



# MOTHER TERESA HOUSE

Permanent residence for men  
and women living with HIV/AIDS  
829 North Church Street  
Wilmington, DE 19801-4311  
(302) 428-3183



## 2017 Annual Report

### From the Executive Director

Dear friends,

When I learned years ago that people often lost jobs, friends, families and homes after getting an HIV/AIDS diagnosis, I couldn't help but recall Mother Teresa caring for India's outcast lepers.



Thanks to medical advances, HIV/AIDS diagnosis is no longer the death sentence it was. Many can now live long lives but they also can end up on the street where no one makes eye contact.

At Mother Teresa House, we look into residents' eyes and their hearts. We provide a group setting where residents live in dignity and independence while uplifted not only by various services but also by the community and caring each one helps create among fellow residents.

I thank all of you who helped create this amazing place and continue to support its operation, especially the U.S. Department of Housing and Urban Development's Section 811 Program.

May God bless you for being part of this mission of love.

With gratitude,

Brother Ronald Giannone, OFM Cap.  
Executive Director, Mother Teresa House

### About Mother Teresa House

Mother Teresa House was incorporated April 14, 2009, in Wilmington, Delaware, as a nonprofit organization sponsored by the Ministry of Caring Inc.

We share the ministry's philosophy that the poor should never be treated poorly. Our mission is to provide safe, dignified and supportive permanent housing for low-income men and women in early stages of HIV/AIDS. We work closely with the ministry's House of Joseph II, which provides high-quality nursing care and support services in housing for those in advanced stages.

Our group home – for up to six residents – was created with Section 811 Program funds from the U.S. Department of Housing and Urban Development, along with funds from Federal Home Loan Bank of Pittsburgh and JPMorgan Chase, a total investment topping \$1 million.

This caring environment, would not have been possible without land that was donated by Lee and Marian Ramunno, along with the City of Wilmington.

The ministry broke ground in 2010 and, on August 22, 2011, more than 80 people attended the dedication of Mother Teresa House, where some of the first residents tearfully shared their joys of feeling they finally had a home.

*"If you judge people, you have no time to love them." – Mother Teresa of Kolkata*

*“There is a light in this world, a healing spirit more powerful than any darkness we may encounter.” – Mother Teresa*



*Mother Teresa House creates a truly homelike group setting for those living with HIV/AIDS, providing ample personal space and independence, but offering a variety of supportive services.*

## Life in the House

Mother Teresa House does more than help provide needed housing for poor adults in early stages of HIV/AIDS. We offer residents ongoing supportive services for individual needs and independent living while providing care and a sense of belonging in the group setting.

Residents share a kitchen, dining room, living room and laundry, but also have personal space and individual support. Each of their rooms is private, airy and bright, built with a large closet and bathroom. Each is furnished with a single bed, dresser, desk table lamp and flat-screen TV.

Residents share the kitchen, dining room, living room and laundry.

Services available to all residents include comprehensive case management, connections to community-based services and referral for needed medical services or counseling.

Residents pay rent that is based on their income but never exceeds 30 percent.

## How to Help

Much-appreciated, tax-deductible donations may be sent to Mother Teresa House, 829 North Church Street, Wilmington, DE 19801-4311. To discuss other donations, call (302) 428-3183.

## Board of Directors

Dr. David Hack, President  
Matthew Davis, Esq., Vice President  
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## Mother Teresa House Staff

Br. Ronald Giannone, OFM Cap., Executive Director  
Renee Mosley, Program Director  
Jamar Freeland, Resident Manager

*“Together we can do great things.”  
– Mother Teresa*

## Mother Teresa House Inc.

Fiscal Year Ended December 31, 2017

### Revenue

Project Rental Assistance	\$72,131
Revenue From Tenants	13,271
Grant & Contributions	260
Interest Income	8
Miscellaneous Income	1,286
<b>Total Revenue</b>	<b>\$86,956</b>

### Expenses

Salaries, Benefits & Payroll Taxes	\$26,536
Workers' Compensation	4,157
General Insurance	2,528
Audit & Professional Fees	9,937
Office Expenses	1,348
Utilities	16,297
Buildings, Grounds & Maintenance	7,186
Miscellaneous Expenses	1,055
<b>Total Expenses</b>	<b>\$69,044</b>
<b>Surplus</b>	<b>\$17,912</b>

*Note: The data has been derived from the Organization's reviewed financial statements. Review by Belfint Lyons & Shuman, PA.*

*“It's not how much we give but how much love we put into giving.” – Mother Teresa*