The Ministry of Caring Inc.

2025
Annual Report

HOPE & HEALING IN HARD TIMES

THE MINISTRY OF CARING INC.

Serving the poor since 1977
115 East 14th Street
Wilmington, DE 19801-3209

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OUR MISSION

For 48 years, The Ministry of Caring has existed solely to serve the poor with dignity, respect and love.

Incorporated in Wilmington, Delaware, on April 27, 1977, the Ministry first opened Mary Mother of Hope House, the region's only shelter for homeless and destitute women, which has served 7,000+ women and is now one of 18. They include Emmanuel Dining Room, where we have served 7+ million meals to hungry men, women and children, no questions asked.

We have added shelters as well as supportive housing for men, women, women with children, and adults with HIV/AIDS and other disabilities.

Our Job Placement Center and two sites of affordable childcare provide crucial services to low-income families

All our programs lift the poor, restore their self-worth, nurture their self-sufficiency and renew their hope – an approach grown from our shared belief in Brother Ronald's words: "The poor should never be treated poorly."

OUR PARTNERS

The Ministry of Caring could not succeed in assisting the poor without the many truly vital partnerships we have in the community.

We especially want to thank these most outstanding partner organizations for another year of their priceless support and generosity.

- **The Ministry of Caring Guild**
  Volunteering to support us since 1989
- **Emmanuel Dining Room Meal Partners**
  98 ecumenical groups serving meals
- **First State Community Action Agency Inc.**
  Providing crucial funding for staff positions
- **Capuchin Friars**
  Living in community & serving our programs
- **Foster Grandparents**
  Reading to & helping our childcare students

FROM THE EXECUTIVE DIRECTOR

Dear Friends,

Challenging times are upon us but our supporters' unbelievable generosity has sustained our programs and spirits through a year that has seen too many of our neighbors tragically slipping into poverty, homelessness and hopelessness.

In the world's richest country, we remain heartsick for the poor. In 2025, our programs have touched the lives of over 15,000 men, women and children living at our society's edges when 55% of American workers can't cover a sudden $500 emergency.

As parents struggle and juggle to keep a roof over their families' heads and food on the table, we continue to face the impact of federal funding cuts and fewer grants available to help us serve the neediest among us.

Our shelters, for example, operate in a deep chronic deficit because it costs more than $50 to provide housing for each person, every night, adding up to costs we cannot possibly recover.

We face record expenses for everything we provide, from nutritious daily meals to employment assistance, low-cost childcare and safe, comfortable and affordable housing for our growing numbers of beloved low-income seniors, who are the most vulnerable to homelessness.

We continue to rely on the generosity and kind hearts of our supporters, especially as we aim to prevent homelessness among seniors. This year, we broke ground on our fourth affordable housing village, Villa Maria, and advanced plans for a fifth, the Village of Francis & Clare.

As we approach our 49th year serving the homeless and poor, we pray for major grants and angel donors who can help us provide for and protect more seniors at those new villages.

We encourage our supporters to help keep our programs going by joining our **Legacy of Giving** for donors who pledge and donate $1,200 or more each year toward operating expenses. We also are happy to provide help with **Planned Giving** that offers a variety of easy ways for you to ensure that your love for the poor will continue. And as I always say, no gift is too small.

On behalf of those poor we serve, I thank and bless you for your desperately needed support.

Gratefully,

Br. Ronald

Founder & Executive Director

PS: When you finish this report, please visit **ministryofcaring.org** to learn more about our work, events and many ways your support can help the homeless and poor toward independent living.

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Priscilla Rakestraw & Lauren Romeo

DEDICATION

With great joy, we dedicate this annual report to our beloved Barbra Andrisani, an icon of unfailing generosity and kindness to The Ministry of Caring.

Barbra's love of the poor and devotion to helping lifting them toward living independently and with renewed hope for the future is a shared value in her family, which donated what Brother Ronald named "The Andrisani Building" in humble appreciation. The Wilmington building that once served Andrisani family members as their home and corner store now is The Ministry of Caring Guild headquarters as well as providing housing for religious staff.

Over her decades of involvement, Barbra has given uncounted hours of her time to organize and support a wide range of benefit activities, and to serve on The Ministry of Caring Board of Directors in support of our sponsored organizations.

Former President of the Ministry Board and The Ministry of Caring Guild, Barbra now shares her expertise on The Ministry of Caring Advisory Board and on its Strategic Planning Committee, for which we could not be more grateful.

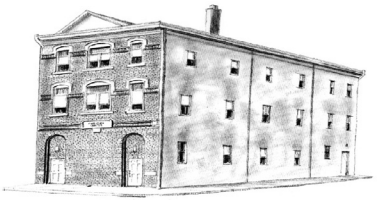
Among Barbra's many personal gifts is an incredible talent for fundraising leadership, which also has been a tremendous gift to the Ministry's operational and financial future amid uncertain times of skyrocketing costs and fading grant sources.

Honoring Barbra with this dedication and having already honored her with The Homeless Jesus Award, the greatest recognition bestowed by the Ministry, we can only say that we honor her the most with our heartfelt appreciation, deepest admiration and love beyond measure.

Our beloved Barbra Andrisani

SERVING THE POOR SINCE 1977

1977: Mary Mother of Hope House
State's first homeless women's shelter



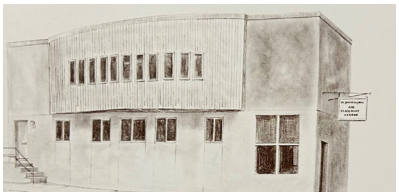
1982: Emmanuel Dining Room West & Mary Mother of Hope House II
Women & children's shelter, second dining room for the poor

1985: House of Joseph I
For homeless, employable men

1987: Emmanuel Dining Room South
Meal site added at state's request

1988: Mary Mother of Hope House III
More than doubled shelter capacity

1989: Ruth Balick Distribution Center
Started at Emmanuel Dining Room



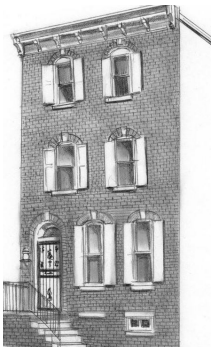
1985: Job Placement Center
Provides job training and placement

1992: Child Care Center
For children of low-income parents

1997: House of Joseph II
For adults living with HIV/AIDS who need nursing care

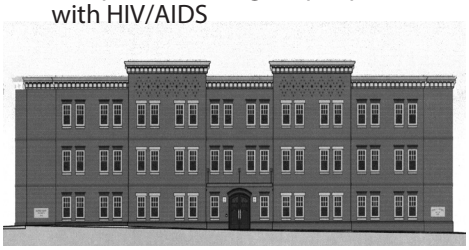
1999: Guardian Angel Child Care
Expanding affordable childcare

2001: Sacred Heart Village I
Affordable senior housing

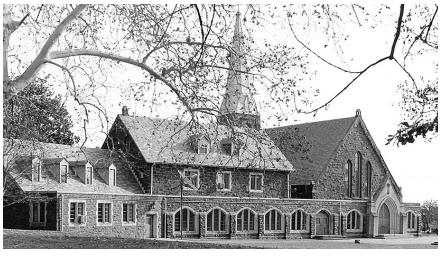


2007: Maria Lorenzo Longo House
This provides supportive housing like Nazareth House I & II, Barbara & Jack Kreuer House, Mary Collings House and Clarence McGowan House. Bethany House I & II and Padre Pio House provide supportive housing for adults with special needs.

2011: Mother Teresa House Inc.
Independent living for people with HIV/AIDS



2019: Sacred Heart Village II
Affordable senior housing



2019: Village of St. John Inc.
Affordable senior housing

Sketches by Don Almquist

LIFTING LIVES IN 2025

Amid rising homelessness, record rents & shortage of affordable housing, our programs this year served 15,000+ men, women and children

151,631

● FOOD FOR THE HUNGRY

We served 151,631 meals, counting seconds, to 142,704 men, women and children. After Emmanuel Dining Room East and West merged in 2024, there has been a 21% increase in the number of children served.

235

● JOBS FOR THE UNEMPLOYED

The Job Placement Center helped 235 clients with various services and enrolled 22 in Certified Nursing Assistant training, three in the Commercial Driver License program.

88

● CHILDCARE FOR THE POOR

Our Child Care Center and Guardian Angel Child Care served 88 children, providing childcare, education, meals and fun.

42,773

● SHELTER FOR THE HOMELESS

We provided 42,773 nights of emergency shelter to 616 men, women and children at Mary Mother of Hope House I, II & III, House of Joseph I and the Samaritan Program.

58,400

● HOUSING FOR SENIORS IN NEED

Averaging a total of 160 residents per night, our senior housing – Sacred Heart Village I & II and the Village of St. John – provided 58,400 nights of safe, affordable housing.

49,640

● SUPPORTIVE HOUSING

Our scattered sites provided 49,640 nights of supportive housing, services and referrals to men, women and children in need.

We appreciate our 149 individual staffers, every day helping the poor toward independence

MINISTRY PROGRAMS

136 REGULAR STAFF:
- 100 Full-time
- 26 Part-time
- 10 Pool

24 SUPPORT:
- 12 Permanent Volunteers
- 7 Title V
- 3 Contractual services
- 2 Foster Grandparents

TOTAL: 160

OUR SPONSORED ORGANIZATIONS

Sacred Heart Village I

5 REGULAR STAFF:
4 Full-time, 1 Pool
(Staff includes 1 live-in)
10 SUPPORT:
2 Title V
1 Commercial lease holder
7 MOC Management Support
TOTAL: 15

Sacred Heart Village II

5 REGULAR STAFF:
4 Full-time, 1 Pool
8 SUPPORT:
1 Permanent Volunteer
7 MOC Management Support
TOTAL: 13

Sacred Heart Oratory

0 REGULAR STAFF, 5 SUPPORT:
5 Permanent Volunteers
TOTAL: 5

Mother Teresa House

0 REGULAR STAFF, 8 SUPPORT:
(1 MOC staff live-in support)
7 MOC Management Support
TOTAL: 8

Village of St. John

3 REGULAR STAFF:
1 Full-time, 2 Part-time
9 SUPPORT STAFF:
1 Title V, 1 Permanent Volunteer
7 MOC Management Support
TOTAL: 12

PROGRESS & GROWTH

Because the poor should never be treated poorly

- **1977 –** At a Capuchin retreat in Delaware, its leader blesses Brother Ronald's calling to serve the poor, he incorporates the Ministry, opens Mary Mother of Hope House, area's only homeless women's shelter
- **1978 –** Ministry buys & fixes burned unit next to Mary Mother of Hope House, doubles capacity
- **1979 –** After Travelers Aid asks Ministry to fight hunger reaching crisis level, Ministry starts Emmanuel Dining Room, beginning with once-a-week meals served in basement of Sacred Heart Church
- **1980 –** Dining room moves to Old Asbury Church, grows to serving meals five days a week
- **1981 –** Old fire hall is renovated with street-level Emmanuel Dining Room West serving weekday meals, Mary Mother of Hope House II upstairs sheltering women with children
- **1982 –** Daily meals start, Old Asbury becomes Emmanuel Dining Room East, first auction held
- **1983 –** Mary Mother of Hope House II opens, International Night benefit dinners begin, Emmanuel Dining Room tops 100,000 meals a year
- **1984 –** Emmanuel Dining Room adds breakfast
- **1985 –** House of Joseph I opens for homeless men, DuPont Co. donates Job Placement Center site
- **1986 –** State asks Ministry to open dining room south of Wilmington at De La Warr Service Center
- **1987 –** Emmanuel Dining Room South opens
- **1988 –** Mary Mother of Hope House III opens
- **1989 –** Distribution Center opens, supporters organize The Ministry of Caring Guild

- **1990 –** Job Placement Center gets new site, Ministry buys large building for Child Care Center
- **1991 –** Ministry & St. Francis Hospital partner to start St. Clare Medical Outreach for the poor
- **1992 –** Child Care Center opens, Distribution Center gets new site, St. Clare Medical Outreach van starts care for the poor on the exact date of Ministry's 15th anniversary
- **1993** – Ministry gets HUD transitional housing grant, buys 103-107 North Jackson Street
- **1994** – Emmanuel Dining Room tops 2 million meals, AmeriCorps becomes partner agency
- **1995** – Ministry opens Pierre Toussaint Dental Office for the poor
- **1997** – House of Joseph II opens as region's only group home for people living with HIV/AIDS
- **1998** – Guardian Angel Child Care opens, Sacred Heart Housing forms to create affordable housing
- **1999 –** Ministry breaks ground on Sacred Heart Village, turning old church site into housing

- **2001 –** Sacred Heart Village opens 77 units for low-income seniors
- **2002 –** At 25 years, Ministry tops 3 million meals, opens Bethany House & Francis X. Norton Center
- **2003 –** Il Bambino opens for infants to help low-income parents work or attend training programs
- **2004 –** Ministry honors Methodist Action Program for 25-year rent-free use of dining room site, severe funding cuts to services for the poor hit Ministry hard as U.S. charity giving plunges
- **2005 –** Pierre Toussaint Dental Office tops 2,000 appointments for the poor needing care
- **2006 –** Sacred Heart Transitional Residence opens, marking start of new type of housing
- **2007 –** Maria Lorenza Longo House opens, 30th anniversary fundraiser is first to top $1+ million
- **2008 –** TV's "Extreme Makeover" builds house for shelter alum, donates tons of supplies for shelters
- **2010 –** Padre Pio House opens for special needs men, Sacred Heart Village adds fitness center
- **2011 –** Mother Teresa House opens for adults in early HIV/AIDS, House of Joseph II shifts to late-stage
- **2013 –** Ministry's Facebook page reaches 300 "Likes"
- **2014 –** Ground is broken for Sacred Heart Village II to create more affordable senior housing
- **2015 –** Senior village planned at old Cathedral Church of St. John with Episcopal Diocese support
- **2016 –** Ministry centralizes administration offices in donated & renovated former convent
- **2017 –** 26-unit Sacred Heart Village II opens, all three childcare sites earn state's top rating, Ministry marks 40th anniversary with major fundraiser, commemorative book, "40 Years of Hope & Charity"
- **2018 –** Ministry's largest project, Village of St. John, starts to convert historic church site to senior housing, new Samaritan Housing opens as service-supported site for emergency voucher shelter
- **2019 –** Ministry sees successful year, opens Village of St. John at former historic church, marks Emmanuel Dining Room's 40 years of service with fundraiser toward future operating costs
- **2020 –** Covid-19 hits, events halt, Ministry sets strict precautions, Emmanuel Dining Room shifts to take-out, with large groups banned, public gifts & first virtual event, "Count Me In!" help fill fiscal gaps
- **2021 –** Programs partly reopen, second virtual fundraiser is held, Villa Maria senior housing plans progress, Brother Ronald leads Ministry group for private audience with Pope Francis
- **2022 –** Programs & events return to normal, Ministry marks 45 years, House of Joseph II marks 25
- **2023 –** Ministry suffers major funding cuts, struggles with inflation, skyrocketing housing & food prices, record rise in homelessness & diminishing sources of charitable funds
- **2024 –** Ministry struggles with high costs & funding/grant cuts, Eugene J. Halus Jr. is hired as our first Chief Operating Officer, Ministry forms new property management group, Villa Maria plans progress
- **2025 –** Ministry breaks ground for Villa Maria, proposes Village of Francis & Clare as fifth affordable housing site with 74 apartments for income-eligible seniors in Wilmington's Trinity Vicinity

WE THANK & HONOR
OUR FAMILY OF DEDICATED STAFF

Our 2025 All-Staff Holiday Breakfast & Team Photo event gathered employees from our 18 programs for breakfast at the Francis X. Norton Center and adjournment to Sacred Heart Oratory for this portrait by prize-winning photographer and longtime Ministry friend Jim Graham

VILLA MARIA AT OLD BRANDYWINE VILLAGE
From a blighted block to new senior housing

One of our most treasured moments of 2025 came when we hosted the Villa Maria at Old Brandywine Village Groundbreaking Ceremony in May.

The tremendous support of our guests from the community, U.S. Department of Housing and Urban Development and the City of Wilmington, New Castle County and State of Delaware truly was overwhelming.

And our gracious guests didn't mind that recent rains made the construction site a muddy mess, so we moved our celebration across North Market Street to the Village of St. John, where the golden shovel moment became a symbolic one.

We expect to open 74-unit Villa Maria and welcome its first residents in early 2027.

Getting the project started

Brother Ronald announced the plan for Villa Maria, at nearly $23 million, the day after closing on the project's construction loan financing.

The community response was tremendous.

"That's wonderful," the owner of a nearby business said. "That block's been an eyesore for decades."

We remain especially grateful for the support of community leader Peg Tigue. Sadly, she passed away before the groundbreaking ceremony, which we dedicated to her memory with love and appreciation.

This is the "before" picture of the Villa Maria site. We thank the many neighbors, businesses, community leaders and elected officials who enthusiastically supported our plan to transform the eyesore block by building new affordable senior housing.

2025
A YEAR OF CHALLENGE & HOPE

JANUARY

We gathered in memory of one of the earliest and most steadfast Ministry of Caring supporters. Ruth Balick, who passed away in August 2024. As the Ministry began, Ruth helped us find many friends in the Jewish Community, still helping us today. We were grateful to have Ruth's family members join us on January 25 for the renaming of our Claymont Street facility as the **Ruth Balick Distribution Center** and celebration luncheon. Brother Ronald recalled many times he and Ruth, his "Jewish Mother," enjoyed traveling together on international trips hosted by the Ministry.

FEBRUARY

After years of planning and archaeological research, Brother Ronald announced the **Villa Maria at Old Brandywine Village** plan after closing February 6 on its construction loan package. **ALSO:** We celebrated **"Connie G. Day"** honoring Brother Ronald's late mother, who inspired his senior housing concept.

MARCH

Executive Assistant/Paralegal Annie Halverson always handles donors' applications for tax credits in the Neighborhood Assistance Tax Credit Program. When timed filing ended, she reported that all our donors got in, with gifts that topped $300,000.

ALSO: Assistant Communications Director Gary Bloomer managed our "Do More 24 Delaware" appeal and the annual charity donation drive on March 6 raised thousands of dollars to support our programs.

APRIL

St. John the Beloved Parish kept its kind tradition of giving our childcare students Easter baskets, a hit with Mark Shoup and his daughters Flora, 5, and Rachel, 2.

APRIL, CONTINUED

The Ministry of Caring Guild hosted the 42nd Annual **Emmanuel Dining Room Auction** on April 27. Chaired by Guild Executive Committee Member Chris Leonard, the auction raised crucial funds for the dining room's two sites. **ALSO:** Our Woodside Farm Creamery friends' springtime **"Color for Caring"** raised funds for us through the day before Easter.

MAY

*We love the **Milk Run**, a 5K run-walk founded by our friend "Farmer Stewart" Ramsey, held at Ramsey's Farm and hosted by the Delaware Farm Bureau, which shares proceeds with us. These spunky runners are the Schweitzer Family dad and daughters, left to right, Haley, Paul, Courtney and Kendra.*

*Our long-awaited **Villa Maria Groundbreaking Ceremony** drew a big crowd May 5. Weather issues didn't stop the program, speeches, congratulations or gold shovels as the event was moved indoors to nearby Village of St. John.*

One of our most joyous annual events, the 33rd Annual **Recognition Banquet** on May 20 honored our most outstanding longterm supporters. Brother Ronald presented the **2025 Caring Bowl** to Mary Hatch, Parker Havis, Esquire, of Richards, Layton & Finger; Cathy Klocko, Pat Moss, Kim and Robin Orth, Christ Church Christiana Hundred, St. John the Beloved School and the law firm of Morton, Valihura & Zerbato. He also presented the **2025 Homeless Jesus Award** to Michelle and Frank Modesto, shown with Brother Ronald, and the Delaware Saengerbund & Library Association, one of the longest-serving guest hosts of our International Night dinners that benefit Emmanuel Dining Room.

Our wonderful friends Michelle and Frank Modesto joined Brother Ronald for this photo after he honored their many years of outstanding support, presenting them with the Ministry's highest honor, The Homeless Jesus Award.

ALSO: After our debut **Interfaith Service** filled Sacred Heart Oratory last year with nearly 200 guests and forged new friendships, our second service was held May 8. "We need this now more than ever because everything is so divisive now," Brother Ronald said. Peter H. Grumbacher, Rabbi Emeritus, Congregation Beth Emeth, was the dynamic keynote speaker with a message of "Shalom: The True Meaning of Peace." The well-received service featured speakers of many faiths and performers from a wide diversity of musical traditions.

ALSO: Brother Ronald announced plans for the Ministry's fifth affordable senior housing site, to be called the **Village of Francis & Clare**, in the Trinity Vicinity of Wilmington. This will be the Ministry's first high rise on property adjacent to our first site, Sacred Heart Village I, growing seniors' opportunities to socialize and share programs.

MAY, CONTINUED

At our annual **Staff Appreciation Dinner** this month, we celebrated many colleagues' Ministry Milestones: **5 years** – Assistant Communications Director Gary Bloomer, Mary Mother of Hope House II Weekend Staff Beverly Money and Sacred Heart Village I Door/Security Staff Bonita Saunders, Robert Speace and Lynette Wilson **10 years** – House of Joseph II Custodian Barry Oliver **15 years** – Village of St. John Assistant Manager Charlie Draper, Emmanuel Dining Room West Manager Jamar Freeland, Maintenance/Bus Driver Arek Jablonski **20 years** – Assistant Director of Maintenance & Safety Jeff Wallace **25 years** – House of Joseph II Administrative Assistant Rosemary McManus and Director of Maintenance & Safety Rob Radcliff **30 years** – Mary Mother of Hope House I Pool Staff Janice Rice

JUNE

*Families and students at The Child Care Center and Guardian Angel Child Care love our **Childcare Program Graduation** in June, complete with gowns, mortarboards and diplomas presented by Brother Ronald. Ladies and gentlemen, we are proud to present The Class of 2025!*

ALSO: House of Joseph I Staff Denton Valentine retired on June 12 after 21 years at the shelter for employable men. Brother Ronald surprised Denton at his retirement luncheon, presenting him with the Ministry's highest honor, **The Homeless Jesus Award**.

JULY

A staff vacancy was posted in July after the retirement of Molly Radcliff. Our first and only trained bedbug-sniffing dog, Molly lived with Director of Security & Maintenance Rob Radcliff. They're shown at home with Molly's unique honor for 63 dog years of faithful service, **The Caring Bone Award.**

AUGUST

Since our friend "Farmer Stewart" Ramsey now has his son running **Ramsey's Farm**, we're so grateful "Farmer Carl" is keeping his father's tradition of donating corn in summer and fall pumpkins for our childcare students. Left to right are Emmanuel Dining Room Program Director Michael Sullivan, Co-Manager/Kitchen Coordinator Quon Wilson, Jimmy Saylor of Ramsey's Farm, Food Service Carla Torres and Co-Managers Deborah Benson and Father Surya Mallick, OFM Cap.

ALSO: Our dear Sister Bernadette McGoldrick, OSF, retired this month. The 28-year Emmanuel Dining Room South Manager took her vows in 1954.

SEPTEMBER

We launched our **Adopt-A-Child** appeal this month, hoping for enough support to give $100 gift cards to parents/guardians of children in our shelters or eating regularly at Emmanuel Dining Room with their families

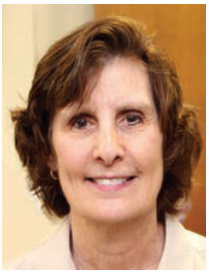
OCTOBER

Deputy Director of Development Priscilla Rakestraw and her high school sweetheart Bill Ayers wed October 4 in what Brother Ronald called "the wedding of the century."

In a Villa Maria update, Matt Martelli, Director of Real Estate & Construction this month proclaimed, "We have concrete!"

ALSO: The Ministry of Caring Guild's Eleganza benefit returned with big success on October 16.

NOVEMBER



Chief Financial Officer and Deputy Director Karen C. Smith, Ed.D., was honored this month as the best of the best. She was named the Philanthropic CFO of the Year by the national Nonprofit CFO of the Year Awards program and presented a crystal trophy at a gala in Virginia.

ALSO: Delaware State Housing Authority OK'd the Ministry to begin managing the Village of St. John.

ALSO: Turkeython, with New Castle County Public Safety's support, fed 200+ families for Thanksgiving.

DECEMBER

Donations to Wilmington Rowing Center's 2025 Santa Row raised the row's total Ministry gifts to an amazing $216,286!

ALSO: The Ministry of Caring Guild hosted another successful Jingle Bell Brunch on December 1.

ALSO: Our seniors enjoyed their first holiday ball, a formal dinner dance at the Francis X. Norton Center.

IN MEMORIAM

We pause in remembrance of staff, former staff, relatives, friends and supporters who passed away in 2025. May their memories be a blessing.

Hippolitus Baliarsingh
Virginia R. Bissot
Geneva Margaret Broomer
Stella "Toni" Bull
William G. Campbell
Jeanette M. Cleary
Andrew Maclaren Corbett
Anne Marie Donovan
Michelle Ductan
Elizabeth "Betty" Eysaldt
Annie V. Fields
Thomas Flood
Robert L. Giacopetti
Charlotte Giblin
Ethel Marie Gray
John Hogan
Polly Holliday
Joan Trinkl Holstein
Helena Doris Jackson
Karen Lyle James
Phyllis Jordan
Eugene Julian
Stephen Harold Kowalski
Moriah C. Lewis
Henry E. Lloyd Jr. Naveen Manchala
Marcella "Mulshenock
Courtney Matthew Mondell
Bernice "Stumpy" Moore
Valette Moore-Thompson
Claire "Cleo" Moran Oakes
Franklin George Pater Jr.
Gordon Amberg Pfeiffer
Joan Pieretti
Mary Jane (Scudder) Quinn
Koteshwara Rao
Roy "Buddy" Roberts
Anna Romero
Jeanne Rosen
Jack Shaw
Deborah Simmons
Paul Joseph Smith Sr.
Elizabeth"Betty" Talley
James A. "Jamie" Teoli
Sharelle Nicole Wharton
Elizabeth I. "Betty" Zelesnick

Bold plan aims high for senior housing

With construction begun on Villa Maria, Brother Ronald unveiled the design for our fifth affordable senior housing site, The Village of Francis & Clare.

"This will be our first high-rise," he said.

Getting the project started

The 11-story building designed by Architectural Alliance Inc. will create 51 safe, comfortable and affordable apartments, with a variety of services and amenities, for age- and income-eligible seniors.

With a goal of completing the project and accepting residents in 2027, the Ministry also launched a major fundraising campaign toward the project's projected cost of about $30 million, especially seeking major grants and angel donors.

This rendering by Architectural Alliance shows the Village of Francis & Clare, an 11-story, 51-unit senior housing site the Ministry plans for the 900 block of Jefferson Street on property adjoining Sacred Heart Village I.

Francis & Clare's location in the 900 block of Jefferson Street in Wilmington's Trinity Vicinity, adjoins our first senior housing community at Sacred Heart Village I, opened in 2001 after two years of construction for adaptive reuse of the closed Sacred Heart Roman Catholic Church complex.

Growing seniors' community

Brother Ronald sees their proximity as creating a larger community for residents of both senior villages.

Not only will activities be planned to bring together seniors from both sites, Francis & Clare residents will have easy access to amenities such as the fitness center and The Friar's Cafe at Sacred Heart Village I, as well as dinners and other events at Francis X. Norton Center in the former Sacred Heart Church Hall. In fact, the land contributed by the Ministry for Francis & Clare was used as a parking lot for Norton Center events.

Similarly, Villa Maria's location almost directly across North Market Street from the Village of St. John will create opportunities for activities and connections among those sites' seniors.

Many holiday, educational and other activities including shopping trips already welcome and involve residents from all our affordable senior housing villages, with transportation provided by the Ministry.

Doing right by our seniors

When Brother Ronald designed Sacred Heart Village I, he said he wanted to create the kind of housing he looked for but found did not exist when his beloved late mother, Connie, moved to Wilmington.

Many in our fast-growing senior population worked for decades in low-paying jobs without pensions, have struggled to put away any savings and now find their Social Security checks barely cover necessities, if that.

"There's no gold in their golden years," as Deputy Director of Development Priscilla Rakestraw says.

Nearly two of every six seniors spend at least 50% their limited income on housing, while rents keep rising and the U.S. isn't on track to build even half the 560,000 new senior housing units needed by 2030 just to keep pace, national experts say.

The bottom line: The crisis-level and worsening shortage of affordable housing is the No. 1 cause of homelessness among our nation's oldest residents.

From its start, our senior housing has been designed to provide safety, comfort, dignity, affordability and a good quality of life but, moreover, we are working to help our beloved older brothers and sisters avoid the hard reality of having nowhere to live or call home.

Said Brother Ronald, "They deserve better."

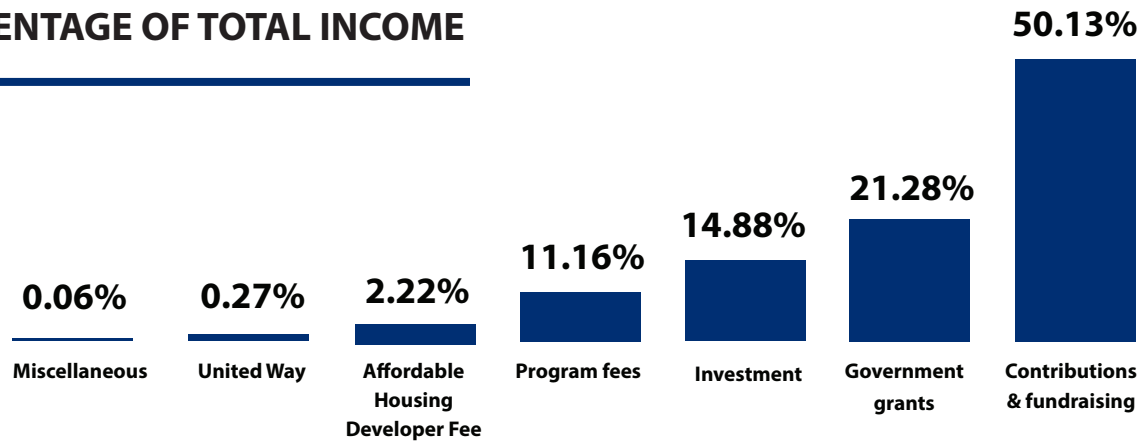
STATEMENT OF FINANCIAL POSITION

	2025	2024
ASSETS		
Cash & cash equivalents	$ 1,480,036	$ 508,342
Cash & cash equivalents, restricted for long-term investment	1,024,182	845,038
Cash & cash equivalents, Qualified Affordable Housing Project escrow	311,525	0
Grants receivable	698,605	354,613
Program fees receivable	96,005	80,188
Promises to give, net	582,202	716,508
Prepaid expenses & other assets	139,484	119,414
Right-of-Use Assets - operating leases	102,168	79,416
Right-of-Use Assets - finance leases	7,890	11,045
Developer fee receivable	602,056	423,011
Due from affiliated organizations	2,651,863	2,282,710
Mortgage escrow accounts	691,392	662,356
Qualified affordable housing project escrow	283,789	249,387
Investments	19,555,400	21,028,044
Investment in qualified affordable housing projects	8,445,644	8,323,240
Deferred notes receivable & accrued interest	6,226,275	0
Property & equipment, net	17,252,999	18,236,032
Beneficial interests in charitable trusts	1,445,121	1,319,867
TOTAL ASSETS	**$ 61,596,636**	**$ 55,239,211**
LIABILITIES		
Accounts payable	123,259	148,173
Accrued expenses	147,895	114,439
Operating lease liability	102,168	79,416
Finance lease liability	8,479	11,560
Security & other deposits	49,067	45,868
Development fee payable	237,418	77,430
Due to affiliated organizations	601,611	114,693
Line of credit	1,940,358	0
Mortgage payable, bank	58,211	114,667
Accrued interest payable, Delaware State Housing Authority	5,919	6,375
Mortgages payable, Delaware State Housing Authority	1,770,392	1,770,392
TOTAL LIABILITIES	**$ 5,044,777**	**$ 2,483,013**
NET ASSETS		
Without donor restrictions	50,549,171	44,816,249
With donor restrictions	6,002,688	7,939,949
TOTAL NET ASSETS	**56,551,859**	**52,756,198**
TOTAL LIABILITIES & NET ASSETS	**$ 61,596,636**	**$ 55,239,211**

SCHEDULE OF ACTIVITIES

	Operating revenue	Investment income (loss)	Capital support & other revenue	Total income	Total expenses	Net revenue (loss)
Administration	$ 3,715,716	$ 937,612	$ 2,569,465	$ 7,222,793	$ 2,903,758	$ 4,319,035
Emmanuel Dining Room	925,162	78,671	0	1,003,833	1,253,347	(249,514)
Mary Mother of Hope House II & III	746,523	10,762	0	757,285	732,717	24,568
Mary Mother of Hope House I	377,302	40,096	0	417,398	422,216	(4,818)
House of Joseph I	365,196	6,353	0	371,549	341,851	29,698
Job Placement Center	183,010	40,339	0	223,349	26,982	196,367
Mary Mother of Hope Transitional Residence	0	8,006	0	8,006	110,900	(102,894)
Child Care Fund	1,397,817	948,182	0	2,345,999	1,833,449	512,550
St. Francis Transitional Residence	90,241	23, 823	0	114,064	172,715	(58,651)
House of Joseph II	464,867	34,268	0	499,135	1,522,220	(1,023,085)
Samaritan Outreach	76,390	0	0	76,390	102,030	(25,640)
Pierre Toussaint Dental Office	49,601	16,120	0	65,721	76,584	(10,863)
House of Joseph Transitional Residence	0	0	0	0	(1)	1
Nazareth House Transitional Residence	297,752	1,081	0	298,833	330,626	(31,793)
Ministry of Caring Guild	184,598	0	0	184,598	76,942	107,656
Bethany House Transitional Residence	177,733	0	0	177,733	174,698	3,035
Sacred Heart Residence	0	0	0	0	0	0
Francis X. Norton Center	64,216	0	0	64,216	194,327	(130,111)
Maria Lorenza Longo House	13,144	0	0	13,144	56,111	(42,967)
Padre Pio House	24,325	0	0	24,325	44,103	(19,778)
House of Joseph Holistic Housing	73,879	0	0	73,879	189,856	(115,977)
Rapid Rehousing	182,505	0	0	182,505	51,893	130,612
Samaritan Holistic Housing	291,228	0	0	291,228	12,907	278,321
House of Joseph Training Program	0	0	0	0	(11,055)	11,055
Subtotal	**$ 9,701,205**	**2,145,313**	**2,569,465**	**14,415,983**	**10,619,176**	**3,796,807**

FUNDING SOURCES AS PERCENTAGE OF TOTAL INCOME



This summary reflects the financial position of The Ministry of Caring Inc. as of December 31, 2025, but is not a complete financial statement. Copies of the IRS Form 990 and complete financial statement audited by Belfint, Lyons & Shuman, PA, are available online.

THE MINISTRY OF CARING INC.

SERVING THE POOR SINCE 1977

115 East 14th Street, Wilmington, DE 19801-3209
(302) 652-5523
ministryofcaring.org

facebook.com/ministryofcaring **twitter.com/ministrycaring** **instagram.com/ministryofcaring**

Andrisani Building
Ministry of Caring Guild Office
1803 West Sixth Street
Wilmington, DE 19805-3005
(302) 428-3702

Barbara & Jack Kreuer House
Supportive housing for families
807 West Sixth Street
Wilmington, DE 19801-2032

Bethany House I & II
Two supportive housing sites
for women with special needs
601 North Jackson Street
Wilmington, DE 19805-3241
(302) 656-8391
615 North Jackson Street
Wilmington, DE 19805-3241
(302) 656-8391

Blessed Maria Lorenza Longo House
Supportive housing for women
822 Jefferson Street
Wilmington, DE 19801-1432
(302) 652-1758 • Fax (302) 652-1759

Child Care Center
Early learning center for children
221 North Jackson Street
Wilmington, DE 19805-3649
(302) 652-8992 • Fax (302) 652-8945

Clarence McGowan House
Supportive housing for families
809 Jefferson Street
Wilmington, DE 19801-1431

Emmanuel Dining Room
Two locations Feeding the hungry,
every day, no questions asked
Emmanuel Dining Room South
500 Rogers Road
New Castle, DE 19720-1398
(302) 577-2951
Emmanuel Dining Room West
121 North Jackson Street
Wilmington, DE 19805-3670
(302) 652-3228 • Fax (302) 652-2576

Francis X. Norton Center
Special events, senior activities,
private rental venue
& Chef Bill's Kitchen
917 North Madison Street
Wilmington, DE 19801-1497
(302) 594-9455 • Fax (302) 428-3655

Guardian Angel Child Care
Early learning center
1000 Wilson Street
Wilmington, DE 19801-3432
(302) 428-3620 • Fax (302) 428-3622

House of Joseph I
Emergency shelter for men
1328 West Third Street
Wilmington, DE 19805-3662
(302) 652-0904 • Fax (302) 594-9472

House of Joseph II
Residence for men & women
living with HIV/AIDS
9 West 18th Street
Wilmington, DE 19802-4833
(302) 594-9473 • Fax (302) 594-9494

House of Joseph Residence
Supportive housing
704 West Street
Wilmington, DE 19801-1524

Job Placement Center
Employment, job training, diversion
& Rapid Rehousing services
1100 Lancaster Avenue
Wilmington, DE 19805-4009
(302) 652-5522 • Fax (302) 594-9434

Margaret Nusbaum House
Supportive housing
207 South Van Buren Street
Wilmington, DE 19805-4020

Mary Collings House
Supportive housing for families
1000 West Second Street
Wilmington, DE 19805-3670

Mary Mother of Hope House I
Emergency shelter for women
1103 West Eighth Street
Wilmington, DE 19806-4605
(302) 652-8532 • Fax (302) 594-9434

Mary Mother of Hope House II
Emergency shelter for women with children
121 North Jackson Street
Wilmington, DE 19805-3670
(302) 652-1935 • Fax (302) 594-9475

Mary Mother of Hope House III
Emergency shelter for women with children
515 North Broom Street
Wilmington, DE 19805-3114
(302) 652-0970 • Fax (302) 594-9496

Mary Mother of Hope Supportive Housing
For women
818 Jefferson Street
Wilmington, DE 19801-1432

Nazareth House I & II
Two supportive housing sites for families
898 Linden Street, 19805-4423
106 North Broom Street, 19805-4241

Padre Pio House
Supportive housing for men with special needs
213 North Jackson Street
Wilmington, DE 19805-3649
(302) 658-6123

Ruth Balick Distribution Center
Supplies, furniture, clothing, Food Pantry
1410 North Claymont Street
Wilmington, DE 19802-5227
(302) 652-0969 • Fax (302) 594-9478

Samaritan Program
Emergency housing for women & children
917 North Madison Street
Wilmington, DE 19801-1439
(302) 428-3653 • Fax (302) 407-5129

St. Francis Apartments
Two Wilmington sites for women with children
103-107 North Jackson Street, 19805-3648
830 Spruce Street, 19801-4205

For our latest news, sign up for Ministry of Caring email at ministryofcaring.org
We are a 501 (c)(3) nonprofit, EIN 51-0209843, so all donations are tax-deductible
Join The Ministry of Caring Guild at ministryofcaring.org under VOLUNTEERS