



2018

ANNUAL REPORT



SOUTHEAST
community development corporation

Message from the Chair of the Board of Directors

Organizations like the Southeast CDC have never been more important than they are today. For over 40 years, we have provided advocacy, energy, focus and leadership to make Southeast Baltimore a better place to live and work. No matter the political climate or events of the day, the dedication of our staff and Board are constant.

We are entering a new chapter in the history of the organization. With a new Executive Director and a hot off the presses strategic plan, the Southeast CDC is looking toward the future. We continue our commitment to Highlandtown's Main

Street while we promote investment and quality of life in neighborhoods to the north.

We remain committed to Community Schools and are focused on ways to use our considerable expertise in homeownership and financial counseling to improve the economic resiliency of neighborhood families.

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



Southeast CDC Board of Directors 2018

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HOUSING & FINANCIAL COUNSELING



Yvette Murray (left), Senior Housing Counselor

“Southeast CDC housing counselors Meg Elseroad and Yvette Murray are a critical part of our Tax Sale Prevention Project, which provides services to over 100 homeowners per year at risk of losing their homes to tax sale. They meet with clients to set up a plan to address any money that is owed to the mortgage company. As foreclosure prevention experts, Meg and Yvette have a unique ability to provide this service.”

Margaret K. Henn, Esq. Director of Home Preservation Project, Pro Bono Resource Center of Maryland

FAMILY STABILITY PROGRAM: CLAUDIA'S STORY*

The Family Stability Program of the Southeast CDC 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.

Before enrolling in the Family Stability Program, Claudia's husband Pedro had lost his job and was unemployed for a few months. Claudia stayed at home with their children and the family depended entirely on Pedro's income. Pedro eventually found a new job, but by that time the family had fallen behind on several bills and were struggling to catch up.

Claudia met Kate, the Family Stability Program case manager, at an event at her children's school. She shared that

the family had received a BGE turnoff notice. After enrolling in the program, Kate used client assistance funds to help the family pay the turnoff amount. Shortly after, Claudia and Pedro separated due to a situation of domestic violence. Kate helped Claudia obtain a protective order. Pedro disappeared and it was impossible for Claudia to serve him with a child support order. Claudia had no income of her own and she began again to fall behind on her bills, and received an eviction notice.

Working with Kate, Claudia took several steps to become financially independent, catch up on her bills, and keep her family from losing their home. She needed a lot of support through this process, as she has limited English and her husband had kept her very isolated from the community. Claudia and

Kate met regularly for almost a year. In that time, Claudia learned how to apply for public benefits to help support her family, and then obtained a full-time job. She obtained a BGE account in her own name and started paying the bill on time each month, establishing credit for the first time. Claudia also worked out a payment plan with her rental management company so that she was not evicted. Kate also referred Claudia to a non-profit legal agency that is assisting Claudia in applying for her U-Visa, a legal status for immigrants who are victims of crime.

Claudia is proud to be able to support her family on her own, and to now be living free of both abuse and debt. She is saving money and hopes to buy a house in the future.

**Name has been changed.*

SELLING



\$757,116
in special loans
for homeownership



“I’m most proud that I did it myself. I came in with doubt and left knowing that I did it!”

-Antoinette Boyer, housing counseling client



NEIGHBORHOOD REVITALIZATION



"Participating in Friends of Library Square is great because everyone cooperates together. I've been doing this work for a long time, but it's important for kids in my community to get a chance to be active, to get out of their community and connect with other people, and to be able to point to something at the end of the day and say 'I did that!'"

Rocky Brown, President of the BOCEK Madison Eastend Community Association (photographed with Councilwoman Shannon Sneed)

"Working with Southeast CDC has been incredibly helpful for our community. We have been able to partner to plan community events as well as borrow tools to assist with beautification projects in the neighborhood. We have cleaned up streets, alleyways, sidewalks, tree pits, and the community garden. It's been a great experience working together for the benefit of the Highlandtown community."

Vanessa Bennett, Highlandtown resident



"The purpose of our workshop is to help youth by keeping them occupied in positive activities and away from the problems of the street. I'm involved because **I like to serve and help my community** as well as spend time with my friends."

Serbando Fernandez, Barber, Hollywood Barbershop and Baltimore Bike Experience Lead Mechanic and Instructor

GREENING STEWARDS PROGRAM LAUNCHES IN LIBRARY SQUARE

In 2018, Southeast CDC and Healthy Harbor (a project of the Waterfront Partnership) launched Harris Creek Greening Stewards. An intergenerational stewardship team living in the Library Square area organized to improve their ability to care for community green spaces, with a focus on tree wells and rain gardens. The program paired monthly educational workshops with planting days and community cleanups and other lively community building events in the park. Residents learned about the connection of their greening practices to the health of the Baltimore Harbor on fun and educational boat tours of the Inner Harbor.



"Now I drive around and notice rain gardens all over and I wouldn't have noticed them before coming to Friends of Library Square!"

— Richelle Stills, Friends of Library Square Greening Steward

TION



Port Street
Block Project

\$366,134

dollars invested on public
space improvements



Volunteer
Hours



2,577 native plants added to Library Square rain gardens and tree wells

COMMUNITY SCHOOLS

THREE SCHOOLS | THREE AMAZING PARTNERSHIPS

Southeast CDC is the Lead Agency for the citywide Community School strategy at three zoned PreK-8 schools in Southeast Baltimore: Tench Tilghman, John Ruhrah and Highlandtown #237. Three full-time Community School Coordinators (CSCs) organize partnerships, funding and volunteers to improve attendance, school climate, and family and community engagement.



“Tench Tilghman’s Green Team has taken it to the next level this year. With the help of Southeast CDC, Chesapeake Bay Trust, Natalie at Amazing Grace Church and the Baltimore Office of Sustainability, we are able to **combine environmental education with student service learning**. Students are learning about the Chesapeake Bay watershed and native plants, and will be transforming our community school playground with student-designed native landscaping.”

Ellen Rodowsky, teacher and Green Team Lead at Tench Tilghman Elementary/Middle School, a Southeast CDC Community School



“The guiding concept of INSPIRE is that stronger schools lead to stronger neighborhoods; stronger neighborhoods lead to stronger schools. Margie [Southeast CDC’s Community School Coordinator at John Ruhrah] lives this statement in her work. I have the pleasure of working across the city with various schools, and she has truly **created one of the most robust PTOs in the city**. She is empowering parents to be true leaders not only in their child’s education but also in addressing and enhancing the quality of life in the broader community.”

Mary Colleen Buettner, City Planner, INSPIRE, City of Baltimore Department of Planning

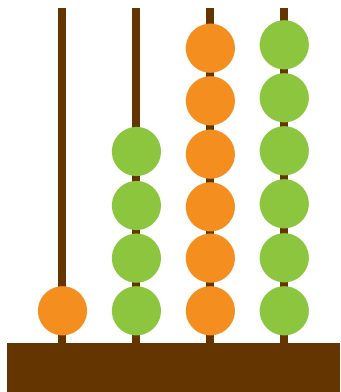


“In less than four months of partnership the Highlandtown #237, Produce in a SNAP **provided 7,500 pounds of low cost produce to the community**. Words cannot express enough appreciation to Dinora [Southeast CDC’s Community School Coordinator] and all the amazing volunteers that make this partnership possible.”

Will McCabe, Food Access Manager, SNAP Market at Highlandtown Elementary/Middle School #237, a Southeast CDC Community School.



Parent leadership training at John Ruhrah Elementary/Middle School

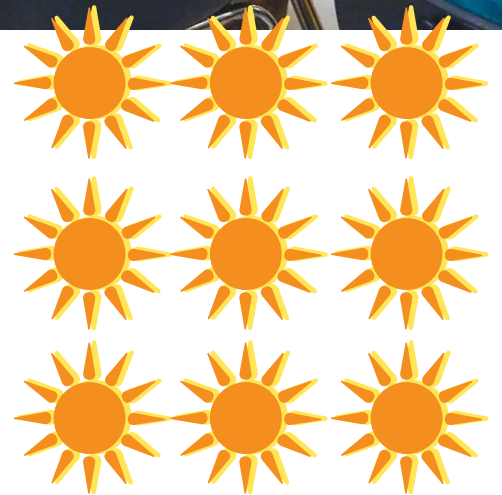


1466

volunteer hours donated
to our community schools



students enrolled in
comprehensive after-
school programming



30 summer jobs based at our
community schools in part-
nership with Youthworks

HIGHLANDTOWN MAIN STREET



Mariachi Fiesta on Highlandtown Main Street



“As a small business owner, **it is important to me to connect and contribute to our local community.** The events and projects we’ve produced in partnership with the Main Street program have been rewarding to our businesses, customers and entire community!”

Juan Nunez, owner of Tops in Cellulars and President of the Highlandtown Business Association.



“I volunteer with Highlandtown Main Street and the Train Garden because **I love this neighborhood and all the people in it—especially the kids and families.** Seeing them each year at the Train Garden and the Trick-or-Treat event truly brings joy to my life.”

Joe Manfre, Coordinator of the Highlandtown Train Garden and Highlandtown Main Street volunteer.

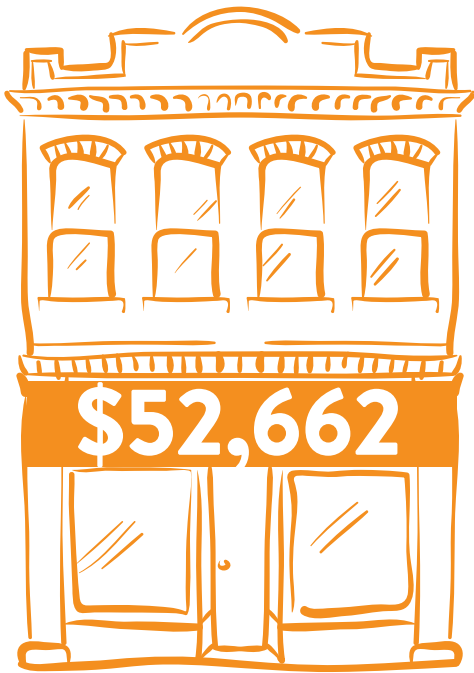


“It is essential to show the next generation of artists that there are **opportunities in our local communities to create and showcase their artwork.**”

Annie Howe, Baltimore artist, teacher and business owner of Annie Howe Paper Cuts.

In April 2018, her MICA class created and installed large-scale tyvek window displays as part of the Highlandtown First Friday Art Walk series.

T/ARTS & ENTERTAINMENT



**Invested in Business Facade
Grant Improvements**



**Visitors Attended Events on
Highlandtown Main Street**



12 New Businesses Opened on Highlandtown Main Street



**In 2018 Highlandtown Main Street welcomed new businesses including
Man Vs. Pho, Roll Ice Cream & Coffee and Off the Rox to the Eastern Avenue corridor!**

THANK YOU

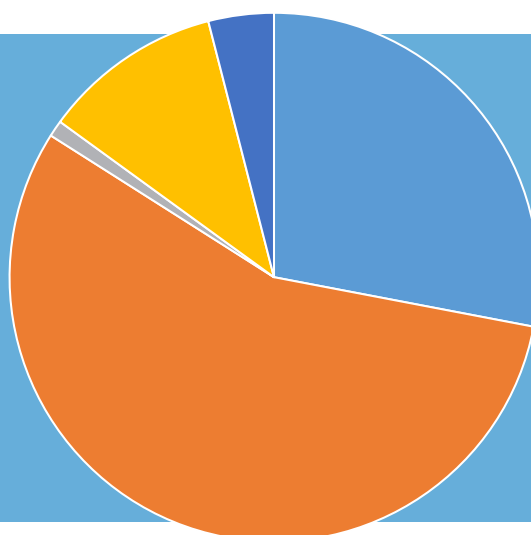
to our funders for their
generous support!

Abell Foundation
The Annie E. Casey Foundation
Baltimore City Schools
Baltimore City Main Streets
Baltimore Dept. of Housing and Community Development
Baltimore Equitable Insurance Foundation
BB&T
Capital One
Chesapeake Bay Trust
Columbia Bank
Family League of Baltimore
France-Merrick Foundation
Fund for Educational Excellence

Goldseker Foundation
Healthy Neighborhoods, Inc.
Housing and Urban Development (HUD)
Johns Hopkins Bayview Medical Center
Johns Hopkins University
MD Dept. of Housing and Community Development
Meyerhoff Family Charitable Funds
PNC
TD Charitable Foundation
United Way of Central Maryland
Waterfront Partnership
Wells Fargo

Southeast CDC Operating Income for 2018*

For full financial reports
visit www.southeastcdc.org



*calendar year 2018



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