had it not been for Brian, I don't think we would have had the technical and artistic support for neighbors to create their own art carts."

On behalf of the Highlandtown Community Association, Brian led a tree planting on Highland Avenue with Blue Water Baltimore and a new trash can project that required negotiating new trash can pick-ups with the Department of Public Works. Brian joined the board of the Highlandtown Community Association and recently became its president.

"I describe Brian as "the bridge," says Kevin Bernhard, vice president of the Highlandtown Community Association. "He has his hands in everything, whether helping the Creative Alliance, leading a trash discussion with Southeast CDC and HCA, or opening his home to others for the Basement Bar Tour. Brian is always ready and willing to lend a hand. Highlandtown would not be the same without him."





## Peggy Horton

When her husband, Cleveland, suddenly passed away, Peggy Horton had two options: close up his shop or continue his legacy. Lucky for Highlandtown, Peggy took over his business “Horton’s House of Tuxedos & Menswear.” Peggy became president of the Highlandtown Merchants’ Association (HMA), having served as Secretary in 2012.

Peggy led the HMA board in an annual retreat to reform the groups’ vision and mission, built strong relationships with local police and city employees, and visited merchants to communicate news and listen to their stories. She also initiated “Trick-o-Treat on Main Street,” a Halloween event for kids and families along Eastern Avenue.



## Bernie Diesel

When your last name is “Diesel” you have to love trains. This is true of Southeast Baltimore resident Bernie Diesel. For the past five years, Bernie has dedicated himself to the establishment and growth of the Highlandtown Train Garden.

A Christmas tradition, train gardens are towns in miniature served by an elaborate network of old-fashioned train lines and depots. The Highlandtown Train Garden is modeled on Highlandtown, with its signature buildings, landmarks and shops.

Bernie built the Patterson Park boat lake and recreated a scene from “Movies in the Park,” a summertime staple in the park. He and

fellow volunteer George Lambiotte have been dubbed the “Demolition Squad” because they love breaking down the garden each year.

Bernie has memories of his uncle completing a massive train garden all in one night.

“To this day, it still amazes me. What a man,” recalls Bernie, who now works tirelessly from July until November building the Highlandtown Train Garden. He then donates every weekend in December to ensure trains are running smoothly and answer any questions from visitors and school groups.

“He was there 99.9% of the time,” says volunteer Joe Manfre, “and all while keeping up with his own personal train garden at home!”

# By the Numbers

## STATEMENT OF FINANCIAL POSITION AS OF JUNE 30, 2012

### ASSETS

#### CURRENT ASSETS

Cash and Cash Equivalents	\$147,767
Accounts Receivable	994
Grants Receivable	226,105
Investment	1,576,897
Prepaid Expenses	3,683
Loans Receivable	30,223
Total Current Assets	\$1,985,669

#### FIXED ASSETS

Property and Equipment	49,140
Less: Accumulated Depreciation	(41,258)
Net Fixed Assets	7,882

#### OTHER ASSETS

Development Costs	231,292
Security Deposits	1,100

**TOTAL ASSETS** **2,225,943**

### LIABILITIES AND NET ASSETS

#### CURRENT LIABILITIES

Accounts Payable	\$68,242
Accrued Salaries, Wages, and Taxes	8,794
Total Current Liabilities	77,036

#### NET ASSETS

Temporarily Restricted	-
Unrestricted	2,148,907
Total Net Assets	2,148,907

**TOTAL LIABILITIES AND NET ASSETS** **\$2,225,943**



# By the Numbers

## STATEMENT OF ACTIVITIES AS OF JUNE 30, 2012

REVENUE	Unrestricted	Temporarily Restricted	Total
Government Grants		\$213,650	\$213,650
Other Grants		489,122	489,122
Contributions	3,760	11,569	15,329
Rental Income		4,500	4,500
Housing Counseling		3,315	3,315
Events Income		39,333	39,333
Interest Income		3,435	3,435
Income (Losses) from Investment		104,491	104,491
Miscellaneous Income		1,135	1,135
Net Assets Released from Restrictions		714,341	(714,341)
<b>TOTAL SUPPORT AND REVENUE</b>		<b>874,310</b>	<b>874,310</b>
<b>EXPENSES</b>			
Program Expenses			
Main Street		218,301	
Housing Counseling		256,040	- 256,040
Healthy Neighborhood		252,905	- 252,905
Total Program Expenses		727,246	- 727,246
Management and General		49,129	- 49,129
<b>TOTAL EXPENSES</b>		<b>776,375</b>	<b>- 776,375</b>
CHANGE IN NET ASSETS		97,935	97,935
Beginning Net Assets		2,050,972	2,050,972
<b>ENDING NET ASSETS</b>		<b>\$2,148,907</b>	<b>\$2,148,907</b>

# Invest in neighborhoods!

Many of us invest some of the most important hours of our lives in our neighborhood – through our homes, our families and our weekends, whether volunteering to maintain our green spaces, visiting a new local business or participating in a neighborhood festival. The Southeast CDC hopes to provide you with a productive investment. We want to be your vehicle toward improving your quality of life in your neighborhood. Please consider an annual donation to the Southeast CDC to help continue our work in the communities of Southeast Baltimore.

Make a donation on our website at  
[www.SoutheastCDC.org/donate/](http://www.SoutheastCDC.org/donate/)  
or send donations to:  
Southeast CDC  
3323 Eastern Avenue, Suite 200  
Baltimore, Maryland 21224



*Southeast CDC helps “green” local schools with teachers, families and students.*

## By the Numbers



**\$115,122**  
Value of  
volunteer contribution



**\$492,474**  
Invested in  
neighborhood and  
Main Street  
improvements



**\$1.4 million**  
Invested in  
real estate



**960**  
Number of housing  
counseling clients  
served

