

# WOMEN'S HOUSING COALITION'S 2009 ANNUAL REPORT



OPENING  
DOORS  
TO CHANGE



## Dear Friends,

On behalf of the Board of Directors, I am pleased to present the Women's Housing Coalition's 2009 Annual Report. This is the first time the WHC has offered our report in an electronic version in an effort to keep our costs down and to further our green commitment.

During 2009, WHC has focused on programmatic expansion. We have new services in place to position more of our residents to return to the workforce. We enhanced our existing capacity to provide mental health and relapse prevention resources, and are developing an initiative to diagnose and treat major physical health diseases that plague many of our residents. We are grateful to the philanthropic community for recognizing the long-term positive impacts of these programs.

WHC has not been immune to the effects of the economic downturn. The Board of Directors and staff have been diligent in their efforts to cut costs while maintaining the quality of the intensive case management that is the cornerstone of our efforts.

We continue to be grateful to all of our donors; foundations, corporations, individuals, city government and the United Way for understanding and supporting our mission and vision. Basic human needs have become more important than ever in our country today.

The Women's Housing Coalition feels fortunate to be able to continue to serve Baltimore's most needy and vulnerable citizens and thank our funding partners for their continued support.

Sincerely,



Dianna L. Boucher

President, Board of Directors

# FY 09 SUMMARY

## CONTINUUM OF CARE

Women and families become homeless for many different reasons. Some become addicted to drugs and lose their homes, their children and the support of their families, some are victims of abuse, many suffer from undiagnosed mental illness and others have lost jobs. Their stories, although different, all ultimately end in loss of self esteem and dignity. The Women's Housing Coalition (WHC) helps women regain their self respect through stable housing and intensive case management. We view success as meeting goals and continuing to set new goals. To the WHC, resident success is an on-going process, not a strictly defined outcome or achievement.

The WHC continuum of care model is comprised of five programs; an entry program for women, an intermediate program for women, an entry program for families and scattered site housing for both single women and families. Each resident's length of stay in The WHC varies depending on the goals she has set for herself. While the vast majority of women set independent living as their ultimate goal, there is no set time limit for program completion and women are free to stay in our residences for as long as they need their housing and the services provided.

## FY 2009 ACCOMPLISHMENTS

- **Nine** women moved into market rate housing
- **Four** women received Section 8 vouchers and live independently
- **One** woman moved into senior housing
- **One** family and three women moved through our "Continuum of Care" to other WHC housing
- **Four** women regained custody of their children
- **Five** women completed ABE/GED classes
- **Two** women received their General Education Diploma
- **Four** women attend college
- **Fourteen** women obtained employment
- **Three** women were promoted on their jobs
- **Four** SWH children made the Honor Roll at school
- **Five** SWH children had perfect attendance for the first school semester

## HOUSING PROGRAMS

**The Calverton** serves as our entry program for fourteen women as well as the primary site for our administrative offices. This highly structured program is the first step in WHC's continuum of care. With the assistance of their Case Manager, residents develop their individual service plans to identify their long and short term goals. Mandatory weekly meetings enable the Case Manager to effectively monitor residents' progress and offer assistance when obstacles arise. Those residents who continue to meet their goals and develop new goals will be offered housing at The Margaret Bennett House and The Margaret Jenkins House as openings become available. The Calverton was renovated in 2009.

**The Margaret Bennett House** located in historic Mt. Vernon opened its doors to provide permanent SRO housing to twenty-nine women in October 2000. This less structured environment also requires residents to develop an individual service plan with the Case Manager and meet bi-weekly to discuss goals. This four-story, elevator building is divided into five quads and four to five women share a kitchen and bathroom. Additionally, residents have access to a state-of-the-art computer lab and an exercise room.

**The Margaret Jenkins House** opened on September 23, 2008. This building is an historic rehab; a 22 unit SRO and another step forward in our continuum of care. These units resemble an efficiency in structure because each unit has its own bathroom and only 2 women share a kitchen. The women who reside at Jenkins have successfully created a community. They host an annual Thanksgiving dinner for family and friends, have a monthly newsletter, pot luck dinners and movie nights.

**The Susanna Wesley House** (SWH) is our entry program for formerly homeless families as well as WHC residents who reunify with their children. Formed as a partnership in December 2003 with building owners, The Susanna Wesley House Board, The WHC provides the clinical services. The families receive intensive case management in a very structured environment. The mothers meet with their Case Manager to develop their individual service plans which also include goals for their children. All the mothers are required to complete a series of parenting classes. The SWH also has a computer room/library/play room for the families. In 2007, The SWH Board installed a backyard playground complete with swings, a sliding board and picnic tables. The WHC sends all eligible children to summer camp and provides school uniforms, school supplies and tutoring.

## SUMMARY continued

**The Scattered Site Program** is the last step in the WHC's Continuum of Care and is a goal for many of the Calverton, Jenkins, Bennett and SWH residents. The women and families in this program live in apartments and houses throughout Baltimore City and receive a rental subsidy based on their income. These participants continue to receive case management services but have demonstrated that they are financially responsible, can live independently, and are good neighbors and good tenants.

### SERVICES PROVIDED

The WHC provides wrap around case management to our women and families. Depending on the needs of our residents, The WHC will partner with various organizations to bring workshops in house or refer residents to programs for training and services. Here are some examples of the myriad of services provided by The WHC for our women and families:

**Relapse Prevention and Mental Health Services:** The invaluable partnership WHC maintains with The North Baltimore Center has entered its fourth year. WHC women and their children 16 years or older can receive free mental health services including psychiatric evaluations, group and individual therapy and relapse prevention counseling. A total of 35 residents have received services since the start of our partnership.

**Employment Readiness and Job Training:** The WHC partners with several job training programs. Maryland New Directions, located next door to SWH has assisted many of our residents with employment readiness workshops and job placement. Genesis Jobs presents two day employment readiness workshops at one of our sites several times a year. The WHC also partners with Goodwill Industries of the Chesapeake which offers job training and certificates in human services. The Women Entrepreneurs of Baltimore assist women with starting their own businesses and present several workshops to our residents each year. Our women can receive free business attire through our partnership with Suited to Succeed. Lastly, the WHC partners with Proctor and Gamble Cosmetics which provides a yearly workshop on how to apply make-up for a job interview.

**Financial Literacy:** WHC also continues our partnership with PNC Bank. Twice a year PNC employees present a series of workshops on money management which include, budgeting, money management for seniors and raising money smart kids. Also, Just Credit Just Budget has assisted our residents with obtaining their credit reports, understanding the reports and finally credit repair.

**Home Ownership:** The WHC began a new partnership with Chesapeake Habitat for Humanity. This organization is committed to assisting 5 WHC women each year to become homeowners.

**GED/ABE Classes:** Our partnership with Greater Homewood community Corporation is in its second year. The organization provides Adult Basic Education and General Education Diploma classes for up to 15 WHC residents in the spring and fall.

**Women's Health:** A Nurse Practitioner from Union Memorial Hospital presents a series of health related workshops to our residents. Topics include heart health, back pain, controlling high cholesterol and controlling high blood pressure. Sisters Together and Reaching (STAR) conducts free HIV testing at all WHC locations twice a year. TurnAround conducts workshops and one on one counseling for women who were victims of domestic violence and/or sexual abuse. The University of Maryland Dental School conducts free oral screenings.

**Parenting Classes for Families:** The Family Tree and Baltimore Families First are one stop resource centers that offer parenting classes and support for parents of children with behavioral problems and disabilities.

**Legal Services:** The WHC refers residents to Homeless Persons Representation Project, Legal Aid, Maryland Disability Law Center and Maryland Volunteer Lawyers for their various legal issues such as expungement, obtaining entitlement benefits, credit card debt and consumer issues.

**Computer Classes:** Maryland New Directions and The Franciscan Center offer computer classes to our residents at their locations.

**The Arts:** For the second year, The WHC partnered with Young Audiences of Maryland and brought a series of SLAM Poetry workshops to The WHC. The facilitator, international SLAM Poet, Gayle Danley, encouraged 15 women to write and share their unique poems over the course of 8 weeks with a culminating event where the women read their individual poems. CenterStage offers free tickets to 20 WHC residents to attend final dress rehearsals for every production.

# FY 09 CONTRIBUTIONS

This list reflects gifts of contributors between July 08 and December 09. Every effort is made to recognize all gifts. We sincerely apologize if any errors or omissions have been made. Please contact the WHC office for corrections. Thank you.

## CORPORATIONS

Acme Paper & Supply Co., Inc.  
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# CONTRIBUTIONS continued

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The Church of the Redeemer

Homewood Friends Meeting

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# WHC History 2009

- 1979 **Women's Housing Coalition** established.
- 1980 Conducted the first comprehensive survey showing the extent and growth of homeless women and helped draft state legislation leading to the **Model Shelter Bill**.
- 1981 Established the Corner House Shelter where homeless women received emergency housing and services.
- 1982 Opened **Upton House** — Baltimore's first transitional residence for homeless women which became a model for other programs throughout the State of Maryland.
- 1984 Opened **Howell House**.
- 1985 Opened **Lombard House**. These two transitional residences incorporated cooperative living plans that allowed each resident independence and community support, while they developed job skills and sought permanent housing.
- 1990 **The Calverton** — Maryland's first single room dwelling was opened. Here, homeless and low-income women with physical and mental disabilities find security, counseling, and life skills training while building an independent life.
- 1991 Instituted the **Residents Savings Plan**.
- 1993 Launched the **Resident Internship Program**.
- 1994 Started **Project Safe Haven**, providing temporary housing for those whose houses undergo lead paint removal.
- 1996 Extended the agency's services with the **Supportive Housing Program** that provides 25 more women with apartments and supportive services.
- 1997 Implemented **Shelter Plus Care Program**, which couples a rental subsidy program with the Supportive Housing Program, to provide 15 single women and six families with subsidized housing and case management services.
- 1998 **Children welcomed** into the WHC programs. Families were placed in Baltimore City's rental stock housing, and received start-up furnishings, rental assistance and intensive case management services.
- 1999 **The Margaret J. Bennett House** celebrates its groundbreaking by receiving over 1 million dollars in state assistance and low income tax credits.
- 2000 **The Grand Opening** of the **Margaret J. Bennett House** marks the beginning of a new decade of growth for the Women's Housing Coalition.
- 2001 **Margaret J. Bennett House** wins Affordable Housing Coalition's Tax Credit Excellence Award: WHC is recognized on Capitol Hill.

## HISTORY continued

2002 WHC initiates **Transitional Housing Evaluation**.

2003 WHC opens the **Family Program at the Susanna Wesley House**.

2004 WHC celebrates our **Twenty-Fifth Anniversary**

2005 WHC and Homes for America are awarded **The Francis House** which will be re-developed for 22 units for single women.

2006 WHC is awarded 2 million dollars in tax credits to rehabilitate **The Francis House**, and 780,000 in HOME funds.

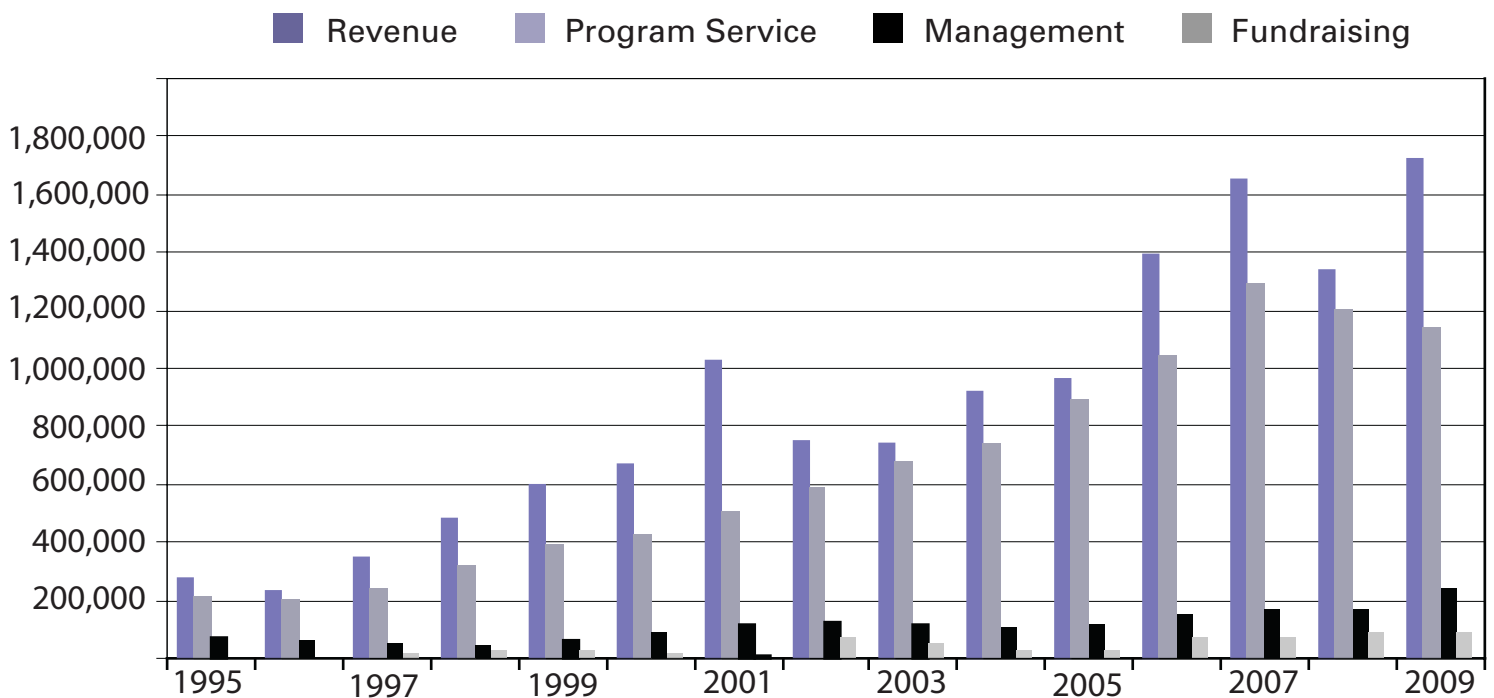
2007 WHC plans to renovate **The Calverton**.

2008 WHC opens **The Margaret Jenkins House**, formerly The Francis House which provides permanent housing to 22 women.

2008 Renovations begin at **The Calverton**

2008 The basement renovation to create a mental health suite at **The Margaret Bennett House** begins.

2009 The rehab of **The Calverton** was complete.



# Auditor's Letter

*T.R. Klein & Company*

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2809 Boston Street • Suite 440 • Baltimore, Maryland 21224



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## **INDEPENDENT AUDITORS' REPORT**

Board of Directors  
Women's Housing Coalition, Inc.  
Baltimore, Maryland

We have audited the accompanying consolidated statement of financial position of Women's Housing Coalition, Inc. and related entities, as of December 31, 2009, and the related consolidated statements of activities and change in net assets, cash flows and functional expenses for the year then ended. These consolidated financial statements are the responsibility of the Organization's management. Our responsibility is to express an opinion on these consolidated financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and "Government Auditing Standards," issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of Women's Housing Coalition, Inc. and related entities, as of December 31, 2009, and the change in their net assets and their cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with "Government Auditing Standards," we have also issued our report dated May 13, 2010, on our consideration of Women's Housing Coalition, Inc.'s internal control over financial reporting and on our test of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards and should be considered in assessing the results of our audit.

Members

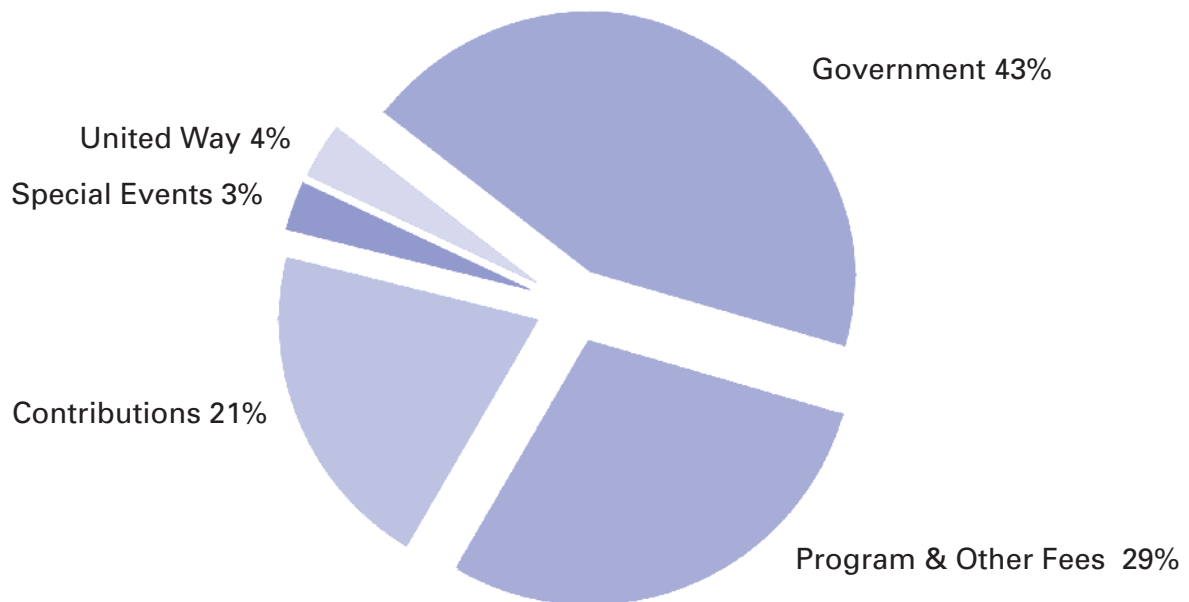
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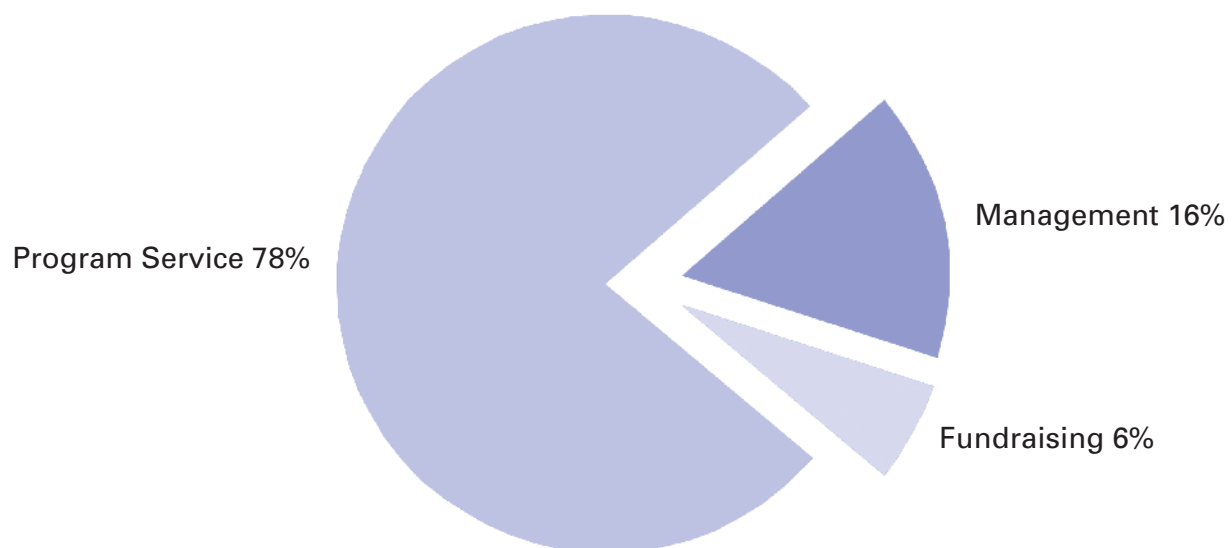


# Year Ending December 31, 2009

## Total Revenue \$ 1,727,100



## Total Expenses \$ 1,475,200



# WHC 2009 – 2011

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## CONSULTANTS

Con Manning, *Grant Writer*  
Wendy Sager, *Project Manager*





**The Women's Housing Coalition is dedicated to breaking the cycle of homelessness** by increasing the quantity and quality of affordable housing and by fostering the economic and social independence of homeless and low income women and their families. The WHC was founded in 1979 by a group of women who discovered that homeless women were invisible in the community. Due to the lack of resources, the WHC was created to assist this overlooked population with safe affordable housing.

The WHC was instrumental in creating and helping enact the first Model Emergency Shelter Bill in Maryland in 1980.



119 East 25th St.  
Baltimore, MD 21218  
phone: 410.235.5782  
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[www.womenshousing.org](http://www.womenshousing.org)