



FRONT ELEVATION - RESERVOIR STREET



2001 PARK AVENUE

SIDE ELEVATION - PARK AVENUE





Our Story - started by a group of women

- 42 years of serving low income women and families in Baltimore City
 - Restored and operate 2408 Linden Ave and have 4 families and 1 individual living there.
 - Rent several apartments throughout Reservoir Hill
- All of our buildings are historic and have been lovingly restored.
- We have 108 program slots and serve ~140 people each year
- Our program utilizes a combination of rent supports, case management, specialty programs and one on one supports
- Our team is primarily made up of direct service personnel including case managers and specialty facilitators combined with third party experts and in house property management and maintenance



WHC's Mission - Supporting families and individuals with permanent and affordable, service enriched housing.

- WHC focuses on long term change by providing individualized services. We work closely with residents and provide programming at both the individual and group level
- Using a combination of rent supports, case managers, specialty staff and third party experts
- To not only help people obtain housing but to maintain it and become active members of the community
- To only work with organizations that have this shared value



WHC's Vision

- Have had our eye on this property since 2019
- When we approached the city about this property, the city told us they were going to pull together an RFP process that included the community rather than negotiate with just a single developer

Partnership - a great pairing of our respective strengths

- **WHC** specializes in housing services and keeping people housed through a long term and individualized approach in both Reservoir Hill and the City as a whole
- **SFNC's** programs and deep connection to this community hugely complements & expands upon the work WHC does with its residents
- **Somerset** is not just a developer but is committed to building healthy community wherever they invest



- Oldest neighborhood enrichment center in Baltimore City. Established in 1963 as a Church Outreach Center- transitioned to a nonprofit outreach center in 1972, independent of religious affiliation
- **Mission:** St. Francis Neighborhood Center (SFNC) is committed to ending generational poverty through education, inspiring self-esteem, self-improvement, and strengthening connections to the community.
- Active with over 20 neighborhood coalitions, partnerships, and countless community organizations.
- Deliver wrap-around services, programs, and events to neighborhood's large and diverse community.
- Regularly surveys the community for needs assessment to seek out programmatic support for continuing or emerging needs



Programs and Services

Current & upcoming programming offered at no cost to residents:

We offer range of programs and services to meet the needs of Reservoir Hill & Penn North residents, driven by the community. We help by providing programs, critical human services, information and resources to assist in their journey. We also help by raising awareness through public outreach and media.

- Year round youth and family development programs
 - Power Project
 - Summer of Service Excursion
- Job readiness courses for youth and adults
- Personal Finance courses
- Healthcare services
- Narcotics Anonymous
- Green Machine: greening projects and community clean ups
- Annual Reservoir Hill Resource Fair & Festival
- Computer Lab mentoring and classes (STEM)
- Yoga
- Community Potlucks & Meetings/Stoop Nights
- Space for community meetings
- Space for partner programs: Narcotics Anonymous, Corpus Christi Grocery Program, Food Distribution and more.
- Event space rental
- Active Community Needs Assessment Survey

ST. FRANCIS NEIGHBORHOOD CENTER



ANNUAL REPORT
2020

The Year of the Pivot



The Amanda Taylor Fund

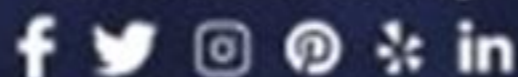
This year, we expanded our Emergency Fund to assist youth and families in crisis as a result of COVID-19. During the pandemic, this fund grew out of necessity. We had an 1800% increase in requests for support and an 1900% increase in families served. We were able to approve and support 98% of our Center family's emergency requests. This fund gives us flexibility to offer support and care as needed. At the onset of COVID-19, we reacted quickly by applying for as many emergency grants as possible. Thanks to this fund, we were able to secure \$103K in total to support our families.



Amanda was a beautiful young woman who struggled with drug addiction and passed away too soon from an overdose. In 2018, her family wanted our families to have support during an emergency and created the Amanda Taylor Fund. We are thankful that Amanda's memory lives on with this emergency fund to help those in need.



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WE MADE THE NEWS!

St Francis Neighborhood Center was featured by 11 media outlets for our work this year! From lending laptops to prevent learning loss (CBS) to our efforts to emergency food distributions (AFRO) you can read more about our work during the pandemic at:

stfranciscenter.org/news

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End of
Generational
Poverty
Begins Here.

S|F 2020 BY THE N|C NUMBERS

\$814k
operations budget

\$1.1m
income

\$813k
program expenses

\$287k
net income/reserve

1,471
program hours

60,000lbs
food distributed

5,762
volunteer hours

3,000
deliveries made

2,500lbs
PPE gear distributed

618
event hours



CAPITAL CAMPAIGN: BREAKING GROUND!

To push forward with our Capital project, we divided the project into phases. The construction has now begun on 3 classrooms, a computer lab, kitchen/cafe and art studio. We are so excited to report on this progress and more to come!

THE YEAR OF THE PIVOT

In 2020, we were forced to pivot from our usual afterschool programming to virtual learning and providing support for our youth and families to cope with the stress of navigating a pandemic alongside daily responsibilities. Families received food at least twice a week, along with cleaning supplies and masks for their household. During the pandemic, our staff checked in on each St Francis Family at least four times a week to ensure their wellbeing and offer support and assistance.



158 YOUTH IN PROGRAMS

received an average of 16 hours of academic enrichment a week, supplemented by one-on-one tutoring, educational seminars and workshops.



40 HIGH SCHOOL INTERNS

Through virtual internships, our interns have had an opportunity to learn how to work remotely and gain better technical skills. Upon school ending, 100% had firm academic and career plans.



50 PROGRAM VOLUNTEERS

(including 33 new volunteers) virtually tutored/mentored our youth, and assisted teachers in our classrooms. We also hosted a "Packing Day" where volunteers logged 139 hours, helping us prepare for our renovation.



41 FAMILIES ADOPTED

by 41 donors in our annual Holiday Giving Tree donation drive. At an average family size of 5 we spread holiday cheer for over 160 community members!

VIRTUAL LEARNING & ENRICHMENT



In light of the transition to virtual learning, student behavior, attendance and perseverance was heavily celebrated this year with over 100 "Power Buck Store" prizes delivered directly to student's houses, including an end of year raffle where one student won a brand new bicycle. Students had access to a wide variety of enrichment classes, including STEM, art, yoga, French and Drama through virtual learning, supported by materials kits for students to use at home.

100% of students received technology and year-round tech support

100% of students were offered one-on-one tutoring in reading, math or language arts two times per program week

100% of students and families received meals and supplies on a weekly basis

100% of families had access to an emergency relief fund to be used in times of urgent need

100% of students received materials, art supplies, and kits necessary to participate in enrichment and academic classes from home



YOUTH TOWN HALL

Our summer Youth Workers started a Youth Social Justice Committee and put on a successful Youth Town Hall on Kidnapping/Human Trafficking. The committee went on to put on a First Time Voter Event, and then carried over to the academic year. This allowed the interns the opportunity to organize another successful Town Hall event on Human Trafficking.



- A socially responsible and mission-driven company, dedicated to preserving and revitalizing affordable housing, and subsidizing resident services and programming, Somerset will:
 - Ensure the Historic elements of 2001 Park Avenue are preserved
 - Add new affordable housing units, complementary to the existing building design
 - Optimize over **7,000 sq. ft.** of space throughout the property to serve community uses, such as:
 - Gathering Spaces
 - Education and Programming Spaces
 - Office and Counseling Spaces





Somerset Development has extensive experience in the pairing of historical preservation and affordable housing.

- 6 historical preservation projects, 3 in Baltimore, 3 in DC, have been completed by Somerset
- 436 units of affordable housing were created or preserved throughout these projects



twopoint

Twopoint Studio is an architectural firm advancing fair and just housing development, promoting design excellence, and building healthy, equitable communities.

- 20 year practice with 2,000+ dwelling units, focused on providing affordable housing; from scattered-site single-family homes to permanent supportive housing, from accessible public housing to multi-family low-income apartments.
- Experience with historic preservation, renovation and adaptive reuse.
 - Restored and renovated 2408 Linden Ave, a late Victorian house on the National Register of Historic Places
 - Two Restoration and Rehabilitation Awards from Baltimore Heritage (Linden House and Lakewood Avenue)
 - Fells Point Design Review Committee (Chair and Member) - neighborhood level advisory review for CHAP
- Committed to community service and support women/minority/local oriented consultants.
- Supporter of Women's Housing Coalition for 15+ years
 - Board Member for 5+ years
 - Architect for Linden House and Jenkins House
 - Project manager for Margaret Bennett House and Calverton House modifications





Somerset
DEVELOPMENT COMPANY



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RESERVOIR STREET

PARK AVENUE

JFX
MT. ROYAL TERRACE

ALLEY

DELL

ADMIN

ENTRY LOBBY

COMM

2BR

1BR

2BR

2BR

2BR

3BR



NORTH

SITE PLAN

Somerset
DEVELOPMENT COMPANY



WOMEN'S HOUSING COALITION

twopoint

2001 PARK AVENUE



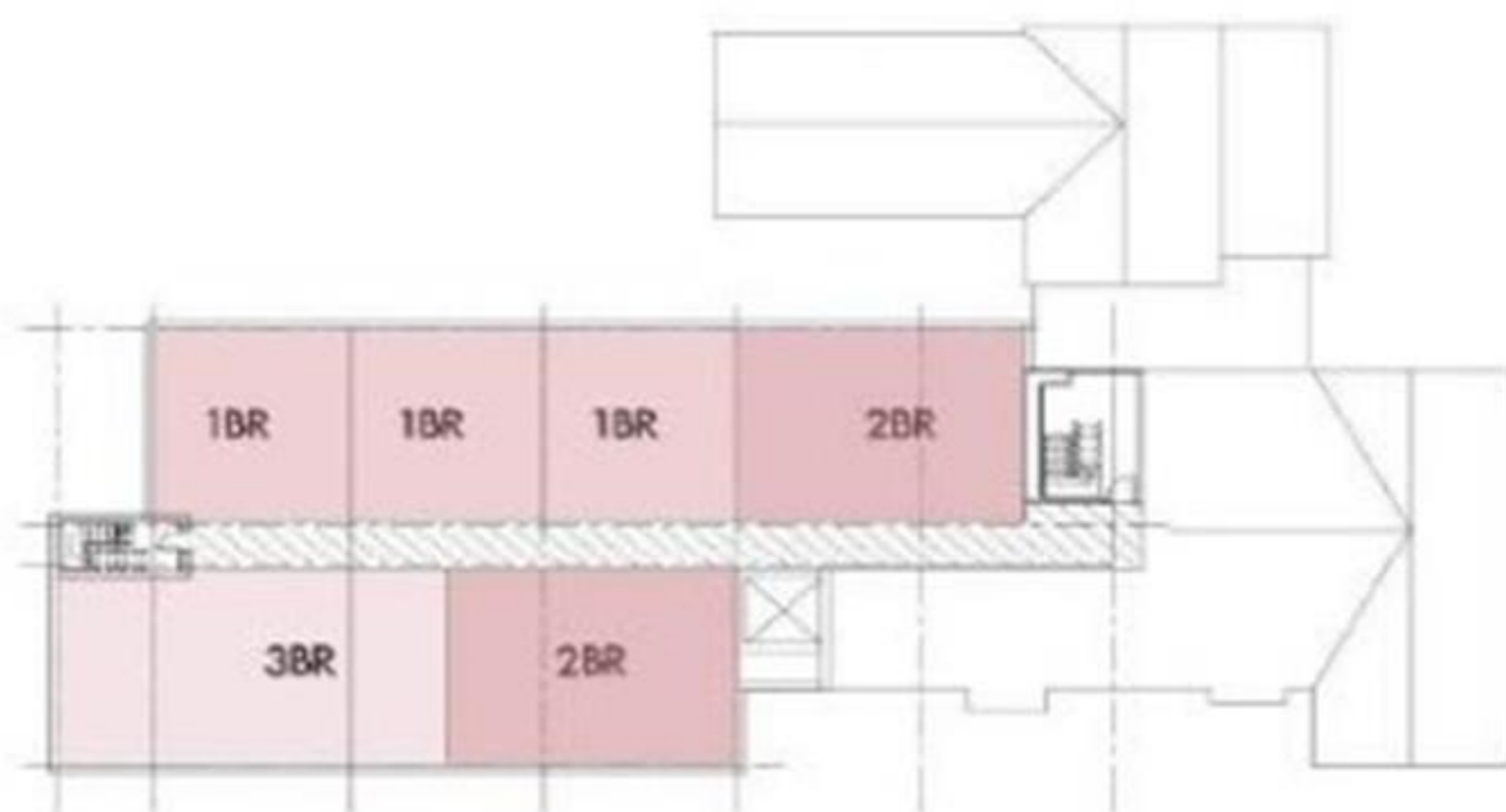
BASEMENT LEVEL



LEVEL TWO



LEVEL ONE



LEVEL THREE & FOUR

Somerset
DEVELOPMENT COMPANY



twopoint

Summary

- Create **26** units of affordable housing and **revitalize the Dell** as a welcoming, shared space
- **Honor the Historical Elements of 2001 Park Ave** and respect the historical significance and commitment of the **Mount Royal** neighborhood
- Partner with **Women's Housing Coalition** and **St. Francis Neighborhood Center** to ensure future residents' needs are met and the community is supported
- Estimated Project Completion: **End of 2025**

Questions?