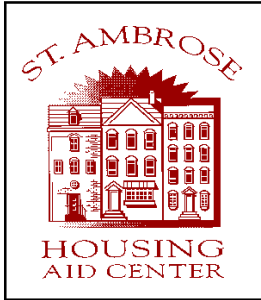


The temple stands unfinished until ALL are housed in dignity

*40 years*

**Annual Report  
July 1, 2007– June 30, 2008**



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2009

Dear Friends,

We are living in interesting times! In the forty years that St. Ambrose has been serving Baltimore, we've learned how to live on tight budgets and through tough national recessions. The experience does not make it easier but it does allow for some understanding. We've become well known for having survived!

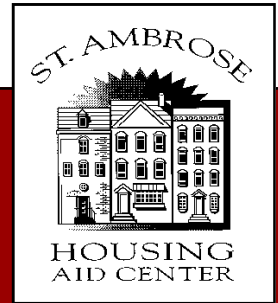
Here are a couple of reasons why St. Ambrose works so well. The first reason is the dedication of our staff. Many staff members have been here for over 15 years. We have applied sustainable compensation standards and attempted to honor their commitment with a modest retirement package and good health care benefits. St. Ambrose works because of our people. This is not a job but it is a mission. Employees as well as volunteers report that they have a sense of fulfillment in the work at St. Ambrose.

Another reason is that St. Ambrose recognized its niche and stayed focused on the needs of our target population and specific communities. We are challenged enough in trying to make that happen and we are reluctant to go beyond this base. If we've grown, it's because we responded to needs in the communities we serve

For the first time in decades, the issues that this agency has struggled to address are core to conversations at the highest level of government. The upcoming year promises challenges to everyone. St. Ambrose Housing Aid Center is among those participating in the solutions. Our staff members are in planning conversations with City, State and Federal Housing agencies and vigilantly monitor the latest developments in the Neighborhood Stabilization Plan of the Housing and Economic Recovery Act and the administration's Stimulus package, including the funding opportunities included in the American Reinvestment and Recovery Act.

We remain as always committed to the vision of a Baltimore place where every person has good, decent, affordable housing; access to information to make good decisions about home buying and home ownership; and neighborhoods where people of all races and incomes live.

Joe Clarke  
Chairman of the Board



## From the Board Chair

**Baltimore's Oldest Nonprofit Housing Provider**  
Over 100,000 families served since 1968



**Innovative and evolving programs that help 3,000 low and moderate income families each year:**

- buy their first home
- share their home
- move from shelters to permanent housing
- obtain quality, affordable, rentals
- avoid loss of homeownership
- purchase a quality renovation at an affordable

**Community-based nonprofit with a broad base of support from:**

- committed and concerned individuals
- local corporations and financial institutions
- local and national foundations
- City of Baltimore
- State of Maryland
- Federal Government
- religious organizations

**Innovative Solutions to Baltimore's Housing Issues:**

- One of the first nonprofit organizations designated as a HUD Asset Control Area Manager
- Baltimore Pilot Program for HomeOwnership
- Preservation Effort 1-888-995-HOPE
- Maryland's only Homesharing Program

**2008 By the Numbers**

**Numbers of clients served through counseling programs 4065**

**Homeownership 745**  
Monthly Workshops 417  
One - One Counseling 328  
New Homeowners 86

**Foreclosure Prevention 2556**  
Counseling/  
Legal Services 2063  
Reverse Mortgage 493  
'Positive' Outcome 862

**Homesharing**  
Intake Interviews 765  
Individual impacted  
by Successful Matches 114

**Housing Development 38**  
Vacant Houses purchased 22  
Houses renovated & sold 38

**Rental Services**  
**Number of Individuals housed 637**  
Number of Households 333  
Number of children - 252  
Number of seniors - 84

**TOTAL 4740**

**St. Ambrose at a Glance**

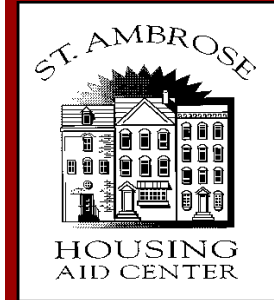
**Budget - Year Ending June 30, 2008**

<b><u>Income</u></b>	
Community Dev. Block Grants	\$ 338,463
Contracts & Other Grants	1,565,638
Rental Income	1,342,902
Sale of Houses	5,653,188
Contributions	210,736
Fees for Services	208,278
Other Revenue	521,681
<b>Total Income</b>	<b><u>\$ 9,840,866</u></b>
<b><u>Expenses</u></b>	
Program Services	\$ 8,608,300
Supporting Services	942,922
<b>Total Expenses</b>	<b><u>\$ 9,551,222</u></b>
Increase in net assets	\$ 289,664

**Assets & Liabilities**

	<u>2007</u>	<u>2008</u>
Current Assets	\$ 3,522,488	\$ 4,222,994
Properties held for resale	2,903,870	1,848,864
Rental Properties	3,325,953	2,875,287
Property & Equipment	143,840	136,694
Other Assets	532,090	560,805
<b>Total Assets</b>	<b>\$10,428,241</b>	<b>\$ 9,644,644</b>
Current Liabilities	\$ 3,673,592	\$ 3,361,603
Long Term Liabilities	5,497,665	5,943,509
<b>Total Liabilities</b>	<b>\$ 9,171,257</b>	<b>\$ 9,305,509</b>
<b><u>Net Assets</u></b>		
Unrestricted	(202,284)	(1,081,613)
Permanently Restricted	\$1,459,268	\$ 1,420,748

St. Ambrose Housing Aid Center is a 501 (c)(3) non-profit organization and as such relies upon the generosity and financial support of foundations, organizations, businesses and individuals to carry out its mission. Contributions to the organization are fully deductible in accordance with current IRS regulations.



# Financial Information

Copies of our audited financials may be obtained by writing to  
 St. Ambrose Housing Aid Center, 321 East 25th St. Baltimore, MD 21218  
 Additional information is on file with the Secretary of State of Maryland

**\$100,000 +**

NeighborWorks® America - MidAtlantic  
City of Baltimore  
Maryland Legal Services Corporation  
Abell Foundation  
MD Department of Housing & Community  
Development  
Citi

**\$50,000 +**

Housing Partnership Network  
Baltimore Equitable Insurance Foundation  
Goldseker Foundation  
The Harry and Jeanette Weinberg  
Foundation

**\$25,000 +**

Marion I. and Henry J. Knott Foundation  
Catholic Charities  
Baltimore Neighborhood Collaborative  
Bank of America  
Leonard & Helen R. Stulman Charitable  
Whiting-Turner Development Corporation

**\$10,000 +**

Management & Marketing Associates, Inc.  
The Drescher Foundation  
PNC Bank  
SunTrust Bank  
Baltimore Community Foundation  
Suburban Federal Savings Bank

**\$10,000 +**

The David & Barbara B. Hirschhorn Fdn  
The Baltimore Sun/McCormick Tribune  
Ocwen Loan Servicing LLC  
Wolman Family Foundation, Inc.

**\$5,000 +**

Annie E. Casey Foundation  
Mr. and Mrs. Charles F. Zeiler  
Mr. and Mrs. Jerome G. Geraghty  
Constellation Energy Group  
K Bank  
Harkins Builders, Inc  
Black & Decker  
Mr. and Mrs. Thomas Basta  
Provident Bank  
Homes For America, Inc.  
Cavanaugh Financial Group Charitable

**\$1,000 +**

Mr. and Mrs. Kevin M. O'Reilly  
Maryland Volunteer Lawyers Service  
Mr. and Mrs. Frank J. McDermott  
Shelter Group  
The Shelter Foundation, Inc.  
Ms. Sally Digges  
Mr. and Mrs. J. Joseph Clarke  
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Dr. and Mrs. Worth Daniels  
Ms. Jane A. Wilson  
Ms. Doris Sweet  
Mr. Francis Bacon  
Academy Mortgage, LLC  
Ms. Patricia Batza

**Contributors and Donors**

## \$200 +

Mr. and Mrs. Vincent P. Quayle	Mr. and Mrs. Carrell Jenkins	Mr. and Mrs. Robert Stretch	Mr. Mark Benson
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& Matthews	Ms. Verna L. Squirrel	Ms. Kathleen Molino	Mr. Jesse Alfriend
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			Katherine Leventhal

## Up to \$199

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Ms. Deborah E. Burke	Ms. Lucy Cook	Fairmount Federal	Bruce Pulleyblank &
Hilb, Rogal & Hobbs	Ms. Barbara Aylesworth	Savings and Loan	Maria Anne D'Hoogh
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Hon. William Donald Schaefer	Mr. and Mrs. Edward Harris	Mr. and Mrs. Centofanti	Mill Supply Co., Inc
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Mr. and Mrs. Brian McCue	Mr. and Mrs. Anthony Parran	Ms. Mary A. Dixon	Ms. Linda Logan
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Mr. and Mrs. Paul Quayle	Zion Baptist Church of Christ	Ms. Leah Mason-Grant	Ms. Eileen Lewis
Ms. Odette Ramos	Mr. and Mrs. Ernest Glinka	Mr. David Rossmann	Ms. Catherine Bensinger
Grossbart, Portney &	Ms. Theresa Kelly	Mr. Thomas Ward	Ms. Cathy Poindexter
Rosenberg PA	Mr. Samuel Rosenberg	Ms. Susan Gutchess	Ms. Clementine Edwards
Baltimore Glass Company	Adrian and Denise Hairston	Mr. & Mrs. Richard M. Busby	Mrs. Kula Carter
Atlantic Financial Federal	Ms. Joveta Grinnage	Mr. and Mrs. Steven D. Cline	Ms. Wallene Jones
Credit Union	Mr. and Mrs. Calvin Reynolds	Mr. Susan B. Dregier	Quest Diagnostics
Mr. Michael Guye		Mr. John L. Drexler	Ms. Margaret Sellmayer

# Contributors and Donors

**Years of Service to St. Ambrose and Baltimore**

Without the people who show up each morning to greet our clients, St. Ambrose is nothing. The dedication to the mission of St. Ambrose is demonstrated by the tenure of its staff. Thank you for each and every day.

**30 +**

Vincent Quayle  
Frank Fischer  
Joseph Delclos

**20 +**

Leah Mason-Grant  
Brian Devlin  
Jill Sumpter  
Louise DiPaula

**15 +**

Joveta Grinnage  
Annette Brennan Maggitti  
Denise Hairston  
Anthony Parran  
Faye Pierce

**10 +**

Linda Logan  
David Sann  
Phillip Gerald  
Pamela Petty

**5 +**

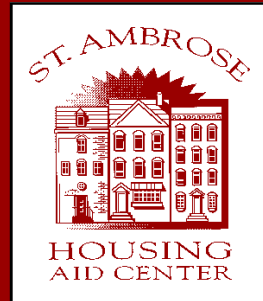
John Holbrook  
Ronald Edwards  
Dwight Madison  
Kevin O'Reilly  
Mimi Kelly

**0—5years**

Mary Ann Dixon  
Lisa Evans  
Rebecca Holbrook  
Kula Carter  
Karen Griffin  
Cathy Poindexter  
Anne Balcer Norton  
Hope Efeyini  
Cara Stretch  
Jeannine Dunn  
Melissa Kaiza  
Rebecca Shepard  
Bryan Sheldon  
Marva Cox

**Interns and Volunteers**

Andrew Wagner  
John O' Hagan  
Margaret Henn  
Anne Gevock  
Nikki Hatch



**Volunteers**

Volunteers provide outstanding counseling and services to the individuals we help, work in the offices, assist with the programs and serve on the Board.

Their generous support of the organization through hundreds of hours of work is without equal.

St. Ambrose could not exist without the dedication and commitment of the wonderful volunteers.

To all of you we say a heartfelt .....

**THANK YOU!**

**Staff**

## Board of Directors

J. Joseph Clarke - Chair  
Sally S. Digges  
Jerome G. Geraghty  
Cordelia A. Jones  
Ralph E. Moore, Jr.  
Benjamin A. Neil  
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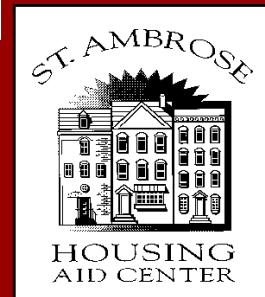
St. Ambrose Housing Aid Center's Board composition meets HUD regulations as a Community Housing and Development Organization (CHHDO).



## Management Staff

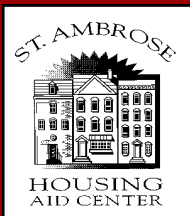
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Lisa R. Evans – Deputy Director  
Ronald Edwards – Controller  
Anne Balcer Norton, Esq. – Director, Foreclosure Prevention  
Jill Sumpter – Director, Human Resources  
David Sann – Director, Housing Development  
Anthony Parran – Director, Pre-Purchase Counseling  
Brian Devlin – Director, Rental Operations  
Karen M. Griffin – Director, Resource Development

# Leadership



## Mission Statement

The Mission of  
St. Ambrose Housing Aid Center  
is to create and maintain equal housing  
opportunities with low and moderate income  
people, primarily in Baltimore City, and to  
encourage and support strong and  
diverse neighborhoods



**St. Ambrose Housing Aid Center**  
321 East 25th Street, Baltimore, Maryland 21218  
Phone: (410) 366-8550 Fax: (410) 366-8795  
[www.stambrosethousing.org](http://www.stambrosethousing.org)