



ModelCities

reshaping the future

**Giving people in our
community opportunities
at every step in the path.**

**ANNUAL REPORT
SPRING 2024**

A message from the CEO and board chair



Kizzy L. Downie
CEO

Osborne Strickland
Board Chair

Dear Friends,

Change creates opportunity. In 2024, we begin our new strategic plan with a continued focus on strengthening our internal infrastructure and helping people along the housing continuum thrive. Preparing to transition into this plan wasn't easy. In many ways we found ourselves pushing against a dawning directional shift. As we reflected on how Model Cities is evolving, we remembered responsiveness is a core strength of ours. We just had to lean in.

We began as a health services provider, growing into offering wraparound services, becoming the housing-focused organization we are today. We remain committed to addressing emergent community needs as we have for 57 years. Digging deeper into the housing continuum—from shelter to homeownership and real estate development, offering financial wellness education, building partnerships, and programs. All these things create a new mold for services we're experienced in delivering. In reshaping Model Cities we're reshaping the future for our community.

2023 BOARD MEMBERS

Osborne Strickland, Chairperson	Judith Aminmentse
Brenda Bailey, Treasurer	Daniel Atunah-jay
Kizzy Downie, Secretary and CEO	Brenda Bolar-Ford
	Jonathan Cooper
	Peter May
	Marilyn Porter

Our mission

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

Our brand values

Our brand values guide our work and frame how we serve our community.

Creating opportunity

Respecting others

Building community

Providing stability

Driving equity

AUDITED FINANCIAL STATEMENT:

Our 2023 financial results support us and our mission, as we work toward reshaping the future for our community.

STATEMENT OF FINANCIAL POSITION:

Current Assets	\$ 1,622,927
Total Assets	\$19,186,048
Current Liabilities	\$ 3,623,574
Total Liabilities	\$ 16,829,215
Total Net Assets	\$ 2,356,833

STATEMENT OF ACTIVITIES:

Total Support & Revenue	\$ 4,165,169
Total Operating Expenses	\$ 3,858,313
Total Non-operating Expenses	\$ 631,509
Change in Net Assets, Excluding Non-operating Expenses	\$ 938,365

YOUTH SERVICES PROGRAMMING SUNSETS

14 years of partnership and impact

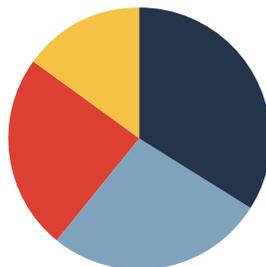
In 2009, as part of Ramsey County's efforts to reduce over-reliance on detention in the juvenile justice system, Model Cities was selected to provide alternatives to young people on probation. Our program supported systems-involved youth in Saint Paul and addressed the disproportionate representation of youth of color in juvenile detention with leadership and enrichment opportunities. We focused on structured group-based activities and one-on-one mentoring and coaching services for youth ages 11-19.

After 14 years of championing this work, Model Cities and Ramsey County concluded our partnership in December of 2023. Thank you to Ramsey County, Model Cities staff, and volunteers for supporting this program over the years.

Together we significantly reduced disparities for Black and Brown youth with culturally responsive services. We look forward to seeing their impact on the future.

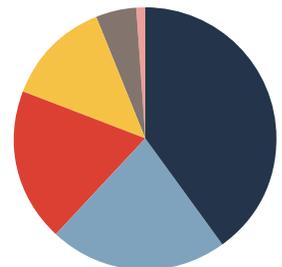
Support & Revenue

- 34% Government Agencies
- 27% Foundations & Corporations
- 24% Earned Income
- 15% Other Income



Expenses

- 40% Facilities & Properties Management
- 22% Shelter Services
- 19% Management & General Administration
- 13% Client Services
- 5% Economic Services & Community Development
- 1% Fundraising





Venue 1944 brings celebrations to life

Creating lasting memories for community

We welcomed our newest commercial tenant, Venue 1944, in April 2023. Named for owner Jerilyn Sheppard’s grandmother, who was born in 1944, Venue 1944 hosts baby showers, graduation and birthday parties, prom send-offs, and more. “I was raised by my grandma, so I try to keep her name alive,” says Jerilyn.

At 15, Jerilyn opened YumYum Brownie Stand just 4 blocks from where Venue 1944 is today. Jerilyn’s unique brownie flavor offerings led to birthday cake commissions. “I loved it and began to teach myself how to make professional, creative, custom cakes.” At Venue 1944, Jerilyn offers services like cake-making, planning, and decorating, giving customers a full service, budget-friendly space.

The venue hosts their own events as well, like a 200-costume giveaway on Halloween. For Christmas they provided 800 gifts, meals for 300 families, and time with Santa. Model Cities is glad to have Jerilyn’s vision for making memories at BROWNstone.

VOICES FROM OUR COMMUNITY



“Model Cities staff are wonderful to work with, and there’s great alignment on mission, values, and mutual belief in the power within our communities. We’re excited to continue rehabbing and re-opening 652 Sherburne in the coming year, as well as deepening our partnership.”

– Will Delaney, Interim Co-Executive Director, Hope Community, Inc.

Empowering homebuyers on their journey

HomeStretch workshops offer support for navigating challenges

Saran Cryer purchased her first home in 2023 with the help of Model Cities. Saran, a mental health therapist for a local women's shelter completed our day-long HomeStretch workshop in September 2023, receiving a first-time homebuyer's certificate. Soon after, she was approved for a home loan and down payment assistance.

"The program helped me understand the process and steps to become a homeowner," said Saran.

Saran first connected with Model Cities in 2020 at a Fiscally Fit workshop. These workshops provide insight on credit scores, household budgets, and spending habits—information which can put buyers in better positions for purchasing.

"My vision for my housing journey was to have homeownership stability and financial wellness. I have accomplished both," said Saran.



Transforming community one night at a time

Safe Space Shelter responds with care

Safe Space is a low-barrier, overnight emergency shelter Model Cities has operated since 2019. In partnership with Ramsey County, we've consistently served up to 64 guests per night since its doors opened. In 2023, over 2,000 unsheltered adults accessed Safe Space for basic services like showers, toiletries, and prepared lunches.

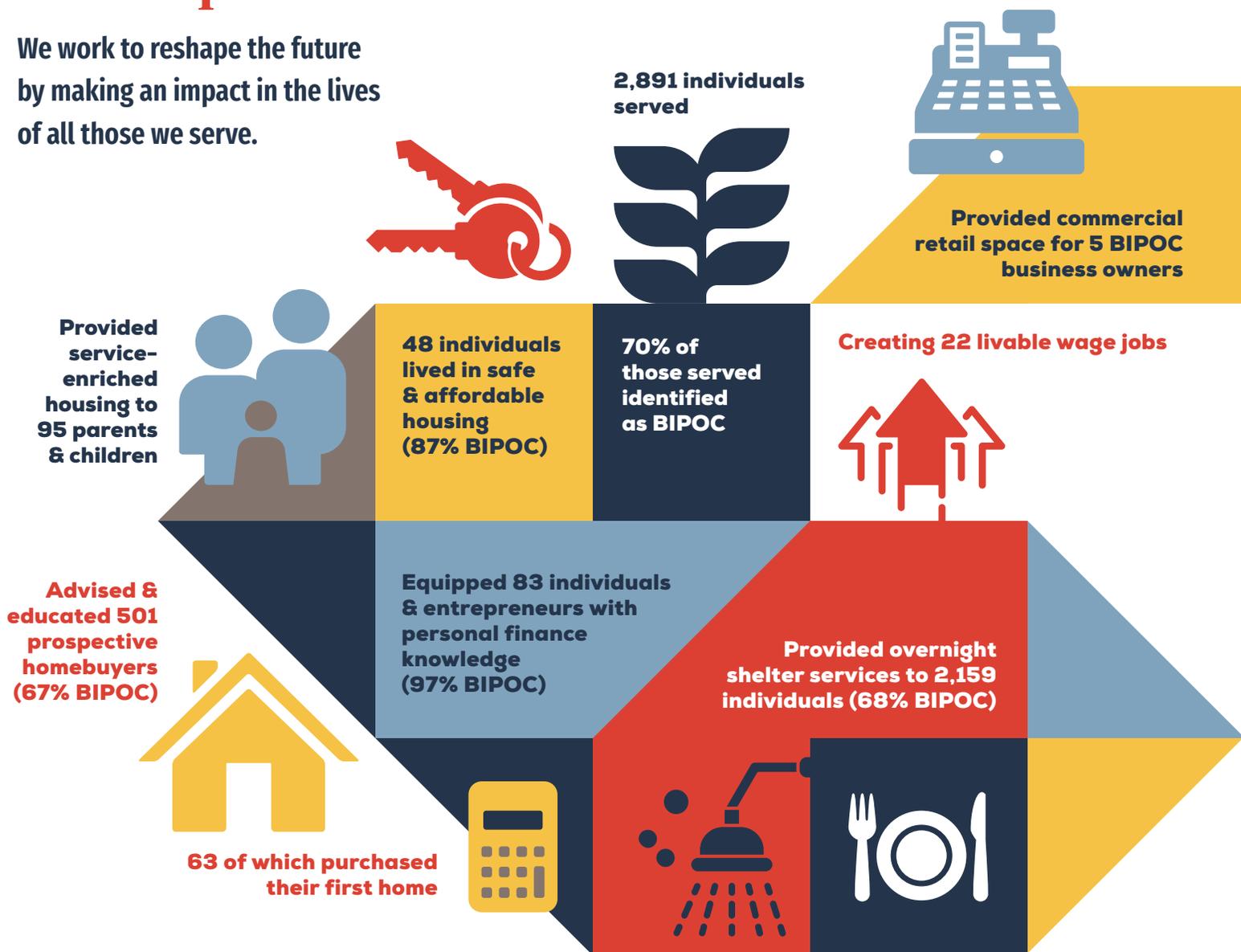
We welcomed Yer Xiong as shelter manager in July. Yer connects with community partners, collects donations for the shelter, and trains staff to provide high quality services and a welcoming environment. Yer's family immigrated to Minnesota in the 90s, relying on community for access to food, shelter, and education. Her lived experience helped shape how she trains shelter staff to support guest needs.

Model Cities and Ramsey County are working to relocate Safe Space in 2024 to better serve our unhoused community members.



Our impact

We work to reshape the future by making an impact in the lives of all those we serve.



VOICES FROM OUR COMMUNITY

"It's important for me to partner with passionate professionals and organizations—that's exactly what I've seen from Model Cities. Their staff is committed to meeting the needs and improving the lives of their clients. It's great to have a partner who has been dedicated to the community for decades with much more to come!"

— Tiffany Phillips, Mortgage Community Development Loan Officer, Bell Bank Mortgage

Thank you!

The work of reshaping the future takes many hands and hearts. We are grateful for our generous donors, partners, advocates, allies, and volunteers who are committed to helping us create an equitable community where all people can thrive.



A special note of thanks



Scouler Foundation for over 15 years of radical generosity through holiday giving to families experiencing homelessness.

National Association of Real Estate Brokers, Twin Cities for sponsoring workshops that support families on their journey to homeownership.

Twin Cities Mobile Loaves for providing winter gear, hygiene products, and 6,900+ meals to Safe Space.



Volunteers for giving of your time, energy, wisdom, and service to help others reach their goals.

CORPORATIONS AND FOUNDATIONS

Allianz Life
Amherst H Wilder Foundation
c/o Saint Paul Promise
Neighborhood (SPPN)
Andersen Corporate Foundation
Build Wealth Minnesota
C.H. Robinson Foundation
F.R. Bigelow Foundation
Family Housing Fund
Greater Twin Cities United Way
H.B Fuller Foundation
Mardag Foundation
Neighborhood Development
Center Inc.
Northwest Area Foundation/
Rondo Community Land Trust
Omaha Community Foundation/
Scouler Foundation
Otto Bremer Trust
Propel Nonprofits
Ramsey County Children's
Mental Health Collaborative
Results Foundation
Richard M. Schulze Family
Foundation
Saint Paul & Minnesota
Foundation
Target Foundation
The Patrick and Aimee Butler
Family Foundation
Turner Family Foundation
Wells Fargo, NeighborhoodLIFT

GOVERNMENT

City of Saint Paul
Local Initiatives Support
Corporation (LISC)
Metropolitan Council, LCDA-TOD
Minnesota Department of Human
Services
Minnesota Department of Human
Services (FRF-Shelter)
Minnesota Homeownership Center
Minnesota Housing
Ramsey County Children's Mental
Health Collaborative
Ramsey County Corrections
Ramsey County, Housing
Stability Department
Saint Paul Public Housing Agency
U.S. Department of Housing
and Urban Development

INDIVIDUALS

Anonymous Donors (23)
Leonard Adams
Symphony Adams
Mary Ahlbrecht
Judith Aminmentse
Linda Anderson
Kasaye Ayenew
Brenda Bailey
Brenda Bolar Ford
Betty Jo Boykin
William Bronn
Joseph Burkhardt
Dean Carlson
Mercedes Clark
Katrina Crisler
Alicia Davis-Neal
Miles Davison
William Delaney
Kizzy Downie

Gerard Flannery
Jamey Flannery
Hilde Flynn
Sam Fouts
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Shaun McElhatton
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Marilyn Porter
Hilary Reeves
Melanie Ruda and
Katia McDonough
Wendy Ruyle
Stephanie Schultz
Amy Schwabe
Samantha Siebenaller
Chris Smith
Karen and Bill Snedeker
James and Ruth Stevens
Osborne Strickland
Sarah VanDusseldorp
Babette Varner
Jeanne Weigum
Dawn White
Linda White
Eboni Williams
Charles Williams III
Jeff Wills
Kia Yang
Nancy Zingale

PRIVATE BUSINESS

Bolton & Menk
Delta Sigma Theta Sorority Inc.
Drawer
Ecolab
Health Systems
Cooperative Laundries
Menage LLC
National Association of Real
Estate Brokers, Twin Cities
Palisade Asset Management
Pilgrim Lutheran Church
Saint Anthony Park
Elementary School
Steven H. Garfinkel
Immigration Law Firm
Twin Cities Mobile Loaves
You Matter

VOLUNTEERS

Natasha Avent
Carla Bland
Jaquay Burks
Joseph Cellette
Glenda Coats
Lee Davis
Helen Farrell
Donte Green
Andrea Hinderaker
Cate Kuria
Heidi Leise
Nene Matey-Keke
Katia McDonough
Tim Moore
Pat Paulson
Tiffany Phillips
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Kim Smith Moore
Osborne Strickland
Corissa Sutton
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Billy Utecht
Ricardo Vazquez
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Shekina Washington



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