

THE JOURNEY

JOSEPH & MARY'S HOME NEWS :: SUMMER 2026

Focus on the Here and Now



HARRY TAKES TIME TO HEAL AFTER YEARS OF MEDICAL HARDSHIPS



Harry worked tirelessly for years to provide for his family. A union laborer who also had his own handyman business, he was never averse to long hours.

However, the physical challenges of Harry's career, plus pre-existing health conditions, took a toll on his body.

Diabetes. Gastroparesis. Multiple heart attacks. Stent insertion. Triple bypass surgery. Stroke. Neuropathy in his arm and feet. Failing eyesight. At age 55, Harry had experienced all of it.

With his diabetes severely out of control and other health ailments hindering him, he couldn't work. Eventually, he ended up living in his truck on Cleveland's near west side. An infection in his toenail put him in the hospital — and put him on the path toward Joseph & Mary's Home.

A New Job: Recovering Safely

Harry moved into Joseph & Mary's Home in summer 2025. He was ready for a new beginning and the chance to heal.

"I was nervous and apprehensive, but everyone was so nice right away," said Harry. "As a kid I heard the phrase, 'Each one, reach one.' They did that here. They let me know someone cares."

After years of working, Harry quickly learned his #1 job was to rest, allow his toenail to heal and learn to better manage his diabetes. He also began regularly seeing other doctors for his heart and stomach issues.

"The staff here, they made sure I got in quickly to the doctors I needed to see. They were so easy to talk to, and made me feel safe," he said.

Harry, in turn, made his fellow residents feel safe. He had in-depth conversations with many of them — "people need people" — and made sure everyone knew it was ok to not only talk to him about their struggles, but to also talk to God.

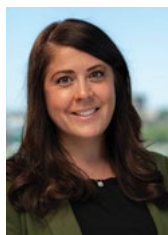
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INTRODUCING OUR NEW EXECUTIVE DIRECTOR

A Return Home

“Anna stood out as the perfect fit for the Joseph & Mary’s Home executive director role. Her core values and deep passion for serving our most vulnerable neighbors align beautifully with the heart of our mission.”

— Darlene Morocco, Joseph & Mary’s Home Board of Directors Chair



This spring has felt deeply personal.

After nearly two decades working in community health, housing and economic

development across the country, I returned home to Ohio, and back to where my work began: direct service. Early in my career, I worked in a detox facility, supporting individuals in some of the most challenging moments of their lives. That experience has shaped everything that followed. It taught me that dignity isn’t abstract — it’s a daily practice, how we show up, how we listen and how we build systems that actually work for vulnerable men and women.

That same spirit lives here. At Joseph & Mary’s Home, we provide a safe place for unhoused community members to heal — simple in concept, but transformative in impact. Every day, we create space not just for recovery, but for stability, connection and the possibility of what comes next. This work honors and advances the legacy of the Sisters of Charity of St. Augustine (CSA) and carries forward that same spirit while building for what’s next.

Over the past few months, we’ve begun strengthening how we operate, including automating portions of our referral

process, committing fully to digital record keeping by the end of 2026 and deepening partnerships across healthcare and housing systems to meet rising demand. At the same time, we’re proud to be part of the larger Sisters of Charity Health System, which is also evolving how care is delivered so that as a family of ministries we can continue to adapt, respond to neighbors’ needs and create a network for hope and healing.

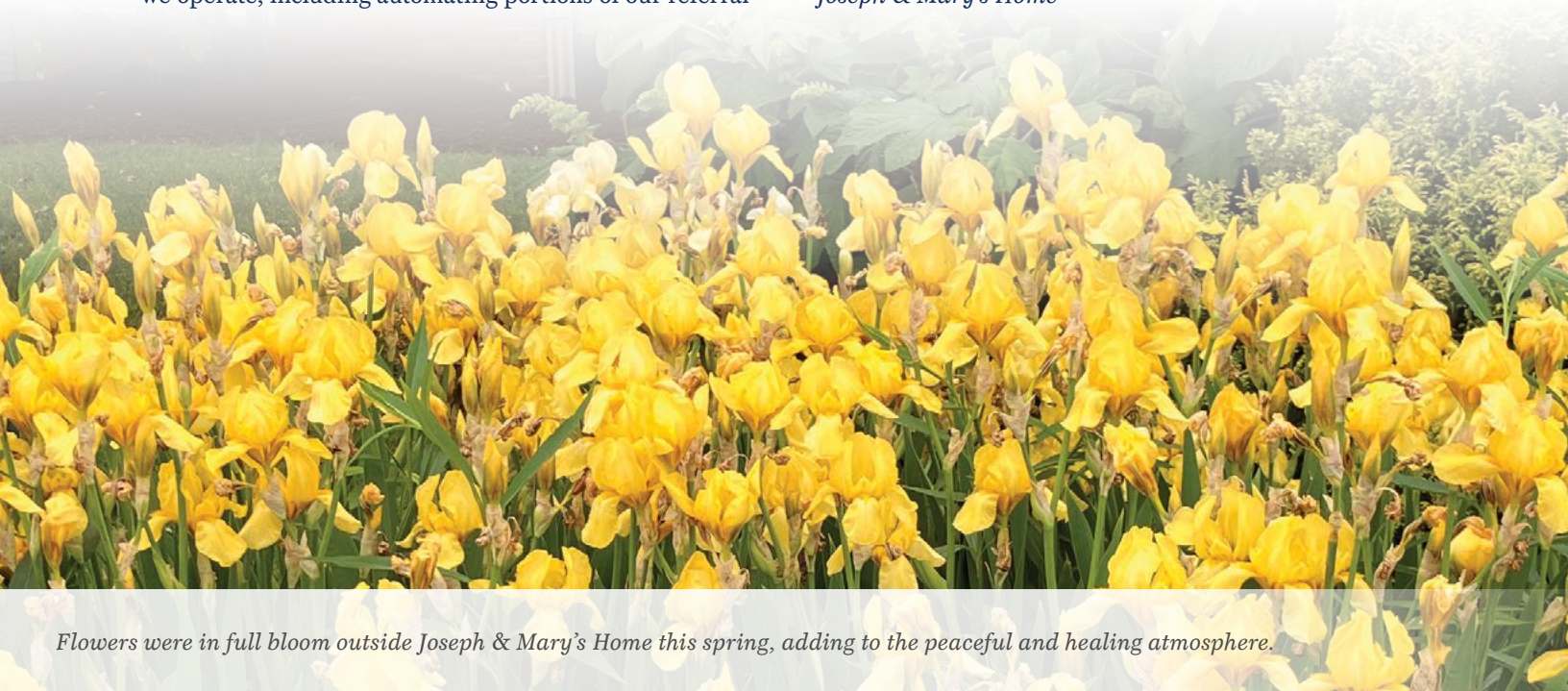
This season has been one of both continuity and change — honoring the powerful 175th Anniversary of the CSAs while building a more responsive, resilient model for the future — all grounded in the power of home.

Thank you for being part of our collective work, advancing our mission and, most importantly, supporting our neighbors navigating some of life’s greatest challenges.

With sincere thanks,

A handwritten signature in dark ink, appearing to read 'Anna'.

ANNA STORMER, Executive Director,
Joseph & Mary’s Home



Flowers were in full bloom outside Joseph & Mary’s Home this spring, adding to the peaceful and healing atmosphere.



During his time at Joseph & Mary's Home, Harry ate nutritious meals daily (left), and met with staff members regularly (right), including Peer Recovery Supporter Stanley Foster.

"There are times you are so lonely and not sure if God is there," said Harry. "But I believe He speaks to your mind and your heart; He blesses you in spirit and truth."

"I found out who I am and who I am supposed to be at Joseph & Mary's Home. I've always liked talking to God. But being here reminded me that God has me. I thank Him every day."

Blessed Beyond Measure

Months of healing and determining his next steps at Joseph & Mary's Home led Harry to securing an apartment last winter. He feels comfortable in his surroundings, as many in his building are also former Joseph & Mary's Home residents. "We check in on each other and cook meals together," he said.

Living at Joseph & Mary's Home reminded Harry it is ok — and necessary — to take care of his health.

He continues to go to his doctors' visits and adhere to the medication regimen put in place for him.

Along with being deeply grateful for the Joseph & Mary's Home staff, Harry feels blessed beyond measure by the donors who make the mission possible.

"The giving that is done, whether it be financially, or works of the hands or whatever it is, benefits those in life right here, right now," he said. ♦



In Loving Memory of Sr. Miriam Erb, CSA

March 22, 1939 – December 27, 2025

Sr. Miriam Erb, CSA, a Sister of Charity of St. Augustine for nearly 70 years, passed away on December 27, 2025. At the time of her passing, she was the vice president of mission & ministry at the St. Vincent Charity Health & Healing Hub. Sr. Miriam was devoted to her work in Cleveland's Central neighborhood and worked tirelessly to address the social drivers of health. St. Augustine said, "Love and say it with your life." Sr. Miriam did just that, and is missed beyond measure. However, we carry forth her legacy of loving our neighbors as God has called us to do.

STAFF SPOTLIGHT ::

Tearra Smith

Certified Community Health Worker

Tearra Smith is the sole certified community health worker (C-CHW) at Joseph & Mary's Home, a role she has held since February 2025. Her responsibilities include coordinating care across providers, facilitating access to housing, benefits and essential services, and ensuring each resident has a clear, supportive path toward stability and independence.

Executive Director Anna Stormer said, "Tearra combines technical skill with heart. She is deeply committed to health equity and is a driving force behind better outcomes for individuals with complex health and social needs."

Q: What led you to your career at Joseph & Mary's Home?

A: Serving the homeless community is a true passion of mine. I've always felt called to help others. This role allows me to combine my compassion with my skills to make a meaningful difference in people's lives.

Q: What do you feel is the best skill you add to the team?

A: I show up each day with a smile, hoping to brighten the mood of both residents and staff. I believe that even small gestures of kindness and positivity can make a meaningful difference in someone's day, especially for those going through difficult times.



Q: What is the most rewarding part of your job/profession?

A: When residents find safe, stable housing where they can begin to rebuild their lives. It's incredibly fulfilling to see them regain a sense of normalcy and independence.

Q: What do you wish other people knew about Joseph & Mary's Home?

A: Our residents are everyday people — mothers, fathers, grandparents — whose lives were disrupted by serious health conditions that led to housing instability. Living at Joseph & Mary's Home provides residents with a supportive environment focused on helping them heal, break the homelessness cycle, regain stability and transition into permanent housing. ♦

Tearra lives by the words, "Everyone deserves to be seen, heard and given a fair chance to start again."



JOSEPH'S HOME WELCOMES RESIDENTS INTO NEW HOME FOR HEALING

January 2026 was a special month at Joseph's Home: male residents officially made the move into the one-floor, fully accessible space! At press time, nearly all 11 rooms were occupied with men in need of a safe place to rest, eat nourishing meals and receive personalized supportive care.

Joseph's Home and Mary's Home are now, for the first time ever, located in the same building. They each have separate, distinct living and dining areas, allowing all residents to feel as comfortable and secure as possible.

THANK YOU to all who donated over the past five years to the Mary's Home Capital Campaign and the "A New Home for Healing" Joseph's Home Capital Campaign. Because of your generosity, neighbors in need are healing with the dignity and respect they deserve in welcoming spaces. ✦





**2025
RESIDENT SNAPSHOT**

53%

WERE OVER THE AGE OF 55

47%

HAD A PHYSICAL DISABILITY

79%

HAD A CHRONIC
HEALTH CONDITION

58% 42%

MALE FEMALE

38%

BLACK

4%

HISPANIC

4%

VETERANS

2025 Overview of Care

WHO WE SERVE ANNUALLY

According to an article in *Signal Cleveland* (“Federal policy pivot threatens decades of Cuyahoga County progress to eradicate homelessness,” March 9, 2026), chronic homelessness in Cuyahoga County increased by more than 50% between 2022 and 2025, rising from 204 to 315 individuals.

To meet these needs, Joseph & Mary’s Home serves as Northeast Ohio’s only medical respite program. Rooms for 11 men and 10 women are available, with 24/7/365 care provided. Because of our safe and welcoming environment, adults experiencing both homelessness and acute medical needs recover with dignity, become connected to essential community resources (such as benefits and identification documents), and start on a pathway toward housing stability and improved health.

Last year, 100% of residents served were, at time of admittance, without housing and experiencing acute medical needs. These conditions, including short-term illnesses, injuries or surgeries, led to repeated emergency room visits or hospitalization. The average length of stay at Joseph & Mary’s Home in 2025 was 79 days. This was similar in comparison to the 2024 length of stay, which was 82 days.

Nearly half of all residents (45%) were also considered chronically homeless according to HUD criteria, reflecting prolonged and repeated experiences of homelessness. This includes either a full year of continuous homelessness or multiple episodes totaling at least one year over a three-year period. ♦



WELCOME TO JOSEPH'S HOME



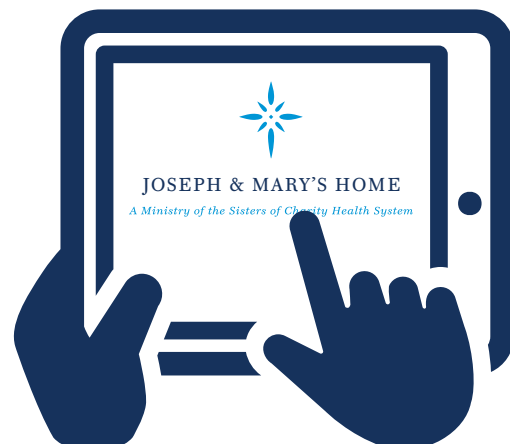
Updated Resident Referral Process Implemented

Joseph & Mary's Home has launched an updated referral process designed to make access to care more consistent, efficient and transparent for our partners. As of May 2026, all referrals begin with a simple online pre-screen. This helps quickly identify individuals who are the right fit for medical respite while reducing delays for patients and providers.

Updating the Joseph & Mary's Home referral process reflects the continued evolution toward stronger data integrity practices and a commitment to operational excellence — allowing staff to better track referral patterns, understand community need and make more objective admission decisions.

As demand continues to grow, these improvements ensure Joseph & Mary's Home can focus time and resources on delivering safe, high-quality care to those who need it most.

To learn more or to begin a referral, please visit jmhome.org/referrals.



NEWS BRIEFS & NOTES

Visit from First Executive Director Sr. Joan Gallagher, CSA

Sr. Joan Gallagher, CSA, our first executive director, recently visited with residents and staff. This was her first visit since the move into the new Joseph's Home space. Sr. Joan was all smiles and said, "This new home is better than I ever imagined."

Sr. Joan's legacy continues at Joseph & Mary's Home through the Sr. Joan Gallagher, CSA, Endowment Fund named in her honor. Established in 2018 thanks to Richard Weaver and Jeanne Colleran Weaver, the endowment ensures that care for neighbors in need continues in perpetuity. Richard and Jeanne also provided a transformational gift to the endowment in 2025. It now exceeds \$1 million and will grow to nearly \$1.5 million.

*If you are interested in supporting the Sr. Joan Gallagher, CSA, Endowment Fund, please reach out to Senior Director of Major Gifts **Colleen Corrigan Day** at cday@sistersofcharityhealth.org or at 216.987.9201.*



Sr. Joan's nephew, former Board Chair Rich Gallagher, accompanied her on the tour of the new facility.



Front Page Story in *The Plain Dealer*, on [Cleveland.com](https://www.cleveland.com)

On Christmas Eve, Joseph & Mary's Home was included on the front page of *The Plain Dealer* newspaper. Reporter Julie Washington wrote the piece, which was also on [Cleveland.com](https://www.cleveland.com). The story focused on the addition of Mary's Home, the opening of the new Joseph's Home and the healing that happens each day for all who stay here. Former resident Ken — who recovered from surgery at Joseph's Home and now has his own apartment — was featured in the story.

To read the full article, go to jhome.org/pdstoryonjmh

Updated Signage Unveiled

A new sign making Joseph & Mary's Home's presence known in the Central neighborhood is now up and visible from the roadway. As a reminder, our updated address is 2302 Community College Avenue, Cleveland, OH 44115.





L to R: Feast of St. Joseph attendees; Miguel Chavez and P.J. Chavez; Mark Cotleur, Michael Goar, Tom Tyrrell and Sr. Judith Ann Karam, CSA

Feast of St. Joseph Celebrated on March 19

The annual Feast of St. Joseph Mass and Reception was celebrated on March 19 in the Holy Family Chapel at Mt. Augustine, home to fellow Sisters of Charity Health System ministry Regina Health Center. Regina Health Center Executive Director **Deacon Mark Yantek** was the Mass homilist. “Just like St. Joseph said yes to doing God’s will, the Sisters of Charity of St. Augustine said yes to God when they established Joseph & Mary’s Home,” he said. “They knew God was calling them to fulfill a need. May we all continue to humbly say yes to God even if we don’t know where the road will lead us to next.”

Honoring 175 Years of the Sisters of Charity of St. Augustine

2026 marks 175 years that the Sisters of Charity of St. Augustine have been addressing the unmet needs of God’s people in Cleveland. To celebrate the milestone anniversary, Sisters of Charity Health System ministries located in Cleveland’s Central neighborhood came together on May 27 for a prayer service and lunch.

To learn more about the Sisters of Charity of St. Augustine’s 175 years of faith, service and hope, visit their website — srssofcharity.org — or follow them on Facebook and Instagram (@srssofcharity). Have your own memory to share about how the Sisters have inspired you? You can submit your anecdote at srssofcharity.org/story.



JOSEPH & MARY'S HOME FINANCIALS FOR 2025

The operating budget for Joseph & Mary's Home from January 1, 2025, to December 31, 2025, was \$1,316,772, with total expenditures coming to \$1,271,142.

Revenue

Public Sector Grants & Contracts	\$531,578	40%
Foundation & Corporate Grants	\$402,577	31%
Contributions & Events	\$333,429	25%
Investment Income	\$43,630	3%
Earned Revenue	\$5,558	<1%
Total Revenue	\$1,316,772	100%

Expenses

Clinical & Support Services	\$771,464	61%
Management & Administrative	\$109,678	9%
Residential Operations	\$129,016	10%
Office Expenses	\$14,724	1%
Fundraising & Communications	\$141,351	11%
Depreciation	\$104,909	8%
Total Expenses	\$1,271,142	100%

**The financial information included in this report is preliminary, unaudited and subject to revision upon completion of the organization's final 2025 audit numbers.*

THANK YOU GENEROUS SUPPORTERS

2025 DONOR HONOR ROLL

Hundreds of generous donors made healing with dignity, compassion and hope possible at Joseph & Mary's Home in 2025. The Annual Donor Honor Roll is one small way we express our heartfelt gratitude to those whose support sustains our mission. All individuals and organizations who made at least one financial contribution during the year are recognized below, unless they requested anonymity.

On behalf of our residents, alumni, board and staff, thank you for your partnership and commitment to serving some of our community's most vulnerable neighbors. Your generosity expands access to care, creates opportunities for healing and recovery, and helps individuals move toward greater stability.

We are deeply grateful for your support and invite you to continue keeping Joseph & Mary's Home in your thoughts, prayers and charitable giving plans. Thank you for making this important work possible.

FINANCIAL CONTRIBUTORS

GOVERNMENT GRANTS

ADAMHS Board of Cuyahoga County
City of Cleveland Department of
Community Development
City of Cleveland Department of Public Health
City of Cleveland Housing Trust Fund
Cuyahoga County
Cuyahoga County Office of Homeless Services
Ohio Department of Behavioral Health
Ohio Department of Development

FAITH-BASED ORGANIZATIONS

Catholic Charities
Catholic Community Connection
Light of Hearts Villa
Our Lady of Peace Parish
Regina Health Center
Sisters of Charity Health System
Sisters of Charity of St. Augustine
St. Bernadette Church
St. Dominic Parish
St. Elizabeth Ann Seton Parish
St. Mary Magdalene Parish
St. Vincent de Paul Society at St. Basil the Great
Ursuline Sisters of Cleveland

BUSINESSES AND ORGANIZATIONS

Anonymous (2)
72 4U
American Endowment Foundation
American Online Giving Foundation
Anondo Fund, Inc.
BakerHostetler
The Benjamin Rose Institute
Brewer-Garrett Company
The Centers
Charities Aid Foundation of America

Christopher Tool & MFG Co.
Cleveland Clinic Lutheran Hospital
Collinwood Memories Club Inc.
Cuyahoga Community College
DAFGiving360
Dominion Energy
Elios Financial Group, Inc.
Esperanza Inc.
Falls Communications
Famicos Foundation
Fidelity Charitable Gift Fund
FM Global
Frantz Ward LLP
Giant Eagle
Goodwill Industries of Greater Cleveland
& East Central Ohio
Hiti, DiFrancesco and Siebold
Huntington National Bank
Iron Mountain
Liberty Development Company
Mansour Gavin LPA
Medical Mutual of Ohio
Metz Culinary Management
Minutemen Inc.
National Philanthropic Trust
Nicola, Gudbranson & Cooper, LLC
Charles J. and Patricia Perry Nock
Donor Advised Fund
The Oswald Companies
Parker Hannifin Corp.
Regency Construction Services, Inc.
Rosa Consulting
RPM International Inc.
United Way of Greater Cincinnati
United Way of Greater Cleveland
United Way of Southwestern Pennsylvania
Valmark Financial Group

FOUNDATIONS

Abington Foundation
Ayco Charitable Foundation
Catholic Community Foundation
The Cleveland Foundation
Community West Foundation
John Milton Costello Foundation
CPPS Heritage Mission Fund
Corinne L. Doderer Foundation for the
Arts & Sciences
Fedeli Family Charitable Foundation
The Sam J. Frankino Foundation
The Higley Fund
Donna and Harry McDonald Charitable Trust
The Mt. Sinai Health Foundation
The Murphy Family Foundation
The Mr. and Mrs. William R. Oatey Fund
The Laurretta Peters and Richard Peters
Charitable Foundation
The Pulte Family Charitable Foundation
The Reinberger Foundation
Sisters of Charity Foundation of Cleveland
Smiley Family Charitable Foundation
The Thomas C. and Sandra S. Sullivan Foundation
Thatcher Family Fund

INDIVIDUALS

Anonymous (50)
Angela Abdoo
Kristine and Christopher Adams
Terry M. and Louise M. Adams
Kevin Akans
Judith Albanese
Drusilla Allen
Teresa C. Andreani ^
Joseph J. and Lori L. Angelo
John O. Anoliefo

SUPPORTERS *Continued*

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Richard C. and Judith M. Beercheck
George Bella
Stephen J. and Rita F. Benedick
Carrie Benedict and David L. Harvey
Christine Benson
Richard Bergolc
Sister Maria Berlec, OSU
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Sandra Bittner
James W. Black
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Nick DiGeronimo
Anthony M. and Susan DiGeronimo
John Digeronimo

DONOR SPOTLIGHT ::

Helping Others Help Themselves:

John & Diane's Donor-Advised Fund Gives Residents a Way to Return to Stable Health

Donor-advised funds (DAF) offer a simple, flexible and tax-advantageous way to give to favorite charities, with the ability to make monetary contributions to the fund as often as desired. In turn, individuals and couples can then donate to causes they believe are worthy of support. John and Diane, a Cleveland area couple, use their DAF to support Joseph & Mary's Home. John recently shared what the benefits are and why they believe in the Joseph & Mary's Home mission.

Q: How did you first hear of Joseph & Mary's Home?

A: In summer 2025, my wife, Diane, read an article about the Joseph's Home renovation. She encouraged me to learn more about the mission and see if it aligned with organizations we wish to support through our donor-advised fund (DAF) each year.

Q: Let's talk about your donor-advised fund. What is the benefit of giving through a DAF?

A: As an accountant, I was familiar with DAFs. In retirement it appealed to Diane and me to take part of what we had

been fortunate to earn and give it to those in need. The biggest advantage of a DAF is you can contribute to the fund at any time, and it holds the money for you. When you are ready, you then determine what organization the money goes to and when it is distributed. Our DAF is managed through Fidelity (they can also be held through other sponsoring organizations such as Schwab, Community West Foundation, etc.). Everything is online and easy to use. You can search for nonprofits and find the details you want quickly.

Joseph A. and Colleen M. DiGeronimo
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 Lorraine Doderio +
 Eva Dolan and Lawrence Dolan*
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 Stephen Harter
 Anna T. Hartzell
 Bradley Hauber and Julie Goulis
 Jacob Hawk
 Joyce Haynes
 Adam and Jen Hechko
 Patrick and Jeanette Henry
 Darlene and Robert J. Hernandez
 Elizabeth J. Hickie +
 Celeste R. and Michael C. Hicks
 Maria C. Hidalgo and Fausto G. Hidalgo*
 Rev. Joseph T. Hilinski
 Kevin and LuAnn Hinkel
 Janelle and Eric Hinkle

*Deceased | + St. Augustine Legacy Society Founding Member | ^ 2025 Innkeeper Society Member

Q: Why did you decide to give to the “A New Home for Healing” Renovation? What led you to extending your support to the unrestricted Annual Fund?

A: Diane and I like to donate to smaller, local nonprofit organizations. We saw that Joseph & Mary’s Home fills a unique need. Those served are sick, in the hospital and have nowhere to go afterward. After making the donation to the renovation project, we thought: Now that you have the facility to help people heal, you need the contributions to keep it going. We noticed other funding sources are drying up, and our support can make a difference.

Q: Why do you believe it is important to support nonprofits like Joseph & Mary’s Home?

A: The best way we can give back is through our DAF so organizations can help people, help themselves. We don’t have the ability to do the outreach on our own. But we know the assets we do have can contribute to someone else, like the Joseph & Mary’s Home staff, doing a good job. We want to help people realize their self-worth. ♦

Tax-Smart Giving

Donor-advised fund grants, as well as other tax-smart giving options, such as those from stocks, IRAs and cryptocurrency, help reduce your taxable income; avoid capital gains taxes; satisfy required minimum distributions (if you’re 73+); and make your generosity go even further.

Joseph & Mary’s Home has partnered with FreeWill to make tax-smart giving as simple and secure as possible. The online platform allows you to complete your donation quickly and with ease.

To learn more, go to FreeWill.com/SmartGiving/SCHS. Questions? Contact Senior Director of Major Gifts Colleen Corrigan Day at 216.987.9201 or cday@sistersofcharityhealth.org.



SUPPORTERS *Continued*

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Catherine Holzheimer
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Every effort has been made to ensure the accuracy of this list. If your name has been misspelled, listed incorrectly or omitted, we sincerely apologize and ask you to please contact Colleen Corrigan Day at 216.987.9201 or cday@sistersofcharityhealth.org so that we may correct our records.

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The Innkeeper Society recognizes donors who make a recurring monthly or quarterly gift to Joseph & Mary's Home, providing sustaining support for our mission of caring for adults experiencing homelessness year-round. Those who are Innkeepers are indicated with the ^ symbol after their name in the Donor Honor Roll.

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Joseph & Mary's Home is a ministry of the Sisters of Charity Health System (SCHS). SCHS established the St. Augustine Legacy Society in 2026, which honors the thoughtful generosity of donors who have given endowment contributions of \$10,000 or more; made bequests in a will or trust; or are providing life income gifts such as charitable gift annuities (CGA) to at least one SCHS ministry, including Joseph & Mary's Home. Founding members were inducted in April and are indicated on this list with the + symbol after their names. New members will be inducted annually.

Please visit jmhome.org/donate or contact Senior Director of Major Gifts Colleen Corrigan Day at 216.987.9201 or at cday@sistersofcharityhealth.org if you are interested in learning more about how to give to Joseph & Mary's Home in any way.

2025 JOSEPH & MARY'S HOME ANGELS

Financial supporters weren't the only ones who touched the lives of Joseph & Mary's Home residents and alumni in 2025. We want to also thank and recognize these partners for their contributions of goods and services, and/or hours and energy spent volunteering, collaborating or advocating on behalf of Joseph & Mary's Home and our residents. Read more at jmhome.org/2025angels.

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PERSEVERANCE IN HOPE



Save the Date: 2026 Perseverance in Hope Set for Thursday, Nov. 5

Join fellow Joseph & Mary's Home supporters at this fall's Perseverance in Hope Luncheon, on Thursday, November 5 from 11:30 a.m. to 1:30 p.m. at Windows on the River in Cleveland. Winners of the 2026 David Henderson Memorial Award and the Dream Team Partnership in Service Award will be recognized at the luncheon. Please visit jmhome.org/events for sponsorship and ticket details. Event questions can be directed to Manager of Events & Donor Engagement **Mackenzie Phelps** at mphelps@sistersofcharityhealth.org or at 216.875.4639.

IT IS OUR MISSION ::

Joseph & Mary's Home, a ministry of the Sisters of Charity Health System, provides a nurturing, caring environment for adults without resources who have acute medical needs, helping them heal and achieve independence.



JOSEPH & MARY'S HOME
A Ministry of the Sisters of Charity Health System



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