

2025 ANNUAL REPORT

**BREAK
BREAK**



THROUGH

MAKING THE IMPOSSIBLE POSSIBLE



COOPERATIVE
CHRISTIAN
MINISTRY



ED HOSACK
CHIEF EXECUTIVE
OFFICER

BREAKTHROUGH

Cabarrus County's housing breakthrough has begun! BUT ... It will take energy, commitment, and time.

The process is developing in stages; Breaking Ground / Breaking Through / Breaking Free. Hundreds more are struggling under the burden of

insecurity and housing crisis waiting for a breakthrough.

CCM is BREAKING GROUND with Grace Place at Caremoor in Kannapolis and The Tucker Rebuilders Campus in Concord. The two campuses will create the opportunity for stability and progress for more than one hundred households - parents and children, working age adults, and senior members of our community.

Grace Place at Caremoor is actively engaging mothers and children on the multi-generational campus. The Grace Place apartments will be joined by the Carriage House facility this spring to receive additional women and children. Campus renovations, including the new playground, are well underway.

The Tucker Rebuilders Campus is the site of Brown Mill Commons and a residential transitional housing community. Cabarrus Health Alliance (CHA) will open their new Concord location in 2026 to establish the first permanent tenant of Brown Mill Commons.

Brown Mill Commons

The **ANN AND BILL CANNON ENTERPRISE BUILDING** will host retail and commercial businesses to serve the Cabarrus Avenue corridor and provide employment and job training opportunities to residents of the campus and community. This portion of Brown Mill will also include a small business incubator to encourage innovation and entrepreneurship in Cabarrus County.

The **DAVIS FAMILY EDUCATION & WELLNESS BUILDING**, sponsored by Alan and Robin Davis, is home to the Cabarrus Health Alliance and will host vocational training and workplace education programs.

The **COMMUNITY SERVICES BUILDING**, bordering Andrews Street, is hosting programs and ministries serving children and young adults in the ground floor space. The upper two floors will

serve the greater nonprofit community in Cabarrus County. The Community Bulk Food Warehouse will open in 2026 to support charitable food organizations across Cabarrus County with loading/unloading capabilities and access to bulk storage space for dry and refrigerated goods.

The Cabarrus County Nonprofit Collaborative Center, on the top floor of the community services building, will be able to host multiple nonprofits for co-location, shared space, back office, and administrative services.

BREAKING THROUGH requires discipline and hard work. CCM's Transitional housing program is the primary purpose of the project and the focus of our 2026 capital campaign fundraising.

The Residential Campus

A \$12 million campaign will initiate construction of two 24-unit apartment buildings and renovations of two existing buildings to serve as daycare & after school activity center, and a laundry center for campus residents. Residential Phase I - will provide housing, a structured program, and care management services for 48 families, affecting 140-150 people, 75 of them children, 25-30 of those will be pre-school age.

Ground has been broken on the campus to prepare for the installation of the residential infrastructure. Capital fundraising success will determine the timeline for vertical construction.

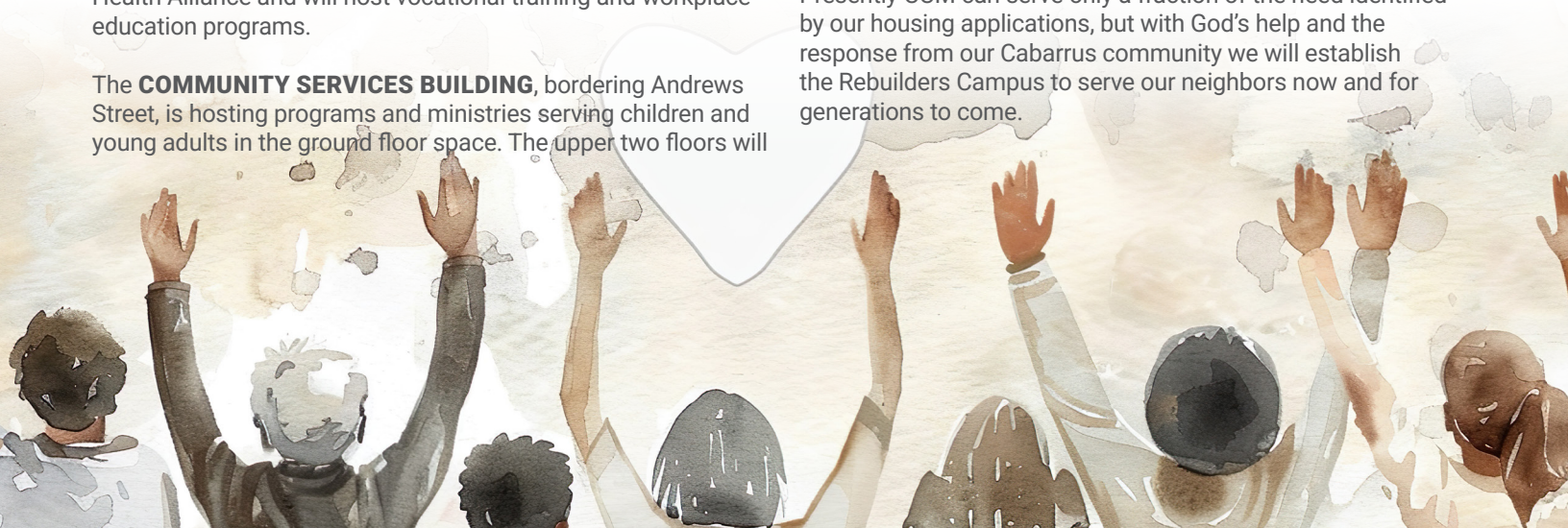
BREAKING FREE

For some in CCM's Path to Stability program, it is happening now.

- **Finding safety**
- **Rebuilding finances**
- **Repairing relationships**
- **Restoring family and housing stability**

Hundreds more are struggling under the burden of insecurity and housing crisis waiting for a breakthrough. For these, we cannot create opportunities fast enough.

CCM's Path to Stability transitional housing model is helping individuals and families restore hope and rebuild their lives. Presently CCM can serve only a fraction of the need identified by our housing applications, but with God's help and the response from our Cabarrus community we will establish the Rebuilders Campus to serve our neighbors now and for generations to come.



PEACE AND BLESSINGS TO YOU ALL



My name is Minky, and I am a recent graduate of My Father's House, the transitional housing program by CCM. First, I want to share how truly blessed my children and I have been through this program and to encourage anyone whose heart is to serve God and help those in need.

In late August 2020, at 11:45 PM, during COVID, I was suddenly left on the street due to an unfortunate family event. My children were with their dad and his family, and I couldn't visit them until I had a stable place to live. I had nothing — no job, no money, no car, no credit. All I had was myself... and God, the Almighty and Merciful.

I trusted that God had a plan for me, even though I didn't know where to go. Desperate, I prayed for Him to make things easier and reminded myself that He never gives more than we can bear. He created me. He knew me better than I knew myself. And I knew He could make anything happen.

Finding a place to rent felt almost impossible — I had no credit, no savings, and affordable housing apartments had waitlists stretching over three years. Many shelters were closed because of COVID, and each dead end chipped away at my hope. Then, one staff member mentioned My Father's House. I still remember standing at a bus stop in front of Walmart, leaving a voice message and praying desperately for help. Soon after, the call for an interview came.

From the very first day, we felt truly welcomed. Even though it was a challenging time — balancing my personal struggles and the changing world during COVID — we shared warm conversations with the staff and other residents. We ate dinner together, shared both our hardships and our blessings, and cleaned our spaces together, just like a real family. The church building was large enough for us to have our own personal space, yet cozy enough that each morning we could see other families, greet one another, and feel connected.

After three months, we moved to a Teaching House, paying income-based rent and living on our own. One of the greatest blessings during this time was the McKinney-Vento program, which allowed my children to stay at the same school despite our changing address. Stability in their education meant everything to me.

The program didn't just give us a roof over our heads — it helped us build financial stability. Monthly PDP meetings gave me dedicated time to review my budget, set goals, and plan ahead, while my kids were cared for. Having a consistent case manager who understood my history was invaluable. Free afterschool care at the Boys and Girls Club, along with tutoring at the MAC House, was a tremendous help — especially after I was promoted to a role that required me to work in the office instead of at home.

But the transformation wasn't only financial. The program helped me rebuild my confidence, strength, and trust in people. I had a support system — people who celebrated my small and big wins, who prayed for me, and who believed in me even when I struggled. This also helped my children believe in the goodness of others.

Today, I am a full-time Quality Assurance Specialist, working toward a career as a business data analyst. This June, we moved into a townhouse I bought — my first home.

This experience has been a miracle, and I am deeply grateful to everyone who works in this program, supports it, and prays for the families in it. I pray that this program continues to grow and touch the lives of many more people like me.

Minky
(Graduated Housing June 2025 and now a Homeowner)

CLICK TO
VIEW MINKY'S
VIDEO ONLINE





PARTNER WITH US!

The housing crisis in Cabarrus County is real, and Cooperative Christian Ministry is responding with a bold and transformative solution: **The Tucker Rebuilders Campus at Brown Mill Commons.**

This innovative campus will provide safe, supportive housing and essential resources for families, seniors, and individuals seeking stability. With amenities like the Brown Mill Commons retail and education hub, an activity center, and collaborative spaces for nonprofits, this campus is designed to empower residents and strengthen the entire community.

Today, construction is underway—but there’s more to be done. Out of Cabarrus County’s households and businesses, **we are asking just 10% of the population** to step forward with a “Promise Level” gift of \$1,200. This could be a one-time donation, \$100 per month for a year, or \$35 per month over three years.

Doing this will raise the \$10 million needed to complete the Residential Campus, Phase 1, which includes: apartments to serve 48 families, a day care/activity center, and a laundry facility.



the Tucker rebuilders campus

at Brown Mill
Commons

The Vision

- 96 family apartments: Providing stability for those in need
- Campus Activity Center: Childcare, after-school activities, and community events
- Brown Mill Commons: A retail, education, and wellness hub
- Vocational Training & Job Opportunities: Serving both campus residents and the wider community



RUN OF THE MILL
EPISODE #1



RUN OF THE MILL
EPISODE #2



RUN OF THE MILL
EPISODE #3



RUN OF THE MILL
EPISODE #4



RUN OF THE MILL
EPISODE #5



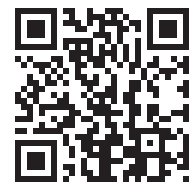
RUN OF THE MILL
EPISODE #6



RUN OF THE MILL
EPISODE #7

Follow our journey with our
Run Of The Mill video series.

[click or scan the QR code]





Nestled in the heart of Cabarrus County, Grace Place @ Caremoor Retirement Community offers a peaceful country setting just minutes from I-85 and a short drive from Uptown Charlotte. Our small, family-like community provides personalized care in a warm, intimate environment.

VISIT OUR *New* WEBSITE



caremoor.com

SCHEDULE A TOUR
704.938.2927



Independent Living

LaMoor Commons, Independent Living Apartments offer private units with amenities and freedom from upkeep, plus staff assistance in emergencies.

Assisted Living

Caremoor Assisted Living offers personalized care for adults with dementia or limitations, including meals, medication, and daily assistance.

INTERGENERATIONAL SENIOR *Care*



At Caremoor, we offer a phased, intergenerational approach to senior living. Residents initially living in an independent apartment may gradually transition to different levels of care as their needs change. The goal of this approach to caring for the elderly is to maintain a consistent environment and limit stress on both the resident and their family. With the staff on hand at Caremoor, transitioning from one accommodation type to another is seamless.



CALL US
(704) 938-2927



eMAIL
info@Caremoor.com



ADDRESS
4876 Caremoor Place
Kannapolis, NC 28081

CCM'S IMPACT IN **FY 2024/2025**

HUNGER

- # Household visits (not unique households) that received groceries from all CCM Food Programs - **22,954**
- # People - **74,257**
- Children (0-18) - **26,813**
- Older Adults (65+) - **5,955**
- Food distributed through CCM Food Programs - **1,130,223 lbs** (565 tons)

MONTHLY AVERAGE

- Households served - **1,768** (up 34%)
- Individuals - **5,681** (up 37%)
- Children (0-18) - **2,150** (up 41%)
- Older Adults (65+) - **632** (up 27%)

CHALLENGE IN CABARRUS COUNTY IN FY 2024/2025

- Cabarrus County Population in 2025 - **249,242**
- % Population Growth **~1.76%** over 2024
- Projected to increase by **87,400** by 2040
- Poverty Rate (% of people) **~8.9%**
- Total Households **~94,316**
- Estimated Household in Poverty **~8,400**
- # Recorded Evictions - **1,467**
(down 7% increase from 2023-2024)
- # Homeless Students - **993**
(3% increase from 2023-2024)

FINANCIAL CRISIS

- # Needs addressed - **503**
- \$\$\$ Distributed Total = **\$233,592**
- # Evictions avoided - **231**
- # Utility cut-offs avoided - **272**

HOMELESSNESS

- # Families housed - **46**
- # Total People - **147**, including **85** children Cabarrus County Schools Tutoring Program partnership for 2024- 2025 school year
- # of students participated - **8**
- 2024 Summer Camp - CCM Housing Residents
- # of children participated - **8**

EXPENSES - \$7,616,125

Housing Programs	51%
Hunger Relief	32%
Administration & Fundraising	9%
Financial Relief	8%

TOTAL REVENUE - \$8,550,156

Individuals	34%
Donated Food/Other In-Kind	28%
Social Enterprise	22%
Businesses/Corporate Foundations	6%
Foundations/Grants	5%
Churches/Church Groups	2%
Community Groups & Other	2%
Government Agencies	1%

2025 CELEBRATE HOPE



The 2025 Celebrate HOPE dinner & celebration brought together 400 attendees for a powerful experience centered around stories of hope and restoration, rooted in the goodness of God's love! Those present were treated to heartfelt narratives that highlighted resilience and the transformative power of HOPE, illustrating how individuals and families can overcome challenges and emerge stronger. It was an evening dedicated to celebrating God's provision with and through Cooperative Christian Ministry, resident and client BREAKTHROUGH moments, big and small, and reaffirming the belief that together, we can navigate through the most challenging of situations.

Following the inspiring evening, participants enjoyed a day of golf alongside SHOE SHOW, INC. vendor partners and friends. A beautiful, sunny day

SHOE SHOW
INCORPORATED
SHOE SHOW HALF-MOON SHOE DEPT.
OUTFITTERS

provided the perfect setting for the golf outing and a wonderful opportunity for networking, collaboration, and building relationships. A heartfelt THANK

YOU to SHOE SHOW, INC., Mrs. Carolyn Tucker and the entire Tucker family for their continuous generosity towards CCM. To Crossroads Church, Cre8tve, Eventfully Angela & Unlocked Films and Marketing, your support

throughout the event planning and execution were imperative to our success!

This Celebrate HOPE & SHOE SHOW Golf Classic event is always more than just a gathering; it is a reminder that HOPE thrives within us all, and together, we can continue to inspire and uplift one another on our respective journeys. Thank you to everyone who gave or pledged your support to our on-going ministry efforts!

2026 CABARRUS COUNTY RESOURCE GUIDE

FOOD PANTRY • FINANCIAL SERVICES • HOUSING



CLICK QR CODE TO ACCESS OUR CURRENT
2026 CABARRUS COUNTY RESOURCE GUIDES
(ENGLISH AND ESPAÑOL)

RESTORING HOPE IN THE LIVES OF **THOSE IN CRISIS!**

The **Senior Adult Resource Guide** is a tool providing an array of resources to help meet the needs of Senior Adults. Scan the QR code below for a list of resources in Cabarrus County.



CLICK QR CODE TO ACCESS OUR CURRENT
SENIOR RESOURCE GUIDE



FOOD RESOURCES

There are many locations in Cabarrus County and the surrounding areas that provide both healthy produce and other perishable/non-perishable foods. Scan the QR code to the right to see the locations and hours of operation for these resources.

CLICK TO
LEARN MORE



CCM IN THE COMMUNITY

Find these community offerings and more on our website.

CooperativeMinistry.com

COMMUNITY INITIATIVES

- The Homelessness Task Force
- The Hunger Task Force
- Healthy Cabarrus Advisory Board
- The Housing Coalition
- Dream Center Partners



Adopt-A-Family

The Adopt-A-Family Program is designed to help those that are in the most critical need during the holiday season and is coordinated by CCM. The program pairs referred clients/families with groups or individuals who have volunteered to adopt a family for Christmas.

Senior Care & Share Shoeboxes

Many seniors live on fixed incomes and find themselves alone. A Senior Care & Share Shoebox or Bag spreads holiday cheer to someone who may not have much to look forward to this time of the year.



The City of Concord offers an easy way for you to participate in a program called **Neighbor Helping Neighbor**. Donations can be made by rounding up your utility bill to the nearest dollar amount.



Non-Profit Workshop

This workshop is an opportunity for nonprofit executives, staff, and volunteers to engage in professional development that will strengthen their impact in our community.



Pastor/Leader Breakfast

This is a time for the faith community to come together to learn ways in which CCM is assisting our communities.



Churches, businesses, community groups, families, individuals and local government rally together to make a positive impact on our neighbors through local service projects and by serving each other.



Business Breakfast

Business leaders in our community hear current CCM ministry updates and learn about partnership opportunities that will impact our community.

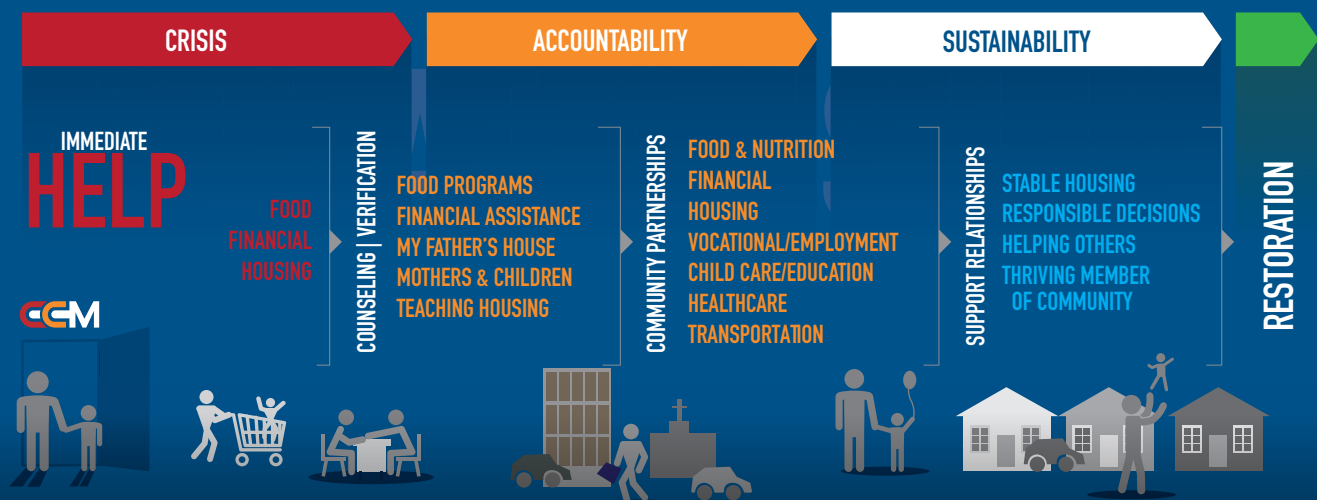
“And let us consider how we may spur one another on toward love and good deeds, not giving up meeting together... but encouraging one another.”

– Hebrews 10:24-25

OUR PARTNERS ARE OUR STRENGTH

TOTAL VOLUNTEERS **1,111** = TOTAL HOURS **37,484**

CRISIS TO RESTORATION



LEARN: become informed about CCM and who we serve
GET INVOLVED: we encourage you to volunteer
GIVE: so we can do more to help our neighbors in crisis

WAYS TO GIVE

- **ONLINE:** CooperativeMinistry.com (Secure Give and PayPal options)
- **venmo** @CCMConcord
- **Check mailed to:** PO Box 1717 Concord, NC 28026

**YOU CAN
HELP**



COOPERATIVE
CHRISTIAN
MINISTRY

Phone: 704-786-4709

