



# Opening Doors to Hope

*Progress and future steps toward our vision  
to end homelessness in Beaver County*

2020-2021 Impact Report



# Celebrating 5 Years of Providing Housing and Hope for the Most Vulnerable Members of our Community

## »» *Our vision*

To end homelessness in Beaver County.

## »» *Our mission*

To provide and coordinate local housing resources to prevent and end homelessness.

## »» *Our core values*

We treat our clients, staff, and partners with **dignity and respect** - meeting people where they are.

We abide by the **Housing First** philosophy that holds permanent housing placement as the top priority, serving as a foundation for hope and individual progress.

We operate with **integrity** as we pursue the best solutions for those we serve. We demonstrate this value through transparency, responsibility, and accountability in all areas of service and organizational business.

We build **community** by collaborating with others and by nurturing strong and meaningful connections.



*Photo by Erin Ninehouser, Rustbelt Mayberry Photography*

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*Ultimately, we provide our clients with a pathway home to a place they can fully and fearlessly rely on for safety, stability, and peace of mind. A home empowers them to set their sights on a new and hopeful vision, and start rebuilding their lives.*

## A message from our Executive Director



Photo by Erin Ninehouser, Rustbelt Mayberry Photography

Marie Timpano, Executive Director

“

*While ours is a vision of human dignity and compassion for the most vulnerable among us, it is also a vision of a healthy, whole, and just community for all. It deserves more than band-aids. It deserves real, long-term solutions and all hands in.*

Hello, friends!

2020 presented an undeniable reality check about inequities in housing, income, and healthcare.

**In our daily work with those facing homelessness, we saw, first-hand, how a system already plagued with low wages, lack of affordable housing, and lack of coordinated advocacy created significant fails in the face of the pandemic.**

Those most vulnerable were among the hardest hit by illness, loss of work, and financial hardship. Eviction moratoriums did not protect all tenants. And for those who were already facing homelessness or who became homeless due to COVID, the very basic safety precautions such as hygiene and quarantining at home were nearly impossible to follow.

Without a men's shelter in Beaver County, we previously relied on out-of-county shelter partnerships. But social distancing requirements reduced the capacity of partner shelters. And we reached a new depth of crisis.

Our team, partner agencies, and county officials rallied and we found our way. Still, 2020 reinforced the value of our vision to end homelessness in Beaver County. While ours is a vision of human dignity and compassion for the most vulnerable among us, it is also a vision of a healthy, whole, and just community for all. It deserves more than band-aids. It deserves real, long-term solutions and all hands in. And it requires the resolution of systemic inequities to always remain a focal point of our efforts.

**With the help of our county and community partners, we are doubling down on our vision.** While we continue the programs and services we started more than five years ago, we are also embarking on two exciting milestone projects: 1) the development of the county's only 24/7 men's shelter; and 2) the launch of an Affordable Housing Task Force.

*Please stay on this journey with us.* Together, we can create a community where everyone has a safe place to call home and an open door to hope for a future of possibilities for themselves and their families.

With gratitude,

*Marie A. Timpano*





Follow our Stories of Hope series on  
Facebook @CornerstoneBeaver

A Veteran family of four (two adults and two children) became homeless during the pandemic.

When they came to TCBC for help, we enrolled them into the SSVF (Support Services for Veteran Families) Housing Program for Homeless Veterans.

The family is now in permanent housing and the SSVF Program will assist with rent to ensure the family's housing stability until they get back up on their feet.

A client came to TCBC for help after a fire turned their life upside down and left them homeless.

We were able to provide a voucher for a hotel/motel stay while they searched for a rental.

Their search was successful, and we were able to provide this client with financial assistance to cover the first month's rent and security deposit.

They are now able to begin rebuilding their life.

A woman who was pregnant was forced to leave her apartment due to unsafe living conditions. She stayed at a shelter while trying to secure a new apartment, but past rent arrearages stood in her way.

With TCBC's help paying back rent and security deposit, she was able to move in to a subsidized rental property after giving birth to her baby.

Mother and baby are safe and TCBC was also able to provide them with diapers, wipes, and other hygiene products.

A Veteran became homeless after two bouts of COVID-19 caused him to miss work hours and get behind on rent.

When he came to TCBC for help, we enrolled him into the Support Services for Veteran Families Program and got him into a hotel until he was able to secure permanent housing.

We are now assisting him with rent, VA Healthcare services, and budgeting until his situation stabilizes and he is able to sustain his housing.

A woman and her three children were left homeless after fleeing domestic violence.

TCBC helped them to secure permanent housing. With the safety and peace of mind that a stable home provides, this family can now begin to heal and put their life back together.



# Housing Hardship in Beaver County

## *A Reality Check*

### Homelessness

- Recent Point in Time studies show that **on any given night, an average of 150+ people in Beaver County are homeless, including men, women, and children.**
- **We don't always "see" homelessness.** Some people without homes may be on the streets, but others are in cars, abandoned buildings, under bridges, in motels or hotels, at shelters, or couch surfing.
- Reports show that **lack of affordable housing remains a leading cause of homelessness across the country.** Other leading causes include domestic violence, low wages, mental health issues, job loss, and loss of family member.

### Wages & Affordable Housing

- **36% of Beaver County residents earn below the realistic cost of basic necessities.\***
- Of these, **12% live below Federal Poverty Level and 24% are ALICE** (Asset Limited, Income Constrained, Employed).\*
- **Renters make up 24% of households\*\***
- Current estimated **hourly mean renter wage is \$14.24, leaving threshold for affordable rent at \$741/mo.\*\***
- **Current cost of a 2-bedroom Fair Market Rent - \$940/mo. - close to \$200/mo. higher than mean\*\***

### Health & Mortality

- **People without homes suffer from the same illnesses as others, but at rates as much as 3-6 times higher.\*\*\***
- For lack of housing, insurance, safety, and access to care, **people on the streets are suffering and dying every day from preventable illnesses.\*\*\***
- On average, **people who are homeless die 12 years sooner than people in the general population.\*\*\***

\*2017 ALICE Report (Asset Limited, Income Constrained, Employed)

\*\*National Low Income Housing Coalition's 2021 Out of Reach report

\*\*\*National Alliance to End Homelessness and the National Health Care for the Homeless Council



# How We Help Create a Pathway Home

Every day, we work with people whose vulnerabilities have escalated to crisis. Whether they lost work, acquired unexpected expenses and got behind in rent, experienced domestic violence or changes in household relationships, had a rent increase, or lived in a building that was condemned -- there are many factors that can contribute to homelessness and housing crisis risk.

When people come to us, they are often frustrated and fearful. We provide emergency and supportive services through a holistic, streamlined process

to meet their crisis with caring, dignified assistance. And we work as quickly as possible to move them into permanent housing solutions and stability so they can have the safety, peace of mind, and empowerment to truly begin rebuilding their lives.

Each individual's or family's long-term stability, independence, and wellness contributes to that of the entire community.

## *Housing First*

### Homelessness Prevention & Emergency Services

- 24/7 crisis hotline
- Coordinated entry
- Case management
- Emergency housing including new 24/7 men's shelter opening in 2022
- Permanent housing
- Eviction intervention
- Rent assistance
- Fair housing
- Utilities assistance
- Basic needs assistance and supplies (food, health, transportation)

## *Long-term Success*

### Support Services for Stability & Independence

- Case management
- Coordinated services with key County partners in housing, youth, health, and legal services
- Household supplies
- Employment services\*
- Jobs skills training\*
- Life skills training\*

*\*Services that will be available at the TCBC Men's Shelter*

## *Community Transformation*

### Outreach & Advocacy

- Affordable Housing Task Force
- Needs assessment
- Collaborative partnerships with Beaver County nonprofit, public and private sectors
- Community education
- Public relations initiatives



## 2020-21 Impact

Your generous support makes a difference.  
Every donation has helped us to continue providing housing and hope  
for struggling members of our community.

In our 2020-21 fiscal year, we provided emergency housing solutions for:



**758**

individuals  
56% female  
44% male



**427**

households



**245**

children



**402**

with disabling  
conditions



**44**

veterans



**25**

seniors

We were also able to provide **249** gift cards & bus passes + clothing, PPE, hygiene supplies, food and water.

“ Thank you so much for helping  
me stay in my apartment!

*At my age, and with the medical &  
financial problems, without your help,  
I would not have been able to pay my  
rent and would have been evicted!*

*You are providing a great service to the  
needy people of this county. Thank you.*

“ I went to TCBC today for  
the Veterans Stand Down and was  
overwhelmed to be welcomed and  
appreciated as a veteran.

*Everyone was so nice and caring.*

*Thank you to everyone involved.*

“ I am blessed to have been  
helped by you! Thank you so much.

*Even though I am a Life participant, I  
don't know where I would be without  
your help.*

*With my medical needs, I can't go just  
anywhere. This virus makes it even  
more challenging for people. God  
bless you all. Stay Safe.*



## 2020-21: Serving Through Crisis

Seeing homelessness firsthand each day, we knew that the pandemic would push housing crisis to a new level of urgency.

Our committed team and community partners masked up, developed new safety protocols, and forged ahead to maintain quality, seamless emergency housing and basic needs service amidst the public health crisis.

### *The challenges:*

- COVID precautions we were all asked to take were the very things that those without homes were unable to do -- shelter in place, increase hygiene efforts, and social distance.
- Getting our most vulnerable into housing was more critical than ever, but the roadblocks were substantial. There were no men's shelters in Beaver County, and our out-of-county shelter partners who we had relied on now had limited capacity due to social distancing
- We were left to rely heavily on hotels and motels for emergency housing. The solution worked, but it posed financial, logistical, and case management challenges.

### *The takeaways:*

- The issues we face in housing-related crisis are bigger than any one human service agency. Community partnerships are not just the right approach, they are the only chance we have to make real change.
- The connection between inequities in income, affordable housing, healthcare, and homelessness stood out more clearly than ever before.
- We experienced a collective clarity around the fact that it would no longer be acceptable to be a county without a men's shelter.

**With these takeaways, we are taking bold next steps toward our vision to end homelessness in Beaver County.**



*Photo by Erin Ninehouser, Rustbelt Mayberry Photography*



*Top photo: Covid-19 vaccine clinic brought to TCBC by Central Outreach Wellness Center; bottom photo: TCBC Deputy Director prepares for winter distribution of hygiene products and clothing.*



## *Looking Ahead*

### TCBC 24-hour Emergency Men's Shelter



Current south view of the building that will soon serve as the TCBC Men's Emergency Shelter in Vanport.



Future south view rendering by renovation architectural partner, WTW Architects.

We are currently working to create a 24/7 emergency men's shelter that will fill a critical gap in Beaver County's housing-related crisis solutions. TCBC will open the shelter in the early part of 2022 and will operate the shelter on behalf of Beaver County.

Every day, our team serves on the front lines of housing-related crisis. We have a depth of understanding around the complexities of homelessness and we have extensive experience in helping clients successfully transition from crisis to emergency solutions to permanent housing and stability. The fully-serviced and staffed 24-hour men's emergency shelter is a natural progression in our ongoing commitment to the community.

#### *The TCBC men's shelter will be much more than a place to sleep.*

The shelter will be intentionally designed to provide a safe, welcoming, comfortable, and supportive environment as well as wrap-around services to ensure that participants are able to successfully transition to permanent housing, independence, and ultimately, a future of hope and possibilities.

Services available to participants will include:

- Emergency shelter
- Permanent housing assistance
- Basic needs assistance
- Case management
- Access to transportation
- Life skills assistance
- Job skills and training assistance

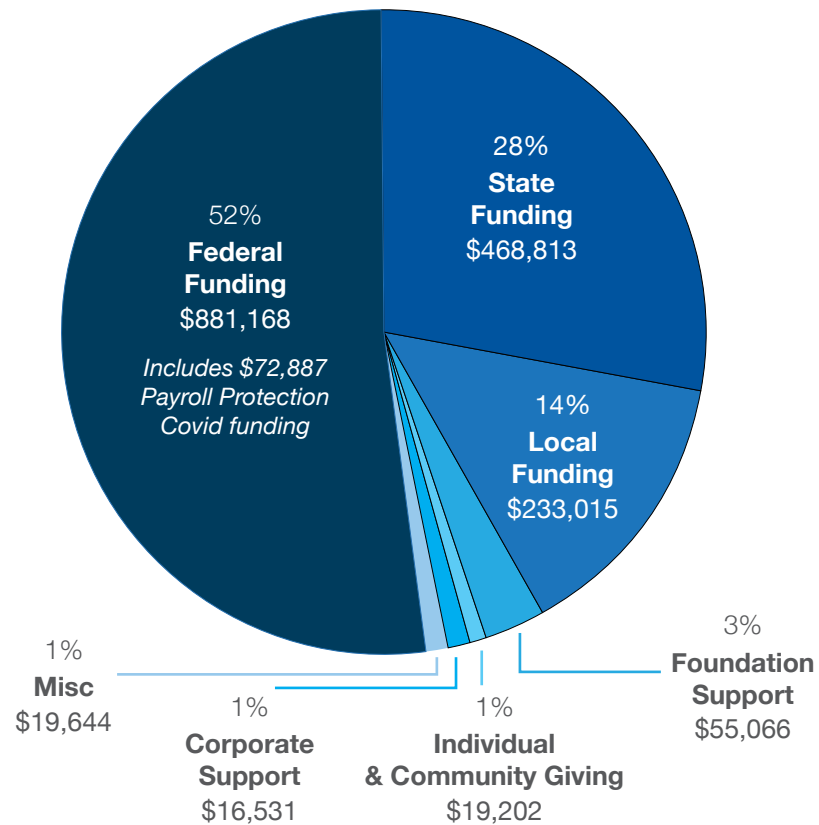
## 2020-21 Financials

Since 2020, we have utilized more hotel/motel lodging than ever before due to the lack of a men's shelter, pandemic-driven capacity limits of out-of-county shelters, job loss, illness, and a shortage in affordable housing stock.

We also saw an increase in revenue with additional government funding through the Payroll Protection Program and increased individual giving as awareness of TCBC continues to grow.

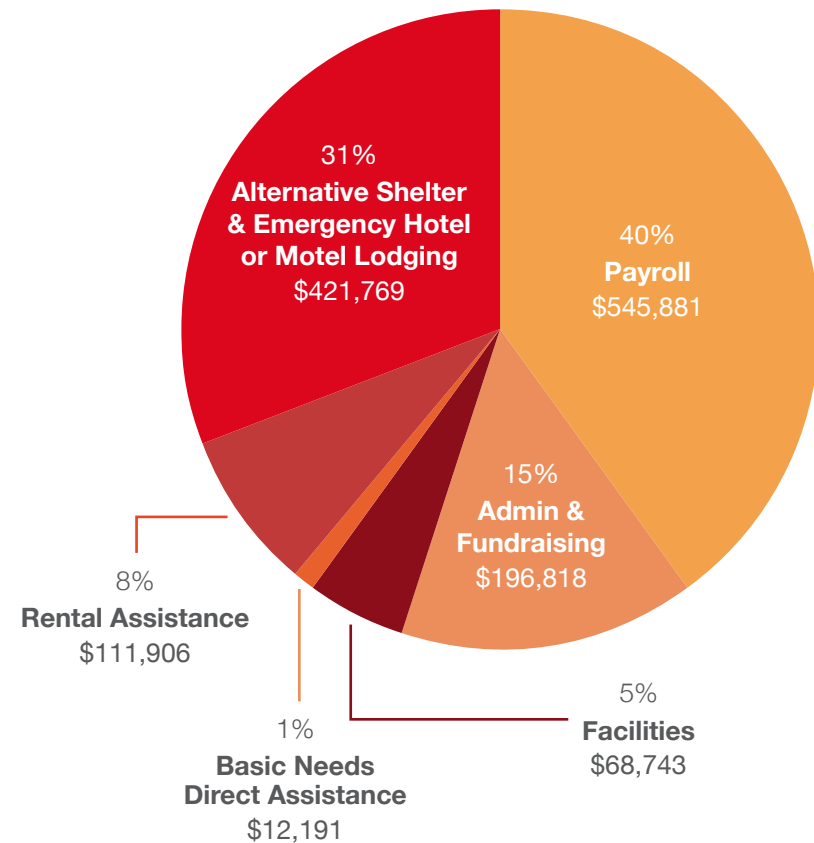
### Revenue

(\$1,693,439)



### Expenses

(\$1,357,308)



# Community Impact

Homelessness is a community crisis that affects all of us. Our work to prevent and resolve housing-related crisis has positive impact beyond the individuals and families to whom we provide direct service.

Here are some ways that the community benefits from our work to end homelessness:

## »» *Social Harmony*

- Reduced division, misconceptions, fear, shame, and frustration
- Reduced conflict regarding the use of public and community spaces

## »» *Economic Relief*

- Less emergency medical and state/federal facilities resources used
- Individuals/families who recover stability can contribute to the local economy

## »» *Moral Relief*

- Relieved moral dilemma felt by community
- Community members who may otherwise feel helpless have opportunities to help through volunteering and donating

## »» *Community Wellness & Development*

- Individuals who recover stability can contribute to community growth and development
- Individual & overall community wellness is improved



*In the photos to the right, community volunteers and staff work together to pack up winter gear and food donations for distribution to those in need.*



# Thank You to Our Community of Helpers!

These are just some of our community helpers. There are many more and we thank every one of you for working alongside us to make a difference.



## Meet our Staff



**Marie Timpano**  
Executive Director



**Ashley McLaughlin**  
Deputy Director



**Chris Anderson**  
Shelter Manager



**Bill Brocklebank**  
Facilities Manager



**Eric Caplinger**  
Outreach Coordinator



**Gary Clark**  
Housing Coordinator



**Tyona D'Avirro**  
HMIS Data Entry



**Millie Droz**  
Administrative Coordinator



**Rosalyn Johnson**  
Coordinated Entry



**Scott Mort**  
Driver



**Justin Ritchie**  
Housing Coordinator



**Jessica Sabol**  
Housing Coordinator



**Bryan Shannon**  
Housing Coordinator





## Meet our Board of Directors



President  
**Maureen Herrington**  
formerly of Center at the Mall



Vice President  
**Joanne Koehler**  
Mental Health Association  
in Beaver County



Treasurer  
**Matthew Dawson**  
WasBanco - Beaver



**Nicole Farls**  
Penn State Beaver



**Elizabeth Focer-Repman**  
formerly of Columbia Gas



**Mike Grafton**  
St. Vincent DePaul



**Teresa Lukes**  
Beaver County Association  
for the Blind



**Katie Thomas**  
Community College  
of Beaver County



**Darrell Jerome**  
New York Life



## Stay on the journey with us!



We can create a community where no one, no family, no veteran,  
no senior citizen, no vulnerable person ends up on the streets.

We can ensure that those who fall on hard times  
get the chance to rebuild and transform their lives.

We are a community that cares. And together, we can end homelessness  
in Beaver County and open the doors of hope for everyone!

“

*Alone we can do so little; together  
we can do so much.*

*~ Helen Keller*

### Make a Donation

Donate online at [CornerstoneBeaver.org](https://CornerstoneBeaver.org)

### Sign up for Email Updates

Visit [CornerstoneBeaver.org](https://CornerstoneBeaver.org) to subscribe and be among the first to get exciting news  
about our work in the community and about the development of our 24/7 men's shelter.

### Connect with us on Facebook

Like and follow us [@CornerstoneBeaver](https://www.facebook.com/CornerstoneBeaver)





## Thank you for your support!

If you or someone you know is facing a housing-related crisis,  
*help is just a call away!*

Call TCBC at **724.846.6400**

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