# 2022 Annual Report























COMMUNITY DEVELOPMENT CORPORATION

Continuing the Legacy

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Brittany Coverdale speaking at the August Druid Heights CDC Community Meeting.

Our mission is to cause, encourage and promote community self-empowerment through the development of economic, educational, employment and affordable housing opportunities.

# a note from our Founder



One of my favorite biblical teachings is The Parable of the Good Samaritan.

Jacquelyn D.
Cornish

Luke 10:25-37. And behold, a lawyer stood up to put Him to the test, saying, "Teacher," what shall I do to inherit eternal life?"

### Here is my take on it:

Each of us have a responsibility to aid the people among us that we clearly witness are the very people that we have historically overlooked, and under-valued. In order to accomplish holistic (human resources, bricks, and mortar) community revitalization, we are to use the Oil of Commitment to bind up the wounds caused by the disenfranchisement of our neighborhoods and communities. We are to use the Wine of Determination to get the job done. We are to Put the Burden of Economic Restoration and Stability of our Communities, on everybody's Donkey.

For more than forty years, with the support of local, state and federal government partners, as well as private contributions and loyal board members, Druid Heights Community Development Corporation have been a very Good Innkeeper that is repaid every time it sees first-hand the lives of many Druid Heights and other community residents change from wounded and broken to overcomers, from homeless to homeownership, from jobless to gainfully employed, from under-educated to high school/college graduates, from formerly incarcerated to productive returning citizens, from lack of knowledge to community leaders, and from vision-less to visionaries. Druid Heights Community Development Corporation and the residents of Druid Heights continue to work hard to ensure the total revitalization of our community. And through our long-standing mutual respect and continued cooperation we will see pressed-down, shaken- together, running-over success.

Jacquelyn D. Cornish

## Jacquelyn D. Cornish DRUID HEIGHTS CDC FOUNDER

"If you think you are too small to make a difference, you haven't spent the night with a mosquito" - African Proverb

# The Good Samaritan

On one occasion an expert in the law stood up to test Jesus. "Teacher," he asked, "wha must I do to inherit eternal life?"

"What is written in the Law?" he replied. "How do you read it?"

He answered: "Love the Lord your God with all your heart and with all your soul and with all your strength and with all your mind'; and, 'Love your neighbor as yourself."

"You have answered correctly," Jesus replied. "Do this and you will live."

But he wanted to justify himself, so he asked Jesus, "And who is my neighbor?" In reply Jesus said: "A man was going down from Jerusalem to Jericho, when he fell into the hands of robbers. They stripped him of his clothes, beat him and went away, leaving him half dead. A priest happened to be going down the same road, and when he saw the man, he passed by on the

other side. So too, a Levite, when he came to the place and saw him, passed by on the other side. But a Samaritan, as he traveled, came where the man was; and when he saw him, he took pity on him. He went to him and bandaged his wounds, pouring on oil and wine. Then he put the man on his own donkey, took him to an inn and took care of him. The next day he took out two silver coins and gave them to the innkeeper. 'Look after him,' he said, 'and when I return. I will reimburse you for any extra expense you may have.'

"Which of these three do you think was a neighbor to the man who fell into the hands of

The expert in the law replied, "The one who had mercy on him."

Jesus told him, "Go and do likewise.

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ANNUAL REPORT

### MESSAGE FROM OUR

# **Executive Director**

Greetings to our community residents, stakeholders, and friends of Druid Heights Community Development Corporation (DHCDC). On behalf of the Board of Directors and staff, we welcome you to our Annual Report 2022. As the new Executive Director, it is such an honor to be able to contribute to such a worthy vision and mission that works to serve residents in the Druid Heights community and beyond. As we continue to move forward, I'm excited to be serving with the Druid Heights team and look forward to continuing to connect with residents and community members throughout the Druid Heights community.

This year was a very busy time for the Druid Heights Maggie Quille Community Center. DHCDC continues to connect with our residents through our departments which include Community Outreach, Reentry Program, Housing Counseling, and Real Estate Development. These programs and services, DHCDC strengthen lives through community partnership and community development and outreach efforts.

This year DHCDC was able to connect with our partners and community stakeholders to serve over 3000 community residents. We are excited to continue working on affordable homeownership within the Druid Heights community such as the Bakers View Homeownership Project. While we are providing homeownership opportunities, DHCDC is also able to create sustainable partnerships that provide academic support to our youth in the community through our afterschool and summer camp programs. DHCDC is also able to continue supporting individuals who are working to return to society. Through our Reentry Program, DHCDC can partner and connect with stakeholders to continue providing workforce development and life skills training to individuals in the community.

Through our First-Rate Housing Counseling Program, DHCDC can continue as a HUD Certified Agency to provide individual housing counseling and Homebuyer workshops to community members.

Next year, DHCDC will continue to empower our residents by creating long-lasting community partnerships, providing equitable community development practices, and creating sustainable outreach efforts within the Druid Heights community. We hope that you enjoy reading about the programs, projects, and services that we will continue to offer to our community residents in Druid Heights and the greater Baltimore community. As always, we look forward to seeing you in the Druid Heights neighborhood!

Yours in Service, *JohnDre Jennings* 

JohnDre Jennings
DRUID HEIGHTS CDC EXECUTIVE DIRECTOR



JohnDre Jennings

## Letter from the Board

This has been an amazing and challenging year. I am honored to share with you the results of its success, one marked by great client satisfaction, community reunion, and organizational advancement. Druid Heights Community Development Corporation (DHCDC) is a recipient of continued support and accolades from the City of Baltimore, Maryland State Government and local supportive agencies, which is a testament to our high standards and excellent work. Most importantly, we continue to provide our residents and families with the supportive services that they deserve.

The Druid Heights Community Development Corporation (DHCDC), a non-profit organization, was established in 1974. DHCDC is governed by a 12-member Board of Directors that includes political, corporate, and community representation. Our mission is to promote and encourage areas of community development and empowerment through numerous initiatives. The overall goal is to accelerate the revitalization of the neighborhood with self-empowerment, employment and economic opportunities all while creating a stable and safe community environment.

We are proud that DHCDC has been on the forefront of care since the beginning of the pandemic, collaborating with government agencies and partners at the community and federal levels. Our progress has been made possible, in large part, by the community based partnerships we have forged over the years. We have joined forces with our stakeholders and other nonprofits to magnify our collective impact initiatives within Druid Heights and the greater Baltimore area. We continue to work with trusted advisors to help their clients find the best home for their philanthropy. And we rely on our many grantees to deliver services to our needlest fellow citizens and advocate for positive change. To all of these valued partners we express our profound gratitude for all you do.

My relationship with the Druid Heights started in 1987 and for the past ten years I have had the privilege of working closely with DHCDC's exceptional team. With our new Executive Director, senior leadership and staff members, our team is second to none. They are enormously talented, hard-working, and caring. On behalf of an appreciative board of directors, I want to thank everyone on DHCDC's staff for their efforts in making the Druid Heights community a cleaner, safer, healthier, happier, and an overall better place for us all.



Richard Edwards
Richard Edwards

RICHARD Edwards
DRUID HEIGHTS CDC
BOARD PRESIDENT

2022 BOARD MEMBERS

RICHARD L. EDWARDS PRESIDENT

MRS. LORETTA GARDNER VICE PRESIDENT

MS. VALEISIA NEWMAN
SECRETARY/ TREASURER

MRS. KAREN LAWSON PARLIAMENTARIAN

MRS. JACQUELYN D. CORNISH DHCDC FOUNDER

DR. BISHOP KEVIN DANIELS Ph.D.
BOARD MEMBER

SAUNDRA MORGAN-HOLLY BOARD MEMBER

DR. SIDNEY NELSON, M.D.
BOARD MEMBER

RUSSELL A. NEVERDON Sr., J.D.
BOARD MEMBER

DR. GARY RODWELL Ph.D.
BOARD MEMBER

SENATOR LARRY YOUNG BOARD MEMBER

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### DRUID HEIGHTS CDC

# **Meet Our Team**



**JOHNDRE JENNINGS EXECUTIVE DIRECTOR** 



**RICK PEARSON DIRECTOR OF REAL ESTATE** 



CHLOE WILLIAMS



**PATRICIA HULL** 



**CANDACE RICE** DIRECTOR OF HOUSING HOUSING COUNSELOR HOUSING COUNSELOR



**AZALEE FISHER OUTREACH DIRECTOR** 



**TAVON BENSON OUTREACH** COORDINATOR



REENTRY PROGRAM **CASE MANAGER** 



**CAROLYN WALKER ADMIN CASE MANAGER** 



YVONNE WILSON **ADMINISTRATIVE** SUPPORT



**ORA WHITE ADMINISTRATIVE** SUPPORT



**ADMINSTRATIVE SUPPORT** 

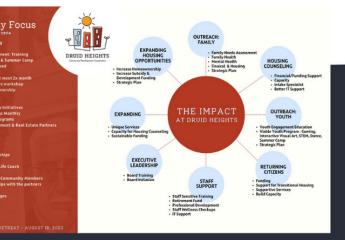


**JORDYN SALLAH ADMINSTRATIVE FELLOW** 



MAINTENANCE TEAM





Fire House Engine #25

MAGGIE QUILLE CENTER Celebration

In our continued efforts to recognize individuals who are making outstanding contributions to the community, The Druid Heights Trumpet and Newsletter proudly salutes The Druid Heights Maggie Quille Community Center.

The Druid Heights Maggie Quille Community Center opened in 2003, developed from Fire Engine House #25. Over the past 40+ years, The Druid Heights Community Development Center (DHCDC) has served as an ambassador in community redevelopment throughout not only Druid Heights but also its surrounding neighborhoods. While the organization continues to pivot through the pandemic, the community need to continue to be great. DHCDC continues to serve low-moderate families, build affordable housing for first-time homebuyers, provide housing to senior citizens, provide transitional housing for women and children, and provide homebuyer counseling to residents.

The mission of DHCDC is to cause, encourage and promote community self-empowerment through the development of economic, educational, employment and affordable housing opportunities. DHCDC works to fulfill our mission through several departments which include real estate, housing counseling, community outreach and re-entry programs. The community center currently serves as a hub within the Druid Heights community.

In addition, Druid Heights Community Development Corporation the Druid Heights Maggie Quille Community Center provides youth services that includes an after school academic tutoring, homework assistance, and summer camp. These services are targeted towards our lowmoderate income residents and families. The Druid Heights Educational Culturally **Enrichment Summer Fun Camp provides** an enrichment camp during the summer months DHCDC is a grass-root, residents driven and community focused organization. Neighborhood residents are committed to leadership, community service, advocating and supporting the planning and development of the community. Their input and volunteer support are essential to the operations of our community outreach program. As DHCDC continues to build residential and commercial properties, our strategy is to "build people first." With a primary focus on socio-economically disadvantaged youth, adults, and families, the Druid Heights Community Center provides programs and services that promote selfreliance, social and economic well-being, diversity and community involvement.

2022 Staff Retreat





Did you know Druid Heights CDC's center was orginally Fire Engine #25 which opened in January 1904?

# Community Outreach

THIS YEAR WE'VE PROVIDED

After-school Homework Assistance to 35 youth **Druid Heights Summer Fun Camp to 100 youth National Night Out for 200 commnity members Workforce Development Training for 50 participants** Monthly Meetings with 800 community residents annually Wholefoods drive for 2400 residents annually





















# This Year's Highlights

### **Gold Street Park Ribbon Cutting Ceremony** "A Golden Day in Druid Heights"

Mayor Brandon Scott joined residents of the community to celebrate the grand opening of the Gold Street Park, corner of Gold and Division Streets. The event was kicked off with a performance by Xaala Mainama African Arts Ensemble and dancing in the park to the sound of African drums. The Invocation was by Reverend Saundra Morgan-Holley, Pastor of the Greater Manifestation Worship Center located next to the park. Speakers included the Honorable Nick Mosby, President, Baltimore City Council; The Honorable James Torrence, 7th District Councilman; Commissioner Alice Kennedy, Baltimore City Department of Housing and Community Development; Deputy Secretary Owen McEvoy, Maryland Department of Housing and Community Development; D. Byoung-Suk Kweon, Associate Professor, University of Maryland Department of Plant Science and Landscape Architecture, Jeffrey Popp, Chesapeake Bay Trust and Ms. Kimberly Knox, Greening Coordinator, Baltimore City Department of Planning. Mr. Edward Grant, CEO of New Baltimore Construction Company was featured for constructing the new park, and Ms. LaTosha Maddox was recognized for the mural and artwork in the park.

### District 7 and 11 Day in Druid Heights

Thanks to the continued support and leadership of Councilmen Eric Costello and James Torrence, District 7/11 Day in Druid Heights was a big success. More than 200 volunteers returned to the community to clean streets and alleys, cut grass, spruce up parks and playgrounds while working alongside the community residents. Volunteers Untapped provided many volunteers, breakfast and lunch. The event was supported by the Morgan State University Women's Basketball Team. A special community "Shout Out" is due to Councilman Eric Costello for continuing this tradition for the past eight years.

### **Druid Heights CDC's Virtual Annual Fundraiser**

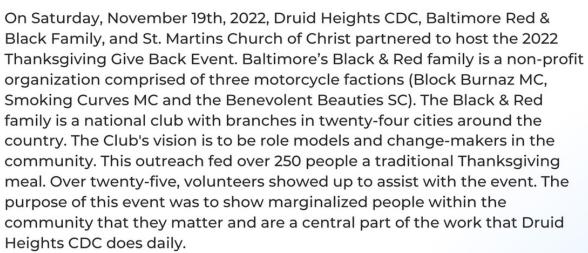
Druid Heights Community Development Corporation's (DHCDC) Board of Directors sponsored a Roast to recognize the achievements and contributions of former State Senator and WOLB 1010 AM Radio Talk Show Host, Larry Young. This fun filled event included food and entertainment for limited guests and was viewed by supporters online. Roasters included Pamela Leak aka Comedian Mabel, Coach Butch Adams, Co-Host of the Larry Young Morning Show; Jacquelyn Cornish, DHCDC's Founder; The Honorable John Anderson, Sheriff of Baltimore City; The Honorable Sheila Dixon, former Mayor of Baltimore City; The Honorable Marilyn Mosby, Baltimore City State Attorney; and the Honorable Kweisi Mfume, U.S. Congressman for Maryland's 7th District. The proceeds from the event benefited DHCDC's year round youth programs.

### Celebrating the Legacy of Charles P. Tilghman and the Sphinx Club

DHCDC in partnership with the Baltimore City Department of Planning and the Tilghman family celebrated the legacy of Charles P. Tilghman & the Sphinx Club. The event took place in the space designated as the Cab Calloway Legends Park (corner of Division and Gold Street.)

The festivities began with a street performance by the Baltimore Go Getters Marching Band. Rev. Ingrid Gant, Pastor of Patterson Ashbury A.M.E. Church gave the Invocation. Mayor Brandon Scott and Senator Antonio Hayes gave remarks. Mr. Charles Tilghman Jr. son, Mr. Kendrick Tilghman, nephew, members of the Tilghman family and former club members shared recollections of Charles P. Tilghman and the Sphinx Club. After the panel discussion with Senator Larry Young, George Johnson and Band, (former Sphinx Club members) performed on stage. This was a great day for the Druid Heights community and Baltimore City at large. Special appreciation is extended to Ms. Kimberly Knox, Green Coordinator for the Baltimore City Department of Planning for her assistance with making this event possible.

## "Good Food, Better People" Thanksgiving in Our Community

























## **2022 Holiday Celebration**

On Saturday, December 17th, 2022, Druid Heights Community Development Corporation hosted our annual holiday celebration! This event served as our December community meeting with a holiday ambiance. The celebration is a continued collaboration between DHCDC and the Black & Red Family. The Black & Red Family is a newly established partnership with the Outreach department whose goals are to spread love and continued outreach throughout Baltimore City. Following our first collaboration for this year's Thanksgiving Giveback event, the Black & Red Family expressed a continued desire to serve in Druid Heights. We decided to unite to fulfill this year's vision of a Winter Wonderland! This joyous occasion included holiday favorites such as Santa Clause, elves, and The Grinch. In addition, toys and food were provided by The Black and Red Family. We plan to carry this outstanding partnership through mentorship initiatives into the new year!.



# **DRUID HEIGHTS**

# ReEntry Program



# History

- Druid Heights CDC Re-Entry began in the 1980's
- First program in Baltimore dedicated to servicing returning citizens (ex-offenders).
- The program was created in partnership with the Enterprise Foundation.
- Awarded over \$150,000 towards programmatic expenditures
- · Originally Directed by Andre Fisher, David Williams, Latanya Johnson and Marshall Cullens
- Program started with 35 individuals with 1 transitional unit

### Goals

- Help returning citizens transition back into society safely
- Identify wrap around services conducive to a healthy lifestyle
- Complete all legal obligations
- Stable housing and job

### 2022 Goals & Objectives

- Raise \$30,000
- Increase number of program participants
- · Identify transitional housing units
- Identify additional program partners



In Remembrance of **Brother Jake** 

TO HIM AS A BEACON OF HOPE.



## Advancement of Bakers View Townhomes Project Aiding City in Blight-Elimination Efforts

More affordable housing is on its way to West Baltimore! Druid Heights recently celebrated the advancement of Phase II of the Bakers View Townhomes project with a groundbreaking ceremony at the corner of Baker and Division Streets. Phase II of the fourphase affordable-housing project will include up to 21 newly constructed townhomes.

In March 2020, the Druid Heights community cut the ribbon on six of the 21 homes. Eight more townhomes are slated for the 2300-block of Division Street and seven more will be constructed in the 500 block of Baker Street.

The City has eliminated more than 40 blighted properties for Phases I and II of the Bakers View project. DHCD gave \$1.1 million in bond funds to the Bakers View project, which is part of a larger effort to revive the Pennsylvania Avenue Corridor.

Additionally, the project received \$400,000 in State Baltimore Regional Neighborhood Initiative Funds and \$250,000 in additional State funds. Also, Druid Heights CDC received funds from Project CORE for stabilization work along Druid Hill Avenue.

Upon completion, Bakers View will feature 58 affordable townhomes that will overlook a public square that sits on 2.7 acres of high-quality green space.

Article Written by Baltimore City Department of Housing & Community Development



DRUID HILL PROJECT

SPHINX CLUB

# **Druid House Transitional Housing**

In 2000, DHCDC implemented the Druid House Transitional Housing Program which consists of 24 residential rental units. This project was financed using tax credits, grants and loans from the State of Maryland Department of Housing and Community Development, Baltimore City Department of Housing and Community Development, and Enterprise Community Partners. Druid House entails 14 units in the apartment complex located at 1711 McCulloh Street, which is a renovated apartment building with a community room and outdoor courtyard space for residents' use. Druid House also includes ten additional units which are located in duplexes along McCulloh Street. The Druid House Transitional Housing Program is one of the few programs that exist in Baltimore City that provides normal living apartments as shelter for women and children. The number of homeless women is steadily increasing with limited resources to assist this particular population. Druid House program goals and purposes is to provide homeless women and their 10 families with a safe environment and needed resources in order to promote independence and self-sufficiency.





## Charles R. Uncles Senior Plaza

Charles R. Uncles Senior Plaza is a 47 unit senior housing building renovated in 2000 at 607 Pennsylvania Avenue. The \$5.6 million project was financed with tax vredits and grants from the State of Maryland DhcD, Baltimore City DHCD, and Enterprise Community Partners. The 1983 building was orginal-ly used as Saint Joseph's Roman Catholic seminary. After DHCDC, Inc. renovated the building in 2000 for use as senior apartments, it names the property after the first African American Roman Catholic priest, Charles R. Uncles. The renovation preserved and accentuated remnants of the building's history, including the seminary's original chapel, which was converted to a community multipurpose room. The room is enclosed by an orna-mented arched ceiling and recieved light through an elegant circular window on the northeast end.



# **Housing Counseling**



#### HOMEBUYER COUNSELING

Clients receive counseling on identifying housing need, assessing affordability to purchase, credit counseling, household budgeting, reviewing mortgage products, reverse equity conversion programs, identifying for-sale and rental public and private properties, how to purchase HUD, VA and FHA homes, selecting real estate agents, predatory lending-"if it sounds to good to be true, It Is", obtaining mortgage insurance, home inspections, property appraisals, how to inspect homes, understanding real estate terminology, negotiating sales contracts, fair housing laws, applying for mortgage financing, understanding settlement process, making timely mortgage payments, obtaining rehabilitation loans, refinancing, managing utility cost, property warranties, home maintenance, preserving assets before and after closing, consumer protection laws, periodic review of monthly household budgets, payment of real estate taxes, resale of properties, delinquency and default and loss mitigation strategies.

### FINANCIAL CAPABILITY

Clients learn the importance having a solid financial foundation. They are counseled on all aspects of money management by assisting clients with budgeting and creating a savings plan. Counselors educate the client and assist in identifying barriers to success. There is a focus on understanding your credit score, how it impacts your financial health and most importantly, how you can improve your credit behaviors.



### FORECLOSURE PREVENTION

Counselors assist clients by seeking resolution of mortgage default and delinquency problems. Clients receive counseling on alternatives to foreclosure such as forbearance relief, pre-foreclosure sale, deed-in-lieu of foreclosure, and refinancing. The Housing Counselor will verify the clients problem, identify the causes of default and delinquency, contact loss mitigation department to discuss alternative strategies, negotiate with lenders and creditors to prevent foreclosure, assess financial stability, establish household budget and credit management plan, establish a repayment plan and if necessary assist client with identifying alternative housing.

- Reverse Mortgage
- · Consumer Protection for Seniors
- Credit and Debt Management
- Closing Cost Assistance (click for details)
- COVID Help For Home
- Maryland Homeowner Assistance Fund

### FINANCIAL OVERVIEW



DRUID HEIGHTS CDC **Operating Revenue** 



65%

**Government & Grant Funding** 



**Foundation and Business Contributions** 



10% **Income & Contracts** 



3% **Individuals & Fundraising** 

2% Other

#### OUR PARTNERS & COMMUNITY STAKEHOLDERS

**Mayor Brandon Scott Council President Nick Mosby** Sen. Antonio Hayes

Congressman Kwesi Mfume **Balt City Department of Housing** 

and Community Development **Balt City Department of Planning** 

**Commissioner Alice Kennedy Councilman James Torrence** Councilman Eric Costello

Comptroller Bill Henry Jason Johnson Blk Wall St. **Fulton Bank** The Furniture Bank Officer Charles Lee

Little Bears Den **Druid house Charles Uncles** 

Patterson Ashbury St. Peter Claver Pius

St. Martins Church of Christ **Morgan State University** 

**Volunteers Un-tap District Court of Baltimore Office Community Service** 

**Walmart Store** ovc

Behavioral Health Inc.

National Wildlife Federation

**Department of Natural Resources Wells Fargo** 

George Mason Mortgage

Neighborworks **Baltimore Community Foundation** 

**Baltimore Civic Fund PNC Bank** 

**Verizon Foundation No Boundaries Coalition**  **New Baltimore Contractors LLC** P&J Contracting Co. Inc.

**C.L Myles Contraction Chesapeake Bay Trust** 

**Enterprise Foundation Maryland Historic Trust** 

**Maryland Commission for African American History and Culture** 

**Moms on Demand Tree-House Project** 

**Black Arts District** 

**Whole Food Market Black & Red Family** 





verizon<sup>v</sup>

































**FURNITURE BANK** 

**NETWORK** 

DEMAND









**Enterprise** 





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## Homebuyer Workshops

January 14, 2023 February 4, 2023 March 4, 2023 April 8, 2023



### **Monthly Meetings**

Jan 28 - Get to Know Elected Officials

Feb 25 - Cultural Awareness Month

March 25 - Stakeholder Awareness

April 22 - Beautification or Green initiative

### UPCOMING EVENTS

Health Equity Program (Spring)

Clean & Green Team (Spring)

Community Tree Planting (Spring)

Teenage Mural Commissions (Spring)

Druid Heights Intergenerational project (Spring)

Nature Play Space Spruce Up (Spring)

After-School Homework Assistance and Tutorial

Program (Annually)

**Druid Heights Educational and Cultural** 

**Enrichment Summer Fun Camp (Summer)** 

Love Your Block (Fall)

National Night Out (Fall)

711 Clean Up (Fall)

## Become a supporter

DONATE

### contact us

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DruidHeightsCommunityDevelopmentCorporation



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