

Annual Report 2023

Celebrating **50**
**YEARS OF
COMMUNITY
SERVICE**



Druid Heights

Table of Contents



Clickable

04

Letter From
The Founder

05

Letter from
the Executive
Director

06

Message from
the Board

07

Letter from
the Executive
Director

08

Meet The Staff

10

Maggie Quille Center
Intergenerational Project



Bakers View Ribbon Cutting (pg. 17)

12

Community Outreach

17

Real Estate &
Development
Department

14

This Year's
Highlights

20

Finance
Overview
& Partners

16

Druid Heights
ReEntry Program

22

Monthly
Meetings &
Upcoming Events



Mrs. Jacquelyn D. Cornish
DHCDC

Almost 50 years ago, the historic Druid Heights community decided enough is enough. We determined that we needed to shake off the dust of disinvestment, roll up our sleeves and knock down the walls created by the devastation of the civil riots, as well as the loss of aged long-time homeowners, high levels of absentee landlords, poor municipal services, crumbling infrastructures, and financial disinvestment that ultimately led to the loss of critically needed services including access to fresh food.

Spearheaded by the rise in crime, drug use and the lack of municipal services, the community began to hold planning and strategy meetings and over time we formed productive partnerships with local, state, and federal government agencies, political representatives, philanthropic organizations, and some of the remaining community-based businesses and churches to remove the “Walls of Brewster Place.” Walls that consistently stood against the community’s goal of growth, self-empowerment, self-respect, and revitalization. Together, we began tearing those walls down.

Today, we continue to tear down the old walls and fight the increasing new walls of hit-and-run out-of-state investors whose only stake in the community is to buy low, renovate, sell high, and move on or sell to other investors who renovate and attempt to change zoning laws regarding the number of multi-family units per property that leads to an overcrowded community already overwhelmed with multi-family housing. Once upon a time, within the Druid Heights community, the ratio of owner-occupied homes and multi-family properties was approximately 70% owner-occupied - 30% tenancy. Today, less than 30% of homes are owner-occupied. Nevertheless, as a direct result of the hard and steady work of devoted residents, as well as the Druid Heights Community Development Corporation’s staff, and the unwavering support of “in it to win it” partners, the needle is moving in favor of the community.

Our goal and vision have not changed. We are still unified. We still meet. Our plans and strategies have evolved. And we still humbly acknowledge that we can truly do little alone. But together, we continue to knock down the “Walls of Brewster Place” because we expect Druid Heights in the very near future to be seen as an intentional, economically balanced, destination community occupied by a diversity of involved residents, faith and worship establishments, and businesses that daily enjoy a safe, environmentally healthy place to raise families, work, provide goods and services and grow.

“And still, I Rise” Maya Angelou

Jacquelyn D. Cornish

Founder, Druid Heights CDC

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 2023. 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 season, we are grateful that we have been able to continue to connect with residents, families and community stakeholders for over 50 years in the Druid Heights community and beyond! DHCDC continues to connect with our residents through our departments which include Community Outreach, Reentry Program, Housing Counseling, and Real Estate Development. Through these programs and services, DHCDC has continued to serve as an anchor institution within the West Baltimore community.

This year, DHCDC was able to connect with our partners and community stakeholders to serve over 3000 community residents. We are excited to continue to provide affordable homeownership opportunities 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 Housing Counseling Program (#HUD Certified Proud), DHCDC can continue as a HUD Certified Agency to provide individual housing counseling and Homebuyer workshops to over 400 families and community members.

Next year, DHCDC will continue to empower our residents and celebrate 50 years! Through our continued service DHCDC creates long-lasting community partnerships, provides equitable community development practices, and creates 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!

JohnDre Jennings

Executive Director, Druid Heights CDC



JohnDre Jennings
Executive Director



Richard L. Edwards,
Board President

I am honored to share with you another highly successful year, one marked by client satisfaction, community and organizational advancement. Druid Heights Community Development Corporation (DHCDC) is a recipient of continued support and accolades, which is a testament to our high standards and excellent work. Most importantly, our residents and families continue to receive year round, ongoing supportive services.

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 include 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 at the forefront of care since the very beginning, 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.

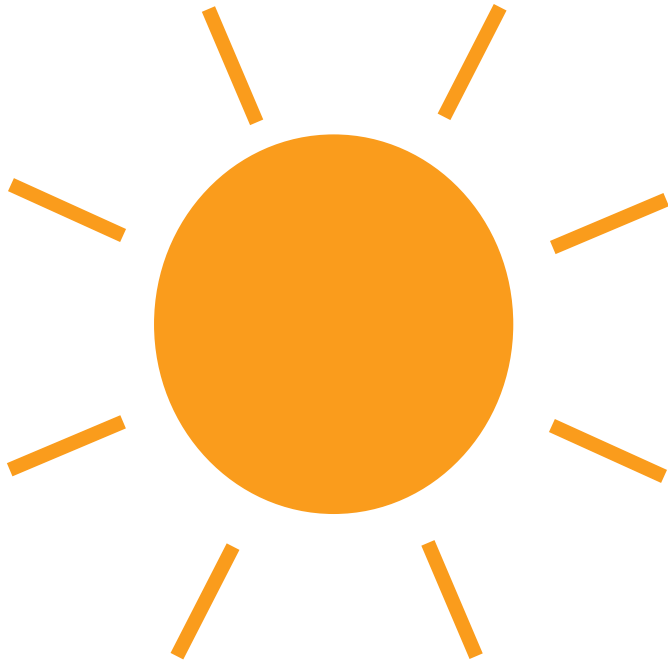
We continue to work with trusted advisors to help their clients find the best home for their philanthropy. And we rely on our many grantees to deliver services to our neediest fellow citizens and advocate for positive change. To all of these valued partners we express our profound gratitude for all you do.

Over the years, I have had the privilege of working closely with DHCDC's exceptional team. With our 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 the DHCDC's staff for their efforts in making the Druid Heights community a better place for us all.

Richard L. Edwards

Board President, Druid Heights CDC

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.
Saundra Morgan-Holly
Dr. Sidney Nelson, M.d.
Russell A. Neverdon Sr., J.d.
Dr. Gary Rodwell Ph.d.
Senator Larry Young



Thank You,

Our Board & Staff



Meet Our Staff

Home



**JohnDre Jennings,
Executive Director**



**Chloe Williams,
Director of Housing
Counseling**



**Candace Rice,
Housing Counselor**



**Debbie Horsey,
Housing Counselor**



**Rick Pearson,
Director of Housing and Real
Estate Development**



**Azalee Fisher,
Real Estate Specialist**



**Tavon Benson,
Director Community
Resources**

Meet Our Staff

Home



**Andre Fisher,
ReEntry Program
Lead Case Manager**



**Carolyn Walker,
Admin. Case Manager**



**Yvonne Wilson,
Administrative Support
& Healthy Food Liaison**



**Ora White,
Administrative Support**



**Jordyn Sallah,
Administrative Fellow**



**Devan Southerland,
Program Support Specialist**



**Daniel Gladney,
Maintenance Team**



Maggie Quille Center Intergenerational Project

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 and developed from Fire Engine House #25. Over the past 50 years, The Druid Heights Community Development Center (DHCDC) has served as an ambassador in community re-development 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 include an after-school academic tutoring, homework assistance, and summer camp. These services are targeted towards our low-moderate income residents and families. The Druid Heights



Educational Culturally Enrichment Summer Fun Camp provides an enrichment camp during the summer months

Maggie Quille Intergenerational Project

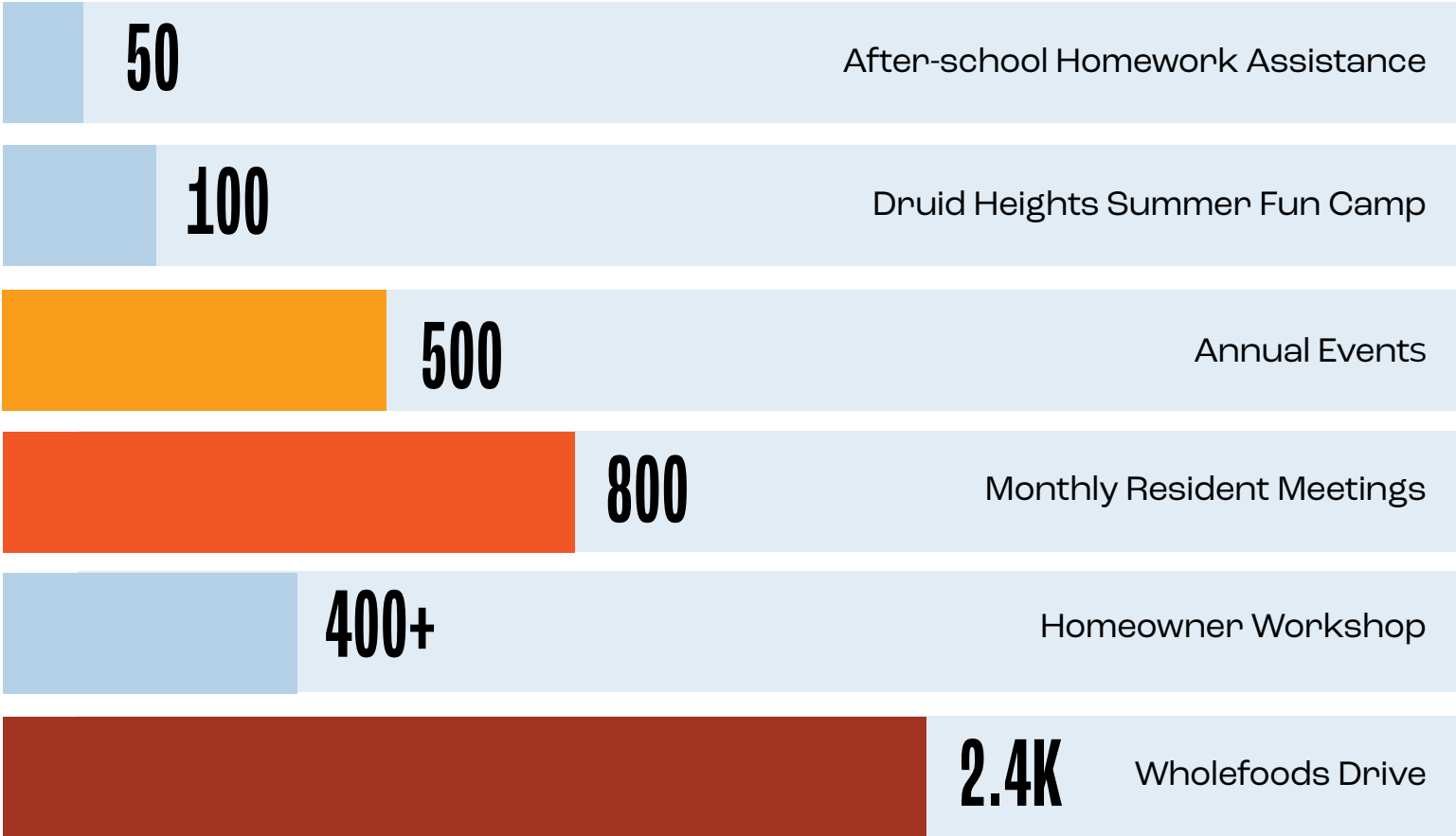


DHCDC facilitated a community engagement project between the youth and elders of Druid

Heights community. The Youth interviewed several residents in the neighborhood about their experiences in West Baltimore and their overall contributions to the Maggie Quille center. The Maggie Quille Intergenerational Project is ongoing as its goal is to create an archive of stories that highlight the meaning/impact of the Maggie Quille center. These in depth interviews allow the youth to create personal connections to their history and underscores the importance of storytelling. Thank you to Cinematographer Cole Hite and Set Director Nikiea Redmond for their invaluable work on this project! Special Thanks to Mrs. Jacquelyn Cornish (Founder), Mrs. Smith, Mrs. Charlotte Tires and Dr. Elizabeth Johnson.



We Have the Power to Impact Our Future, and We're Doing Something About It!



Community Outreach





Get To Know Your Elected Official

Get To Know Your Elected Official is an Annual Event every January during our community meeting. Druid Heights CDC provides an opportunity for the community to get to know their elected officials and legislative agenda. The panel included Mayor Brandon Scott, State's Attorney Ivan Bates, Congressman Kweisi Mfume, Councilman Torrence Councilman Costello, Delegate Mellisa Wells, and Elonna Jones, Baltimore City Regional Director for Senator Van Hollen's Office.

Black Men United Youth Mentor Program



Druid Heights CDC is committed to providing meaningful and impactful programming for all youth participants. Connecting our team population and especially our boys to resources and outreach opportunities is vital to combating youth violence and delinquency in our community. In January 2023 Druid Heights partnered with Lonnie Walker, founder of J.O.Y Baltimore to bring the Black Men's United (BMU) Program to our teenage boys in the Druid Heights community. Black men's united is used to cultivate positive change and connect our boys to positive male role models and enhance the lives of young black men. The program participants met twice a week at the Community Center to discuss issues facing our boys today. This includes but is not limited to financial stability, building positive relationships, how to change negative behavior and the importance of black men's mental health. The program gave the boys an opportunity to experience different settings and events that they may not have experienced if not for BMU. The program concluded with a graduation where each individual participant's families had the opportunity to learn more about the BMU initiative. Druid Heights CDC extends a thank you to Mr. Lonnie Walker for being committed to enhancing the lives of Baltimore youth and always staying committed to true positive change.



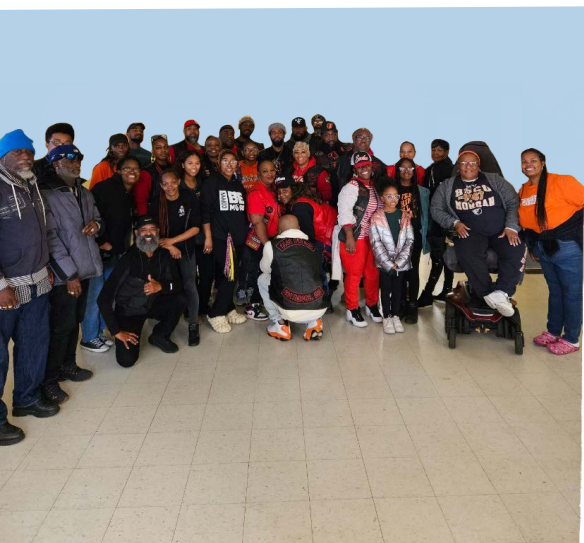
Teen Mental Health Cookout

On June 9, 2023, DH CDC, in partnership with Cultivating & Embracing Change Inc., hosted a Cookout for Teens in the Druid Heights Community. The evening was filled with music, games, food, and an abundance of joy and laughter! This cookout allowed the teens to connect with each other while providing an emphasis on mental health and wellness. Special Thanks to Ms Lola Russell, Executive Director of Cultivating & Embracing Change, Inc.



Community Cleanup

Each year Druid Heights CDC works with the community and partners on community clean-ups. These clean-ups are included during the Spring and Fall. For our Spring community cleanup, Druid Heights CDC celebrated Earth Day with a community clean-up on April 22nd. We also celebrated our Youth Environmental Stewardship Program! This was in partnership with the University of Maryland (College Park), Cityscape Engineering, and National Wildlife. The college students from the University of Maryland (College Park) participated in spruce-up efforts for our green space which included Gold Street Park, Archway Park, and the upcoming Etting Street Park. Special Thanks to the Baltimore Community Foundation and Bmore Beautiful! For our Fall community cleanup, Druid Heights CDC partnered for our Annual District 7/11 Community Cleanup. We would like to extend a special thank you to Councilman James Torrence Councilman Eric Costello, Department of Planning, Clean Corps., Tool Bank, and Baltimore Civic Works. If you are interested in working with our Green Thumb Club, please contact Tavon Benson in our Outreach Department at benson@druidheights.com



Thanksgiving Story

On Saturday, November 18th, 2023, Druid Heights CDC, Baltimore Red & Black Family to host the 2023. Thanksgiving Give Back Event. Baltimore's Black & Red family is a non-profit organization of three motorcycle factions (Block Burnaz MC, Smoking Curves MC and the Benevolent Beauties SC). The Black & Red family is a national club with branches in twenty-four cities around the country. The Club's vision is to be role models and change-makers in the community. This outreach fed over 150 people a traditional Thanksgiving meal. Over twenty-five volunteers showed up to assist with the event. The purpose of this event was to show marginalized people within the community that they matter and are a central part of the work that Druid Heights CDC does daily.



“I started the program in 2002. If I ever had a problem with anything, Andre and the ReEntry Program came through. Now, I have my own apartment, a city job and I’m taking care of my Mom. The program is a safety net for me.” – Telly M.

Our Impact

On average, our program serves 50 returning citizens annually. As re-entry is a lifelong process, our program maintains ongoing connections with participants at various stages of their transition. One of the key highlights of our program is Men’s Rap, a support group that offers participants the opportunity to talk with each other. Open to men and women, the group invites everyone from recovering addicts to ex-offenders who have changed their lives and working toward being productive members of society to offer support, encouragement, and motivation to live healthy lifestyles. Men’s Rap meets every 1st and 3rd Wednesday of the month from 6-8 pm at the CDC.

Our Services

- * Employment
- * Mental Health Services
- * Legal Issues
- * GED Program
- * Computer Literacy Program

Bakers View Ribbon Cutting

On the morning of October 25, 2023, at the corner of Baker & Division Street, the community witnessed the successful completion of four (4) units for Bakers View TownHomes! During the ribbon-cutting celebration, speakers included Mayor Brandon Scott, Council President Nick Mosby, Senator Antonio Hayes, Comptroller Henry, Councilman James Torrence, Howard Tutman (DHCD), and Mrs. Jacquelyn Cornish (Founder). The guest speakers spoke about the importance of the Bakers View project in the West Baltimore Community. Phase II includes the new construction of eight (8) units in the 2300 block of Division Street (2309-2323 Division Street). We would like to extend a special thank you to P&J Contracting, C.L Myles Contracting, Arch Plan, KCW Engineering, Baltimore City Department of Housing and Community Development, Maryland Department of Housing and Community Development, Neighborhood Impact Investment Fund (NIIF) and Baltimore City Department of Planning.



Bakers View Ribbon Cutting

The City has eliminated more than 40 blighted properties for Phases I and II of the Bakers View

project. DHCD has committed over 1 million in bond funds to the Bakers View project, which is part of a larger effort to revive the Pennsylvania Avenue Corridor. In addition to securing the construction financing from Neighborhood Impact Investment Fund (NIIF), the project has received funding from State Baltimore Regional Neighborhood Initiative Funds (Maryland Department of Housing and Community Development), Enterprise Foundation, Bank of America and West North Avenue Development Authority. 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.

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 credits and grants from the State of Maryland Dhcd, Baltimore City DHCD, and Enterprise Community Partners. The 1983 building was originally used as Saint Joseph’s Roman Catholic seminary. After DHCD, 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 ornate arched ceiling and received light through an elegant circular window on the northeast end.



Housing Counseling

HUD -Approved Housing Counseling has been helping consumers across Baltimore make informed housing decisions for almost 50 years. Wherever you are in the housing process, we are here for you -- providing insight and answers you need to make the choices that are right for you.

**"thank you so much for everything this was an amazing class!!!
So much valuable info" – Grecia W. – Homebuyer Education**

Housing Counseling -Clients are coached regarding their housing needs, assessing affordability to purchase, credit counseling, household budgeting, reviewing mortgage products, reverse equity conversion programs (HECM), loan type review FHA, VA, Conventional, selecting real estate agents, predatory lending-"if it sounds too good to be true,

It Probably Is", obtaining mortgage insurance, home inspections, property appraisals, 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, foreclosure prevention, delinquency and default and loss mitigation strategies, building and retaining generational wealth.

"Druid Heights Community Center has really impressed me, with all the assistance given to the community." – Michelle S. Foreclosure

Operating Revenue



Our Partners & Community Stakeholders

Mayor Brandon Scott
Nick Mosby
Sen. Antonio Hayes
Congressman Kweisi Mfume
Balt City Department of Housing and Community Development
Balt City Department of Planning
Bank of America
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
Whole Food Market
Walmart Store
QVC
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
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 History and Culture
Moms on Demand
Tree-House Project
Black Arts District

Our Partners & Community Stakeholders

Home



Brown on the Spectrum



Druid Heights Program Overview 2024

Home

Homebuyer Workshops

January 6, 2024
February 3, 2024
March 2, 2024
April 6, 2024

Monthly Meetings

Jan 27- Get to Know Elected Officials
Feb 24- Cultural Awareness Month
March 23- Women's History Month
April 22 - Beautification or Green initiative

Upcoming Events

Health Equity Program (Spring)
Clean & Green Team (Spring)
Etting Street Green Project (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)
National Night Out (Fall)
7/11 Clean Up (Fall)



Thank You!

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