



MARIAN HOUSE

Thankful & Blessed



ANNUAL REPORT 2025

WHO WE ARE

Marian House is a transitional, permanent housing and comprehensive services program for women and their children, located in the Better Waverly neighborhood of Baltimore City. Founded in 1982 by the Sisters of Mercy and the School Sisters of Notre Dame, Marian House provides a variety of supportive housing options including the following programs.

Marian House I is the transitional and intensive rehabilitation phase for single women experiencing homelessness, most of whom are coming out of incarceration, a residential recovery program, or other temporary and/or unstable environments. Motivation to better one's life, heal, and gain employment is the goal for all women in Marian House I. During the Marian House I experience, women are provided with a structured community-living environment and an integrated program of care, including:

- Private rooms, meals, and personal supplies
- Individual and group therapy
- Substance use treatment
- Case Management, including referrals for medical care
- Life skills training
- Employment support, ranging from expungement to interviewing skills and referral to training programs
- Pre-GED and GED education
- Financial literacy and savings program

Marian House provides on-site **Intensive Outpatient Program (IOP)** and **Outpatient Program (OP)** for our women, and women within the community, who have substance use disorders.

Upon completion of the first phase of programming and securing employment, women are given the opportunity to move into a more independent living environment in the second phase of the program - **Marian House II**. Marian House II allows women to continue to live in a community setting with other women who are striving to achieve similar goals for independent and healthy living. The homes offer private bedrooms, shared kitchens and living rooms, increased freedom, and fewer housemates than Marian House I. In this phase of the program, women continue to receive supportive services such as counseling, case management, education, and employment assistance as they pursue their rehabilitation goals and work toward independent living in the community.

The Family Transitional Housing Program serves women with children and those who are ready and able to reunite with their children. Residents of this program have access to Marian House I supportive services, such as tutoring, enrichment services, and employment assistance. In addition, they receive case management and counseling supports. Referrals for this program are taken from shelters in the community, treatment programs, as well as women who are initially enrolled in Marian House I.

Marian House also provides residences for women and families in our **Permanent Supportive Housing Program**, in buildings owned and managed by Marian House and in rented homes and apartments in the community. Residents of our permanent supportive housing program receive rental subsidies based on their income, and ongoing case management assistance.



WELCOME LETTER

Every year we attempt to capsulize the years events in one word. Despite the changing economic and political landscape, the word “thankful” summarizes FY 25 at Marian House.

Marian House creates pathways to success for women and families, tailored to their unique needs. Above all, we provide women with a precious resource: time. With time, and the dedication that accompanies it, women build security in their relationships, careers, routines, self-esteem, comfort, and so much more.

In FY 25, Marian House remained steadfast in empowering and uplifting women despite challenging economic times. Our residents arrived vulnerable, often with complex needs. Our work plays a crucial role in helping them reclaim what had been lost while ensuring they received what they rightfully deserved.

Guided by the charisms of our sponsoring communities, the School Sisters of Notre Dame and the Sisters of Mercy, we strive to foster security for our women, keeping our hearts open and our minds hopeful.

Although this year presented challenges, our gratitude for your unwavering support is stronger than ever. We are incredibly thankful for your continuous belief in our mission, our work, and the women we serve. This report highlights our thankfulness toward all our supporters.

Sincerely,



KATIE ALLSTON, LCSW-C
PRESIDENT & CEO



CARRIE SCHREIBER
CHAIR, BOARD OF DIRECTORS

OUR YEAR IN REVIEW

The fiscal year kicked off with a bang as residents basked in sunshine and sizzled up a storm at a courtyard cookout! We wrapped up July with our annual Ravens Raffle and selecting another happy winner.

August rolled in with back-to-school magic! Residents and their children got prepped with supplies from a church and snazzy haircuts thanks to two volunteers, Jaela Morris and Zion Pittman from Coppin State and Morgan State Universities, respectively. September saw our epic 5K, the year's biggest fundraiser, drawing over 40 sponsors and over 300 participants! The residents also went on a camping adventure with Katie, ticking off bucket list experiences as they embarked on new beginnings.

In October, we bid farewell and wished a happy retirement to Pete McIver, our Chief Operations Officer. Thank you for your twenty-five years of service at Marian House and helping us to live our vision everyday with your kind selfless acts of love, leadership, and compassion towards our residents and employees! We will always love and miss you deeply!



Pete McIver's Retirement



Residents at Holiday Party



Resident Camping Trip



16th Annual Race to Embrace Independence 5K



Thanksgiving
ANNUAL REPORT 2025



Residents at Holiday Party



Residents & Staff at Thanksgiving



Camping Trip

For Thanksgiving, over 30 brothers from Alpha Phi Alpha Fraternity dished out a feast. As the calendar year wrapped up, Marian House residents were showered with love and generosity from every corner. Your kindness overwhelms us every holiday!

The new calendar year kicked off with celebrations and massive hugs from corporations, schools, and churches. We toasted our 43rd anniversary with online festivities. Come May, as spring bloomed, we pampered the moms we serve with gifts and activities, all thanks to wonderful friends like you.

A heartfelt thanks to our volunteers, donors, and friends. With your time, talent, and treasure, you've been life-changers, partnering with us to make the world a brighter place!



Staff Retreat



Blingo!



Martin Luther King Day



Valentine's Day



Volunteers



16th Annual RACE TO EMBRACE INDEPENDENCE



Our 16th Annual Race to Embrace Independence 5K sprinted into the books as a smashing success! Starting under gray skies, 347 eager runners and 27 spirited teams gathered at the start line. Then, right after our resident Quay's opening words, the sun decided to join the party, setting the stage for a vibrant run enjoyed by all. Thanks to some neighborly fundraising, we pulled in over \$28,000, boosting the grand total to a whopping \$100,000 for the event!

Co-chairs Katie O'Brien of Whiting-Turner and Nazish Weaver of CareFirst chimed in, "Baltimore's a big running community. We were proud and honored to see so many runners who were ready to cheer on the women we support who are tackling life's toughest hurdles. Race Day was everything we hoped for."

Our race village was a runner's dream, with goodies aplenty—donated water, donuts, fruit, coffee, snacks, and fun galore! Volunteer trainer Jackie Szimanski led a lively warm-up, while DJ Rome pumped up the jams to keep spirits high.

Awards flew into the hands of the swiftest, courtesy of event co-chair Nazish Weaver and our trusty board members. Thanks to the tireless efforts of many volunteers, we nearly hit \$30,000 in peer-to-peer donations. A massive shout-out to our generous race sponsors (see page 5) who showed immense love for Marian House!

The 5K Planning Committee, Committee Chairs, and race Co-Chairs worked magic to make this event a reality. We're grateful to everyone who helped make the race a roaring success!

WHO WE SERVE

Since our founding in 1982, Marian House has served over **5,250** women and children.

In FY25, Marian House served **331** women and children.



62
women
served in
Transitional
Housing for
Single
Women

30
women
served in
Family
Transitional
Housing

105
women
served in
Permanent
Housing

45
children
served in
Family
Transitional
Housing

89
children
served in
Permanent
Housing

134
CHILDREN



IMPACT

Of the 29 women who exited the Transitional Housing Program for Single Women in FY25:



84%

increased their
income



62%

successfully completed
the program



62%

were discharged to
permanent housing



52%

were employed
at exit

In the Permanent Housing Program:

13

women were unemployed (and not
permanently disabled) at the start
of the year, and gained employment
during the course of the year

100%

of women employed at the
start of the year maintained
their employment during the
course of the year



16th Annual RACE TO EMBRACE INDEPENDENCE MARIAN HOUSE 5K RUN AND WALK

SPONSORS

Aegon Transamerica Foundation
Baltimore Uptown Dentist
Belles of Good Counsel
Blades & Rosenfeld, P.A.
Brown Advisory
Canusa Hershman Recycling LLC
Canusa Paper & Packaging LLC
Centric Business Systems, Inc.
Clearview
Coca-Cola Consolidated
Dynamo Electric LLC
Eastern Savings Bank
Ellin & Tucker
Enterprise Community Investment Inc.
Gordon Feinblatt LLC
Homes for America, Inc.
Johns Hopkins School of Nursing
Johns Hopkins University
Kelly Benefits

KPMG LLP
Loyola University
McCormick & Company, Inc.
MECU
Mercy Medical Center
Merritt Management Corporation
National Cooperative Bank
NFP The Meltzer Group
Niles, Barton, & Wilmer
Rosedale Bank
RRMM Architects
School Sisters of Notre Dame -
Atlantic Midwest Province
Sisters of Mercy South
The Whiting-Turner Contracting Company, Inc.
Truist
UrbanBuilt LLC
Whitehall Development

FINANCIALS

AUDITED

Public Support & Revenue

Federal Government	\$1,552,398
Non-Federal Government	1,221,888
Contributions & Non-Government Grants	1,069,163
Contributions with Donor Restrictions	1,083,742
Client Fees	685,008
Special Events - Net of Fees	118,713
Other	3,417

Total Operating Support **\$5,734,329**

Expenses

Program Services	4,770,698
General & Administrative	641,398
Fundraising	378,537

Total Expenses **\$5,790,633**

Net Income From Operations

\$(56,304)

Investment Income Gain/Loss	429,915
Change in Net Assets	373,611

Assets

Cash and Receivables	1,499,397
Investments at Fair Value	4,371,015
Property & Equipment Net	12,791,374
Other Assets	266,755

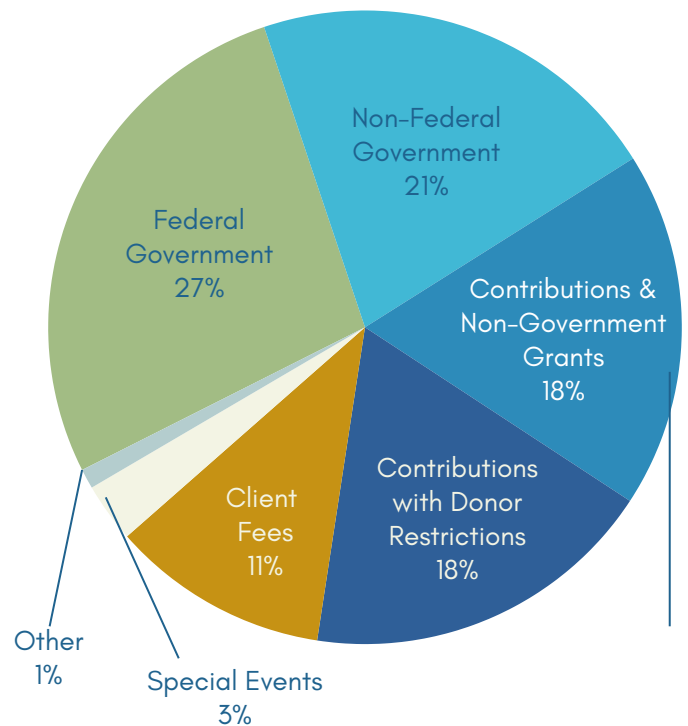
Total Assets **\$18,928,541**

Liabilities & Net Assets

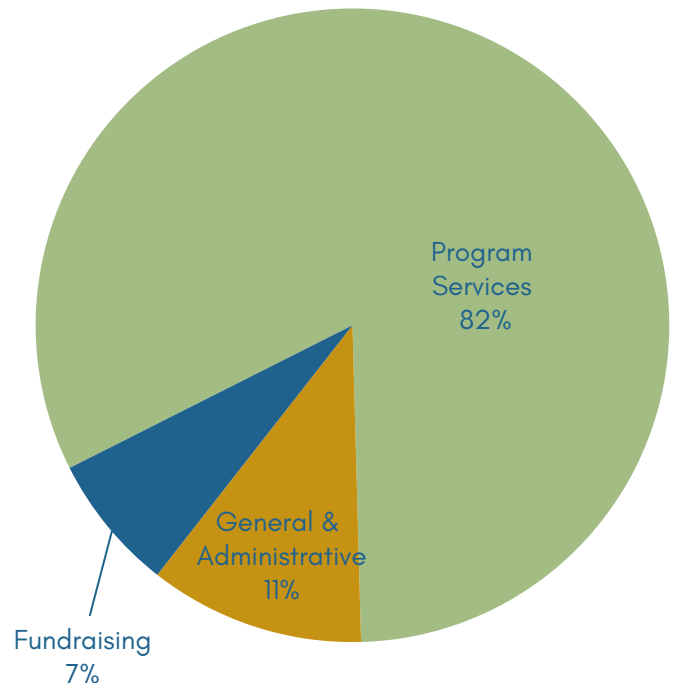
Liabilities	\$2,938,629
Net Assets	\$15,989,912

Total Liabilities & Net Assets **\$18,928,541**

REVENUE



EXPENSES



BOARD

Carrie Schreiber, Chair
Truist

Meredith Tyler, Vice Chair
Sustainable Innovation Co

Ryan E. Smith, Vice Chair
Goodwill Industries

Victoria Semanie, Treasurer
Seven Stones Life Coaching, LLC

Sr. Sue Weetenkamp, RSM, Secretary
Sisters of Mercy

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Mosaic Group

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School Sisters of Notre Dame

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Mercy Medical Center

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PriceWaterhouseCoopers

Anne Fader
T. Rowe Price

Megan Ferris
McCormick & Company

Ed Fortunato *
Constellation

Sr. Catherine (Missy) Gugerty, SSND
School Sisters of Notre Dame

Derek Hardesty
KPMG

Novlette Haughton
Maryland Volunteer Lawyers Service

Marla Hiken
Clearview

Robbie Bishop-Monroe *
Loyal University

Katie O'Brien
Whiting-Turner

Eleanor Smith *
EBS Consulting

Nazish Weaver
CareFirst

Robin Wu
Chesapeake Community Advisors

Marie Lily
Baltimore Community Foundation

CORPORATE BOARD

Sr. Pat Coward, RSM

Sr. Paula Dukehart, SSND

Sr. Margaret Malone, SSND

Sr. Deborah Kern, RSM

STAFF LEADERSHIP

Katie Allston, LCSW-C
President & CEO

Rebecca Perry
Chief Operating Officer

Demetria Boyd
Chief Finance Officer

Gina Weaver, LCSW-C
Chief Program Officer

Phyllis Ham-Middleton, LCPC
Chief Program Officer

Tobi Morris
Chief Advancement Officer

Full staff list available at marianhouse.org

**Indicates Board members who left before FY's end.*



OUR MISSION

Marian House is a holistic, healing community for women and their children who are in need of supportive housing and comprehensive, rehabilitative services. We provide a safe, sober, and loving environment that challenges women to respect and love themselves and others, confront emotional and socioeconomic barriers, and transition to stable and independent lives.

OUR VISION

Marian House strengthens our society by unlocking the potential found within the women we serve.

OUR VALUES

Marian House values the innate dignity of each human being. Within a culture of respect and understanding of the human condition, the values of patience, trust, honesty, and integrity direct all of our interactions and endeavors. Marian House is committed to equity and inclusion. We value diversity of thought and honor individual identity which includes race, color, national origin, gender identity, sexuality, class, and religion.

Marian House
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School Sisters
of Notre Dame

