

# Model Cities Annual Report



2012

# Our mission

## Human services :

To deliver services that promote the physical, mental, spiritual, social and economic well being of individuals, families and communities and are rooted in the cultures of diverse communities.

## Community development :

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



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Model Cities Properties

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

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

## Dear Friends

For 45 years Model Cities has been helping individuals and families rebuild their lives. In 2012 we celebrated our 45th anniversary with a series of events: a **Worship Service** on March 18th; a **Back to the 60's Dance** on July 21st ; and **Holiday Reunion** on November 30th.

In 2012, we served over 1,300 people with homeownership counseling and training, crisis intervention services, children's mental health, supportive housing and services for high risk youth. Model Cities continues to meet critical needs within our community in several ways. Human services, particularly those provided to high risk youth, lead to reduced juvenile criminal activity and residents feeling more of a sense of security in their neighborhoods. Homeownership counseling services stabilize communities by preparing families to invest in their neighborhoods. Supportive housing services strengthen and stabilize previously homeless families in a way that minimizes intimidation and acknowledges cultural diversity.

In 2012 we were also active in developing two transit-oriented developments: BROWNstone and Central Exchange. These projects, located along University Avenue, in connection with the Central Corridor LRT, will help revitalize the area around the Victoria LRT Station.

We are grateful to our friends and supporters for caring and for investing in the future of our community.



Francis Green, Esq.  
Board Chairperson



Beverley Oliver Hawkins, Ph.D.  
Chief Executive Officer

# Model Cities Programs and Services

## Supportive Housing Services

Model Cities Supportive Housing Services provides housing and home based case management services to families that have experienced homelessness. In 2012, Model Cities served 89 families and 240 individuals.

Services included the following:

- Child development education;
- Parenting support;
- Independent living skills building;
- Career planning;
- Mental health services;
- Domestic violence prevention;
- Suicide prevention;
- Safety planning;
- Employment readiness; and
- Financial literacy.

## **Families First Apartments -**

*Families First* helps families move from homelessness to independent living by providing clean, safe, affordable housing along with support services to single parent families that need support for chemical dependency, mental health or other disabilities. The program seek to increase self determination with an emphasis on education, job readiness and employment. In 2012, 52 families were provided housing and case management support services.

## **Sankofa Apartments-**

*Sankofa* provides permanent housing for young single parents between the ages of 17 and 25 years of age, who are pregnant or parenting an infant child. In 2012, 32 families were assisted under the Sankofa program. The purpose of Sankofa is to reduce repeated episodes of homelessness and increase self sufficiency among these homeless young families. An emphasis is placed on completion of secondary education, parenting skills, job readiness and post secondary training and education.

## Family Support Services

Model Cities' Family Support Services helps high-risk individuals and families work through crisis situations, develop coping skills, secure needed resources, and avoid similar crises in the future. In 2012, 434 people participated in one or more of the following programs:

- *Families First Crisis Intervention* ~ short term intensive therapeutic program in response to family crisis.
- *Family Community Partnership* ~ basic needs financial support, counseling, and case managed support services for families in crisis.
- *Children's Mental Health Case Management* ~ individualized, community-based coordination of care for children diagnosed with Severe Emotional Disorders (SED).

Through the Crisis Intervention program, 104 families, 229 individuals obtained intensive targeted case management services. Since receiving services:

- 90 families have maintained stable housing and employment.
- 85 families were connected to long-term services to sustain a healthy lifestyle.
- 75 families were reunited with their children.
- 44 families were served whose children were diagnosed with severe mental illness.

## Youth Services

In 2012, 205 youth were served by Model Cities youth services. This included 120 youth served by

JDAI community coaches; 60 youth participating in the JDAI Evening Learning Center; 25 youth participating in the YES program.

The JDAI community coaches are adult community mentors engaged by Model Cities to work with juvenile offenders who are referred by Ramsey County Corrections. Of the 120 youth served by community coaches in 2012, only five youth reoffended or violated probation. To supplement this work, an Evening Learning Center provided structured after school enrichment activities for these youth. During 2012, the Evening Learning Center covered the following topics.

- Conflict resolution;
- Anger management;
- Dining etiquette;
- Healthy relationships;
- Money management;
- Work readiness;
- Resilience; and
- Navigating world and the criminal justice system and stress reduction.

Model Cities Youth Enrichment Services (Y.E.S) held it first "Y.outh O rganizations U. nited T. hrough H. ope event in August at the Hallie Q Brown Center. This event was designed to motivate high risk youth to stay in school and complete their education and to aspire for post-secondary education. Over 70 families participated in this event.



# Community Development Services

Model Cities is carrying out Model Cities Redevelopment, a new development initiative along University Avenue in St. Paul in connection with the Central Corridor Light Rail Transit (LRT) line. The initiative will consist of the construction of two new mixed-use projects that include affordable workforce housing, commercial and retail uses, and green space close to the future Victoria Street LRT Station. The estimated \$20 million investment will help revitalize a stretch of University that has experienced disinvestment in recent decades.

The first site included will be a mixed-use development known as Central Exchange located at 771-785 University Avenue. This site will feature at least 27 units of affordable workforce housing on the upper two floors, as well as approximately 6,805 square foot of commercial space on the ground floor. In addition, a 2,845 square foot rooftop garden will function as a community gathering space for residents



of the building, while also providing opportunities for growing plants and vegetables on-site. Even more gardening opportunities will be provided through a 1,860 square foot at-grade pocket park on the eastern edge of the site.

Just a block from the Central Exchange site is Model Cities' BROWNstone building, located at the future Victoria and University LRT stop. This building currently houses Model Cities' offices and provides commercial space for small and minority-owned businesses. The age and current configuration of the building will not allow opportunities for increased commercial and Transit-Oriented Development (TOD) uses at a very active transit stop. Additionally, the current space cannot accommodate any expansion of the current programs, nor public and commercial uses of the building. Model Cities envisions a multi-story building that will include ground floor retail and a community room. The upper floors will include Model Cities' offices and affordable workforce housing called *The Lofts at BROWNstone*.

BROWNstone will incorporate "green" features, including a 6,460 square foot pocket park, and culturally historic elements with the purpose of preserving the community's environmental and cultural landscapes.



A public arts dedication will serve as a commemorating piece for the project, and it will create synergy with the Victoria Street LRT Station while providing the community with a piece of valuable history.

Some examples of the public arts element include the following:

**Reading Room:** The reading room will be located in the BROWNstone development and will serve as an educational resource space that captures the history of African American railroad servicemen. The room will include a collection of artifacts, pamphlets, pictures and a video graphic montage that commemorates the history and legacy of the Pullman Porters, the Wheels or other African American railroad servicemen.

**Pullman Porters Walk:** An “artistic walk-way” with landscaping that includes native plantings and vegetables as well as public bench seating. This area will also reflect the “cultural sustainability” theme by telling the history of African American railroad servicemen and their contributions to the surrounding community.

In 2012, Model Cities made significant progress on the Central Exchange and BROWNstone developments. Almost \$3 million has been raised from sources including the Metropolitan Council, the U.S. Department of Health & Human Services, the St. Paul Foundation, and the F.R. Bigelow Foundation. Initial design work has also been completed, as well as environmental investigative work on both sites. Model Cities aims to finish its fund development and design work for the project in 2013 with an anticipated construction start date in the first part of 2014.

## MCASA Update

### Old Home MCASA Homes

The MCASA Homes program, a homeownership program partnership between Model Cities and Aurora/Saint Anthony Neighborhood Development Corporation, will be developing a portion of the Old Home Dairy parcel at the corner of Western and University Avenues in Saint Paul. The development will create up to eight, new construction, homeownership units in the form of row houses. The row houses will be affordable for low to moderate-income households. The project will also include a shared community pocket park that will be open to the public during daylight hours.

Located less than 500 feet from the Western Avenue station of the Central Corridor Light Rail line, this moderate-density homeownership project is an ideal fit for the area. It creates a housing product that is consistent with the transit-oriented nature of the location, while remaining compatible with the single-family housing typical of surrounding community.

The Old Home MCASA project will occupy approximately 21,000 square feet of the exiting 1.6 acre Old Home Dairy parcel. The development will face Aurora and Western Avenues, and will replace what is currently an empty parking area.

The Old Home MCASA project will continue to provide those homeownership service components that are integral to the success of the MCASA program. Those services include pre-purchase counseling, individualized financial case management, and first-time homebuyer education.

### MCASA Single-Family Homes Renovation Program

As it has since 2009, the MCASA program will continue to purchase and renovate existing single family houses within the MCASA service area.

The MCASA program has received grant funding from Minnesota Housing to continue this program, which will include four additional single family houses acquired and renovated during 2013 and 2014. The houses will be sold to participating families at or below 80% of the Area Median Income (AMI). The houses will be made available on a contract-for-deed basis to those families that require time to overcome financial barriers to homeownership.

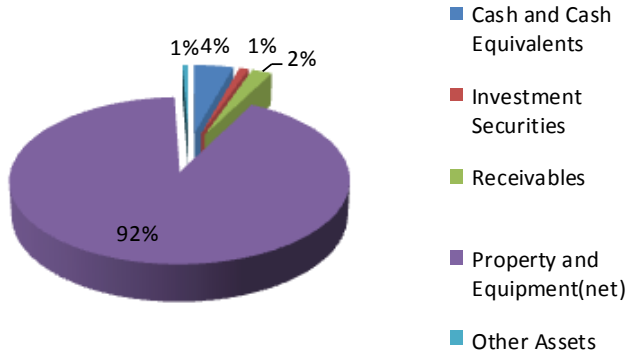


*MCASA house*

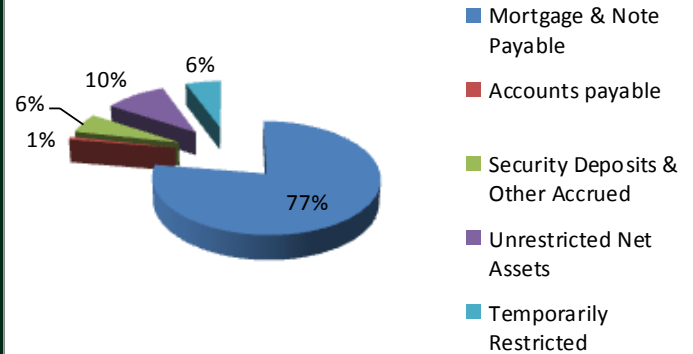
# 2012 Consolidated Financial Profile

For the year ended December 31, 2012

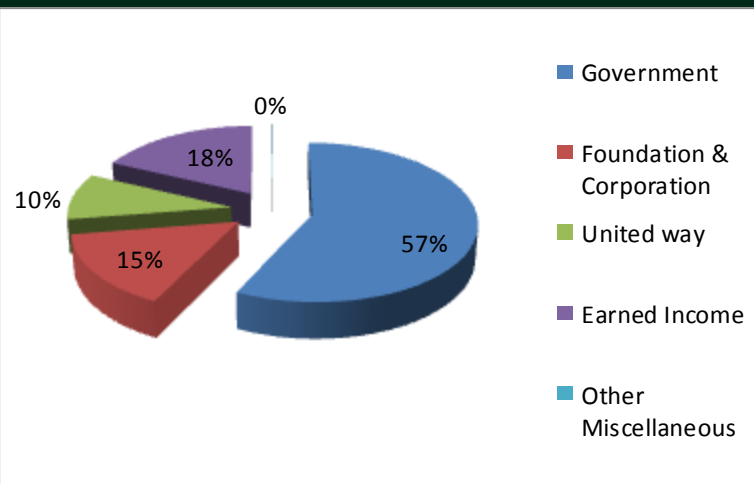
## Assets



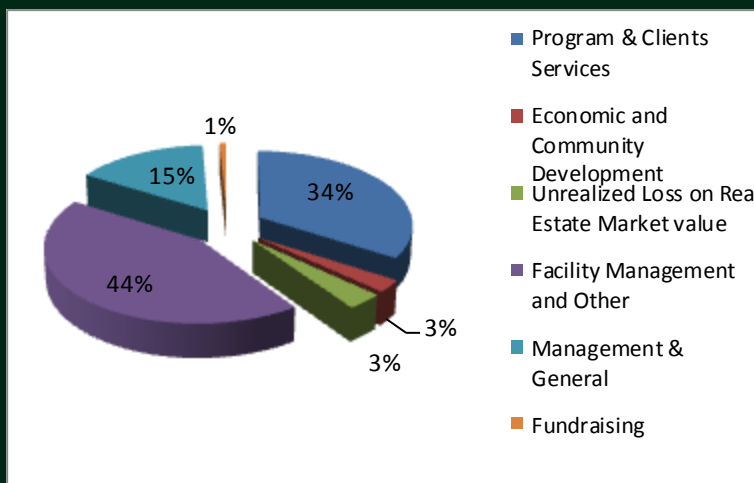
## Liabilities and Net Assets



## Support and Revenue



## Expenses





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