



COPPIN HEIGHTS COMMUNITY DEVELOPMENT CORPORATION

Communiversality

Look Inside West Baltimore.

ASH-CO BRIDGEVIEW COPPIN HEIGHTS EASTERWOOD EVERGREEN MATTHEW A. HENSON MONDAWMIN ROSEMONT

2010 - 2011 ANNUAL REPORT EDITION



INSIDE	
A DYNAMIC YEAR	2
THIS YEAR'S HIGHLIGHTS	3
ABOUT THE CHCDC	4

PLUS MORE



Dr. Rodwell speaking with Baltimore City Mayor, Stephanie Rawlings-Blake during the CDC Westside Renovation groundbreaking.

A Dynamic Year

Dear Friends,

On behalf of the Coppin Heights Community Development Corporation's Board and supporters, we would like to welcome you to our first Annual Report under our new administration and staff.

Our affiliate partner, Coppin State University is a Historically Black University with a long standing commitment to a quality academic life for its students and a quality community life for its surrounding residents. Coppin's distinguished faculty ensures that the students receive the enrichment they need to further their life-chances, and her partnership with the CHCDC ensures that the community is benefited by many resources which come as a result of being a major economic engine in West Baltimore.

This has been a good year of work at the CDC. Of the many highlights featured in this report, the most important is the near completion of Phase I, which called for the provision of three new units of homeownerships for families. On January 10, 2011 we celebrated the beginning of construction these new homes. Additionally, the CDC has enhanced and strengthened the revitalization plans by partnering with major West Baltimore stakeholders. Those stakeholders will not only rebuild the bricks and mortar in our neighborhoods, but invest in the economic and social development of our families. This effort, led by the CDC, CSU, and the Mayor and City Council of Baltimore is known as the Coppin Heights Urban Revitalization Partnership (CHURP). The Partnerships' goals are to restore the Coppin Heights Community to its rich heritage, and position it for future prosperity.

We will keep you updated on our progress as these plans unfold. Greater community input in the discussions is sought over the next year as we continue to recruit more neighborhood organization leaders for our steering committee. We need your help! We hope that you will enjoy our report and please give us a call as you see the transformation begun on North Avenue.

Sincerely,

Dr. Gary D. Rodwell & Dr. Kirk Crawley
Executive Director & President, Board of Trustees

THIS YEAR'S HIGHLIGHTS

Winning CHDO Certification

June 2010

Undoubtedly the highpoint of the year occurred when the CHCDC became one of only five city groups to achieve designation as a Community-Based Housing Development Organization (CHDO). What is the significance of CHDO designation? It means that the CHCDC can apply for housing development grants from the city, state and federal governments. These funds must be used to construct housing for low- and moderate-income families in the Coppin Heights/Rosemont neighborhoods. The CHCDC was awarded \$150,000 to begin renovations. Phase I of construction includes completion of three rowhouses on North Avenue adjacent to the Coppin campus with improvements to occupied properties.

The Former Lutheran Hospital and Hebrew Orphans Asylum

July 2010

The building has stood there as long as area residents can remember before Coppin acquired the massive brick building in 2003. It served as Lutheran Hospital and before that; it functioned as America's first Jewish orphanage in 1876, the Hebrew Orphans Asylum. The CHCDC, partnering with Jewish historic preservationists, won a campaign to place the building on the National Historic Registry. In addition to the National Historic Trust, the Maryland Historic Trust and Heritage Fund of Preservation Maryland have provided funds for a feasibility study. In the near future, the building will be renovated to anchor development along the anticipated light rail route.



The historic Hebrew Orphans Asylum circa 1940.

Financial Literacy Workshops at Carver High

August 2010

For five days, freshman at Carver Vocational-Technical High learned about the importance of savings accounts and budgeting. Gretchen Spell of the CHCDC conducted four different classes for 140 students that explained how to establish credit, discussed budgeting concepts and the value of money since high school students need to achieve financial literacy before starting their adult careers.

Easterwood Park Restoration

October 2010

The CHCDC secured \$25,000 from Baltimore City and Healthy Neighborhoods to complete Phase I renovations to Easterwood Park. Picnic tables, benches, and grills along with tree-planting have made the wheel-chair accessible park the place to gather in good weather.



Volunteers enjoying refreshments at the Easterwood Park Restoration.

Healthy Homes Expo

November 2010

Coppin Heights held its first Healthy Homes Expo on November 6th. The event included financial literacy and home ownership, but was a collaborative effort that allowed us to coordinate with multiple Coppin State University divisions including the Health and Wellness Center, the School of Nursing, and the Rosemont Community Computer Center. Services offered included mortgage loan assistance, credit evaluations, household financial literacy training, blood screenings and blood pressure testing, cardiovascular health training, and utility options.

The CDC looks forward to presenting the expo again this year, and we feel very strongly about trying to connect the broader greater Coppin Heights neighborhood with the CSU campus to create a true sense of community.



Coppin Heights Urban Revitalization Partnerships (CHURP)

Audit for Year Ending June 30, 2010

REVENUE:

Grants	\$ 96,037
Interest	321
In-Kind Contributions	49,340
Other	2,519

TOTAL REVENUE 148,217

EXPENSES:

Program Services	151,509
Support Services	56,779

TOTAL EXPENSES 208,288

CHANGE IN NET ASSETS (60,071)

EXTRAORDINARY ITEMS:

Loss on Sales of Asset	226,338
------------------------	---------

CHANGE IN NET ASSETS AFTER EXTRAORDINARY ITEMS (286,409)

NET ASSETS (BEGINNING OF YEAR)

As previously reported	668,995
Adjustment for understatement of expenses	(24,461)

BALANCE AT BEGINNING OF YEAR (RESTATED) 644,534

NET ASSETS (END OF YEAR) \$ 358,125

About Us

The Coppin Heights Community Development Corporation (CHCDC) is a 501 (c) (3) not-for-profit organization established in 1995 by Coppin State University to advance the broader community improvement/neighborhood revitalization agenda for the Greater Coppin Heights/Rosemont Community.

Our Mission

The mission of CHCDC is to be a catalyst for suitable and affordable housing for low to moderate income residents by stimulating economic development within neighborhoods immediately adjacent to CSU. This is done through the establishment of social, economic, educational, and affordable housing development initiatives that collectively increase the stability and sustainability of the community.

Staff

Dr. Gary Rodwell	Executive Director
Ms. Vernice Turner	Executive Administrative Assistant
Ms. Gretchen Spell	Financial Literacy Director
Ms. Wendy Blair	Development Consultant
Ms. Lynette Locke	Healthy Neighborhoods Coordinator/ Outreach Associate

Board of Directors

Dr. Kirk Crawley	President
Dr. Marjorie Miles	Vice President
Prof. Hyacinth Ezeka	Treasurer
Ms. Kim Welch-James	Secretary
Reginald Exum	Ex-Officio
Randy Hall	Ex-Officio
Dr. Gary Rodwell	Executive Director-Ex Officio
Mr. Robert Hunt	
Mr. Herman Pittman	

Phone: 410-951-3622
Fax: 410-951-3623
chcdcinfo@coppin.edu
www.coppin.edu/chcdc