

Model Cities from the beginning to present

Letter from the Board of Directors

Forty five years ago, if you had visited us, you would have gone to the basement of St. James A.M.E Church. You would have talked with a small group of women as they planned a very uncertain future of a fledging project. A small group of residents concerned about the health status of their community, started a health outreach project that has become Model Cities. Over the course of four and one half decades, this tiny health project grew into a comprehensive human service provider and community-based developer.

Like our founders, we too are concerned with improving the quality of life of people and communities. We address this concern through case-managed human services as well as community-based development. In 2011, we served approximately 1,400 people with homeownership counseling and training, crisis intervention services, children's mental health, supportive housing and services for high risk youth. We integrate human services with economic development for the purpose of developing and strengthening communities.

As we move forward, community, corporate and foundation supporters continue to play a vital role in our survival. On behalf of the many silent voices, thank you for caring and for investing in the future of our community.

George Stone, Chair	Beverley Oliver Hawkins, Ph.D.
Board of Directors	Chief Executive Officer

The Beginning



The early Outreach activities

Model Cities' roots date back to the 1960s era of community empowerment. It was created in 1967 by members of St. James AME Church to remedy health access issues among low income residents of St. Paul's Summit-University community. With a \$25,000 grant from Ramsey Action Programs and the City of St Paul, a Public Health Nurse was hired to coordinate volunteer services of physicians, dentists and nurses. A van was purchased to provide free health services throughout the neighborhood and other parts of the City.

In 1969, when Federal Model Cities Demonstration Act funding was awarded to St Paul, the Summit-University neighborhood was designated as the *Model Neighborhood* and the project took on the name Model Cities Health Project. In 1972, with the phasing out of the Federal Model Cities program, Model Cities Health Project became a part of the St Paul Division of Public Health and functioned as its satellite clinic.

1980's

In 1981 following the urging of Federal funders to become independent free-standing clinics, Model Cities health clinic's advisory board filed for and received federal nonprofit status. But still operated as a satellite clinic of the city.

Mrs. Timothy O. Vann, who had served as the project director since 1972, retired in 1983 and Beverley Oliver Hawkins was asked to accept the position of director. Under Dr. Hawkins' leadership, in 1984 with a grant of \$3,000 from the St. Paul Foundation, Model Cities completed its first strategic plan. The plan called for the development of a new clinic, increasing the patient census and primary care providers, and including early childhood services.

Through the support of the city and a very strong and determined Board of Directors, Model Cities Health Center became independent from the city in 1985.

In 1987, as part of its first strategic plan, a new clinic facility was constructed, the first of what were then several facilities developed, owned, and managed by Model Cities.



Model Cities Health Center

1990's



Ribbon cutting at 580 Fuller Avenue

The 1990's was a time of change and growth. Model Cities restructured in 1991 and again in 1998 in line with its strategic plans. In 1998, the health center became a separate entity, and a private nonprofit community development corporation (CDC) was established. Model Cities CDC was created to formally link its human services activities with its real estate development activities.

The agency also experienced growth in real estate development. Between 1986 and 1999, several development projects were completed, including new construction of two clinic facilities, development of a child care facility, and two supportive housing apartment buildings.

Model Cities' first housing project was made possible through a grant from the United Way of St. Paul Area, when in 1992, the agency received the United Way's Families First contract.

2000's



833 University Supportive Housing

In 2000, with a \$1.5 million federal grant from the US Department of Housing and Urban Development, Model Cities became a housing developer. This grant allowed Model Cities to expand its Families First project into a permanent supportive housing facility. Since that time, another supportive housing project has been added to Families First: Sankofa Apartments, which targets homeless youth.

Model Cities BROWNstone (Business Revitalization and Ownership for a Working Neighborhood) opened in November 2000 to provide affordable space for small businesses and businesses of color and to create jobs for local residents. This was the first commercial structure developed by Model Cities CDC.

This has also been a time of working in partnership with other CDC's. Model Cities worked with other CDCs on the development of Frogtown Square, and its partnership with Aurora St Anthony Neighborhood Development Corporation, has resulted in 16 single family homes.

2011 Client Services

Supportive Housing Services

46 families (115 individuals) living in one of Model Cities' five apartment buildings, received supportive services to strengthen the family unit, prevent domestic abuse, and increase skills in parenting, job readiness, and financial literacy.

Families First Supportive Housing serves homeless families wherein one or more family members have a chronic disability, which includes chemical addiction. In 2011, of the total 25 families served: 10 of the household heads secured a full-time job and or pursued a GED or college degree.

Sankofa serves youth and young adults (ages 17 - 25) who are pregnant or parenting a child under the age of 3. In 2011, of the total 21 families served: 14 of the participants were employed or pursued an educational endeavor and 9 of the participants began or continued parenting support.

Family Support Services

105 youth were served in the **Youth Enrichment Services (YES)**. Youth participated in the college tour, and half of the seniors who participated have since enrolled in college. 35 graduated from high school.

100 youth were served through the **Juvenile Detention Alternative Initiative (JDAI)** program, sponsored by Ramsey County. 60 youth mentored by community coaches in 2011; only 9 reoffended or violated their probation. 45 youth attended the Evening Learning Center, and were taught skills in anger management, self-control, discipline, coping skills, and accountability. 40 youth graduated.

200 families in crisis were assisted with a variety of **crisis intervention** services. 60 families were reunited with their children, and 40 families were served whose children were diagnosed with severe mental illness.

Community Development

- Model Cities began predevelopment activities for *rehabilitation of its 5 supportive housing* apartment buildings. Funding was been provided by the Corporation for Supportive Housing (CSH) .
- Approximately 470 families were provided *home-ownership education counseling and training*.
- 4 additional families became first-time home owners through the *MCASA Homes* program and rehabilitation of two additional houses was completed. MCASA Homes is a partnership with the Aurora St. Anthony Neighborhood Development Corporation.
- Predevelopment of the *Central Exchange* mixed-use project resulted in acquisition of four vacant commercial properties on University Avenue.
- Concept of redeveloping the *BROWNstone* building into a mixed-use facility.



Central Exchange mixed use development

2011 Contributors

Corporations and Foundations

Hallie Q. Brown Community Center, Inc. Memorial Fund
Larkin Hoffman Daly and Lindgren, Ltd Foundation
The Emil J and Emily D Slowinski Fund of The Saint Paul Foundation
The Saint Paul Foundation

Organizations

GE United Way Campaign
Metropolitan Council Employees
United Way of San Diego
Western Insurance Agency
Greater Twin Cities United Way
Twin Cities LISC
Corporation for Supportive Housing
Twin Cities Community Land Bank
NDC

Government

U.S. Dept of HUD
Mn Office of Minority Health
Ramsey County

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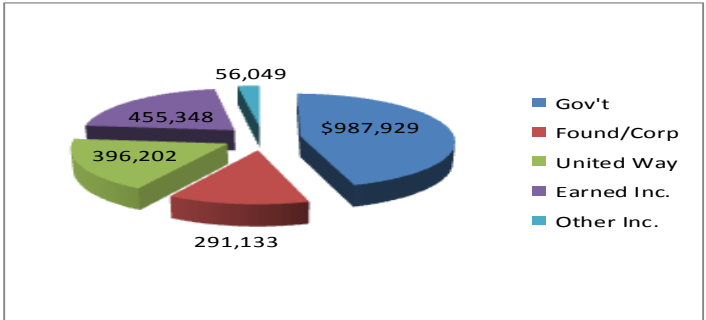
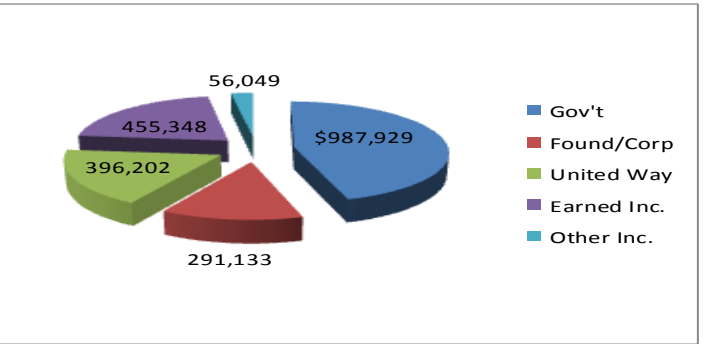
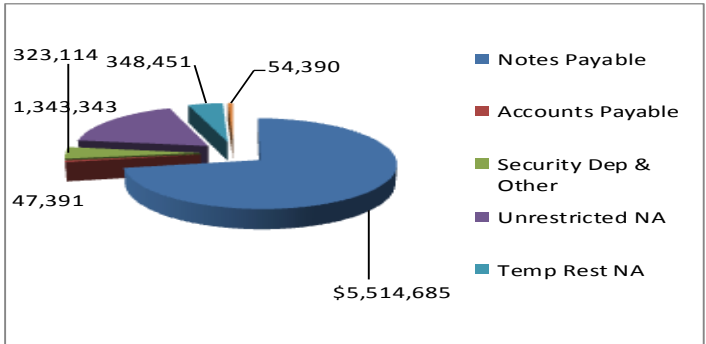
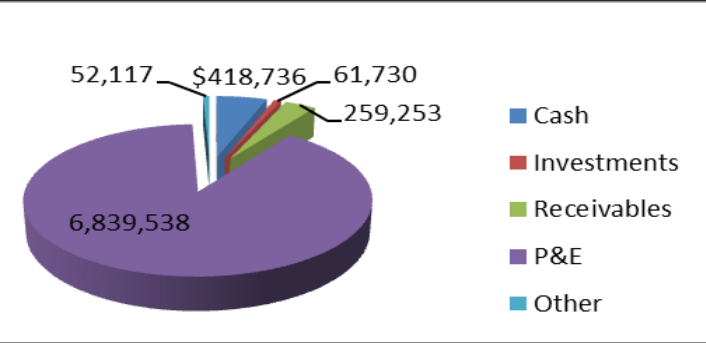
2011 Consolidated Financial Profile
For the year ending December 2011

Financial Position

Assets	
Cash and Cash Equivalents	\$418,736
Investment Securities	61,730
Receivables	259,253
Property and Equipment (net)	6,839,538
Other Assets	52,117
Total Assets	\$7,631,374
Liabilities & Net Assets	
Mortgage & Note Payables	\$5,514,685
Accounts Payable	47,391
Security Deposits & Other Accrued	323,114
Total Liabilities	5,885,190
Non controlling Interest	\$54,390
Net Assets	
Unrestricted Net Assets	1,343,343
Temporarily Restricted	348,451
Permanently Restricted	0
Total Net Assets	1,691,794
Total Liabilities and Net Assets	\$7,631,374

Statement of Activities

Support & Revenue	
Government Agencies	\$987,929
Foundations & Corporations	291,133
United Way	396,202
Earned Income	455,348
Interest and Other Income	56,049
Total Support and Revenue	\$2,186,661
Expenses	
Program & Client Services	\$1,062,784
Property and Facility Management	497,215
Economic & Project Development	160,625
Mgmt & Gen'l & Fundraising	388,645
Total Expenses	\$2,109,269
Change in Net Assets-Operating	77,392
Less Depreciation	(373,051)
Change in Net Assets-Non-operating	(\$295,659)
Net Assets, Beginning of Year	\$2,041,843
Net Assets, End of Year	\$1,746,184



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839 University Avenue West
St. Paul, MN 55104-4808

Model Cities

2011

Annual Report

From 1967 - Present

