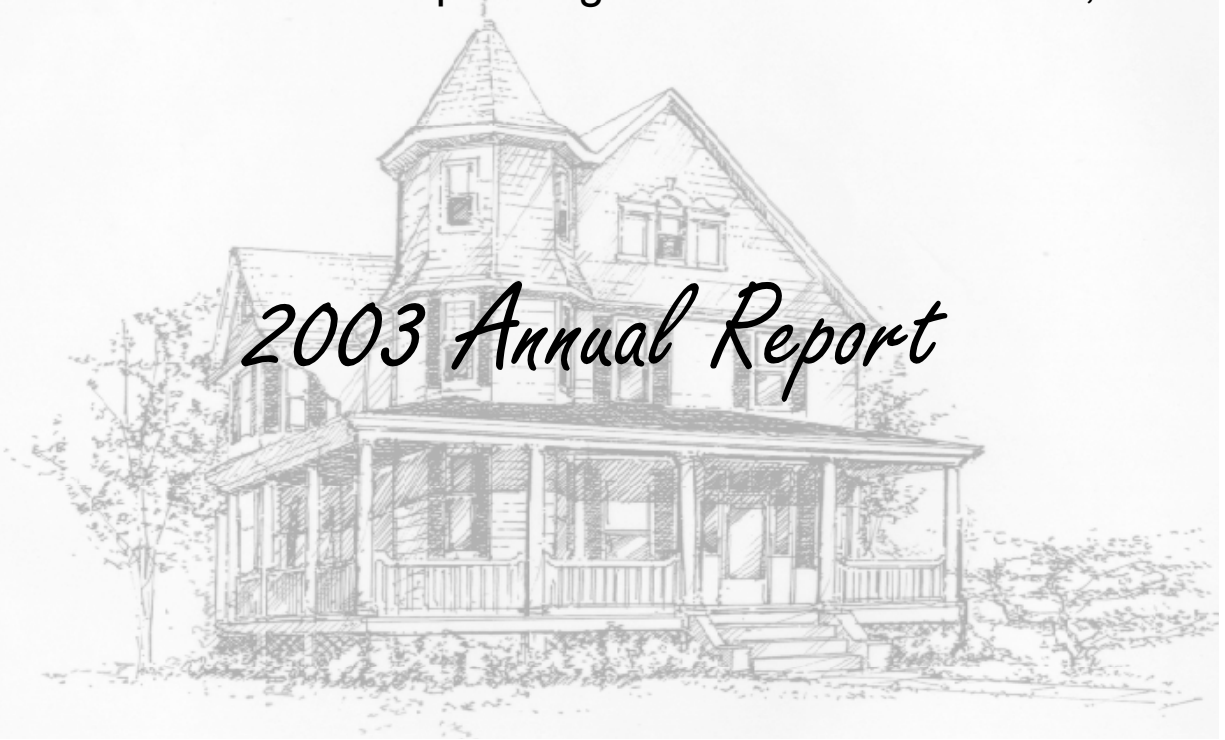


H arford R oad P artnership & N eighborhoods of G reater L auraville, I nc

2003 Annual Report



Letter From The President

Dear friends and neighbors:

The Board of Directors and staff of the Harford Road Partnership/Neighborhoods of Greater Lauraville, Inc. (NOGLI) hope that you will find useful this Annual Report of our activity in 2003. We continued to work on both residential and commercial development issues for the six neighborhoods comprising Greater Lauraville – Arcadia, Beverly Hills, Lauraville, Moravia-Walther, Morgan Park, and Waltherson.

Activities and accomplishments during 2003 are listed elsewhere in this report. I want to take this opportunity to highlight a few and to mention other important developments in NOGLI during this year.

Thanks largely to the excellent work of NOGLI's Co-Director, Lauren Voos, and our volunteer Community Review Panel, the Baltimore City Council adopted an amended Urban Renewal Ordinance for the Greater Lauraville segment of Harford Road. This provides tools for the community to work with the City and with businesses to attract and retain commercial entrepreneurs as well as to maintain and upgrade the appearance of the corridor. Among other things, this means that the City will take concrete steps with us to develop key commercial properties on the corridor this year.

I am also pleased to report that NOGLI and the City's Department of Housing and Community Development made great strides in 2003 in working together on housing code enforcement. Together with our low-cost home improvement loan program with our partners Slavic Federal Savings Bank and the Abell Foundation, this not only directly improves the quality of life for current residents, but also enhances our efforts to attract new homeowners. Along with our residential marketing work, these activities have contributed to building a long waiting list of prospective homebuyers and to rising real values in our community.

A new initiative for us in 2003 was the Northeast Community Services Project. This focuses primarily on addressing needs and concerns of senior Greater Lauraville citizens. With support from the Baltimore Community Foundation, Enterprise Foundation, and Maryland Affordable Housing Trust, we have begun working with seniors, providing direct services as well as grants for home repairs and improvements. Tara McDonald hit the ground running and has done a wonderful job directing this activity.

As it has with many nonprofit organizations, funding has been a challenge. Early in the year, staff volunteered to take pay cuts. The organization likely would not have survived without their initiative on this. Late in the year, as our funding situation improved, we were able to reimburse them.

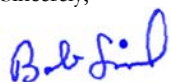
We also took a hard look at ourselves organizationally in 2003. Beginning in 2002, six other Northeast Baltimore neighborhood associations expressed interest in joining NOGLI. Throughout most of 2003, an *ad hoc* committee examined the pros and cons of such expansion. We went to our six constituent neighborhood associations for guidance. In the end, four associations favored expansion and two opposed it. The Board had hoped for consensus on a decision and therefore tabled the issue. I personally hope that we will take another look soon. We also created a Community Relations Committee to address issues in that realm.

In November, the leadership of the Lauraville Improvement Association, having decided that I no longer acted effectively for the LIA on the NOGLI Board, replaced me as their representative. Because the NOGLI Bylaws require that the President be a neighborhood association representative, I stepped down as President. In December, the NOGLI Board elected me as an at-large member and as Acting President into April 2004. My term as President would have expired anyway in April and I now look forward to continuing as an at-large member of the Board.

Many people have contributed to NOGLI's success. As many of you know, Jeff Sattler, along with folks from the six neighborhoods, began the process of creating NOGLI several years ago, while he was President of the Lauraville Improvement Association. Once NOGLI received initial funding, we hired Jeff as Executive Director. His vision, energy, creativity, and commitment to the community made NOGLI possible. On Jeff's initiative in early 2004, he and the Board of NOGLI agreed to part ways. We wish Jeff the best in his new endeavors. Co-Director Lauren Voos stepped in as Interim Director. During Lauren's maternity leave, Tara McDonald has been serving as Acting Director. With support from the Goldseker Foundation and the Enterprise Foundation, we have begun a process of organizational visioning and strategizing and hope to use that as a basis for hiring a new Executive Director in the coming months. We have huge confidence meanwhile in the ability of Lauren and Tara to operate NOGLI.

For me, it has been a privilege to represent the Harford Road Partnership/Neighborhoods of Greater Lauraville, Inc. and I will continue to contribute what I can as an at-large Board member. I sincerely believe that strong neighborhoods in Northeast Baltimore will benefit not only the residents and businesses in these neighborhoods, but the Baltimore community as a whole. I thank the staff and Board members, past and present, for their work to strengthen our community.

Sincerely,



Robert Seidel, President

Organizational Information

History-

The Harford Road Partnership (*HARP*) was founded in 1995 by community activists to address the decline of the commercial corridor. Similarly, the community associations of Arcadia, Beverly Hills, Lauraville, Moravia-Walther, Morgan Park and Waltherson came together to start the Neighborhoods of Greater Lauraville (*NOGLI*) to deal with residential issues.

In September of 2001, HARP's board approached NOGLI about merging the two organizations. After careful consideration by both boards and with the backing of all of our community associations, we moved forward with the merger. With our newly combined board of directors and a revitalized spirit that harkens back to the early days of HARP, we are once again poised to be a model community development corporation.

Mission-

The Harford Road Partnership (HARP)/Neighborhoods of Greater Lauraville (*NOGLI*) is a joint project of the six northeast Baltimore City communities of Arcadia, Beverly Hills, Lauraville, Moravia-Walther, Morgan Park & Waltherson. Its mission is to improve the quality of life in Northeast Baltimore by addressing residential, commercial and related issues.

Goals & Objectives-

HARP/NOGLI is an effort to develop strategies and resources for Baltimore middle-class neighborhoods that have, in recent years, not been eligible for government attention on development issues. These neighborhoods are not in need of massive renewal, but are showing vulnerabilities. Our approach derives many elements from successful models used in other cities, most notably Battle Creek, Michigan's Healthy Communities Initiative. The four key elements of this program:

- Provide resources to finance home ownership as a tool to develop resident leaders, build homeowners' assets and raise housing standards;
- Lend money at attractive rates for property improvements to increase good repair and maintenance standards and to involve a broad base of current residents;
- Organize proactively to build the social fabric, identify new leadership and enhance and promote our neighborhoods' positive image; and
- Convert negative conditions to sustainable community assets by involving neighborhood institutions fully in neighborhood renewal.

2003 Income & Expenses

Harford Road Partnership and
Neighborhoods of Greater Lauraville, Inc.
January through December 2003

	Total
Ordinary Income/Expense	
Income	
SunTrust Foundation	\$ 5,000.00
Enterprise Foundation	82,380.22
Government Grants	44,050.26
Baltimore Community Foundation	9,500.00
Community Development Block Grant	912.64
Individual Donors	8,430.88
Board Member Donations	200.00
Community Association Donations	480.00
Neighborhood Business Donations	3,540.00
Utility Reimbursement	230.00
Interest Income	80.62
Total Income	154,804.62
Expense	
Wages	100,833.06
Employee Benefit Expenses	12,897.89
Rent	7,200.00
Accounting	1,811.25
Insurance	1,350.00
Utilities	2,129.78
Telephone	1,843.63
Maintenance	1,297.10
Office Supplies	619.18
Postage	644.01
Office Equipment Purchased	1,108.85
Office Equipment Lease	763.74
Printing & Publications	8,147.63
Travel	478.03
Professional Fees	3,750.66
Meetings	511.56
Seminars & Training	700.00
Miscellaneous	1,655.48
Program Expenses	6,176.50
Total Expenses	153,912.35
Net Ordinary Income	892.27
Net Income	892.27

Donors

Arcadia Improvement Association	Mark Millsbaugh
Affordable Properties	Sarah Miranda
Mike Bishop	Moravia-Walther Improvement Association
Bob Brown & Lynn Kramer	Morgan Park Improvement Association
Dave Pugh Design	Jack O'Dell & Segrid Pearson
FS Amoco	Victoria Pennachia
Penny George	Quality Building
Mike Greenway	Kathy Rogers
Heather Henthorne	Marianne Sawicki
Mike Hilliard	May Ruth Seidel
Jeanne Jankowski	Robert Seidel
Ilen Kennedy	Jack Weber
Lauraville Improvement Association	Laura Williams
Byron Merrick	Jamie & Annette Wilson

Board of Directors

and Delegates 2003

Officers

Robert Seidel— Acting President
George Frazier— Vice President
Mike Bishop— Vice President
Mark Millspaugh- Secretary
Osborne Dixon - Treasurer

At Large

Mike Hilliard - HARBEL
Cathy Brennan
Patricia Zimmerman— Slavic Federal

Community Representatives

ARCADIA- Mark Millspaugh
BEVERLY HILLS— Anthony Mezatasta
LAURAVILLE— Kim Lane-Ryer
MORAVIA-WALTHER— Lisa Smith
MORGAN PARK- Osborne Dixon
WALTHERSON— Kathy Rogers

2003 Staff

Jeff Sattler—Executive Director
Lauren Voos—Co-Director
Tara McDonald—Project Director

2003 Volunteers

Mark Millspaugh
Mailene Kelly
Robert Seidel
Lisa Smith
Osborne Dixon
Jack Weber
George Frazier
Pat Zimmerman

Michael Bishop
David Penney
Jody Landers
Paul Voos
Charles Devaud
The Wilson Family
Carl & Jane Zeman
William Alston

COMMUNITY REVIEW PANEL

Wesley Blickenstaff	Linda Doughty
Elizabeth Elliott	Dorothy Stone
Anthony Mezatasta	Betty Lyle
George Frazier	Dave Desmarais
Joanne Hobbs	Sandy Hain
JoAnn Trach Tongson	Bob Wolf
Mike Hilliard	Kevin Cleary

2003 NOGLI Accomplishments

RESIDENTIAL

Attended Liquor Board hearings on behalf of communities
Served on the Baltimore Flipping & Predatory Lending Task Force
Attended Housing Day in Annapolis
Attended numerous Zoning hearings for community
Testified on behalf of communities at numerous housing court trials
Hosted a Schools Forum to discuss educational opportunities for our children
Met with Greater Baltimore Alliance to discuss partnerships
Participated in Operation Crime Watch's First Annual Conference
Average Sales Price is up 22.67% from 2001 to 2003
High-end Sales (\$125k and up) have gone up 163+% 2002 to 2003
High-end Sales (\$125k and up) have gone up 733+% 2001 to 2003
Brought in **13 new out-of-area buyers to NOGLI area**
54 rehab & housing counseling sessions
350 names on our community email list **(a 42%+ increase from 2002)**
117 names on our **NewBuyers email list**
Met with Baltimore Housing & Community Development for better code/zoning enforcement
Met with NE District police to discuss crime issues in the area
Established, funded and hired staff for our new **NE Community Services Project**
Worked with 25 seniors in the first two months of the program
Attended the 6th Annual Governor's Conference on Housing
Facilitated 15 rehab loans totaling \$229,641
Applied for and received a Community Legacy grant to expand the NOGLI Rehab Loan pool
Applied for and received a Maryland Affordable Housing Trust grant of **\$25,000 to be used for low-income senior housing repair.**

BUSINESS

Hosted Community Review Panel (CRP) meetings
Hosted Road Redesign (Harford Road Median) planning meetings
Facilitated Community-Wide meeting on Road Redesign
Facilitated Community-Wide meeting on Urban Renewal Plan (URO)
Testified at Planning Commission for URO
Worked with BDC & City Council to get the **URO passed.**
Began the process for creating a Safety Plan for the Lauraville Business District and NOGLI residential area
Hosted A planning meeting for the upcoming Safety Plan
9 less vacant commercial properties since 2001
Met with Baltimore Development Corporation (BDC) to discuss future of Harford Rd
Worked with BDC to successfully expand Harford Rd **Enterprise Zone**
Met with BDC to discuss Neighborhood Survey Pro as a future project
Met with York Rd Partnership for future collaborations and provided technical assistance for their master planning charrette
Assisted 5 new businesses on Harford Rd.
Helped promote the newly re-opened Montebello Deli by posting menu and other information on our web site.

MARKETING

Met with Greater Baltimore Board of Realtors (GBBR) to discuss partnership
Attended Healthy Neighborhoods Initiative (HNI) monthly meetings
Conducted an on-line survey about NOGLI's programs to garner public input
Attended the LISC Main Street Forum in Philadelphia
Attended the EF Networking Conference
Hosted Focus Group for Baltimore Neighborhood Indicators Alliance (BNIA)

Partners

Enterprise Foundation
Slavie Federal Savings Bank
The Abell Foundation
HARBEL
Lauraville Business Association
State of Maryland Department of Housing & Community Development
Baltimore City Department of Housing & Community Development
Baltimore Community Foundation: Fund for the Aging
SunTrust
Maryland Affordable Housing Trust
The Haven
Safeway



LAURAVILLE BUSINESS ASSOCIATION

