As we look back on the past year at Cornerstone Community Housing, we can't help but acknowledge the challenges we faced following the three years of the pandemic. We are excited to have things opening up and to resume many of our in-person gatherings.

Above all, we want to express our heartfelt gratitude to each and every one of you for your unwavering support. Your generosity and dedication are the cornerstone of our work, allowing us to continue our mission of providing hope, help, and a home. The year 2022 brought with it a renewed sense of purpose and resilience. We witnessed incredible stories of transformation and hope as our residents, staff, and volunteers worked together to create a strong and vibrant community. It is through your continued support that we were able to make a lasting impact on the lives of those we serve. We remain committed to our core values of compassion, dignity, and respect, ensuring that our residents felt seen, heard, and valued. We created a nurturing environment that offered stability, support, and a sense of belonging. Together, we celebrated the resilience of the men as they worked to rebuild their lives.

As we look ahead to the future, we are excited about the possibilities that lie before us. Our experience over the past year has reinforced the importance of collaboration and connection. We are eager to build new partnerships and deepen existing ones, knowing that by working together, we can make an even greater difference in the lives of those we serve.

In the coming year, we hope to expand our programs and services to reach even more individuals in need. We will continue to invest in our residents' personal and professional development, empowering them to overcome challenges and achieve long-term stability. None of this would be possible without your ongoing support. Your donations, volunteer efforts, and belief in our mission make all the difference. Together, we are creating a future where every person has a safe place to call home. Thank you for being a vital part of the Cornerstone Community Housing family. We are excited about the journey ahead and look forward to continuing this incredible work with you by our side.

Sheila Helgerson, Executive Director
### 2022 AT A GLANCE

<table>
<thead>
<tr>
<th>Cornerstone Community Housing, Inc.</th>
<th><a href="http://www.cchbaltimore.org">www.cchbaltimore.org</a></th>
</tr>
</thead>
</table>

#### Earl’s Place

<table>
<thead>
<tr>
<th>Average Age:</th>
<th>Number of men housed:</th>
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<tbody>
<tr>
<td>53</td>
<td>39</td>
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</table>

- **Moved into permanent housing:** 16
- **Remained at Earl’s Place:** 15

#### Prospect Place

- **Two men have been housed:** 8 years
- **Three men have been housed:** 4 years

- **One man has been housed:** 1 year

- **Two men have been housed:** 3 years
- **Three men have been housed:** 2 years

#### Average monthly income

- **At entrance:** $328
- **At exit:** $1,130

- **One man has been housed:** 7 years
It was great to be back in person for the Opening Doors Dinner. About 130 of us gathered at the Shriners Boumi Temple for a delicious meal, auctions, and a chance to hear both former and current residents of Earl’s Place and Prospect Place share their experiences. Thanks to you, we raised $24,000. Funds which helped move more men from homeless to housed. Billy Bob, one of the former Earl’s Place residents celebrated 21 years of sobriety the following Sunday. He moved to Earl’s Place in 2001 and obtained his own housing in 2002. Much has changed in his life since then. He no longer lives in a tent, he has been to several states, he has flown more than once, and he lost his daughter to an overdose. Regardless of what is happening, he puts his recovery first and always has a positive word of support for everyone he meets.
Learning and Growing With The Men of CCH

Hudson Lui, a former intern at Earl’s Place and the student coordinator for Baltimore First, received a Fulbright Award to teach English in Taiwan for 11 months. Baltimore First is the Johns Hopkins University Center for Social Concern’s (CSC) individualized direct service and volunteering program. On Mondays, you can find students from JHU working with residents of Earl’s Place on improving their computer skills.
New Updates at Earl’s

Earl's Place got a much needed flooring upgrade thanks to Linda Emerick and the United Church of Christ Trinity Trust Fund.

When Carol Hoffman, the long-time office manager at The Marion I & Henry J. Knott Foundation decided to retire, the foundation thought of a unique way to honor her many years of service.

Carol made her first donation to Cornerstone Community Housing in 2002. Since then, she has served on our board, delivered clothes and other items that she and her husband, Tom, donated, engaged her church in donating, participated in our events, purchased gifts for the men for the holidays, and continues to be a generous recurring donor.

The Foundation was aware of Carol’s passion for Earl’s Place and decided to set up the Carol Hoffman Appreciation Fund. I am thrilled to share that $29,500 was raised in support of Carol. Those funds were used to provide a facelift to the exterior of our Earl’s Place building which after 25 years was definitely showing wear and tear.
A STORY OF RESILIENCE

Thomas is one of the men who moved to permanent housing in 2022. He is 68 years old and had been homeless for 6-7 years prior to coming to Earl’s Place.

He grew up in Anne Arundel County, one of four children. His mother died when he was 16. He was married for four years and has three adult children. He lost his last stable housing when his girlfriend died, and he could not afford the rent. Thomas has a history of arrests and convictions, health issues, and untreated substance abuse. He began drinking alcohol when he was 13 or 14, other drugs in his 20’s and developed a full heroin addiction in his 30’s.

He reports he overdosed twice and reached his bottom following the second overdose while at an emergency shelter. He entered substance abuse treatment in 2019. He was in two treatment programs, but neither assisted him with locating housing. He moved to Earl’s Place in February of 2021. While at Earl’s Place, he continued to work on his recovery from substance abuse, addressed his health issues, obtained his identification, and worked with the Homeless Persons Representation Project on expungements. He also focused on himself and his passion for drawing. Thomas describes his experience at Earl’s Place as invaluable.

“Earl’s Place allows you to get a foothold on what you need to do. You’re your own person, nobody’s pressuring you to do anything, you can choose to help yourself.”

In January 2022, Thom moved to a one-bedroom apartment in a senior housing complex in Canton ending his cycle of homelessness and beginning the next phase of his life.
2022 FINANCIAL HIGHLIGHTS

Consolidated Statement of Financial Position as of December 31, 2022 (IN THOUSANDS). Full financial statements are available upon request.

HOW WE SPEND EACH DOLLAR

- Fundraising: $46,162, 6%
- Management & General: $85,195, 12%
- Program Services: $582,367, 82%

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LIABILITIES AND NET ASSETS

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<td>Net assets</td>
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### Thank You to Our 2022 Friends and Supporters

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<td>Brian and Carol Allen</td>
<td>Alyce Burke</td>
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<td>Jerry and Susan Alt</td>
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<td>Thelma and David Flanagan</td>
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</table>

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