



MODEL CITIES

Building communities where individuals and families prosper

MODEL CITIES 2014 ANNUAL REPORT



Model Cities BROWNstone

Our Mission

To promote social and economic prosperity by providing access to opportunities that develop and stabilize families and communities.

FROM STORIES TO OUR HISTORY

Dear Friends,

In 1967, members of St. James AME Church dreamed of a community free of chronic diseases, and they decided to take this dream to the next level. They created a small health outreach program with the hope that by providing free health services, the health of residents would improve. This idea spread throughout the community and eventually became a city-wide outreach program. Funding was secured and one staff person was hired to coordinate volunteer physicians, nurses and dentists. As time passed, this idea became an organization that has withstood the test of time.

Almost 50 years is quite an accomplishment for a fledgling health project. For close to five decades, Model Cities has grown and developed into a comprehensive provider of human services and a developer of residential and commercial properties. From our work has emerged rich stories of triumph over seemingly insurmountable odds. These stories have become impactful parts of the history of this community, a history that began as an idea among a small group.

We have been blessed with strong community support, a resourceful Board of Directors, and a committed staff. It is a testament to what an empowered group of ordinary people can achieve with vision, faith, and strong determination.

The following pages present only a few of the stories that comprise a rich and vibrant history - a history full of the joys and challenges of community service. Many people were involved in the birthing and growth of this agency. Some of these people are no longer with us, but all will be remembered for their commitment and dedication to service. Our hope is that you will continue the journey with us. There is yet much to accomplish.

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*Term completed in 2014

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Model Cities Community Development Corp.
Model Cities Properties

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*Cover
Rendering of Model Cities BROWNstone,
Trossen Wright Plutowski Architects*

CREATING DREAMS

Families First Supportive Housing (FFSH)

- 20 units of safe, affordable, permanent supportive housing
- Single-parent families who meet the HUD definition of homelessness
- At least one family member with a documented disability
- Families break barriers that impact long term stability such as employment, mental health and wellness and community involvement.

Sankofa! Apartments

- Pregnant or parenting a child under the age of 3 years old
- 15 units of permanent supportive housing for young adults ages 17-25
- Must meet the State of Minnesota's definition of Long Term Homelessness, which includes households who lack a permanent place to live continuously for a year or more or at least four times in the past three years.



Mary (not her real name) came to Model Cities' Families First program in May 2011. Previously, she and her three children had resided in a supportive housing program at Perspectives, a non-profit agency that provides services for women and children struggling with mental illness, addiction, and poverty. Joining Families First allowed her to continue her recovery from alcoholism and her journey toward building a stable life for her family.

Currently enrolled in a criminal justice program at Minneapolis Community and Technical College, Mary is closer to becoming a "sober, independent mother." She would eventually like to open a group home for troubled teens. Mary has also become a grandmother, with her household now totaling 5. The 38-year-

old credits the support that she's received as a Families First participant with allowing her to begin pursuing her goals. "Families First has helped me...by letting [me] be a part of the program and just being here for me by helping me with any situation that came my way," she states. "[My] case managers...have [been] there for me 100 percent."

Approximately **122 adults and children were served** through our supportive housing programs. Of these families, **90% maintained housing stability** for a year or longer and **100% completed at least one education goal**. Approximately **55% of families increased income** either through employment or access to mainstream benefits.

SUPPORTING SUCCESS

Robert (not his real name) was struggling in the community to find positive activities and made bad choices regarding chemical use, truanting from school and committing offenses even though Bob wanted to do well in school, in work, and by playing football for school. Since being in the program, Bob made multiple positive choices from completing employment applications, practicing job interview, improving school attendance, diminishing chemical dependency that landed him a job at a neighborhood restaurant.

Lastly, Robert asked for me to go on a walk with him to a neighborhood in the northeast suburbs of St. Paul and he thanked me for the work I did. The last outing was a powerful memory to this day because it was a free and genuine gesture from a young person that was doing better in life, for himself, for his family and ultimately for his community. What Bob showed me was this incredible view of both St. Paul and Minneapolis skylines from a point that I had not seen before. I still take that walk on occasion in the summer time by myself and it will always remind me of why we all do the work that we do."



Andre, Community Coach, Ramsey County

Community Coaching Program

- 136 youth ages 10 – 19 years old served in Ramsey and Dakota counties
- Short-term intervention and support service as part of the Juvenile Detention Alternatives Initiative (JDAI)
- Ramsey County Community Corrections Juvenile Services Division and Dakota County Community Corrections partnership
- Reduce recidivism and provides youth with greater opportunities to become more productive members of their communities



Crisis Intervention Services

- Short term support services
- 41 children ages 6 to 18 received targeted case management for children with varying mental health needs
- Access to resources that are responsive to their needs
- Intensive case management for families with children who are at risk of out of home placement and who may also be in need of family preservation services to families living in Ramsey County
- Connected 233 individuals (parents and children) with vital safety net services

PROVIDING OPPORTUNITIES

Since 2004, the MCASA Homes Program has given families with incomes at low to moderate incomes an opportunity to purchase their own newly constructed or rehabilitated homes in the St. Paul Summit-University and Thomas-Dale communities.

Heidi (not her real name) and her family moved into their home on Charles Ave in October 2014. After losing her home during the predatory lending crisis and filing for bankruptcy, she lived with a friend after suffering a back injury forcing her to work part-time. Although she had found and been approved for a place to rent, the landlord could not get the apartment move-in ready. Heidi stumbled upon Model Cities website and developed an interest in the MCASA Homes program. "What made me sign up was because it was homeownership instead of renting," she says. "My ultimate goal was for homeownership."

Heidi applied for the MCASA Homes program and was quickly approved, "From there, everything was pretty fast to get into the house." Of her new home she says, "I love it." In particular, she notes the large backyard "for her grandkids to play in" and a "beautiful" kitchen with brand new stainless steel appliances. Currently employed full-time as a health care claims specialist, Heidi is receiving budget and credit counseling from an advisor at Model Cities and is looking forward to establishing a stable future. "I think it's been a great experience and I recommend it to anybody," she says of MCASA Homes. "I thank them for giving me a chance at stability and a more peaceful life."



MCASA Homes

- Successful transfer of title to home owners on three houses.
- Three housing rehabilitations completed.
- Two families moved into houses on a contract-for-deed.
- Acquired and begun construction on three MCASA houses.

Homeownership Services

- 252 households participated in Homebuyer education services through Home Stretch workshops
- 50 households participated in pre-purchase counseling sessions
- Certified Homeownership Advisors work with participants on a variety of activities



REMAKING HISTORY



Central Exchange

Model Cities Redevelopment Projects

Model Cities continued to make progress in carrying out the BROWNstone and Central Exchange mixed-use developments. These two projects will include quality housing that is affordable, commercial and retail uses, public art and green space close to the Victoria Street Light Rail Transit (LRT) Station. The projects will produce a number of benefits for the community that include bringing economic vibrancy to the area, creating new opportunities for business development and expansion, generating stable jobs, and providing safe affordable housing. BROWNstone will consist of 35 units of housing, and close to 20,000 square feet of commercial space, including Model Cities' offices. BROWNstone will begin construction in mid-2015. Central Exchange will include as many as 40 units of housing and up to 8,000 square feet of commercial space, with construction expected to get underway by Summer 2016.

In 2014, Model Cities accomplished the following:

- Fully pre-leased the retail space for the new BROWNstone building
- Received \$1.3 million in funding from the Minnesota Housing Finance Agency and \$220,000 from the City of St. Paul's Neighborhood STAR program for BROWNstone
- Entered into the final design phase of the BROWNstone project
- Continued progress on the schematic design of the Central Exchange site

Sustainable Spaces

Sustainable Spaces is a component of the larger Model Cities Redevelopment (MCR) project which seeks to integrate public art opportunities into a transit-oriented development. With funding provided by the Mardag Foundation, the Sustainable Spaces project will provide the public with a variety of art opportunities. Included are floor and wall murals to connect exterior and interior spaces, building medal-

lions, bike racks, an outdoor interpretive arts exhibit and an indoor space at the BROWNstone development, called The Reading Room. The Reading Room will serve as an active, vibrant arts and educational resource space that also captures the history of African Americans in the railroad industry.

Current partners include the University of Minnesota's African American and African Studies department, the Minnesota Historical Society, Forecast Public Art, local artists Marjorie Pitz and Roger Cummings, and a number of community members.

In October 14, 2014, The John S. and James L. Knight Foundation announced Model Cities Sustainable Spaces as one of 16 winners to receive a \$75,000 grant through the Knight Green Line Challenge. These funds will be used to carry out public artwork designs and installations as part of the Sustainable Spaces project.



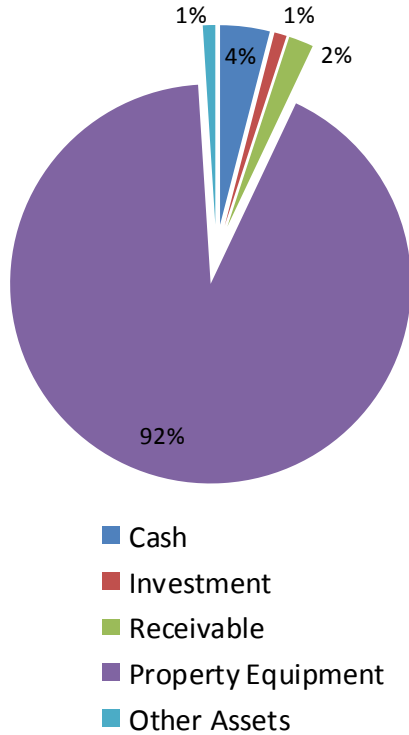
Smiling and Gruff cast iron head of a Pullman Porter by Marjorie Pitz

TO FULFILLING A NEED

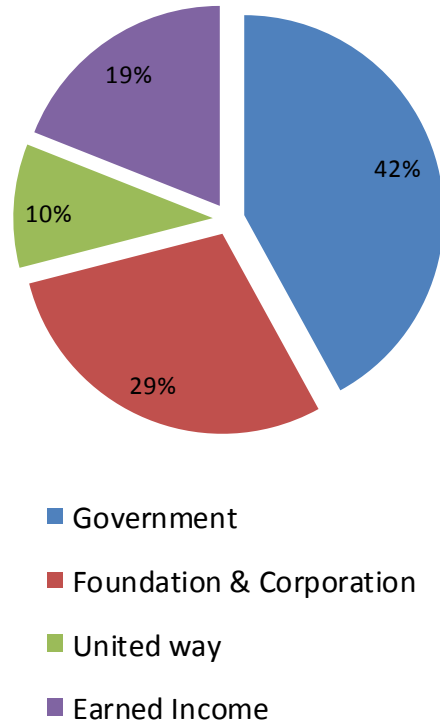
2014 CONSOLIDATED FINANCIAL PROFILE

FOR THE YEAR END DECEMBER 31, 2014

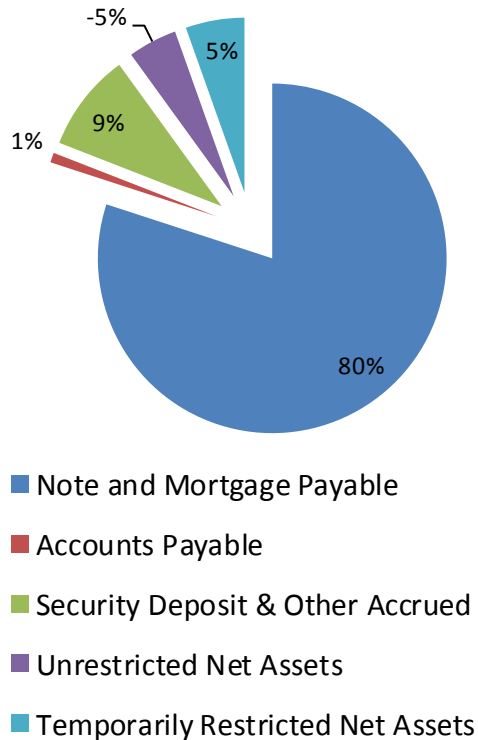
Assets



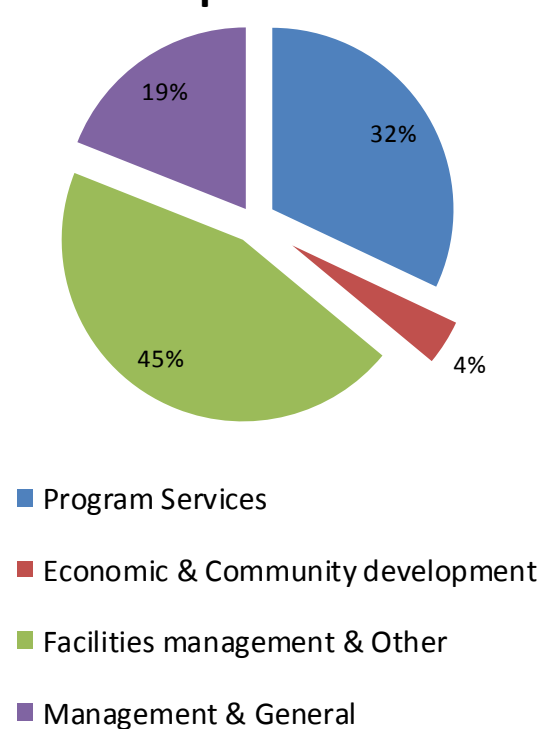
Support and Revenue



Liabilities



Expenses



WE THANK YOU FOR YOUR SUPPORT!

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Greater Twin Cities United Way
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Metropolitan Council
Minnesota Department of Human Services
Minnesota Housing
Minnesota Department of Employment and Economic Development
Ramsey County Community Human Services
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