Annual Impact Report 2019

YOU ARE THE KEY.

TOGETHER, WE ARE CHANGING LIVES.

Cornerstone Community Housing, Inc.
www.cchbaltimore.org
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Cornerstone Community Housing is dedicated to assisting men experiencing homelessness who want to change their lives and to changing community attitudes toward homelessness.

**Programs**

**Earl’s Place**, our transitional housing program located in Baltimore, is named for Earl Johnson, a homeless Baltimorean who was a guest and volunteer for the Supper Club soup kitchen (originator of Earl’s Place) until his death. Earl’s Place provides supportive housing for 17 men recovering from addiction and homelessness. The program provides the following:

- **Housing that is safe, clean, and secure.** Each resident has a room and access to shared common areas and kitchen. Concerns of homelessness, such as having a place to sleep, shower, and keep belongings, are alleviated.
- **A stable address.** Earl’s Place provides a legal address for residents where they can receive mail and phone calls.
- **Support from a case manager.** Residents receive guidance in developing short and long-term goals; locating health care, education, and job training; addressing addiction problems, and moving to permanent housing.
- **Time to address and reverse individual causes of homelessness.** Residents may remain in the Earl’s Place program for up to two years.

**Prospect Place** is a Housing First, HUD-supported permanent housing program for low income men who are chronically homeless and have physical disabilities. Located in Rosedale, the program is owned and operated by Cornerstone Community Housing. The program provides the following for the 12 residents:

- **Permanent safe, secure, and supportive housing.** Prospect Place has 12 efficiency apartments for single men coming out of chronic homelessness. The residents share a large communal living area and laundry facility. The apartments and common areas meet ADA accessibility guidelines.
- **Support from a case manager.** Residents receive assistance with locating health care services, adjusting to living in permanent housing, and addressing individual needs.
CCH OUTCOMES, 2019

A total of 39 men were housed at Earl’s Place in 2019. Of these, 18 residents completed the program and moved to permanent housing. Four men left the program before completion.

Dante (left) and Bobby (right) are representative of the men who successfully reach their goals and find a home of their own. Congratulations to them and their fellow residents.

One of the newer Prospect Place residents moved in December 24, 2019 after about a year at the Westside Shelter. F.S. is 54 years old and suffered a stroke in 2014. He continues to have some mobility problems, uses a four-prong cane, and a leg brace. He moved into the accessible unit and says that having his own apartment gives him the freedom to learn new skills, build his confidence, and focus without distractions.

A total of 13 men had permanent housing at Prospect Place in 2019. At the end of the year, there were 11 residents and one vacant apartment. Sadly, one resident passed away in 2019. Five formerly chronically homeless men have been in continuous residence since Prospect Place opened in 2015. Pamela Pryor, the case manager at Prospect Place, works tirelessly with the residents to set goals and locate resources to make their lives as positive and productive as possible.
My name is Danney J. Hall. I’m writing to you today to talk a little about my process in recovery.

I started my journey on February 1, 2018, which by the way was a check day. This was my second time around trying to get it right. See, the first time I went into treatment I quit after four months. I stayed on the streets for another four months, homeless and getting high, not caring about anything that matters. This is my fourth time in recovery. I missed something the other three times.

But now I know I got it right. Everyone says there is a feeling you get when you are ready to change your life around for the better.

I stayed an extra two months in a treatment program. While I was there, I managed to accomplish quite a few things. I received several certificates for completing certain classes and groups. I received my birth certificate, social security card, and Maryland State ID which, by the way, I never had. When I finally came to Earl’s Place about 18 months ago it was really the best decision I could have made.

While here I would say my focus has been on going to Narcotics Anonymous (NA) meetings, gaining employment, saving money, and not using drugs or alcohol. Since Earl’s Place is a laid back, healthy environment, it allowed me the time I needed to accomplish some goals. I’m pleased to say that the staff at Earl’s Place are heaven sent. I am talking from the Executive Director Sheila suggesting that the clients save money, be in some kind of group and or be working while there, to the Case Manager Jim working with you to put applications to different jobs and assisting you with important appointments. Also, the program’s house managers, Renard and Champ, gives every client chores to learn and maintain some type of responsibility for when you exit the place.

Being at Earl’s Place allowed me the time to get into a job training program through The Department of Rehabilitation Services (DORS). I completed the classroom portion and earned a certificate. Then I went through the paid job training program at Goodwill and completed that with another certificate in hand. Now I’m gainfully employed at Goodwill Industries full time. Earl’s Place has a maximum time period of two years, so you have no excuse to not leave with a few accomplishments under your belt. This is just a little of my success story while at Earl’s Place and in recovery.

In closing let me say, there are plenty of treatment centers and transitional houses, but there is only one Earl’s Place. I highly recommend it. - Danney
HIGHLIGHTS AND HAPPENINGS

There are so many congregations, corporations, organizations, and individuals who were a part of our lives in 2019. A special thanks to everyone for sharing your time and support with us. Here are a few examples.

We had a front row seats to a presentation of Antigone thanks to the Center Stage Mobile Unit who turned our common area into a stage.

We enjoyed meals with various congregations including Zion United Church of Christ (UCC), Perry Hall, United Evangelical UCC, and Towson Unitarian Universalist Church.

Ravens Roost #69 joined us for our annual afternoon of football and food. Sakina Stamper organized a Father’s Day cookout, and the CCH Board of Directors joined us for a holiday meal.

St. John’s Grace UCC and the Canterbury Ringers held a concert and fundraiser for Earl’s Place.

We enjoyed another year of art and conversation (our 6th) with Phaye Poliakoff-Chen and students from Goucher College and once again celebrated the end of our time together with an art show at the college.

The Earl’s Place men visited various groups and congregations to speak about CCH, homelessness, and the importance of community support. One event stands out. Michael and Donald attended the service at Zion UCC Perry Hall. When Donald was finished talking, he asked if he could play the piano and regaled us all with a song.
We worked with **FatCat Studios** to “update our brand” including changing our name and logo and providing a new and improved website, www.cchbaltimore.org. **Make-A-Mark** volunteers helped us redesign our letterhead and print newsletter layout.

**Jim Carey**, our Earl’s Place case manager, left us for another job last year. Fortunately for us, he found that he really missed CCH and returned.

**Rana Bickel** joined as a Sondheim Nonprofit Leadership Program intern. **Ayaka Kumara** later joined us as a volunteer while she studies English at the Notre Dame English Language Institute and her husband worked on a degree at Johns Hopkins University.

Thanks to a grant from **PNC Charitable Trusts**, a donation of artificial turf from **SynLawn**, and landscaping tools from the **Baltimore ToolBank**, **Jim Carey**, along with some help from **Renard Noble** and the residents, transformed our back yard at Earl’s Place.

And then there was tutoring, all kinds of in-kind donations, Alcoholics Anonymous meetings, expungements with **Homeless Persons Representation Project**, and more.

**Nando’s Fells Point** donates food every week and the employees also did a special collection for the men.

**Thanks again to everyone** who supported us in 2019. We are truly grateful.
Approximately 50 volunteers did everything from helping with registration, to working on the course, to helping with the after party and clean up. 534 runners and walkers participated in the 2019 Resolution Run, raising more than $7,500 to provide housing and services for men experiencing homelessness.
OPENING DOORS ANNUAL DINNER, 2019

As we moved to the fall, the Opening Doors Dinner and World Homeless Day gave an opportunity to share what has been accomplished and the need that continues.

Thank you to Jennifer Knighton who handled the position of emcee seamlessly again this year, Dr. Karsonya Wise Whitehead who provided the keynote address, Dante E. who shared about his experiences at Earl’s Place, and a room full of generous and compassionate supporters. Of course, we cannot leave out our Board members, committee volunteers, and everyone else who helped make the evening such a success. We raised $27,000 to support the costs of providing housing and case management to the men of CCH.

A special thank you to our Opening Doors sponsors:

Johns Hopkins University & Medicine
Quiana Mondowey

Geri Mondowey
Julian B. Willis III

Flowers & Fancies Floral Decorators for the flowers,
Shawan Fine Wine & Spirits for providing the wine,
Greg Satorie- Robinson for the music, and,
LOOKING FORWARD

Annually we have been selecting a word representative for Cornerstone Community Housing. In 2019, it was POSSIBILITY. In 2020, it is PATIENCE. 2020 has presented a lot of surprises and challenges. CCH has and will continue to adapt to the situation while remembering to be open to possibilities, positivity, and patience.  

Speaking of possibility …

During one of the resident house meetings, we were talking about what “possibility” meant to each of the men. There were lots of answers as you would expect: getting a job, moving into permanent housing, the kinds of positive things that we strive for at CCH.

But one man stopped everyone in their tracks when he said, “There is a possibility that I might use again”. This changed the mood of the meeting. But it’s true isn’t it? Not all possibilities are positive. We cannot ignore the fact that not everyone will be successful or reach their goals. This is where “patience” and remaining committed to our mission comes in.

Fortunately, the man who made this statement, Frank, is doing well. He is sober and moved to his own housing this year. Facing possibilities, negative and positive, is often a good way to keep you focused and heading in the right direction.

Rodney, David, William, Brian, Dante, Ralph, Kenny, Ray, Ryan, Mikial, Jonathan, Bryant, Ronald, Nick, Bobby, Dwayne, Steve, and, Donyae all met their goal of moving to permanent housing in 2019. And of course, this type of success this will repeat over and over again with more and more men. This is all thanks to you. Your support makes positive opportunities for the men of CHH possible. We cannot continue this work without you.

Have you thought of possibilities for your engagement with Cornerstone Community Housing? Volunteering, serving on our Board, and your financial donations all help make it possible to carry out our mission. Together, we will continue to change lives by offering “HOPE, HELP, and HOME” to homeless men in our community.

Thank you,

Nathan Barbo, Board Chair  
Sheila Helgerson, Executive Director
2019 Financial Highlights

Revenue & Support
unaudited

<table>
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<th>Service</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Total</td>
<td>$312,112</td>
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<tr>
<td>Investment &amp; other Income</td>
<td>$2,786</td>
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<tr>
<td>Rental Income</td>
<td>$148,911</td>
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<tr>
<td>Fundraising events</td>
<td>$67,825</td>
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<td>Grants &amp; Contributions</td>
<td>$312,112</td>
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Expenses
unaudited

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<th>Category</th>
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<td>Total</td>
<td>$422,829</td>
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<tr>
<td>Fundraising</td>
<td>$31,115</td>
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<tr>
<td>Management and General</td>
<td>$98,547</td>
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<tr>
<td>Program Services</td>
<td>$422,829</td>
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</table>

Current Assets       | $222,354 |
Property and Equipment | $3,047,048 |
Other Assets          | $25,879  |
Total Assets          | $3,295,281 |

Current Liabilities   | $111,166 |
Long Term Debt        | $1,604,658 |
Total Liabilities     | $1,715,824 |

Net Assets

<table>
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<th>Description</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Net Assets without donor restrictions</td>
<td>$1,553,578</td>
</tr>
<tr>
<td>Net Assets with donor restrictions</td>
<td>$25,879</td>
</tr>
<tr>
<td>Total Liabilities and Net Assets</td>
<td>$3,295,281</td>
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</tbody>
</table>
Thank You to Our 2019 Friends and Supporters

**Platinum**  
$5,000-$9,999  
Fred & Alison Lohr

**Champion**  
$2,500 - $4,999  
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Matt Beliveau
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Tracy Moffatt
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Keith & Elaine Niemeyer
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Lavina Pfefferkorn
Clara Polcak
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Reckling
Melissa Regan
Loretta Richardson
Robert & Barbara Ridenour
Vernon & Betty Rushing
Glenn & Jessica Schatz
Narine & Donald Schiller
Catherine Schwaab
Thomas & Lindsay Senker
Alexander & Patricia Short
Alexandra Spring
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Carl Stewart
Eleanor Struewing
Claudia Sumler
Colleen Swanson
Edward Szrom
Hayley Thorpe
Barry Vaughan
Michael Ventura
George Waszelewski
Virginia Welsh
Rudolf Werner & Berit Kemper
Eric Wildberger
Lucy Wilkinson
Steve & Joan Wright
Clara & Randy Young
Robert Young
Richard Zapf
Ronald & Carol Zielke

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Anonymous
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Heather Barrato
Karen Bartholet
Janice Bauer
David Bender
Lois & Jim Benson
Robin Berry
Mark & Lori Betch
William Bevans
James & Julia Bonner
Margie Bonnett
Lucy Brady
Joyce Braun
Brett Berliner & Sharon Stowes
Chauna Brocht
Laurie Bulka
Susan Campion
Nancy Canapp
Richard Canter & Alfredo Olivas
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David Chapin
Judi Clage
Kaitlynn Clark
Michael & Teresa Craddock
Amanda Cranfill
Kurt Crisman
Laura & Robert Culbertson
Gordie Davidson
Pat & Marie Delaney
Richard & Carol DeZes
Joy Diggs
Please consider including Cornerstone Community Housing in your will.
In Honor of
Andrew Beliveau
Matt Beliveau

Benjamin Kriders
UCC
Beth O’Malley & Randy Young

Columbia United
Christian Church
Beth O’Malley & Randy Young

Marcia Conlin
Gene & Debra Grosh

Drew Dunham
Larry & Leslie Dunham

Rev. Lloyd Dunham
Larry & Leslie Dunham

Ronald D. McDade, Jr.
Ronald & Carole McDade

Robert Olsen
Marjorie Wazeka

Phaye Poliakoff-Chen
Kathy Flann
Lana Oweidat

Laura Prinn
Susan J. Ward

Jared Wildberger
Eric Wildberger

In Memory of
William and Mary
Bracken
Ann Bracken

Charles Conington
Larry & Leslie Dunham

Elijah Cummings
Sarah Farrant

Dennis & Roberta
Dorsch
Linda Spring

Joan Fogle
Sheila Helgerson & Michael Taurone

Ned Heller
Michael Ventura

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Steven Dean Calahan
Lois Joellenbeck &
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Margaret Diamond
Gene Haynes
Gregory Herwig
Stephen Herwig
Susan Hostetter
Teresa Huber
Rick & Pat Jagielski
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Oakley
Catherine Schwaab
James Steeley
George Waszelewski

Emory Lease
Beverly Simpson

C. Robert Lovett
Eleanor & Donald
Schiller

Virginia Miller
Karen Lovelace
Tara Myers

Frieda Polcak
Leona Youngblood

Homer Riggins, Sr.
Homer & Katherine
Riggins

Francis Simpson
Beverly Simpson

Frank Simpson
Beverly Simpson

Durwood F. Wiggins
Elizabeth Wiggins &
Steve Breckler

Roy Williams
Homer & Katherine
Riggins
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Linda Barclay
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Marsha Brett
James Carey & Angela Papageorgiou
Lois Carrigan
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Marcia Conlin & James Ruckle
April Cox
Patrick Dempsey
B. Marvin Dorsey
Margaret Dunham
David & Imane Egbert
William Field
Andrew & Hayley Frank
Leah Frank
Gerald & Elizabeth Fuss
Ryan Goetz
Marlee Goldshine
Julia Hartenstein
Sarah Hebrank
Sheila Helgerson & Michael Taurone
Tim Heller & Lindsay Bird
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Carol & Thomas Hoffman
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Stephen Jones
Jennifer Knighton
William & Maureen Kristofco
William Kupersanin
Beverly Lewis
Sheila Malenski
Meghan McDonald
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Benita Merrit
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Quiana Mondowney
Sophia Montgomery
Nelson & Sandra Murphy
David Noppenberger
Catherine Oatman
John & Margaret Oliver
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St. John’s Grace UCC
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Char & Earl Schurman
Amy Sens & Heather Moyer
Ryan & Irish Sirmons
Cissy Sparks
Leonard Sparks
Alexandra Spring
Linda Spring
Courtney & Mark Stange-Tregear
Matthew Stubbs & Hannah Gardi
Monica Sweidel
Richard & Diana Voelkel
Susan Walker
Elizabeth Wiggins & Steve Breckler
Jared Wildberger
Foundations and Charitable Funds

Abell Foundation
Robert & Joan Dircks Foundation
Friendly Inn of Baltimore City
Johns Hopkins Neighborhood Fund
John J. Leidy Foundation, Inc.
Kloberdanz Trust Fund

Marian I. & Henry J. Knott Foundation
Miles White Beneficial Society of Ochs Family Foundation
PNC Charitable Trust
The Tumbler Foundation

The Faith Community

Catonsville United Methodist Church (UMC)
Chesapeake Association (UCC)
Govans Presbyterian Church
Hunt’s Memorial UMC
Immanuel UCC
Our Lady of Grace Church

St. John’s Grace United Church of Christ (UCC)
St. Matthew’s UCC
Towson Unitarian Universalist Church
Webster UCC
Zion UCC

Business, Charitable and Civic Organizations, Government, Federated Campaigns, and Community Groups

AmazonSmile Foundation
Baltimore County Dept. of Planning
Central Atlantic Conference UCC
Chesapeake Bay Area Combined Federal Campaign
Combined Federal Campaign of the National Capital Area
Emergency Food & Shelter Program
Exelon Corporation
Facebook Donation Campaigns
Fidelity Charitable
Flowers & Fancies

Gerry’s Tire Auto Service
Maryland Charity Campaign
Maryland Association of Healthcare Executives
Men to Men Fellowship
Ravens Roost No. 69 Security
State of Maryland
Stonebridge Advisors, Inc.
T. Rowe Price Group
United Way of Central Maryland

Every effort has been made to include the correct information. Please let Sheila Helgerson know of any errors or omissions.
Staff
Sheila Helgerson, Executive Director

Earl’s Place
Jim Carey Case Manager
Gary Champ, Residential Monitor
Renard Noble, Residential Monitor

Prospect Place
Gary Champ, Residential Monitor
Darryl Cook, Facilities
Mark Mello, Residential Monitor
Pamela Pryor, Case Manager
Craig Ringgold, Residential Monitor
Frank Waddell, Residential Monitor

Board of Directors
Nathan Barbo, Chair
Eric Miller, Vice Chair
Erika McClammy, Secretary
Tony Parrott, Treasurer

Karen Bartell
Thomas Bond, III
Samuel Fagan
Andrew Frank
Marcus Guynn

AS OF 12/31/2019

Cornerstone Community Housing is a 501(c)(3) nonprofit organization donations to which are tax deductible to the fullest extent allowed by law. A copy of our current financial statement is available on request by contacting CCH at 1400 E. Lombard Street, Baltimore, MD 21231 or 410-522-0225. Documents and information submitted to the State of Maryland under the Maryland Charitable Solicitations Act are available from the Office of the Secretary of the State for the cost of copying and postage.