

## Dedication

This annual report is dedicated to longtime Ministry of Caring benefactors Marian and Lee Ramunno, in appreciation of their thoughtful and generous donation of two adjoining properties for the creation of Mother Teresa House. We also honor their faithful dedication to helping the poor, both as a couple and as individuals, with Lee providing uncouned hours of pro bono legal services and Marian giving her time and considerable talents as a longtime member and past president of the Ministry of Caring Guild.



*Permanent residence for men and women living with HIV/AIDS*  
829 North Church Street  
Wilmington, DE 19801-4311  
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## 2018 Annual Report



Dear Friends,

It's hard to believe Mother Teresa House was in planning stages a decade ago – or how times have changed for those living with HIV/AIDS.

Consider Delaware health officials' new 2018 statistics.

Learning that 3,540 Delawareans are living with HIV/AIDS may come as a shock, especially with that number being 70 higher than a decade ago.

But a closer look reveals encouraging news.

In 2008, 1,317 Delawareans were living with HIV and 2,153 with AIDS, compared to 1,418 now living with HIV and 2,122 with AIDS.

Also, the annual count of newly diagnosed HIV cases has fallen below 100 for the first time. At 92, the number of new cases in 2018 is down a full third from 138 half a dozen years ago.

As we see fewer Delawareans becoming affected and, thanks to medical advances, living longer, Mother Teresa House continues to provide safe, supportive housing for those with the added risk of homelessness.

Thinking of these who have been afflicted with this terrible disease, I remember Saint Teresa of Kolkata talking about India's worst epidemics.

"The biggest disease today is not leprosy or tuberculosis," she said, "but rather the feeling of being unwanted."

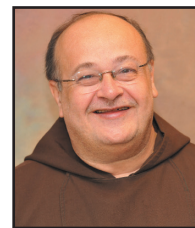
At her namesake home 8,000 miles from India, we welcome people with HIV/AIDS, rejecting stigma to ensure they are not stricken with the added disease of feeling unwanted.

They are respected, loved and nurtured – not judged – so the poor are never treated poorly.

May God bless you for your kind support.

Gratefully,

Brother Ronald Giannone, OFM Cap.



## Early years

**2007** – The Ministry of Caring, which opened House of Joseph II in 1997 as Delaware's only AIDS hospice for the homeless, wants to address the critical shortage of housing for poor people with HIV/AIDS.

**2008** – Funding is explored and planning begins.

**2009** – The ministry sponsors Mother Teresa House Inc.'s incorporation. Supporters Lee and Marian Ramunno donate two lots at Church and Taylor streets and the city gives an adjoining lot.

**2010** – Celebration starts the one-year, \$1 million project – the ministry's first build from the ground up.

**2011** – More than 80 attend the August 22 dedication including HUD officials and the first residents.

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



*The residents of Mother Teresa House enjoying a meal that was provided by the Mother Teresa House Board of Directors.*

## "Life With Hope"

That was The News Journal's headline August 23, 2011, about the opening of Mother Teresa House.

Delaware's only statewide newspaper reports that the Ministry of Caring project "overcame controversy" to get needed approvals and fought for funding from the U.S. Department of Housing and Urban Development, which favored large-scale housing.

Governor John Carney, then Delaware's U.S. representative, likened Brother Ronald Giannone, OFM Cap., to the house's namesake, citing his commitment and love for the poor. Carney endorsed the house's mission and pledged to support ministry efforts such as housing for low-income seniors.

The governor also shared a personal connection to House of Joseph II, opened by the ministry in 1997 as the state's only hospice for homeless people with AIDS.

One early resident was one of his oldest friends. Despite his "horrible death," Carney said his friend "was able to die with some dignity because of the Ministry of Caring and its ministry to people with AIDS."

## 93 out of 100

That's Mother Teresa House's latest inspection score from the U.S. Department of Housing and Urban Development, says ProPublica, an investigative journalism organization. The score is 5.1 points above the state average of HUD-funded sites.

*"If we have no peace, it is because we have  
forgotten that we belong to each other."  
– Mother Teresa*

## Mother Teresa House

Architect David Dalby designed the three-story, 5,723-square-foot house to blend with its neighborhood while creating wheelchair- and walker-friendly living space.

The U.S. Department of Housing and Urban Development's Section 811 Program provided \$630,000 for construction. Other funds came from Federal Home Loan Bank of Pittsburgh, JPMorgan Chase, ING Direct and Bank of America.

Residents have well-furnished private bedrooms and bathrooms. They share a kitchen, laundry, living and dining rooms.

The house's unique mission is to provide low-income adults in early stage HIV/AIDS with safe, dignified and supportive housing and services, encouraging fully engaged living that is as independent as possible.

We share the Ministry of Caring philosophy that the poor should never be treated poorly.

## How to help

Tax-deductible donations, deeply appreciated, may be sent in checks payable to Mother Teresa House, in care of the Ministry of Caring at 115 East 14th Street, Wilmington, DE 19801-3209.

## Mother Teresa House Inc.

Fiscal Year Ended December 31, 2018

### Revenue

Project Rental Assistance	\$70,434
Revenue From Tenants	13,752
Grant & Contributions	550
Interest Income	3
Miscellaneous Income	2,027
<b>Total Revenue</b>	<b>\$86,766</b>

### Expenses

Salaries, Benefits & Payroll Taxes	\$23,555
Workers' Compensation	5,003
General Insurance	2,420
Audit & Professional Fees	9,944
Office Expenses	1,169
Utilities	14,412
Buildings, Grounds & Maintenance	17,566
Miscellaneous Expenses	325
<b>Total Expenses</b>	<b>\$74,394</b>

### Surplus

**\$12,372**

*Note: The above information excludes Depreciation expense. The data has been derived from the organization's financial statements reviewed by Belfint Lyons & Shuman, P.A.*