

2019

ANNUAL REPORT



SOUTHEAST
community development corporation

Message from our Executive Director

For 45 years, we have remained dedicated to making Southeast Baltimore a better place to live and work. 2019 was no different—our staff worked diligently to promote homeownership, create stability for families facing eviction, support small business growth, provide opportunity to children and families, and install murals, lighting and green space projects that make our neighborhoods beautiful and welcoming.

2019 was also my first year as Executive Director, though I have worked here for almost 11 years because I believe in our mission, love the comprehensive and collaborative nature of this work, have made lasting friendships with partners and residents and think our neighborhoods are the most dynamic and diverse in Baltimore.

I am grateful to all of those people who support this work and this place—residents first and foremost, as well as partners, our Board and our generous investors and funders. You make the revitalization of Southeast Baltimore possible.

Thank you for your continued interest and support of the Southeast Community Development Corporation.

Kari Snyder

Southeast CDC Board of Directors 2019

Doug E. Schmidt, Board Chair
Workshop Development

Dan Tracy, Vice Chair
Retired

Dr. Richard Bennett, Secretary
Johns Hopkins Bayview Medical Center

Carlos Plazas, Treasurer
Planned Parenthood

Agnes Arnold
Eastern Savings Bank

Elizabeth Copeland
Baltimore DSS

Bobby Edmondson
Retired

Father Luigi Esposito
Our Lady of Pompeii Church

Michelle Fields-Hall
George Mason Mortgage

Jason Filippou
Cummings & Co. Realtors

Eben Hansel
Ballard Spahr, LLPN

David S. Knipp
Obrecht Commerical Real Estate

Carolyn Krysiak
Maryland General Assembly (Ret.)

Robbyn Lewis
Delegate, 46th District, Md. House of Delegates

Patrick Lundberg
Design Collective

Mark Parker
Breath of God Lutheran Church

Anne Stahl
LUUA | Design Studio

Matthew Seward
Cushman & Wakefield

Alexandra (Alli) Smith
Mayor's Office of Employment Development

Sonja Wells
City First Bank



HOUSING & FINANCIAL COUNSELING

Financial Coaching Workshops Kick off at Tench Tilghman EMS



“CASH Campaign of Maryland had the pleasure of supporting Southeast CDC to expand its financial well-being program. The staff and leadership at Southeast CDC are really committed to providing the residents and businesses in Southeast Baltimore with information and tools to succeed. They are an exceptional partner and have demonstrated a strong commitment to serving everyone in their community.”

— Courtney Bettle, CASH Campaign of Maryland

I came to the Southeast CDC when I received a foreclosure notice. My housing counselor, Yvette, helped me determine how to go through the process with the bank, and also helped me make a Plan B and Plan C. Thankfully, I was able to prevent the foreclosure.

People usually come to me for help, so it's nice to know that there's someone like Yvette who cares.

– Christina S.

FAMILY STABILITY PROGRAM: ELAINE'S STORY*

The Southeast CDC's Family Stability Program provides intensive case management and financial assistance to school families who are at risk of losing their home. Here is a profile of one of our clients.

Elaine is a single mother and at the time her children were 4 and 7 years old. Even though Elaine had a full-time job, she had no savings and was not able to withstand any unexpected expenses.

In the summer of 2018, after her children started summer vacation from school, Elaine found herself paying more than \$600/month in childcare. Their monthly rent was \$800/month, but Elaine was not able to afford both of these expenses and began to fall behind on her rent. Additionally, she had some unexpected car repair

expenses. When she applied for the Family Stability Program, she owed four months of rent and had an eviction notice.

Kate, our Family Stability Program Manager, used client assistance funds to pay the eviction amount, and she and Elaine created a plan for how she would catch up on the rest of her rent. Elaine worked out an agreement with her leasing company. Elaine and Kate worked together to find places where she could reduce expenses to improve her monthly budget so that she would be living within her means and manage seasonal expenses. Elaine took her children out of private daycare and enrolled them in the free afterschool program at their school, and she began to carpool to work. Elaine also received a raise at her job and a

new project that allowed her to work some overtime hours each week.

Since, Elaine has paid off her credit cards and stopped using them so she no longer has a monthly fee to pay. Elaine was also able to start an emergency savings fund. Kate referred Elaine to free summer camp programs for her children, so the money she had allotted for summer childcare was added to her emergency savings. Elaine expressed that the Family Stability Program helped her to be more thoughtful and strategic about using her money, and she now plans out her expenses and savings further into the future, instead of living crisis to crisis.

*Name has been changed.



COMMUNITY SCHOOLS

FOUR SCHOOLS | FOUR AMAZING PARTNERSHIPS

Southeast CDC is the Lead Agency for the citywide Community School strategy at four zoned public schools in Southeast Baltimore: Tench Tilghman EMS, John Ruhrah EMS, William Paca ES and Highlandtown #237 EMS. Four full-time Community School Coordinators organize partnerships, funding and volunteers to improve attendance, school climate, and family and community engagement.



In Maryland schools are rated on a scale of 1-5, based on markers such as attendance, test scores, and student growth. Due in part to the school’s strong commitment to the community school strategy, Tench Tilghman EMS has received a rating of four out five stars from the Maryland State Department of Education for two consecutive years. Working with school staff, I developed a comprehensive volunteer program, which allows parents to volunteer in the classroom to support teachers and students. Last school year, parent and community volunteers logged approximately 450 hours of volunteer work in the school building each month.

Rachel Kutler, Community School Coordinator



“It has been a pleasure working with Southeast CDC and Highlandtown 237! Thanks to the support from Dinora Mendoza, Audubon conducted over 20 programs and action projects last year with school families. With support from the school community, we expanded the pollinator garden at Highlandtown 237 for more birds, butterflies, and people to enjoy. Audubon is grateful for this fruitful collaboration with Southeast CDC.”

Abraham Trejo, Bilingual Environmental Educator, Patterson Park Audubon Center

Photo by Dinora Mendoza



“I had the privilege of working with John Ruhrah’s CSC Margie Hatch during the 2018-19 school year on greening and sustainability issues. Margie was determined to renew John Ruhrah’s green school certification through the Maryland Association of Environmental and Outdoor Education (MAEOE). It is a rigorous application that requires coordination with students, staff, school leadership, and partners. Margie quickly learned the requirements, gathered all the necessary documents, and submitted a robust and successful application. I am thankful for Margie’s dedication to her students, and for helping to nurture stewards of the environment.”

Joanna Pi-Sunyer, Baltimore City Public Schools

Welcome William Paca Elementary School!



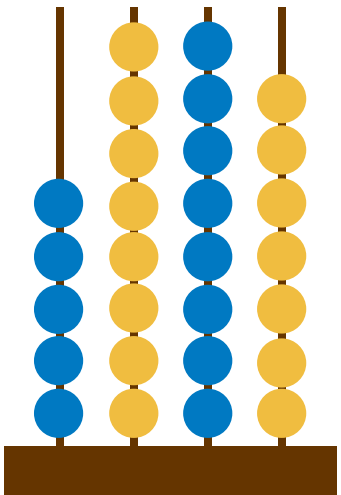
This year we expanded our Community School strategy to include William Paca ES. Long-time Southeast Baltimore volunteer and resident Cheryl Bryant has taken on the role of Community School Coordinator at the school, and she joins our great team of coordinators (pictured to the right). Above she is pictured with Southeast CDC staff member Molly McCullagh at the Garden Party at the Patterson Park Library.



students enrolled
in after-school programming



donations raised
to support school activities during the
2018/2019 school year



5887
volunteer hours
donated to our community schools

NEIGHBORHOOD REVITALIZATION

Through our neighborhood revitalization activities, Southeast CDC supports residents to participate in the planning and implementation of community projects that improve their quality of life. Our work is multi-layered and accomplished through partnerships with residents, community organizations, schools, anchor institutions, government, business, employees and funders that share in the work and benefit from the renewal of their communities.

New mural in the Highlandtown Arts & Entertainment District!



Artists spent two weeks installing the mural at 4001 E. Baltimore Street in August 2019, but the process started months before as we met with our community review team and the building owners to develop a concept for the mural and solicit designs. This vibrant mural honors the area's manufacturing history and celebrates its cultural diversity.

Spruce-Up Projects Brighten Communities

Our Neighborhood Spruce-Up grants enable smaller community groups and individuals to have an impact on neighborhood revitalization by proposing and installing creative placemaking projects. Projects completed this year include alley gates at the Amazing Port Street Commons, custom trash cans in Baltimore Highlands, a mosaic sign in the Milton-Montford community, landscaping upgrades in Patterson Park, and a public sculpture in Greektown.



LIBRARY SQUARE PLACEMAKING PROJECTS ENHANCE PUBLIC SPACES



Educational rain garden sign



Hand-painted wall sign

New signage in and around Library Square Park help to celebrate the area, educate community members about the positive environmental impact their native plant rain gardens have on the Chesapeake Bay, and provide maintenance tips to the volunteers who care for the gardens.

Less Litter, Bmore

In partnership with Trash Free Maryland, Patterson Park Audubon Center, and Highlandtown Community Association, we launched the "Less Litter, Bmore" campaign in Highlandtown and Baltimore Highlands. Over eight months, neighbors collected litter, cleaned the Conkling Street Garden weekly, and helped to build tree well fences and plant tree well gardens on their blocks.

Thanks to Chesapeake Bay Trust, Trash Free Maryland, Keep Maryland Beautiful, and Highlandtown Community Association, Healthy Harbor and The Home Depot for funding this initiative!



Clean up teams include members of Highlandtown Community Association (top), Serbando Fernandez (right), and Fidelina Lopez with fellow residents (left).

 **243**
bags of garbage
collected

 **17**
tree well garden
fences built

HIGHLANDTOWN MAIN STREET / ARTS & ENTERTAINMENT

Southeast CDC coordinates both the nationally-designated Highlandtown Main Street and state-designated Highlandtown Arts & Entertainment districts. We team up with businesses, property owners, developers, artists, residents and government and private organizations to create a thriving commercial district and art community.



Provided support to local entrepreneurs

13 entrepreneurs received business coaching at Business Resource Days



12 holiday pop-ups paired local bakers and artists with brick-and-mortar storefronts on Small Business Saturday

Throughout the year, local musicians and artists are hired to perform and provide hands-on workshops at events. Performer Yesenia Meija (left) dances at the Mariachi Fiesta.

Raised \$170,000 for business renovations

We provided funding to three small businesses for renovations: Sprinsteen Gallery, PEAK Performance Training and Rust-N-Shine (pictured right), a vintage retail store on S. Conkling St, which opened just in time for the holidays. Renovations were made possible by grant funds from Maryland Department of Housing and Community Development and Baltimore Development Corporation.



Delegate Robbyn Lewis (far left) and Delegate Luke Clippinger (far right) attend the ribbon cutting of Rust-N-Shine with owners Kinsely Ross and Kevin Bernhard (center).



Visitors Attended Events on Highlandtown Main Street

Art Walks ♦ Parades ♦ Cultural Celebrations

Event attendance included 1000+ visitors throughout the Highlandtown First Friday Art Walk season. Basil Coleman won Top Honors for her painting of the “BUS” sculpture at Highlandtown’s first Nocturne Plein Air event during the October Art Walk (pictured right).



VOLUNTEER SPOTLIGHT

Gwen Van Velsor (left) of Yellow Arrow Publishing organized 57 volunteers who gave 300 hours to plan and manage the first ever Literary Night during the Highlandtown Art Walk on August 2, 2019. The event welcomed 250 visitors to the area for readings, book signings and more!

Susan Allenback (right) made it her mission to help businesses on the Eastern Avenue corridor this year. She partnered with businesses owners to create a clean & green guide, which she hand delivered in the district! She also assisted with a district-wide survey, collecting over 200 surveys from community members!



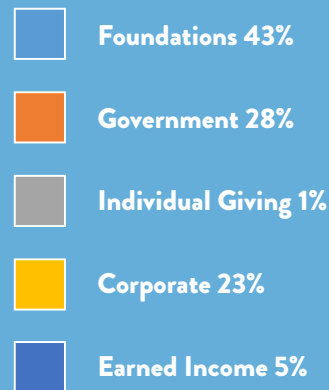
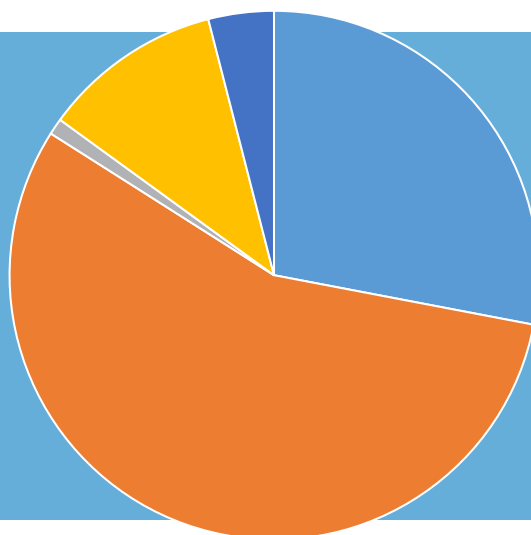
THANK YOU

to our funders for their
generous support!

Baltimore City
Baltimore City Public Schools
Banner Neighborhoods Community Corp
BB&T Bank
Community Ventures
DHCD Housing Counseling Fund
Family League of Baltimore
Goldseker Foundation
Healthy Neighborhoods, Inc.
Hopkins Bayview
Johns Hopkins University
Meyerhoff Family Charitable Funds
Maryland State Arts Council
National Foreclosure Mitigation Counseling Program
PNC Bank
State of Maryland
United Way of Central Maryland
Wells Fargo

Southeast CDC Operating Income for 2019*

For full financial reports
visit www.southeastcdc.org



*fiscal year 2019



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