



ModelCities

ANNUAL REPORT



*And Still, I Rise*, 2017  
by Caron Bell  
[www.artbycaron.org](http://www.artbycaron.org)

SPRING 2019



This work celebrates our journey of courage, dignity, strength, pride, and the hope for a better tomorrow.

# A MESSAGE FROM THE CEO AND BOARD CHAIR

Thank you for your ongoing support of Model Cities and its mission *to provide social and economic prosperity by providing access to opportunities that stabilize and develop families and communities*. By remaining focused on our mission, Model Cities reached some incredible milestones in 2018, and we are moving boldly into 2019, with the continuous goal of improving the social and economic outcomes of individuals and families in our community.

Our human impact cannot be overstated. Real change is evidenced everyday as a result of our work in the community. In 2018, we completed a \$2.1 million dollar project which included rehabilitation of five supportive housing apartment buildings. This rehabilitation project will help preserve affordable housing units for families with extremely low incomes, people with disabling conditions, and those who've experienced homelessness, for years to come. We also increased our capacity to carry out financial education services through the Fiscally Fit Initiative. This is a product of the Camphor Fiscally Fit Center's (CFFC) comprehensive financial empowerment literacy program for individuals and families. In January 2018, the CFFC transitioned to Model Cities, where we have continued to provide financial education and one-on-one coaching services to nearly 100 small business owners, young adults and households with low to moderate incomes.

For over 50 years, Model Cities has been committed to making its surrounding neighborhoods a 'model' environment. Because you have believed in our mission over these many years, families have safe and affordable housing; at-risk youth are receiving mentoring services and support; small business owners are creating better financial pathways to entrepreneurship; and families with low incomes are becoming first-time homebuyers. On behalf of everyone here at Model Cities, we would like to thank you, our community members, supporters, partners and funders for your continuous support.



**Kizzy L. Downie**  
CEO (left)



**Brenda J. Bailey**  
BOARD CHAIR  
(right)

## 2018 BOARD MEMBERS

Judith Aminmentse

Brenda Bailey\* (Chair)

Brenda Bolar-Ford\*

Kizzy Downie\* (Secretary/CEO)

Michael LaFave (Treasurer)

Pete May

Juliet Mitchell\*

Marilyn Porter

Osborne Strickland (Vice Chair)

\* CHDO Members





### CHILDREN'S MENTAL HEALTH (CMH):

**100% of children** who received Targeted Case Management Services were able to avoid CMH initiated residential placements as a result of Model Cities' services to stabilize families.



### HOLIDAY GIVING:

**125 parents and children** from our supportive housing and Children's Mental Health programs received holiday gifts including clothing, shoes, and toys from our holiday sponsorship volunteers.



### ART & WELLNESS:

**74 community members** attended curated art & wellness events such as the *Music Jams* in the Pocket Park and participated in other art and cultural events in The Reading Room at BROWNstone.



### YOUTH EMPLOYMENT:

**74 young people** participated in our Community Coaching Program and acquired the skills necessary to enter the working world. Of those who participated, **80% completed** the training in full; with 60% obtaining employment within the year.



### INTENSIVE CASE MANAGEMENT:

**93% of families** working with Model Cities participated in community group activities, volunteer opportunities and employment education.



### FISCALLY FIT:

**93 people** participated in our new Fiscally Fit program and gained the financial knowledge and skills needed to manage their personal and household budgets. Participants received information on topics ranging from credit card debt management to budgeting for small business owners and individual households.



### HOMEBUYER COUNSELING SERVICES:

**67 households** received FREE one-on-one pre-purchase counseling services to assist with overcoming homeownership barriers.



### HOMEBUYER EDUCATION:

**136 households** participated in HomeStretch, a course designed to help participants understand the home buying process. Upon completion, participants are eligible to receive down payment assistance toward the purchase of a home.



### SUPPORTIVE HOUSING:

**104 adults and children** were served through our Sankofa and Families First Supportive Housing programs.



### FAMILY COACHING:

Through the Family Coaching program, Model Cities provided **over 400 hours** of wrap around services to families with children ages 5-13 years old who attend Saint Paul City School.

In partnership with the Saint Paul Promise Neighborhood, the Family Coaching program is designed to support families with improving educational outcomes for their children.

# Model Cities Supportive Housing Rehab Project

In 2018, Model Cities implemented a \$2.1 million Supportive Housing Rehab project. This project, funded by MHFA, the Federal Home Loan Bank, and private donors completed the much-needed enhancements to all five supportive housing buildings. Improvements included upgrades for energy efficiency along with new boilers, new roofing, as well as health and safety improvements such as smoke detectors and emergency exit signs and heavy duty window screens. In addition, ceramic tile entryways, and new flooring was also added to the apartments to create a better, cleaner living space.

The highlight of this project was the installation of new playground equipment at the two Sankofa program buildings as well as 914 Thomas. A new community room at 625 Chatsworth and new computer equipment in each of the apartment buildings were also important components of the update. These additions have already proved extremely popular with the parents and children residing there.

In September, Model Cities celebrated the completion of the Supportive Housing Rehab project and the opening of the Agape Community Room at the Sankofa buildings with an open house event that included members of the community, local politicians, funders, contractors, Model Cities staff, and residents. The open house marked the end of the rehab project and honored all who were involved in its successful completion.

With this rehab project now complete, Model Cities will continue to provide safe, well managed, affordable housing units for today's residents and for future generations.

Sankofa Playground



Sankofa Agape Community Room

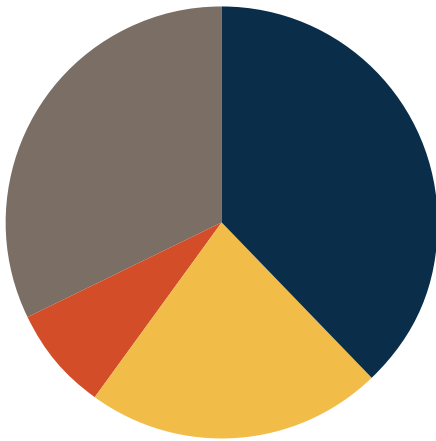
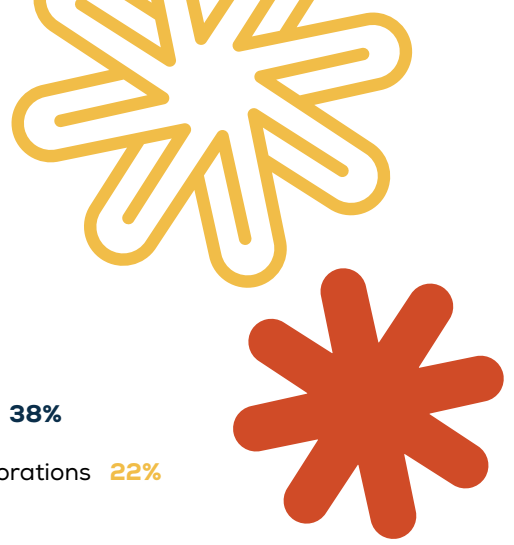
## The BROWNstone Development

Model Cities is the owner of the four-story BROWNstone mixed-use development, located at the Victoria Street Light Rail Transit Station on the Green Line in St. Paul. This development includes 35 units of affordable, workforce housing; approximately 20,000 square feet of retail, office, and community space; and nearly 7,000 square feet of outdoor space reserved as a pocket park which includes public art by the noted local artist Marjorie Pitz.

The 20,000 square feet of commercial space includes Model Cities' offices as well as five retail suites located along University Avenue. Privilege Groomers opened in December of 2017 and steadily grew its business throughout 2018. Soon after, two new other leases were signed with small business owners in 2018. Midway Grocery and Deli, a convenience store, Halal meat market/deli located adjacent to the BROWNstone pocket park promises to serve not only the BROWNstone but the Frogtown community area as well. Phenom Apparel, located just down from the barber shop, offers Nike and athletic wear and has already developed a dedicated clientele.

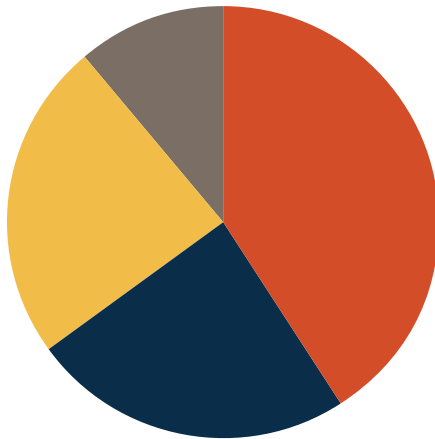
All three businesses are owned by people of color who live in the community. More than a dozen jobs have been created with these businesses, with the promise of more hires yet to come as they become more established. Model Cities continues to work diligently to fill the other two suites and hopes to have signed leases sometime in mid-2019. In this way, Model Cities has created the social and economic prosperity and opportunities to stabilize the community as intended.

# FINANCIAL STATEMENT



## SUPPORT & REVENUE

- Government Agencies **38%**
- Foundations and Corporations **22%**
- Other Income **8%**
- Earned Income **32%**



## EXPENSES

- Facilities Management **41%**
- Program Services **24%**
- Management & General Administration **24%**
- Economic & Community Development **11%**



# THANK YOU TO OUR DONORS

As we look back, we can see how our work has impacted the lives of so many. Having come from a small fledgling health outreach project to a comprehensive service provider and community-based developer, we are well aware that we could not have reached this place in our history without the loyal continued support of our donors. It is because our donors believed in our mission over these many years that single homeless parents are being housed in safe sober housing; families torn apart by chemical and physical abuse are being reunited and stable again; high risk youth are reestablishing their lives; and low-income households are purchasing their own homes.

# DONORS

## CORPORATIONS AND FOUNDATIONS

COUNTRY Financial  
F.R. Bigelow Foundation  
Federal Home Loan Bank  
Greater Twin Cities United Way  
Larkin Hoffman Daly & Lindgren  
Ltd Foundation  
Midwest Housing Equity Group  
Minnesota United FC\*  
Minnesota Wild Hockey Club\*  
Northwest Area Foundation  
Scoular Foundation  
The Razoo Foundation  
The Saint Paul Foundation  
Wells Fargo Foundation

## GOVERNMENT

Dakota County Community  
Corrections  
Minnesota Department of  
Human Services  
Minnesota Housing  
Ramsey County Community  
Corrections  
Ramsey County Community  
Human Services  
Saint Paul Public Housing Agency  
U.S. Department of Housing and  
Urban Development  
U.S. Office of Community Services

## INDIVIDUALS

Adriann Hawkins  
Alicia Davis-Neal and  
Sylvester Neal  
Alyson Sweeney  
Anita Charpenter Hawkins  
Anonymous  
Arrin Hawkins  
Barbara Harris-O'Neal  
Bill and Karen Snedeker  
Bobbie Collins  
Brenda J Bailey  
Charles Williams  
Dennis Prchal  
Dennis Shegos  
Dr. Arthur Kaemmer  
Dr. Beverley Oliver Hawkins  
Dr. James Hart  
Ellen Hart-Shegos  
Francis Green III  
Frank A. Hester  
Gerard Flannery  
Hilde Flynn  
James G. Stevens  
Jamey Flannery  
Janet Howard  
Jean Henjum and Gerard Flannery  
John and Karyn Diehl  
Keith Schwabe  
Kia Yang  
Kizzy L. Downie  
Landon and Lynn Fuller  
Linda White  
Marilyn J Porter  
Marjorie Pitz  
Michael LaFave  
Nancy Zingale and  
William Flanigan

Nieeta Presley  
Osborne Stickland  
Paige Ammermann  
Rhonda Smieja  
Sarah Kinney  
Sarah Ogutu  
Shaun C McElhatton  
Sophie Rodrigues  
Steven Brown & Barbara Leone  
Steven E. Landberg  
Tija Andriamananjara  
Toulsiedai "Anne" Ohneswere  
William Bronn and Margaret Little  
William Jaeger

## ORGANIZATIONS

African American Leadership Forum  
Build Wealth MN  
Camphor Memorial UMC  
Liberty Diversified International  
Saint Paul Promise Neighborhood

## PRIVATE BUSINESS

Dragon Star Oriental Foods, Inc.\*  
iPho By Saigon\*  
KLH IT  
Mississippi Market Natural  
Foods Co-op\*  
Palisades Asset Management  
Shuang Hur Oriental Market Inc.\*  
St. Paul Saints\*

\*Fiscal agent for  
The Community Meal



# MISSION

Model Cities' mission is: To promote social and economic prosperity by providing access to opportunities that stabilize and develop families and communities.

The vision statement is: To be nationally recognized for actively engaging in the development of communities, including housing and commercial revitalization, leveraging economic opportunities, and serving as an advocate for and provider of culturally competent client-based services.