2024 ANNUAL REPORT DOBUGIES DOBUSION

DRUDD en DRUDD en DRUDDE HEIGHES COMMUNITY DEVELOPMENT CORPORATION

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

> 2140 McCulloh Street Baltimore, MD 21217 410-523-1350 www.facebook.com/druidheights www.instagram.com/druidheightscdcbaltimore



Happy Community at this year's Back to School Drive!

2024 ANNUAL REPORT STAYING COMMITTED TO PROGRESS

Inside This Year's Report

Letter from the Founder Letter from the Executive Director Message from the Board Environmental Stewardship Community Outreach This Year's Highlights ReEntry Program Real Estate & Development Department Housing Counseling Department Finance Overview & Partners Monthly Meetings & Upcoming Events

A NOTE FROM OUR FOUnder



I remember April 4, 1968, James Earl Ray assassinated Martin Luther King, Jr. From the secondfloor front window of my home, I watched as looters raided and destroyed the small store front businesses providing immediate sources of food to the community. In February of 1969, a snowstorm blanketed the city and residents had to walk to Eutaw and McMechan Street or as far as Charles Village to find open stores for food and other goods. During the 1970's St. Katherine of Alexandria Church began to organize residents to work for and demand local municipal and governmental assistance to revitalize the community. We began to plan for the comeback of our community. We were then and still are determined to work hard and fight for something greater than any one thing or person: us! In 2015, after the killing of Freddie Gray, a minimal number of the shops along Pennsylvania Avenue received damage from looting, but the corner stores located within the inner community were not looted because Druid Heights community residents stood together in front of our corner stores and our community center and said Not Again!

Druid Heights CDC continues to move forward diligently working to increase the community's number of vested owner-occupied residents and thriving businesses. We want the vacant, abandoned buildings replaced by energy efficient quality built new single-family homes and well-kept and well-managed multifamily dwellings. We want clean and safe streets and alleys. We want drug-free corners. Comparatively Druid Heights is a low-crime community. We want trash free curb side water drains unbroken by truck tires. We want an end to unlawful dumping on vacant lots. We will continue working closely with our local and governmental representatives whose feet are on- the- ground. Demand for our program services and our housing development of building new and rehabilitating homes in the community is at an all-time high. We consistently pre-sell all our single-family homes and create more open space for families to defend and enjoy. Our first time buyers counseling sessions fill-up quickly. Enrollment in our fun camp has doubled. We continue to provide case management to returning citizens and food distribution to needy families and transitional housing for single mothers and affordable housing for our beloved senior citizens.

As was and is, Druid Heights CDC and the community are partners working together to see the total revitalization of its beautiful, historic community once called "a diamond in the rough" by former Governor William Donald Schaefer. To quote my favorite Poet Maya Angelou, Druid Heights says, "And Still, I Rise."



"And still, I Rise" - Maya Angelo

Jacquelyn D. Cornish DRUID HEIGHTS CDC FOUNDER



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 2024. 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 continue serving alongside the Druid Heights team throughout the Druid Heights community.

This season, we are highlighting the wonderful green space projects in the community! The creation of intentional green space assists the community in the transformation of vacant lots into an amenity to enhance the community's needs and speak to providing a safe space for all residents. 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!

Yours in Service, JohnDre Jennings DRUID HEIGHTS CDC EXECUTIVE DIRECTOR



DRUID HEIGHTS CDC

DRUID HEIGHTS

Our Office Team



ORA WHITE ADMINISTRATIVE SUPPORT



LINDA MONROE Adminstrative Support



DEVAN SOUTHERLAND PROGRAM SUPPORT SPECIALIST



DANIEL GLADNEY MAINTENANCE TEAM



2024 BOARD MEMBERS

RICHARD L. EDWARDS PRESIDENT **MRS. LORETTA GARDNER VICE PRESIDENT MRS. KAREN LAWSON** SECRETARY **MRS. JACQUELYN D. CORNIS** 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 MS. VALEISIA NEWMAN** (HONORARIUM)

IN HONOR OF MS. VALEISIA NEWMAN



Letter from the Board

The Druid Heights CDC is celebrating 50 years of service in the Historic Druid Heights Community and once again, I am honored to share with you another highly successful year. We continue to have transformative client satisfaction, community and organizational advancement. The Druid Heights Community Development Corporation (DHCDC) continues to receive the support and accolades from the Druid Heights Community, which is a testament to our high standards and excellent work. Most importantly, our residents and families enjoy year round, ongoing supportive services.

The Druid Heights Community Development Corporation (DHCDC), a non-profit organization, was established in 1974 (50 years ago). DHCDC is governed by a 12-member Board of Directors that include political, corporate, and community representation. This has been a difficult year from a family perspective. Unfortunately one of long time members passed (Valeisia Newman Awuah). We push on with our mission 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. Note! Although we have had such a long time with all of our partners, every year we face the uncertainty of where our actual funding support will come from. So, to all of our valued partners we express our profound gratitude for all you do and continue to 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. They always find a way step up to the ongoing challenges that we have. 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.

Hears to another 50 years. **Richard Edwards** DRUID HEIGHTS CDC BOARD PRESIDENT

2024 DRUID HEIGHTS ANNUAL REPORT

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Maggie Quille Center Story

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 selfempowerment 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



Thank you for being our "Angel" here in our Druid Heights community and beyond.



2024 Holiday Party & Toy Drive

The Druid Heights Community Development Corporation (DHCDC) hosted its annual Christmas Toy Drive and Community Party on December 21, 2024 with our sponsors *The Bloc Burnaz Kiewit Construction, Larry Young* and *Amtrak*. The success of the 2024 Christmas Toy Drive and Community Party highlights DHCDC's ongoing commitment to fostering a supportive and vibrant community in West Baltimore. Every year this event also serves as an opportunity to strengthen community bonds, with our neighbors coming together to celebrate and support family and the joy of Christmas!

For more information about DHCDC's programs and upcoming events, visit their website at druidheights.com.



Community Outreach

After-school Homework Assistance to 50 youth Druid Heights Summer Fun Camp to 100 youth Back To School Program for 100 community members Workforce Development Training for 50 participants Monthly Meetings with 500 community residents annually Community Meeting Highlights Annual Health Fair (50), Annual Thanksgiving Meals (75) Wholefoods drive for 2400 residents annually























CAROLYN WALKER Admin case manager







CAMILLE FOSTER YOUTH & OUTREACH COORDINATOR

druid heights cdc Outreach Team



TAVON BENSON DIRECTOR OF COMMUNITY RESOURCES



"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. REENTRY PARTICIPANT

ReEntry Program

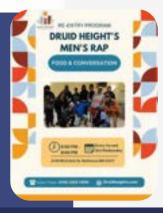
On average, our program serves 50 returning citizens annually.

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 exoffenders who have changed their lives and working toward being productive members of society to offer support, encouragement, and motivation to live healthy lifestyles.

OUR SERVICES FOR RETURNING CITIZENS

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

Men's Rap meets every 1st and 3rd Wednesday of the month from 6–8 pm CALL 410-523-1350





This Year's Highlights

WEST BALTIMORE RICH COLLAB

Druid Heights CDC continues to serve our community through the Health and Food Equity Initiative. Druid Heights CDC continues to partner with Whole Foods and University of Maryland through The West Baltimore RICH Collaborative. The West Baltimore RICH Collaborative addresses racial cardiovascular disparities by focusing on hypertension, social determinants of health, and social isolation. The collaborative employs principles of innovation in partnerships to build a sustainable, replicable infrastructure to serve as the foundation for clinical and community-based interventions. The West Baltimore RICH Collaborative's shared agenda of reducing isolation and cardiovascular health disparities is pursued through a learning collaborative approach headquartered at the University of Maryland School of Nursing as the home organization for the project. For more information contact Tavon Benson at tbenson@ druidheights.com.

SUMMER FUN CAMP

Druid Heights CDC is committed to providing out of school time services for our youth in the community. This commitment is even more important in the summer months when our youth has extended out of school time. For the past 25+ years Druid Heights CDC has provided a safe space for children and teens to ensure a safe and fun summer. This year Druid Heights CDC was able to continue our Summer Fun Camp in partnership with St. Peter Claver Church. Druid Heights CDC served over 75 summer campers and youth workers! This year our youth enjoyed several trips, including swimming at Druid Hill Park, SkyZone, and Wonderfly Arena. Special THANK YOU to Y.E.S. Club, Art With a Heart, Minister's Conference Cradle To Career, Hardware Plus, Mr. & Mrs. Bush, Leading Ladies Program (LaKiesha White) and Baltimore City Mayor's Office of Employment Development. Special thank you to all the parents and community members who shared and showed love during our summer camp. We look forward to seeing our youth on next summer.

HEALTH FOOD INITIATIVE

Druid Heights Community Development Corporation's Healthy Food Initiative is a weekly initiative that serves fresh fruits, veggies and meats to over 30 individuals and families in partnership with Whole Foods. Over the past year we have served over 2000 bags of food to individuals and families. Druid Heights CDC has dedicated our Healthy Food Program program in honor of Ms. Yvonne Wilson -Wilson's Food Pantry Program. Ms. Yvonne worked tirelessly along with Druid Heights dedicated staff and volunteers. The Healthy Food Initiative is held every Thursday from 9am-11am. For more information about the program please contact our main desk at 410-523-1350 or info@druidheights.com

2024 BACK TO SCHOOL EVENT

Each year the Druid Heights provides bookbags and school supplies for over 100 students in the community. August 24, 2024, Druid Heights CDC held its Annual National Back-To School Event. We were honored to have special guests which included Police Commissioner Richard Worley, elected officials, and our families to engage with the Western District.. Special Thanks to Baltimore City Mayor's Office, Councilman Torrence, Councilman Costello and Western District and Police Commissioner Richard Worley.

COMMUNITY CLEANUP

Druid Heights Community Development Corporation celebrated Earth Day with our Annual Spring community clean up on April 20th, 2024. We also celebrated our 4th Cohort of Youth Environmental Stewardship Program! This was in partnership with Amtrak volunteers and Clean Corps. The volunteers 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 Baltimore Community Foundation and Bmore Beautiful! If you are interested in working with our Green Thumb Club please contact Tavon Benson in our Outreach Department at tbenson@ druidheights.com

ANNUAL REPORT FEATURE Tackling Pollution in our Community

CLEAN CORPS PARTNERSHIP

To help reduce the amount of pollution in the community, Druid Heights CDC partnered with Clean Corps to assist with this issue. Clean Corps is a multi-agency project, led by the Baltimore City Department of Planning, who works in many communities around the city including Druid Heights.





Druid Heights Green Community Master Plan

Druid Heights is a neighborhood in Baltimore City. It is approximately 57.9 acres and is generally bordered by North Avenue to the north, Pennsylvania Avenue to the west, Laurens Street to the south, and Madison Avenue to the east. The neighborhood is a part of the Old West Baltimore Historic District, which is nationally recognized as Baltimore City's premier African American community. With its grand, three-story row houses along Druid Hill Avenue and McCulloh Street, Druid Heights was home to many of the district's most prominent residents.

In partnership with community stakeholders, Druid Heights Community Development Corporation worked with University of Maryland to develop their Green Community Master Plan. The goals of the plan included 1) Repurpose vacant properties as public green space to help improve resident health and well being; 2) Improve pedestrian environment to ensure a comfortable, safe, and pleasant walking environment; 3) Increase tree canopy coverage to provide shading, cooling, and pollutant removal; 4) Create a environmental stewardship program to assist with maintenance of the green space(s).



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Also read our feature by the Maryland Department of Natural Resources



WE CAN BUILD A BETTER BALTIMORE

oundation

Baltimore Community

READ MORE

Druid Heights recognized for Environmental Stewardship by Baltimore Community Foundation



November 18, 2024

Nith DNR support, Ething Sheet Green Space creat multivery in underserved area



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Over the years, a block in the Druid Heights neighborhood in West Baltmore had become a dumping proved for old mathematic, troken appliances, and ruthin.

But now, the pite is inertifierred, Where heaps of tesh had once issued enough surface that they represend flood risk to the area, there's now a great

Asyland Department of history Department

Real Estate & Development

2309

Bakers View Homeownership Development Project BAKERS VIEW RIBBON CUTTING

On October 15, 2024, Druid Heights Community Development Corporation (DHCDC) was pleased to join the JP Morgan Chase-Baltimore Housing Innovation Cohort. This needed support assists the organization with our Bakers View Homeownership Development project. With support from JPMorganChase the cohort will increase organizational capacity, strengthen local partnerships and expand acquisition and rehabilitation of vacant and abandoned homes.

Bakers View Homeownership Development project -Phase II includes the new construction of eight (8) units in the 2300 block of Division Street (2309-2323 Division Street). In Spring 2024, DHCDC continued with building the eight (8) units. The current phase includes Edgemont Builders, 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.

In partnership with our public and private stakeholders, DHCDC has worked with Baltimore City to eliminate more than 40 blighted properties for Phases I and II of the Bakers View project. JP Morgan Chase has committed over \$400,000 towards the affordable homeownership project. The project has received over 2 million in City, State private funding for the Bakers View project, which is part of a larger effort to revive the entire corridor near the Pennsylvania Ave Main Street and Black Arts District. 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 heights cdc Real Estate Team



ERIC JOHNSON REAL ESTATE MANAGER



AZALEE FISHER REAL ESTATE SPECIALIST

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 courtvard 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 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 ornamented 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.

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 forsale 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.





TESTIMONIALS

I want to express how awesome Mrs. Rice has been to me. Her work has been outstanding, Mrs. Rice always goes the extra mile, beyond all expectations. She has been amazing from the very beginning, always above and beyond everything she has to do. Her motivation and the consistently she shows rubs off on others. I always tell Mrs. Rice she's almost as nice as me, but she is in fact just as nice. I commend you on your staff. Druid Heights Community Center has really impressed me, with all the assistance given to the community."

"Thank you so much for everything this was an amazing class!!! So much valuable info."

I sat down with my wife and said, "I honestly do not want to leave, I got this house for the children and for our legacy". After talking to my wife, we both called back Chloe and talk the honest truth. She said, "Well let's do what we can to keep it". The program approved us, we kept the house, custody changed and the children loves the house, running around so proud to be there. I owe Chloe a lot. Most know me as serious, intense and to myself but I had to write this as a really small token of gratefulness towards MAF and Chloe. Thank you.



DRUID HEIGHTS CDC

Housing Counseling Team



CHLOE WILLIAMS DIRECTOR OF HOUSING COUNSELING



CANDACE RICE HOUSING COUNSELOR



DEBBIE HORSEY HOUSING COUNSELOR

Financial **OVERVIEW**



Foundation and Business Contributions



Our 2024 Partners & Community Stakeholders

Mayor Brandon Scott City Council President Nick Mosby Senator 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** 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

DRUID HEIGHTS CDC

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**

10%

Income & Contracts

3%

2% Other





DRUID HEIGHTS PROGRAM OVERVIEW

Homebuyer **Workshops**

January 11, 2025 February 8, 2025 March 21, 2025 April 5, 2025

Monthly Meetings

Jan 25, 2025 Get to Know Elected Officials

Feb 22 . 2025 **Cultural Awareness Month**

March 22 . 2025 Women's History Month

April 26. 2025 **Beautification or Green Initiative**

Upcoming Events

Health Equity Program (Spring) Clean & Green Team (Spring) Druid Heights Intergenerational project (Spring) Peace Park 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)

Become a Supporter DONATE

VISIT OUR COMMUNITY CENTER

2140 McCulloh Street Baltimore, MD 21217 410-523-1350 | 410-523-1374 (fax) www.druidheights.com



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