



*Building Caring and Compassionate Communities
Since 1991*

Looking Back and Going Forward

FY22 Impact Report

**April 1, 2021 –
March 31, 2022**

Greetings!

A Message from Nichole Battle, Chief Executive Officer & Thomas V. Monahan, Jr., GEDCO Board President

Dear Friends of GEDCO

As GEDCO celebrated its 30th anniversary this past year, we were struck by how much we have accomplished in the community. These last two pandemic years have been challenging for GEDCO and the people we serve. In meeting mission, we saw families who dealt with sickness and death, loss of employment, food insecurity and anxiety from racial injustice. During the pandemic we had to not only pause personally but professionally.

During the pandemic we changed the way we operated and took the opportunity to plan for the future. We completed our 3-year strategic plan starting April 1, 2020, and we are halfway through implementing the strategic plan. Our focus involves increasing our capacity in real estate development and resource development efforts, strengthening the infrastructure of GEDCO, expanding our direct service area, and enhancing program delivery to those inside and outside of our GEDCO communities.

GEDCO continues to provide housing and supportive services to older adults and older adults with disabilities, providing community services, homeless and supportive services, providing opportunities for engagement and socialization, not only developing our properties but helping others with development projects.

“The past fiscal year was difficult for everyone, and GEDCO was no different. Nevertheless, we have much to celebrate. We continued to provide needed services to our senior residents and implemented very successful strategies to keep everyone safe. We celebrated the opening of our newest addition to Stadium Place, the beautiful mixed-use Village Center, including Zen Apartments and retail and commercial spaces. Our newest, on-campus partner, Gilchrist, opened its spectacular hospice center where patients and families are receiving tremendous comfort. Thanks to all our partners and members, GEDCO continues to provide needed services and shelter in Baltimore City. We look forward to the post-COVID future where our role in addressing the community’s needs will be critical.”



*Thomas V. Monahan, Jr.
GEDCO Board President*

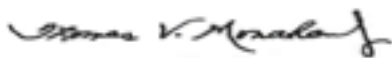
Greetings!

A Message from Nichole Battle, Chief Executive Officer & Thomas V. Monahan, Jr., GEDCO Board President

In partnership with community and member organizations, over 500 volunteers, donors, and foundational support, GEDCO CARES responded to 4,688 requests for food and prevented over 301 families from being evicted. Our Homeless Services staff assisted 11 residents move to Section 8 housing and 4 to unsubsidized housing. We had one Homeless Services resident start their own business. Our Older Adult Services provided over 500 COVID vaccination shots to residents and SNNB members, provided virtual activities, and made 425 wellness calls. In 2021, Gilchrist Center Baltimore and the Village Center were completed. We started renovating our older portfolio and in January 2022, we purchased the new home for GEDCO which will house our main office and CARES. GEDCO celebrated its 30th Anniversary and welcomed a new member organization as well as invited two additional organizations who will soon become member organizations.

Having done all of this in the past year is a fantastic illustration and a testament to how much can be accomplished if we work together. We are guided by our mission and recognize the value of every member of our community, GEDCO appreciates the financial support of the corporations, philanthropies, agencies, and individuals who believe in our mission and our work. We are extremely grateful for the support of our 55 member organizations and the volunteers who honor us with their time, energy, and commitment.

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

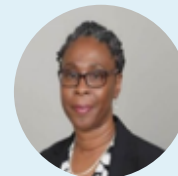


Thomas V. Monahan, Jr.



Nichole Battle

“GEDCO has been so blessed to continue to meet mission through the pandemic. We are extremely grateful to our partners, donors, and volunteers for their support and contribution in addressing poverty, homelessness, housing insecurity, social isolation, hunger, and unemployment. GEDCO is also excited about returning to the community where we began. We look forward to you visiting us at the GEDCO Community Hub this summer.”



Nichole Battle
GEDCO
Chief Executive Officer



Highlights of FY22

FY22 featured GEDCO celebrating its 30th Anniversary, the opening of the Village Center and Zen Apartments, and the William L. and Victorine Q. Adams Gilchrist Center Baltimore.

COVID vaccination clinics were held throughout the year and GEDCO purchased a building to provide a new home for CARES and the GEDCO main office at 401 Woodbourne Ave.



COVID vaccinations were given throughout the year



Gilchrist Center Baltimore Grand Opening Ribbon Cutting



Purchase of 401 E. Woodbourne for GEDCO and GEDCO CARES.



Gilchrist Center Baltimore, a \$15.3 million hospice facility, will open at Stadium Place in Baltimore. Photo courtesy of Gilchrist Center Baltimore.



New tenant at Stadium Place: Village Center featuring MedStar and Dunkin Donuts



GEDCO celebrates its 30th Anniversary



New community at Stadium Place: Zen Apartments

About GEDCO

Our Mission and Vision

Volunteers Were Essential and Appreciated at GEDCO in FY22



GEDCO's Mission

In partnership with faith-based and community organizations, GEDCO provides affordable housing, supportive services, and emergency assistance to community residents.



GEDCO's History

Established in 1991, GEDCO's programs serve low-income individuals and families in Baltimore. 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. 30 years ago, our founder Reverend Jack Sharp (pictured to the right), in partnership with clergy from seven churches of different denominations, established

GEDCO and its essential purpose that we continuously strive to fulfill. With the generous support of our member organizations, partners, donors, volunteers, and friends, GEDCO has been able to build caring and compassionate communities for 30 years and more to come.

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.



Our Impact

30 Years of Housing in North Baltimore

GEDCO provides supportive and emergency services to individuals and families in Baltimore and affordable housing opportunities for more than 500 older adults and people with special needs in our 8 communities in northeast Baltimore. Within the next five years, GEDCO will be creating 300 new units of mixed income housing in Baltimore. These projects have and will continue to significantly contribute to revitalizing the surrounding neighborhoods by turning derelict properties and underutilized spaces into vibrant, attractive living environments.

“The other residents are like my brothers and the staff has always been helpful.”

– Harford House Resident

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 and understanding the importance of personal responsibility. For older residents, our services help alleviate social isolation and excessive living expenses, allowing them to age in community in a dignified environment. For example, prescription assistance ensures older adults do not have to choose between buying food or medicine—they are promised both. Further, in the height of COVID-19, daily wellness checks were performed to all GEDCO residents, social gatherings were time-restricted and socially-distanced, while other activities moved virtual—such as Senior Network’s various exercise classes, educational programs and more, made available to GEDCO residents.



Epiphany House



Harford House



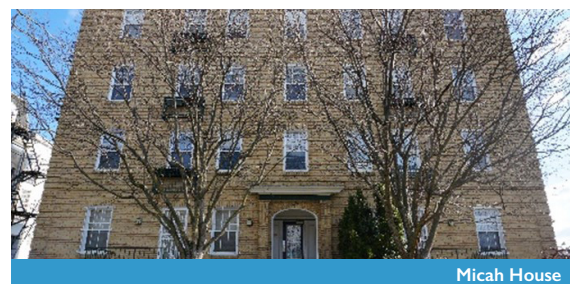
Ascension Homes Apartments



Ednor I Apartments at Stadium Place



Gallagher Mansion



Micah House

In FY22, GEDCO continued to provide housing to over 500 people.

For Older Adults

Gallagher Mansion

Renovated, historic 1855 mansion with 41 one-bedroom apartments that has housed GEDCO residents since 1996.

Stadium Place

Established in 1999, a mixed income retirement community on the site of the former Memorial Stadium, with apartments for 450 older adults including:

- ▶ Venable Apartments I & II
- ▶ Ednor Apartments I & II
- ▶ Zen Apartments, opened in Summer 2021
- ▶ Heritage Run
- ▶ Stadium Place Nursing and Rehab Center

People Who Experienced Homelessness

Harford House

Renovated in 1994, for 26 men.

Micah House

Renovated in 1998, for 33 men and women

For Older Adults with Disabilities

Ascension Homes

Renovated in 1988, 3 renovated group homes for 20 individuals with chronic mental illness.

Epiphany House

Renovated in 1985, a renovated antebellum hotel with 33 efficiency apartments.

For 30 years, we have committed to building caring and compassionate communities, even through the COVID-19 pandemic...



Homeless Services residents and some Older Adult residents received gifts and meals for Christmas as part GEDCO's Holiday Cheer Program backed by donors.



We continued to provide COVID-19 vaccinations to protect our community.



Socially distanced fundraising events helped us secure essential resources.

Since GEDCO's beginning in 1991, we have worked in 4 general areas to achieve our mission...



Older Adult Services



Community Services



Homeless/Supportive Housing Services



Real Estate Development

...this is GEDCO.

Our Impact: Older Adult Services

GEDCO provides housing and supportive services for more than 520 older adults at Stadium Place, the 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.

- ▶ More than 520 older adults are living in safe and affordable housing in GEDCO communities and receive services.
- ▶ During the height of the pandemic, Senior Network was shut down per the City of Baltimore but continued to provide virtual services, in-person programming, and reopened with a membership now over 273 older adults.
- ▶ More than 100 people attended Senior Network virtual programming monthly, and more than 1,200 participate yearly
- ▶ GEDCO Service Coordinators provided contacts and services to about 85% of all residents at Stadium Place, Epiphany House, and Gallagher Mansion. Contacts included the COVID clinics, food and health information distribution, benefits applications, personal assessments, monitoring services, and referrals to other community resources.
- ▶ Walgreens and CVS completed their series of 3 vaccination clinics for more than 300 GEDCO residents, SNNB members and staff assisted by Morgan State University nursing students. MedStar also partnered to provide vaccine clinics.
- ▶ GEDCO was instrumental in starting a stand-by wait list for vaccinations in conjunction with GEDCO surrounding communities. More than 70 older adults received vaccinations as a result.
- ▶ Service coordinators organized a monthly walk for Stadium Place residents.
- ▶ Continuous partnerships with Baltimore City Health Department, Johns Hopkins University School of Nursing, Notre Dame University Pharmacy School, University of Maryland
- ▶ A new 8-week virtual wellness program was implemented with the Loyola Clinical Center to bring mental health programs to both Epiphany House and Gallagher Mansion
- ▶ Weekly meals are distributed through Eating Together at Stadium Place (35 participants) and Epiphany House (15 participants).



Did You Know?

The Centers for Disease Control and Prevention (CDC) has stated that loneliness and social isolation in older adults are a serious public health risk, affecting a significant number of people in the United States, putting them in danger for developing dementia, and other serious medical conditions. A report from the National Academies of Sciences, Engineering and Medicine (MASEM), points out that more than one-third of adults aged 45 and older feel lonely, and nearly one-fourth of those over 65 are socially isolated.

Senior Network of North Baltimore takes these findings into consideration when planning activities, trips, and special events. GEDCO's service providers at Stadium Place, Epiphany House, and Gallagher Mansion also consider the mental health of GEDCO's residents by providing activities and supportive services that address the growing mental health issues of the older population.



Our Impact: 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 employment services program, we help unemployed individuals create resumes, conduct job searches, fill out applications, practice for interviews, land jobs and keep their jobs once employed to become as self-sufficient as possible.

- ▶ 4,688 requests for food fulfilled, impacting 1,454 children.
- ▶ 6,518 Farmers' Market coupons were given out for 32nd Street Farmer's Market and Loyola's Govanstowne Farmer's Market.
- ▶ \$3,595 was distributed for prescription assistance to 59 individuals.
- ▶ \$139,005 was distributed among 301 households for rental assistance, keeping these individuals and families safely housed during the COVID-19 pandemic.
- ▶ 388 households received utility assistance.
- ▶ 85 people were helped during their job search process; 48 jobs were secured.
- ▶ 12,355 bags of food were donated to the food pantry.
- ▶ 353 volunteers donated 4,025 hours helping CARES provide essential services to community members.
- ▶ CARES helped Baltimore residents submit Energy Assistance applications and 70 Emergency Rental Applications (ERAP). GEDCO is now helping people apply for the new Baltimore City water bill assistance program.
- ▶ The CARES Director was trained as a Navigator for the Critical Medical Needs Program at the State Office of Home Energy Programs. This allows GEDCO to expedite Energy Assistance applications for medically vulnerable participants who are facing turn-off. In January 2022, GEDCO CARES used this process to restore power for a family of 6 with an insulin dependent child. The family had a very hard time getting their necessary documents together, but GEDCO was able to get the power restored while they gathered the papers.
- ▶ CARES worked with those facing utility bill cut offs and focused on helping people apply for Maryland Energy Assistance, because the government office buildings were closed to the public and it was hard for many to do the online process.
- ▶ GEDCO had been lobbying for 2 years to get protection for low-income utility customers from third party energy companies. The Maryland Legislature passed a bill that provides protection by stating assistance must meet or beat the standard offer price of the legacy utility company (BGE).
- ▶ CARES families were included in GEDCO's Holiday Cheer in FY22. 8 families received holiday gifts.



“Our big success this past fiscal year has been meeting the challenges of the pandemic. We adjusted all our operations to be able to stay open safely and to meet the needs of the community. We pivoted to prepacking the food bags and distributed them outdoors, while still allowing some client choice. We started delivering food to seniors and others who were vulnerable or unable to travel. Every 2 weeks we sent out approximately 75 bags with the help of new volunteer delivery drivers. We have been able to give out large bags of food because individuals and member organizations have donated so generously a steady supply of frozen meat, eggs, bread, and fresh produce.”

- CARES Staff



Our Impact:

Homeless and Supportive Housing Services

GEDCO provides housing and supportive services for 79 individuals who are disabled and were homeless. Our homeless/supportive housing consists of Harford House, Micah House, and Ascension Homes.

- ▶ No residents returned to homelessness
- ▶ 100% of residents remained stably housed
- ▶ 60% of residents increased their income
- ▶ 8 residents are working, but most residents now have SSI.
- ▶ 45% percent of residents participated in substance abuse treatment
- ▶ 100% of the residents had access to food at both programs. An average of 45 residents participated in the dinner program.
- ▶ Approximately 52% of residents participated in mental health counseling
- ▶ 85% of residents met with counselors on a regular basis
- ▶ Staff assisted 15 residents in obtaining mobility
- ▶ Homeless Services Staff partnered with CARES to do on-site job trainings
- ▶ Collaborations with Loyola Center for Social Justice returned to offer programming to both Micah House and Harford House
- ▶ A Harford House resident was successfully transitioned to a senior apartment. The program assisted him with obtaining furniture and preparing him for the move.
- ▶ Dr. Howard Eisenberg of HSI provided on-site mental health to residents at both programs. He helped a resident work through the trauma of losing his arm and working with pain management.
- ▶ One long time Harford House resident obtained a one-bedroom apartment at Bolton House.
- ▶ Harford House staff was able to get community letters supporting the expansion of Harford House from 26 single occupancy units (SRO) to 33 efficiencies. GEDCO was able to secure a zoning variance for the future renovations.



“Sometimes just being there can make a difference. Harford House has a resident who came to Baltimore from New York, who lost contact with his entire family. After several meetings, staff found out that it had been decades since he had any contact. Staff was able to locate a sister and he was given this information. Several days later he came back and asked for a stamp. That one stamp allowed him to not only connect with his sister, but his brothers, uncles, and aunts. It totally changed his life.”

-Harford House Staff



Our Impact: Real Estate Development

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.

- ▶ GEDCO purchased the building located at 401 Woodbourne Ave in Baltimore to house CARES and GEDCO's main office staff along with a new community hub. Move in is expected to be in the summer of 2022
- ▶ Village Center at Stadium Place opened, and its first residents moved into the Zen Apartments. Dunkin Donuts and MedStar also opened at the Village Center. The Village Center provides 70 luxury units of housing for older adults and much needed offices, retail, and commercial space for Stadium Place residents and the surrounding community
- ▶ The William L. and Victorine O. Adams Gilchrist Center of Baltimore opened its doors on the Stadium Place campus.
- ▶ Y of Central Maryland is relocating its Head Start/Preschool out of the Y's main building to their own building on campus. Additionally, there will be a shade pavilion for our residents and visitors at Stadium Place. Development is set to be completed by summer 2022.
- ▶ Energy improvements were implemented for Micah House.
- ▶ GEDCO re-started planning for building additional affordable housing for 86 Older Adults at Elkader Way, which is the last parcel to be developed at Stadium Place.
- ▶ GEDCO completed facade improvements for Epiphany House which included new lights, exterior painting, and balcony repairs.
- ▶ GEDCO secured \$1.34MM in financing for the renovation and refinance of debt of Ascension Homes.
- ▶ GEDCO provided consulting services to Pleasant Hope Baptist Church, Cold Spring and Alameda, and Coldstream Homestead Montebello.



GEDCO's Member Organizations

- ▷ 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
- ▷ Front Porch Church
- ▷ 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 HaLev Synagogue
- ▷ Loyola University Maryland
- ▷ MedStar Good Samaritan Hospital
- ▷ MedStar Union Memorial Hospital
- ▷ Mid-Govans Community Association
- ▷ New Waverly United Methodist Church
- ▷ Northside Baptist Church
- ▷ 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

*Notre Dame of Maryland University and Rodgers Forge Community, Inc. will be joining GEDCO as a Member Organization

Thank You for Your Continued Support

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Partner, Goodell, Devries,
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Dr. Melinda E. Fitting
Counseling Psychologist



Nicholas Alexopoulos
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*Congratulations to Christopher McCullough,
Incoming GEDCO Board President*

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Gwendolyn Lloyd
*Senior Network of North Baltimore
Director*



Ted Gross
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Older Adult Services*



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Joe Santamaria
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Helen Moore
Stadium Place
Eating Together



Nevay Archuleta
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Dianne Russum
Senior Network of North Baltimore
Administrative Assistant



Rian Hargrave
Real Estate Consultant



Jill Kesler, MSW
Stadium Place/Epiphany House
Service Coordinator

Yvonne Moody
Older Adult Services Coordinator

Grants Received in FY22

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Foundation

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Battye
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Foundation

BCF: Women's
Giving Circle

Abell
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Maryland
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Baltimore
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Thank You for Your Continued Support

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- ▷ Gallagher, Evelius & Jones
- ▷ HealthPro Heritage
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- ▷ Towner Management
- ▷ Baltimore Community Lending
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- ▷ Northern Pharmacy
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- ▷ Enterprise Community Partners
- ▷ ZMark Health
- ▷ St. Matthew Catholic Church
- ▷ Second Presbyterian Church
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- ▷ Baltimore Ravens
- ▷ Baltimore Blossoms
- ▷ BJ's
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- ▷ Boordy Vineyards, Inc.
- ▷ Cal Ripken Foundation
- ▷ Centre Stage
- ▷ Clark Burger
- ▷ Flavor Cupcakery
- ▷ Friendly's
- ▷ Hunt Valley Jewelers
- ▷ Lyric Theater
- ▷ Nelson Coleman Jewelersd
- ▷ Off the Ladder Ban
- ▷ Rams Head Live
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Harborplace Hotel
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- ▷ Barnes Memorial Church
- ▷ Bethel Korean Presbyterian
- ▷ Johns Hopkins Nursing, Mentor Program,
- ▷ Morgan State Nursing
- ▷ Union Memorial Hospital
- ▷ Medstar Union
- ▷ Notre Dame University
- ▷ Dulaney Valley Pharmacy
- ▷ Loyola Virtual Wellness
- ▷ McAvoy's Sports Bar and Grill
- ▷ Mid Atlantic Service Solutions
- ▷ Morgan State University
- ▷ MV Inc.
- ▷ M& T Bank
- ▷ Faith Presbyterian Church
- ▷ Greater Baltimore Medical Center
- ▷ Walgreen's
- ▷ CVS Health
- ▷ Baltimore Hebrew Congregation
- ▷ Baltimore Monthly meeting of Friends, Stony Run
- ▷ Benedictine Sisters of Baltimore, Inc.
- ▷ Christ Child Society of Baltimore, Inc.
- ▷ Blessed Sacrament
- ▷ Boordy Vineyards
- ▷ Brown Printing

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- ▷ Cathedral of Mary Our Queen
- ▷ Cathedral of the Incarnation
- ▷ Church of Nativity
- ▷ David Ventures
- ▷ Delightful Blessings Church, Inc.
- ▷ Dennis Mizzoni Graphic Design
- ▷ Divas Hair Salon
- ▷ Eastern Savings Bank
- ▷ Faith Presbyterian Church
- ▷ First English Lutheran Church
- ▷ Friends Stoney Run
- ▷ Front Porch Church
- ▷ Full Tilt
- ▷ Gilchrist Center Baltimore
- ▷ Good Samaritan
- ▷ Govans Presbyterian Church
- ▷ Grace United Methodist Church
- ▷ Huber Memorial Church
- ▷ Johns Hopkins School of Public Health
- ▷ Johns Hopkins Medicine-Office of Diversity, Inclusion & Health Equity
- ▷ Loyola University Maryland
- ▷ Maryland Food Bank
- ▷ Maryland Citizens Health Initiative
- ▷ National Philanthropic Trust
- ▷ Roland Park Presbyterian Church
- ▷ Rosedale Federal
- ▷ Second Presbyterian Church
- ▷ St. Mary's Church
- ▷ St. Matthew Catholic Church
- ▷ St. Pius X Catholic Church
- ▷ The Benevity Impact Fund
- ▷ The Salvation Army
- ▷ Towson University
- ▷ Vestry of the Church of the Redeemer
- ▷ Wells Discount Liquors
- ▷ Medstar Outreach Nursing
- ▷ BCHD Office of Aging Care Services
- ▷ Mental Health Alliance
- ▷ Pro Bono Lawyers

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