

2020

ANNUAL REPORT

Healthy
LANDTOWN
Audable



SOUTHEAST
community development corporation

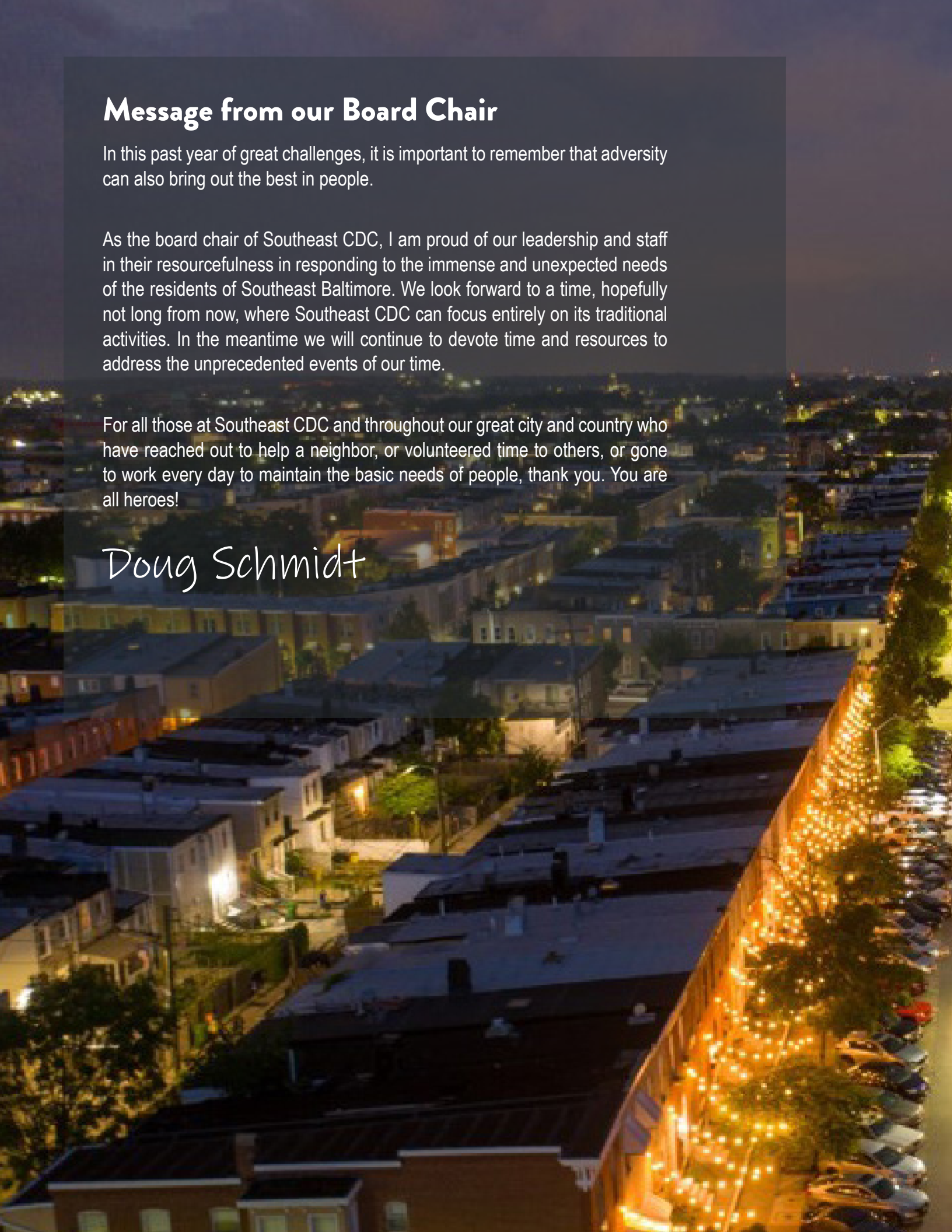
Message from our Board Chair

In this past year of great challenges, it is important to remember that adversity can also bring out the best in people.

As the board chair of Southeast CDC, I am proud of our leadership and staff in their resourcefulness in responding to the immense and unexpected needs of the residents of Southeast Baltimore. We look forward to a time, hopefully not long from now, where Southeast CDC can focus entirely on its traditional activities. In the meantime we will continue to devote time and resources to address the unprecedented events of our time.

For all those at Southeast CDC and throughout our great city and country who have reached out to help a neighbor, or volunteered time to others, or gone to work every day to maintain the basic needs of people, thank you. You are all heroes!

Doug Schmidt



Southeast CDC Board of Directors 2020

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HOUSING & FINANCIAL COUNSELING



“Southeast CDC staff are amazing!

My Housing Counselor was very patient. With me being visually impaired, she went above and beyond to get me help for my specific disability. Ms. Yvette helped me get grant and downpayment assistance totaling \$25,000. And Ms. Yvette’s advice saved me from purchasing the wrong home which had tons of issues including mold. I am so grateful and I love my new home!

– Ms. B, Housing Client



\$70,280

client rental and utility assistance distributed



449
people received individual counseling



472

PEOPLE ATTENDED
Group Homebuyer Education Classes



\$822,681

loans and down payment assistance provided through a special loan program for immigrant clients

FAMILY STABILITY PROGRAM: FEATURES

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. Below are examples of some of our clients.

Marisol, an immigrant, had previously escaped an abusive husband and came to Southeast CDC's Family Stability Program when she fell behind on her rent and BGE after the birth of her second child. After returning from unpaid maternity leave, Marisol worked with Southeast CDC's case manager Kate Jakuta to make a plan including reducing expenses and connecting with local resources for food and other support. Marisol made some changes, saved \$5000 and increased her credit score toward her big goal of getting out of paying rent to becoming a homeowner. Marisol attended SECD's Homebuyer Education Workshop and has received housing counseling and is hoping to purchase a home.

Janice, a disabled senior citizen was enrolled in the Family Stability Program. She lives with her husband and her granddaughter, a student at Tench Tilghman Elementary/Middle School. The family's income was primarily from Social Security and Temporary Cash Assistance, although she and her husband also earn money doing jobs in the neighborhood - her husband as a handyman and Janice doing sewing and alterations.

Janice came FSP program with her BGE service turned off and owing over \$3200. Janice explained that she got behind on BGE because she and her husband struggled with budgeting and would often either miss payments or only pay part of their bill. With the assistance of the Family Stability Program Manager, Kate Jakuta,

Janice applied and was approved for energy assistance that covered her balance and got her service turned back on.

For over a year in the program, each month Janice worked with Southeast CDC on budgeting to balance her family's expenses with their income. Janice said that having the plan helped her feel more in control of her finances, and she has stayed on top of all her most important bills since she enrolled in the program. Janice also increased her income during her time in the program by taking on more sewing jobs from the neighborhood. Help with budgeting increasing her income meant that Janice could save for Christmas and give her granddaughter some spending money.

**Name has been changed.*

EVICTION PREVENTION PROGRAM EXPANSION

The COVID-19 pandemic and the resulting financial crisis has meant thousands of Baltimoreans, were thrown out of work and unable to make rent payments. The crisis was particularly difficult for immigrant families in Southeast Baltimore who, because of their immigration status, do not receive unemployment or federal stimulus payments. Further, applying for rental assistance is difficult because the websites and forms are mostly in English. Southeast CDC has now partnered with Baltimore City's Community

Action Partnership (CAP) program and the City Housing Department to expand our Eviction Prevention program in response to COVID-19 to help Spanish-speaking immigrants apply for rental assistance. We hired a new Spanish speaking case manager in November to assist immigrant families through the maze of forms needed to apply. We will be adding a second case manager and a housing coordinator to work with landlords and the City to ensure housing standards are met.



COMMUNITY SCHOOLS

Southeast CDC is the Lead Agency for the citywide Community School strategy at five zoned public schools in Southeast Baltimore: Tench Tilghman EMS, John Ruhrah EMS, William Paca ES, Highlandtown #237 EMS and Highlandtown #215 EMS. Five full-time Community School Coordinators organize partnerships, funding and volunteers to improve attendance, school climate, and family and community engagement.

FIVE SCHOOLS | FIVE GREAT PARTNERSHIPS



Nobody was prepared for the global health crisis that shook the world in 2020. Our Community School Coordinator at Highlandtown #237, in partnership with World Central Kitchen and a team of amazing volunteers, gathered together for six weeks this summer to serve prepared meals to the community. Approximately 14,664 meals were served to families who were facing financial hardship due to the pandemic. In addition to this, World Central Kitchen distributed approximately 800 boxes of fresh produce to 796 families.



“My family and I are so grateful for the help that we get each week from Paca with food and diapers. The school has been very helpful since becoming a community school and we appreciate all that Ms. Bryant has done for us.”

—Mrs. S. Alfaro, parent



In summer 2020, Southeast CDC's Community School Coordinator Margie Hartman teamed up with teachers and volunteers for two successful grocery deliveries to John Ruhrah families experiencing food and financial insecurity due to the COVID-19 pandemic. Margie identified 375 households to receive a 40 lbs. box with dry and fresh foods most preferred by the families, the majority of whom are Latino. Families received beans, rice, masa flour, and other familiar items. Eighty-five of the most in-need households received a \$50 gift card to the Markets at Highlandtown, and 5 households received a \$50 Visa gift cards.

Welcome Highlandtown #215 Elem/Mid



This year we expanded our Community School strategy to include Highlandtown #215 Elementary/Middle School. Marcela Griffith joins our team of dedicated coordinators. Above she is pictured outside the school at a food drive to support families during the COVID pandemic.



donations raised
for emergency response during the pandemic



pounds of food
for families during the pandemic

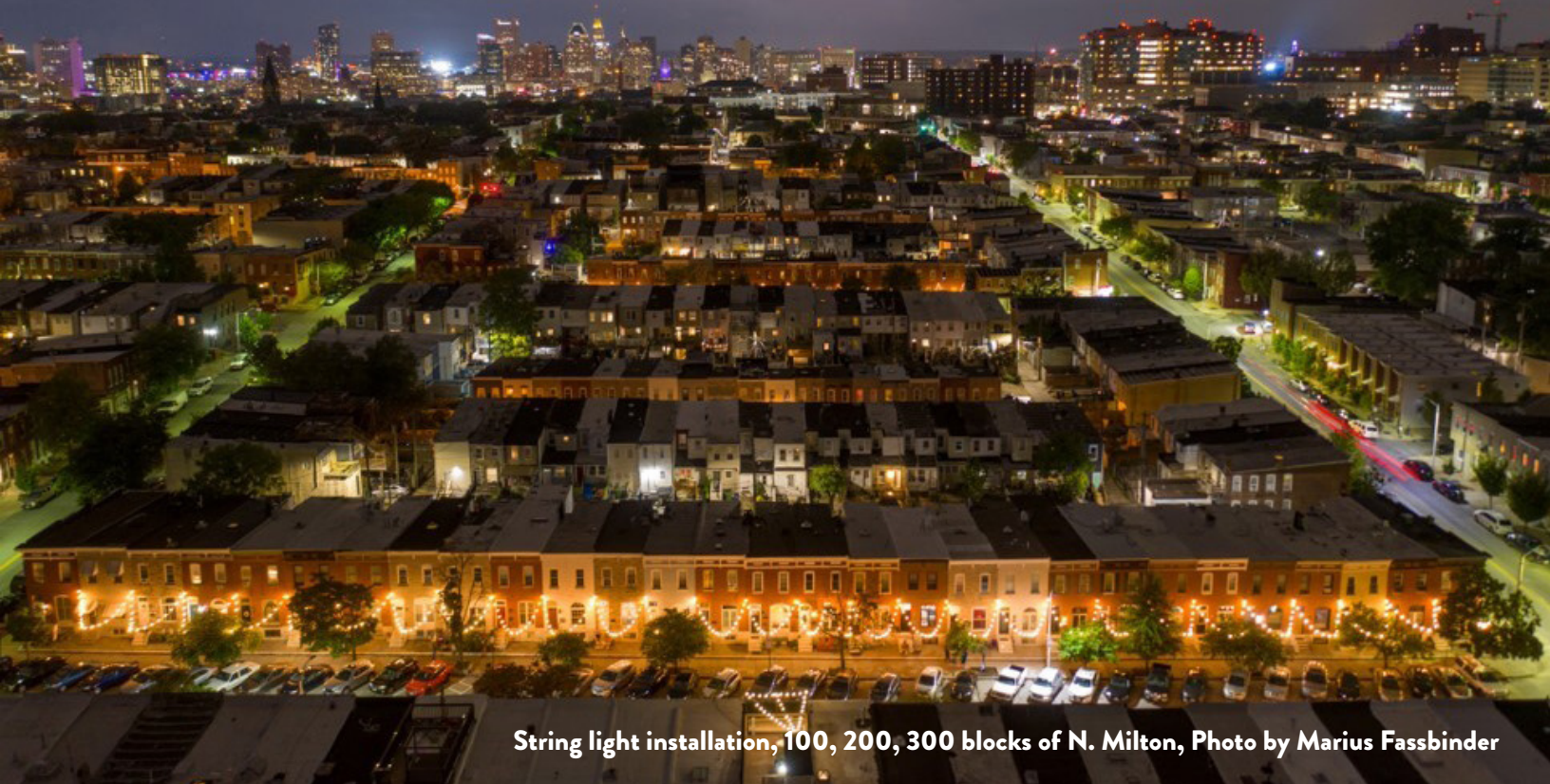


3302
volunteer hours
donated to our community schools

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.

Block projects bring neighbors together



String light installation, 100, 200, 300 blocks of N. Milton, Photo by Marius Fassbinder

This year, Southeast CDC staff worked with neighbors to complete three Healthy Neighborhoods-funded block projects in Patterson Park, Highlandtown/Baltimore Highlands, and Greektown.

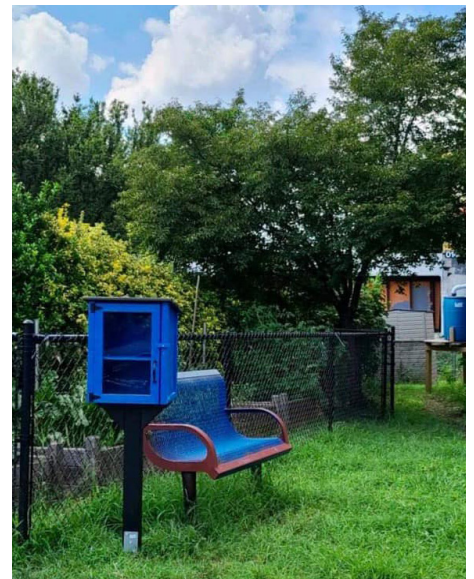
PATTERSON PARK: N. MILTON LIGHTS

Patterson Park resident Kim Wiggins and her neighbors on N. Milton installed string lights on the 100, 200, and 300 blocks, unifying the blocks like never before. Together, neighbors ranging from five years-old to retired, longtime residents coordinated among block residents to inform them of the project, gain consent for their participation, screw in 2,160 bulbs into 90 strings, and hang them from over

150 homes. Said one neighbor, "It's going to make such a difference in the winter too with being able to spend even more time outside. We are so grateful."

GREEKTOWN: LITTLE LIBRARY

In Greektown, residents Michael Bates and Brook Bomberger installed three Little Library stations to share free reading material with neighbors. They selected a composite material in the neighborhood's signature "Greek blue" and placed them at a playground, community garden, and bus stop. Community-managed amenities like Little Libraries provide a small but meaningful way for neighbors to connect.



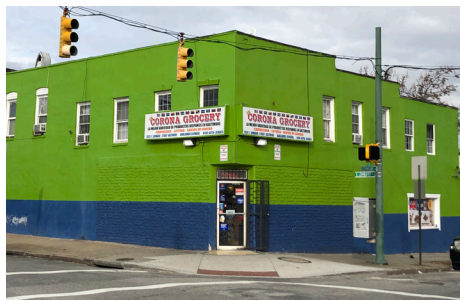
Little Library installation at Lehigh Garden in Greektown

HIGHLANDTOWN: STORE MURAL

Our third block project transformed the Corona Grocery store, a go-to neighborhood spot for just about everything from quick snacks to fresh produce, meat, and money transfers. New lighting, signage, door graphics, and mural brings attention to the store, day and night.

Muralist Jeff Henriquez of New Jersey spent a feverish 15 days complete his “For the Culture” mural in August 2020. The theme of the mural combines Central American imagery, highlighting the Dominican heritage of the business owners, who are among the first Latinos to settle in and open businesses in the Greater Highlandtown area.

Funders for this project included Healthy Neighborhoods, the Baltimore Development Corporation, State of Maryland’s Department of Housing and Community Development, and the Highlandtown Community Association.



Top: Corona Grocery after with mural, lighting and signage; Bottom left: Corona Grocery before; Bottom right: Mural artist Jeff Henriquez on lift as he completes the mural.

Students engage with campus improvements



Although students shifted to virtual learning, Southeast CDC staff continued programs involving Tench Tilghman Elementary/Middle School students to create upgrades to their campus. Staff hosted a summer enrichment program with the Tench Green Team students focused on stormwater concepts, including the watershed, run-off, impervious/pervious surfaces, and rain gardens. Students participated in a design process led by CityScape Engineering and Envirocollab Landscape Architects to plan a renovation to an asphalt courtyard. Thanks to Chesapeake Bay Trust and the Brown Family Foundation for supporting these projects!

Playground archway completed by Tim Scofield, featuring student-made mosaic panels

HIGHLANDTOWN MAIN STREET

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.



\$281,270 invested in storefront renovations

in the Highlandtown Main Street district this year. Above are the before and after photos of 3312-3318 Eastern Avenue. Renovation included new signage, awnings, painting and lighting.



ART WALK SPOTLIGHT: MINI CONCERTS & POP-UPS

The 2020 Art Walk season adapted monthly to accommodate changes due to COVID. Throughout the late summer and fall, the district hosted pop-up events and concerts, including a traveling pop-up concert by Ari and the Buffalo Kings (featured left), which visited four locations throughout the Arts District.

ET/ARTS & ENTERTAINMENT

16 Businesses Opened

In 2020, 16 new businesses opened in both the Highlandtown Main Street and Arts districts including 7 restaurants, 4 retailers and 5 services!

RESTAURANTS

- Avenue Sushi
- Boiler Room
- Franchesca's Empanada Cafe
- Fruity Bar
- Sally O's
- Pie Time
- Pollo Rico and Wings

RETAILERS

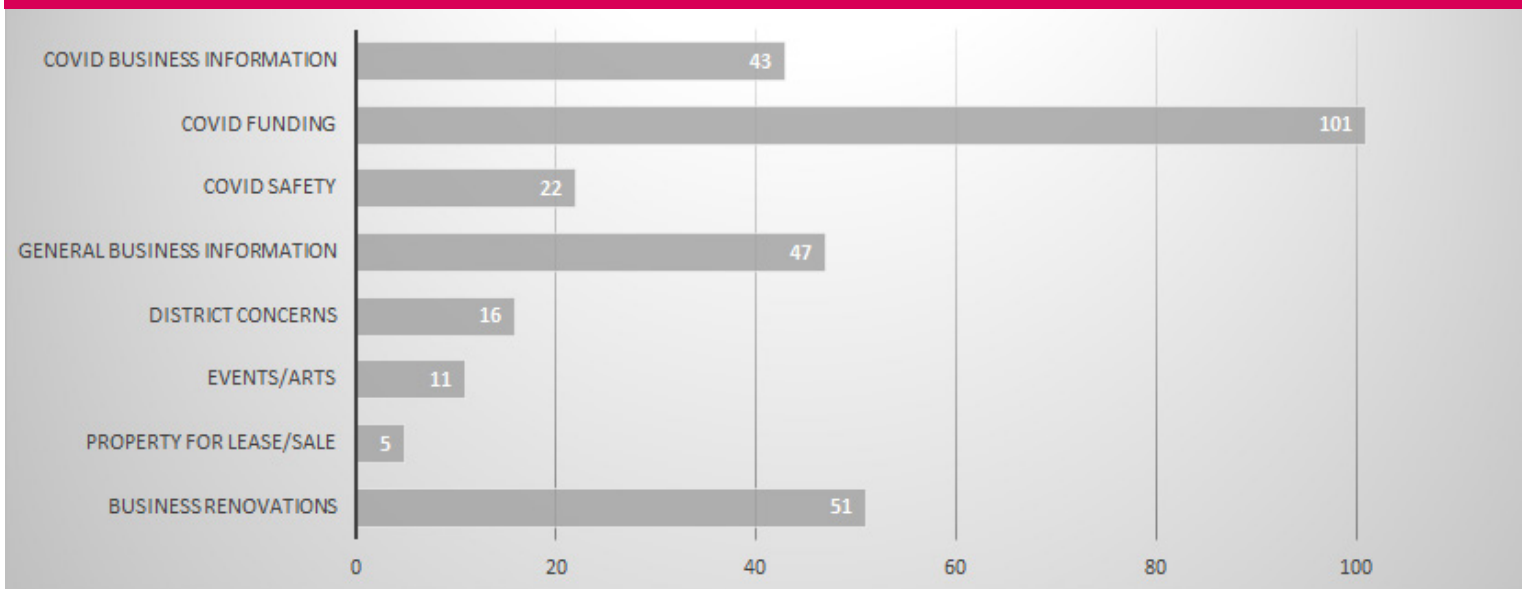
- Charmington Holistics
- Self Health Botanicals
- Supreme Discounters
- Springsteen Gallery

SERVICES

- Highlandtown Dental Group
- Highlandtown Wellness
- Lucy-La Voz
- Posh Nails Spa
- Urban Links



2020 Business Support



In 2020, Highlandtown Main Street provided over 300 phone calls, emails, texts and in-person outreach to support businesses. Of the support, 56% was to assist businesses in navigating COVID information, especially around funding.

THANK YOU

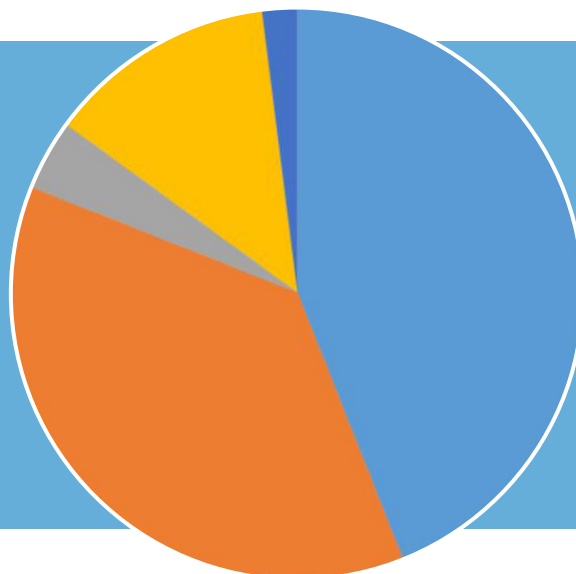
to our funders for their generous support!

Abell Foundation
 Baltimore City Foundation
 Baltimore City Main Streets
 Baltimore City Schools
 Baltimore Civic Fund
 Baltimore Community Fndn
 Baltimore Development Corporation
 Baltimore Equitable Insurance
 Bank of America
 Banner Neighborhoods Community Corp / BCYF
 Capital One
 CareFirst BlueCross BlueShield
 Central Baltimore Partnership
 State of Maryland DHCD
 Enterprise Community Partners
 Family League of Baltimore
 France-Merrick Foundation
 Fulton Bank
 Fund for Educational Excellence
 Goldseker
 Healthy Harbor Initiative
 Healthy Neighborhoods, Inc.

Highlandtown Business Association
 HomeFree
 Hopkins Bayview
 Jeremy Nathans
 Joanne Nathans
 Johns Hopkins University
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 Lockhart Vaughn
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 Maryland Philanthropy Network
 Maryland State Arts Council
 Mayor & City Council - CDBG
 Mayor's Office of Children and Family Success
 Meyerhoff
 PNC
 Rauch Foundation
 Renewal Foundation Fund
 State of Maryland
 The Bernard Family
 United Way of Central Maryland
 Wells Fargo

Southeast CDC Operating Income for 2020*

For full financial reports
visit www.southeastcdc.org



*fiscal year 2020



SOUTHEAST
community development corporation