



*Building Caring and Compassionate Communities*

# FY20 IMPACT REPORT:

(April 1, 2019-March 31, 2020)

# GREETINGS!

As we enter our 30th year of service next year, we are struck by both how much we have accomplished in the past three decades as well as how much we have done in the past year. This was truly a momentous year for GEDCO. Since the outbreak of the COVID-19 pandemic, GEDCO has been on the front lines—providing compassionate support and critical services during the crisis.

Our FY20 (April 1, 2019-March 31, 2020) accomplishments are outlined in this report, but a few are worth highlighting:

In October, we broke ground on the long-awaited Village Center at Stadium Place. The backhoes, cranes and construction crew are working hard at the corner of 33rd Street and Ednor Road. We anticipate that next January, we will start the process of welcoming the building's first 70 residents and herald the opening of the exciting retail establishments and medical services in the 119,314 square foot building.

In the past year, our Homeless Services and Older Adult areas actively addressed various issues impacting economic prosperity and the quality of life. These issues were Social Isolation for our Older Adult residents and Mental Health and Co-Occurring Disorders (including Alcohol and Substance Abuse). Additionally, during the past few months, volunteers prepared and delivered food every week to 280 residents of Stadium Place, Epiphany House, and Gallagher Mansion, and more than 750 people are visiting the CARES Food Pantry each month for groceries—a 45% increase since the virus outbreak and now available twice a month rather than once a month.

Community Services took the lead in addressing fraud against individuals, especially Older Adults, by third party Utility vendors. This issue was further discussed with our Older Adult residents at Stadium Place during a visit from Congressman Cummings shortly before his death.

Having done all of this in the past year is a fantastic illustration and a testament to how we operate. We work because of you... and for you... and through you. We recognize the value of every member of our community and provide the services that they deserve to live independent, productive and meaningful lives. We are grateful for the support of our 55 member organizations and the 297 volunteers who honor us with their time, energy and commitment. And we appreciate the financial support of the corporations, philanthropies, agencies and individuals who believe in our mission and our work.

On behalf of our board, our members and over 7,000 people we help every year, thank you!



Thomas V. Monahan, Jr.  
President, Board of Directors



Nichole D. Battle,  
Chief Executive Officer

# ABOUT GEDCO



**Reverend Jack Sharp, Founding President**

Relieving hunger, providing housing, responding to short-term financial crises and building self-reliance were the impetus for GEDCO's creation and remain at our core today. GEDCO's mission: In partnership with faith-based and community organizations, GEDCO provides affordable housing, supportive services, and emergency assistance to community residents. Established in 1991, GEDCO's programs serve low income individuals and families in Baltimore.

We work with our program participants to help them envision a positive future for themselves by assisting them with setting goals, and then we either provide directly or link them with the necessary resources they need to accomplish their goals. GEDCO serves people who have faced daunting obstacles and/or cycled in and out of crises. We are absolutely committed to helping them achieve greater stability and self-reliance, and our track record attests to the success of our approach. For 29 years, we have worked in four general areas to achieve this:

Our activities are organized into four main areas:

**Older Adult Services** – GEDCO provides housing and supportive services for more than 500 older adults at *Stadium Place, the affordable retirement community, the Harry and Jeanette Weinberg Senior Housing at the Gallagher Mansion, and Epiphany House*. We offer a wide variety of activities and services through *The Harry and Jeanette Weinberg Senior Center/Senior Network of North Baltimore, the senior center that we manage*.

**Community Services** – GEDCO operates the **CARES** program where we provide food and emergency support for more than 4,000 individuals annually. CARES helps people in crisis avoid evictions and utility cut-offs, pay for costly prescription medicines, stretch their tight food budgets and have access to healthy food choices through our pantry. With our job program, we help unemployed individuals create resumes, conduct job searches, fill out applications, practice for interviews, land jobs and keep their jobs once employed.

**Homeless/Supportive Housing Services** – GEDCO provides housing and supportive services for 79 individuals who are disabled and were homeless. Our homeless/supportive housing consists of the following:

- ***Ascension Homes*** - Three single family houses operating as group homes with supportive services for 20 individuals with chronic mental illness.
- ***Harford House*** and ***Micah House*** – Residential communities serving 59 men and women who were homeless.

**Real Estate Services** – GEDCO undertakes real estate development activities in response to community needs and opportunities. GEDCO is completing the Stadium Place campus with the Village Center, a neighborhood commercial center to serve residents and employees of Stadium Place and the surrounding community. We are also collaborating with other neighborhood groups and nonprofit organizations to advance their affordable housing and community development goals.

# HOUSING

GEDCO develops and provides affordable housing for more than 500 Older Adults and people with special needs. As the lead developer in 5 projects as well as serving as a consultant for 3 projects, GEDCO has secured the financing and has managed the construction or renovation of more than 600 housing units in communities throughout north Baltimore. These projects have significantly contributed to revitalizing the surrounding neighborhoods by turning derelict properties and underutilized spaces into vibrant, attractive living environments.

GEDCO housing is more than just residences; GEDCO supports every resident with programs and access to community resources to help individuals achieve the greatest level of self-sufficiency possible and live healthy, meaningful and joyful lives. For residents who come to GEDCO from shelters or the streets, that process begins with the basics – stabilizing their health, building or maintaining sobriety and understanding the importance of personal responsibility. For older residents, our services help alleviate loneliness and allow them to age in community in a dignified environment. For example, Stadium Place, Gallagher Mansion and Epiphany House residents actively participate in book clubs, regularly meet to play chess, and enjoy gardening together.

In addition, GEDCO helps the City of Baltimore and the State of Maryland meet their goals to end homelessness by providing affordable housing and community services such as job assistance, eviction prevention, utility assistance, and food.



## ***Our Impact:***

In FY20 GEDCO provided housing to over 500 people.

### *For Older Adults*

- Gallagher Mansion – renovated a historic, 1855 mansion with 41 one-bedroom apartments
- Stadium Place – mixed income retirement community on the site of the former Memorial Stadium, with apartments for 500 older adults including:
  - Venable Apartments
  - Venable Apartments II
  - Ednor Apartments
  - Ednor Apartments II
  - Heritage Run
- *For low-income older adults with disabilities:*
  - Epiphany House – a renovated antebellum hotel with 33 efficiency apartments
- *For people who were formerly homeless*
  - Harford House – For 26 men
  - Micah House – For 33 women and men.
- *For people with disabilities*
  - Ascension House – renovated group home for 20 individuals with chronic mental illness



# COMMUNITY AND HOMELESS SERVICES

GEDCO CARES, which is part of Community Services, provides emergency food and financial assistance as well as assists in securing employment.

- GEDCO CARES serves families and individuals in crisis by connecting them with resources that support self-sufficiency, including food and emergency financial assistance services
- More than 190 volunteers work with CARES
- Emergency Financial Assistance Center assists individuals and families with preventing evictions and utility shut-offs and meeting prescription needs
- CARES works with people who face serious barriers to securing and maintaining employment, such as age, low education and criminal records by mentoring them through the process of conducting job searches, creating resumes, filling out applications, practicing for interviews and keeping jobs once employed

## ***Community Services Impact in FY20:***

- GEDCO CARES fulfilled 3,599 requests for food
- 2,075 people (including 729 unique children) and 1,169 households received packages of food and coupons for fresh produce at farmers markets
- 208 households (with 114 children) avoided losing their homes
- 189 households avoided a disruption in their utility service
- 81 older adults received prescription assistance so they did not have to choose between purchasing their medication or buying food
- CARES assisted 172 people complete resumes and helped 139 people obtain jobs

GEDCO addresses some of the most complex challenges facing our city's residents, including homelessness, mental illness, physical disability and emergency circumstances. Our goal is to help people develop the individual self-sufficiency that leads to stable, fulfilling lives. Our Homeless Services area provides housing and services for people who were formerly homeless.

## **The FY20 impact by GEDCO Homeless Services included:**

- 96% of GEDCO residents remained in stable housing
- 85% of residents actively participated in budgeting classes and workshops, including three Homeless Services residents who saved enough money to purchase cars and afford upkeep and insurance
- 10 residents participated in psychiatric rehabilitation programs at area facilities
- Six residents transitioned from GEDCO's homeless services to the Senior Housing Program as a result of services provided
- GEDCO launched a Mental Health Program; 18 residents completed individualized Mental Health Plans and Wellness Recovery Action Plans



# OLDER ADULT SERVICES REAL ESTATE SERVICES

Affordable housing is offered to our Older Adults at Stadium Place (Venable Apts. Venable 2, Ednor 1, Ednor 2), Gallagher Mansion and Epiphany House for Older Adults with disabilities. Beyond GEDCO residences, we create and provide opportunities for older adults to meet, engage and live their fullest lives. GEDCO facilities and programs are filled with educational, nutritional, wellness and social activities that inspire and sustain seniors.

GEDCO Senior Network of North Baltimore (Govans Center for Retired Persons/Senior Network of North Baltimore) is a Baltimore Senior Center that provide participants with high quality exercise classes, legal services, referrals to HUBS (housing upgrade to benefit seniors) program, overnight and daily historical & enrichment trips, and pertinent information and resources relating to health-wellness and fitness. The center opens the way for older adults to get the assistance needed to persist in maintaining an enjoyable and productive lifestyle as they age in community with dignity and respect.

## ***Older Adult Services Impact:***

- GEDCO provides more than 90 lunches weekly through the Eating Together program
- The result of surveys for 2019 show that over 88% of Senior Network participants feel the center has had a positive effect on their lives
- SNNB has seen an increase in membership of over 76 new members during 2019
- More than 25 older adults were referred to the Housing Upgrade to Benefit Seniors (HUB) program for safety improvements for their homes in lieu of needing to move
- More than 300 residents each month enjoyed fresh produce provided by the Maryland Food Bank Pantry on the Go program
- More than 200 older adults participated in daily and overnight trips
- Approximately 1,000 low and moderate-income seniors each year participate in health and wellness activities through GEDCO's varied senior programs, helping them remain healthy and a part of their community

GEDCO undertakes real estate development activities in response to community needs. In addition to completing our own development projects, GEDCO's Real Estate Development team acts as a consultant for other local nonprofit organizations who seek GEDCO's expertise and experience as they lead their own initiatives. These services are a source of revenue and broaden GEDCO's impact in the Baltimore community.



## ***Real Estate FY20 Impact:***

Village Center: In October, GEDCO broke ground for Village Center, a 119,314 square foot building at the southeast corner of Stadium Place at 1100 East 33<sup>rd</sup> Street. This long-awaited four-floor enhancement at 33<sup>rd</sup> Street and Ednor Road will include offices and 70 senior apartments, 14 of which will be reserved for low-income residents. This is being developed in partnership with Community Development. The opening of the building is projected to be up by January 2021.

GEDCO is also investing in the refinancing and rehabbing of our existing portfolio. Currently we are in process of securing funding to make minor physical improvements to Epiphany House and Ascension Homes, and major redevelopment of our Harford House project to accommodate more units.



# MEMBER AND SUPPORTIVE PARTNERSHIPS

## **Member Organizations**

The network of more than 55 faith-based organizations, community organizations, schools, and universities make our work possible. Members of these groups are our volunteers, financial supporters, and advisors. It is only through their commitment to our mission and their active participation that we are able to achieve our goals.

Baltimore Hebrew Congregation  
Baltimore Shambhala Meditation Center  
Beth Israel Congregation  
Beth Tfiloh Congregation  
Better Waverly Community Organization  
Blessed Sacrament Church  
Cathedral of Mary Our Queen  
Cathedral of the Incarnation  
Chizuk Amuno Congregation  
Churches of the Nativity and Holy Comforter  
City Presbyterian Church  
Coldstream/Homestead/Montebello Association  
Delightful Blessings Church, Inc.  
Ednor Gardens/Lakeside Civic Association  
Episcopal Church of the Holy Covenant  
Episcopal Church of the Redeemer  
Faith Presbyterian Church  
First English Lutheran Church  
Friends School of Baltimore  
Govans Boundary United Methodist Church  
Govans Presbyterian Church  
Govanstowne Business Association  
Grace United Methodist Church  
Homewood Friends Meeting  
Huber Memorial United Church of Christ  
Immanuel Lutheran Church  
Kol HaLey Synagogue  
Loyola University  
Medstar Good Samaritan Hospital  
Medstar Union Memorial Hospital  
Mid-Govans Community Association  
New Waverly United Methodist Church  
Northside Baptist Church

## **Member Organizations (continued)**

Northwood Appold United Methodist Church  
Oliver Community Association  
Our Saviour Lutheran Church  
Pleasant Hope Baptist Church  
Presbyterian Senior Living  
Radnor-Winston Community Association  
Roland Park Presbyterian Church  
St. Andrew Lutheran Church  
St. Francis of Assisi Catholic Church  
St. Joseph Medical Center Community Outreach Center  
St. Mark's Evangelical Lutheran Church  
St. Mary of the Assumption Catholic Church  
St. Matthew Catholic Church  
St. Pius X Catholic Church  
Second Presbyterian Church  
Suburban Orthodox Congregation Toras Chaim  
Stony Run Friends Meeting  
Towson Presbyterian Church  
Waverly Improvement Association  
Winston Govans Improvement Association  
Woodbourne-McCabe Improvement Association  
Zion Lutheran Church

## **Volunteers**

Volunteers are the heart and soul of GEDCO. In FY20, volunteers provided 8,134 hours of service at GEDCO programs.

## **Supporters**

To engage our community and build support for our programs, GEDCO hosted a variety of events that shared our success with both new participants and longtime friends. These events included:

- Annual Thanksgiving Tribute at American Visionary Art Museum
- GEDCO Golf Challenge at Eagles Nest Country Club
- Cheers to GEDCO Wine Tasting at The Cathedral of Mary Our Queen
- Volunteer Appreciation Luncheon at St. Matthew Catholic Church
- Football Kickoff at Full Tilt Brewery

# SPONSOR PARTNERSHIPS AND GRANTS

## **We are grateful to the following sponsors of our FY20 events:**

Ballard Spahr  
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Cathedral of Mary Our Queen  
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Ultimate Software  
University of MD-St. Joseph Medical Center  
Willis Towers Watson  
Y of Central Maryland  
Zarren Law Group, LLC

## **We would like to give a special thanks for the following grants received in FY20:**

Baltimore Women's Giving Circle  
Baltimore Rotary Foundation  
Bank of America Foundation  
Bank of America U.S. Trust-Helen Denit Trust  
Brown Advisory  
Church of the Redeemer  
City of Baltimore  
Enterprise  
Goldseker Foundation  
Jacob and Hilda Blaustein Foundation  
Kenneth S. Battye Charitable Trust  
Kaiser Permanente  
The Marion I. and Henry J Knott Foundation  
M&T Bank  
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PNC Foundation  
Somerset Development Corporation  
Southway Builders  
State of Maryland  
Thomas Wilson Sanitarium For Children-Baltimore  
Venable Foundation  
Wells Fargo Foundation



# GEDCO BOARD

## **FY20 Board of Directors:**

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- Michael Maxwell-Treasurer
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- Ruth Silverstone
- Anitra Washington
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- P. Edward Kenny, Jr.-President Emeritus
- Father Joseph Muth-President Emeritus
- Perry P. Savoy-President Emeritus

GEDCO would like to welcome incoming new Board Members for FY21: Mira A, King, Edward Matricardi, Geeta Sharma, and Kenneth Stewart III. We would also like to say goodbye to Beverly Burke, Scott Bissett, and Yvonne O. Moore for their years of service.



FY20 Board (Missing some board members)



Contact us if you would like a Mission In Action Tour. You can visit the various GEDCO communities and programs.

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