

# Model Cities



2008  
Annual Report



## *Human services*

### *mission:*

to carry out culturally sensitive services that promote the physical, mental, spiritual, social and economic well-being of individuals, families and communities

## *Community development*

### *mission:*

to carry out community-based development that improves the quality of life and contributes to the revitalization of urban Communities

Model Cities of St. Paul, Inc  
Model Cities Community Development Corporation  
Model Cities Enterprises  
Model Cities Families First, LLC  
Model Cities Sankofa, LLC  
MCASA, LLC

Cover Artwork  
Model Cities BROWNstone  
Peter Kramer, Principal  
Roarke Kramer Kosowski Design

# Helping families rebuild their lives

Restoration, reinforcement and sustenance of lives is at the heart of Model Cities' mission. Vulnerable individuals and families are empowered through Programs and Services that integrate community-based values and traditions with intervention strategies. Whether it's a single mother experiencing homelessness or connecting families with mental health services, Model Cities provides support and services needed to overcome life's most difficult challenges.

In 2008, through the Family Support Services (FSS) and Housing Services Programs, Model Cities provided 732 men, women and children with intensive home based crisis counseling, supportive housing and targeted case management. Our strategy is focusing on unique strengths of individuals and not weaknesses. Rigorous case management and therapeutic crisis counseling services encourage independence and resilience individuals and families need to move towards stable housing and self-sufficiency.

Children, individuals and families receive a comprehensive array of home-based services with the goal of achieving family reunification and individual stabilization.

## *Family Supportive Services*

In 2008, FSS home-based program served 316 adults and children. Support staff successfully work with individuals and families through five supportive services: Families First Crisis Intervention, Adult Crisis Intervention, Families of Strength, Family Assessment Response and Family Community Partnership. Therapist focus on analyzing cases, establishing action plans and implementing those plans as well as connecting individuals to appropriate community resources. Help also means providing basic needs, teaching parenting classes and household management.

Also through it's Family Support Services department, Model Cities' Children's Mental Health Case Management program served 124 children and their families. These children, diagnosed with Severe Emotional Disorder (SED), received individualized, community-based coordination of care that includes identifying community supports and advocacy for service needs and resources.

## Housing Services

Model Cities' supportive housing program is designed to decrease poverty and recurring homelessness among single parents with dependent children. In 2008, 62 families (181 individuals) received safe, affordable housing with supportive services. Beginning with the initial intake and throughout the program, families receive intensive case management and services that provide linkages to resources necessary for rebuilding and stabilizing their lives. Other vital services offered through housing services include independent life skills development, job development training and placement, early and continuous primary health care and chemical health aftercare.

Families residing at one of Model Cities' five supportive housing sites have experienced multiple episodes of homelessness, often due to issues with mental health, chemical dependency and domestic violence. Our Supportive housing programs include:



*A Sankofa program participant*

**Families First Supportive Housing** - 21 units of permanent supportive housing that includes project-based Section 8 assistance.

**Sankofa Apartments**-16 units of supportive housing that services pregnant or parenting youth between the ages of 17-25.

**The ROOF Project**-a collaboration with the Wilder Foundation that provides transitional housing with supportive services to

youth ages 17-25. Because of Model Cities' programs and services, many families have turned their lives around and are doing well and contributing to community building. We are proud to report success of our delivery system models and most importantly for giving individuals and families opportunities to make their lives purposeful.

## Inspiring young lives

In 2008, Model Cities' Youth Enrichment Services (Y.E.S.) provided 111 youth, ages of 13 and 18, with year-around academic enrichment, leadership development, career and college exploration, socialization and cultural activities. Working in partnership with Camphor United Methodist church and the Leap Forward Collaborative, Y.E.S. teens participated in a variety of cultural, social and educational programs and activities designed to develop leadership abilities, build character, and increase civic responsibility. This included the Underground Railroad at Camp Ihduhapi, tours of Minnesota's colleges and universities, community service projects and other recreational and socialization activities.

Y.E.S. continued to partner with Boys Totem Town (BTT) to provide its 12-week aftercare group for boys being discharged from juvenile detention. These weekly groups give young men an opportunity to discuss the many challenges that affect them in today's society such as finding work, gang violence, drug abuse and health concerns. Y.E.S., in partnership with Eagles Wings, also conducted two outreach initiatives at the Minnesota Internship Center (MNIC) and Highland Middle School.



*Youth during one of the life skills workshops*

## Opening windows of opportunity

In November, Model Cities rehabilitated two apartment buildings, converting them into Sankofa Apartments. The Sankofa program provides chemically-free housing for young parents who are pregnant or parenting a young child. This program allows young parents to move into a stable environment with supportive services. This in turn increases their likelihood in becoming gainfully employed, managing their household, improving their parenting skills and maintaining mental health and sobriety. The rehabilitation of these two apartment buildings included new plumbing, electrical, and mechanical implements throughout each building, as well as new windows and roofs. Each unit comes equipped with completely renovated kitchens with new appliances and new bathrooms. There are 16 units in the two buildings.



*Sankofa apartment - 990 Lafond*

The MCASA Homes program moved into Phase III in 2008. Five vacant and foreclosed homes were acquired in St. Paul's Summit-University and Thomas-Dale neighborhoods. These once empty houses are located in the Invest St Paul area. All of the homes received substantial rehabilitation that include remodeled kitchen with new appliances, energy efficient water heater and boiler/furnace, new carpet and/or wood floors, 2-car garage, façade improvement, and new roof. These homes are available to first time home buyers that meet the programs' eligibility criteria. MCASA mirrors the city's plan for revitalizing communities into livable and sustainable communities. MCASA Homes is funded with foundation and public funds. These funds provide gap financing so that families earning 80% of area media income can purchase these homes at an affordable price.



# Model Cities' Staff



## Model Cities

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[www.modelcities.org](http://www.modelcities.org)

### From left to right:

Gafu Guye, David Maturen, Brenda Bailey, Beverley Oliver, Hawkins, Ph.D., Kizzy Downie, Tom Krebs, Yumi Kayama, Ph.D., April Preston, Walter Ta, Houa Xiong, Kesha Green, Gillian Onyango, Tamara Moore, AnTonia Johnson, Judith Aminmentse, Thelma Hobson, Annie Ohneswere, Kristine Gondek, Romala Ohneswere, Lynn Kedrok, Jamar Esaw, Babette Jamison and Judy Lindahl.

### Not photographed:

Lobsang Lhamo, Samantha Evans, Rosie Thomas and Nicole Campbell

## Model Cities' Board of Directors

### Front row from left to right

Shawntera Hardy, Beverley Oliver Hawkins, Ph. D. (Secretary) and CEO, and Rena Moran-Stewart

### Back row from left to right

Francis Green (Vice chairperson), Dianne Haulcy (Treasurer), George Stone (Chairperson), Karen Bivens, Sarah Kinney and Rickey Hall

### Not photographed

Judith Oliver, Karen Snedeker and Jamie Waterhouse



# Financial Statements

For the period ending December 31, 2008

## Financial Position

### Assets

Cash and Cash Equivalents	\$505,650
Investment Securities	99,947
Receivables	341,972
Property and Equipment (net)	6,078,162
Other Assets	850,849
<b>Total Assets</b>	<b>\$7,876,580</b>

### Liabilities & Net Assets

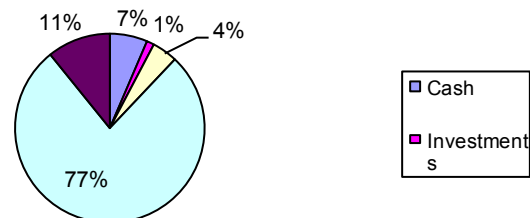
Mortgage & Note Payables	\$5,866,829
Accounts Payable	118,729
Security Deposits & Other Accrued	155,949
<b>Total Liabilities</b>	<b>6,141,507</b>

**Noncontrolling Interest** \$112,040

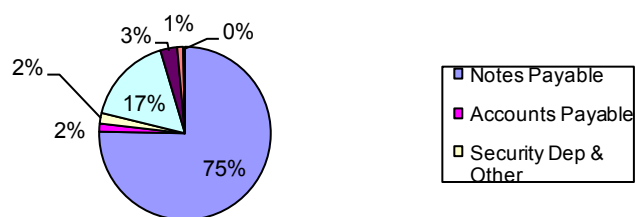
### Net Assets

Unrestricted Net Assets	1,292,960
Temporarily Restricted	244,709
Permanently Restricted	85,364
<b>Total Net Assets</b>	<b>1,623,033</b>
<b>Total Liabilities and Net Assets</b>	<b>\$7,876,580</b>

### ASSETS



### LIABILITIES & NET ASSETS

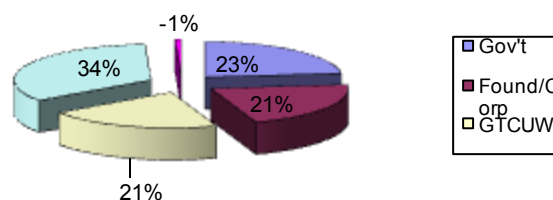


## Statement of Activities

### Support & Revenue

Government Agencies	\$503,615
Foundations & Corporations	464,476
United Way	444,388
Earned Income	737,623
Loss on Assets	(27,796)
Interest and Other Income	12,213
<b>Total Support and Revenue</b>	<b>\$2,134,519</b>

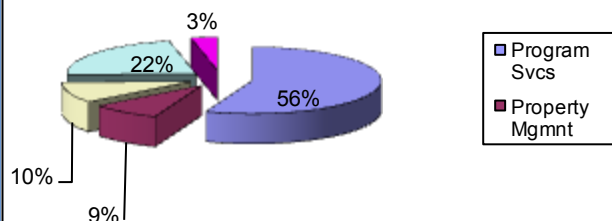
### SUPPORT & REVENUE



### Expenses

Program & Client Services	\$1,193,435
Property and Facility Management	187,239
Economic & Project Development	213,142
Management and General	471,697
Fundraising	70,624
<b>Total Expenses</b>	<b>\$2,136,137</b>

### EXPENSES



### Minority Interest

(85,577)

### Increase In Net Assets

(87,195)

Net Assets, Beginning of Year	\$1,710,228
Net Assets, End of Year	<b>\$1,623,033</b>

# Contributors

## *Corporations and Foundations*

Ameriprise Financial  
City of St. Paul PED  
Corporation for Supportive Housing  
Drum Major Bldg, Inc.  
Eugene U. and Mary F. Frey Family  
Foundation  
Family Housing Fund  
Federal Home Loan Bank of Des Moines  
F.R. Bigelow Foundation  
Greater Metropolitan Housing Corporation  
Greater Twin Cities United Way  
Home Depot  
Larkin Hoffman Daly & Lindgren  
Foundation  
Local Initiatives Support Corporation  
Metropolitan Council  
McDonald's Franchise Food Systems  
Minnesota Housing  
Otto Bremer Foundation  
Ramsey County Community Human  
Services  
Sam's Club Foundation  
Steinel America, Inc  
The Emil J. and Emily D. Slowinski Fund  
of The Saint Paul Foundation  
The Home Depot Foundation  
The Jay and Rose Phillips Family  
Foundation  
The Saint Paul Foundation  
The Scoular Foundation  
Travelers  
Ucare Minnesota  
Wal-Mart Foundation  
Western Bank  
Wilder Foundation-ROOF Project  
Wuollet Bakery, Inc.

## *Organizations*

Camphor Memorial United Methodist  
Church  
Camphor United Methodist Women  
Grace Lutheran Church  
House of Hope Presbyterian Church  
Medica  
New Hope Baptist Church  
Progressive Baptist Church  
Saint Luke Presbyterian Church

## *Individuals*

Mr. Aaron Shaw  
Ms. Alicia Davis-Neal  
Ms. Annie Ohneswere  
Dr. Arthur and Mrs. Martha Kaemmer  
Ms. Barb Jeanetta  
Ms. Bella Hanson  
Dr. Beverley Oliver Hawkins  
Ms. Beverly P. Propes  
Ms. Brenda Bailey  
Ms. Brenda Bolar-Ford  
Ms. Brenda Dean  
Rev. Don and Mrs. Carol Hargate  
Mr. Charles Williams III  
Ms. Constance Otis  
Mr. Craig and Mrs. Katharine Richter  
Ms. Cynthia Lewis  
Ms. Cytherea Burton  
Mr. Dale and Mrs. Mari Thompson  
Mr. Dale Volkert  
Mr. Daniel and Mrs. Shari Durdin  
Mr. Daniel and Mrs. Marie Vinge  
Mr. David and Mrs. Susan Robertson  
Mr. David and Mrs. Elizabeth Woodland  
Mr. Dennis Prchal  
Mr. Donald and Mrs. Synovia Colbert  
Ms. Donna Halverstadt  
Dr. Earl and Mrs. Eunice Miller  
Ms. Elizabeth Mairs  
Ms. Florence McNerney  
Mr. Floyd and Mrs. Elsie Nelson  
Ms. Francelle Slocum  
Mr. Francis Green  
Mr. Frank McQuillan  
Mr. Gerald Wolf  
Mr. Gerard Flannery and Ms. Jean Henjum  
Mr. Gilbert Marty  
Mr. Greg and Mrs. Kristine Mohwinkel  
Ms. Helen Bjorlin  
Mr. Houa Xiong  
Dr. James Hart  
Mr. James Stevens  
Ms. Janet Howard  
Ms. Jennifer Polzin  
Mr. Joel Weisberg and  
Ms. Janet Watchman  
Mr. John and Mrs. Karyn Diehl  
Mr. John and Mrs. Hilde Flynn  
Mr. Joseph Backer  
Ms. Judith Aminmentse  
Ms. Judith Lindahl  
Ms. Judith Oliver  
Ms. Karen Snedeker  
Ms. Karen Ess

Ms. Karen-Carey Bonner  
Mr. Keith and Mrs. Constance Smeby  
Ms. Kimberly Loew  
Ms. Kizzy Downie  
Mr. Landon and Mrs. Lynn Fuller  
Mr. Larry and Mrs. Susan Atneosen  
Ms. Lobsang Lhamo  
Mr. Leroy and Rev. Gloria Roach Thomas  
Mr. Louis and Mrs. Brenda Henry  
M.L. Owens and K. K. Owens  
Ms. Margarita Franklin  
Ms. Marvaleen Atlas  
Ms. Melinda Kovach  
Ms. Melodie Bridgeman  
Mr. Michael Tierney  
Ms. Mao Moua  
Ms. Nancy Fugina  
Dr. Nancy Walters  
Mr. Negussie Haile-Selassie  
Mr. Nicholas Benham  
Mr. Nick Nadeau  
Mr. Paul Scobie and Ms. Theresa Thews  
Mr. Paul Gates and Ms. Marie Franchett  
Ms. Pearlene Willis  
Ms. Renae Storbakken  
Ms. Peris Outa  
Dr. Peter Kramer  
Ms. Quay Dam  
Mr. Richard Knutson  
Mr. Richard and Mrs. Alison Rasch  
Mr. Rickey Hall  
Mr. Robert Martin and Ms. Ann Bedford  
Mr. Robert and Mrs. Roxanne Abbas  
Mr. Robert Kramer  
Mr. Robert Straughn  
Ms. Robyn Yorker  
Mr. Ron and Mrs. Nancy Reed  
Ms. Rosalind Robbins  
Ms. Roxanne Robinson  
Ms. Samantha Evans  
Ms. Sarah Kinney  
Ms. Shawntera Hardy  
Ms. Sherellia Moore  
Mr. Steve Landberg  
Ms. Sylvia Dyrhaug  
Mr. Theodore Raukar and Mrs. Nora Urasa  
Mr. Thomas Krebs  
Mr. Thomas West  
Mr. Velma Schuck  
Ms. Victoria Stoudemire  
Mr. Walter Ta  
Ms. Wesley Griffin  
Mr. William Flannigan and  
Ms. Nancy Zingale  
Ms. Yumi Kayama