

PROGRESS REPORT

Study shows your gifts significantly improve quality of life for low-income seniors

Thanks to your help, 94% of residents say they are “very satisfied” or “satisfied” with their present living arrangements in one of St. Mary Development’s apartments for low-income seniors. And 74% say living in a St. Mary apartment is better than the last senior apartment in which they lived.

Every year St. Mary Development Corporation provides nearly \$400,000 in services to the 500+ residents in its six apartments for low-income seniors. Services include things like free bus transportation, a noon meal program and an Emergency Fund for residents who have a crisis and can’t pay their rent. To measure the success of these services, St. Mary recently conducted an extensive survey of all its senior residents. Four hundred residents (82%) completed the survey.

“A significant part of our mission is to provide a decent place to live for seniors and also provide support services to help keep them independent,” says Dick McBride, St. Mary Development’s president. “But we always want to make sure we spend money wisely and provide the services that residents need most. Our recent resident survey helped confirm that the investment we make in programs and services is working.”

“We feel so blessed to be here.”
— *Wright Place resident*

Living on \$8,000 per year is difficult

The average annual income of residents living in St. Mary senior apartments is about \$14,000. Those are the lucky ones. Twenty-two percent live below the poverty line as defined by the U.S. Department of Health & Human Services. Eighteen percent have in-

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Apartments for low-income seniors

- Completed renovation of Twin Towers Place
- Construction of Lyons Place (67 units) is on schedule and will open in early 2010
- Managing six buildings (520 units)

Single-family homes for low-income families

- 137 homes in lease-to-purchase program with 40 more in the planning stages

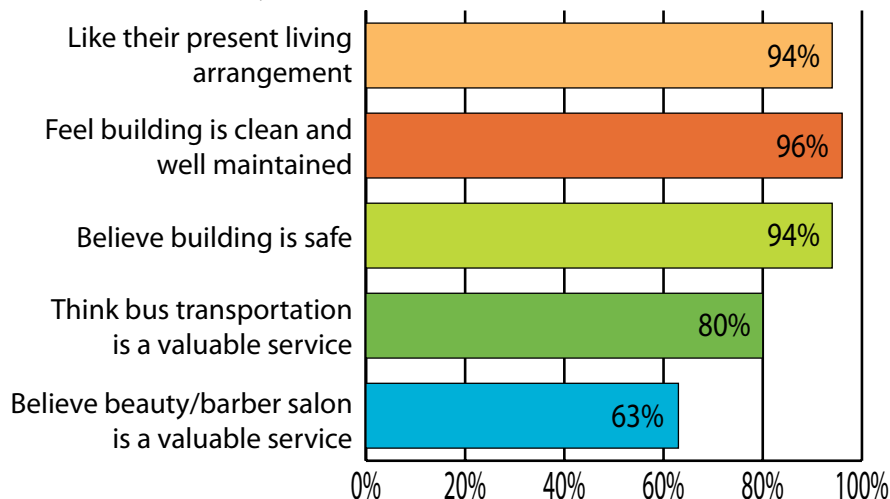
Emergency housing for displaced families

- In 2009, 140 families have been provided temporary housing
- 96 families have successfully moved into permanent housing

Counseling to prevent home mortgage foreclosure

- Helped more than 800 homeowners avoid foreclosure on their homes through loan modifications negotiated with their lenders, refinancing and other solutions.

Percent of residents “strongly agreeing” or “agreeing” with statement



Vision

St. Mary Development Corporation works toward the day when all residents of southwest Ohio — especially the economically disadvantaged — have a decent, affordable place to live and become part of a community.

Mission

St. Mary Development Corporation is a faith-based non-profit organization that creates sustainable affordable housing solutions in southwest Ohio through real estate development and management; homeownership and supportive housing services; and community revitalization initiatives.

President and co-founder:

Richard J. McBride

Senior Vice President and co-founder:

Sister Rose Wildenhaus, C.P.P.S.

Executive Vice President:

David Bohardt

Communication Director:

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Make a gift

We depend on donors like you to help us continue achieving the type of success stories featured in this *Progress Report*. St. Mary Development Corporation is a 501 (c) (3) non-profit organization, so your charitable donation is tax-deductible.

Please make checks payable to:

St. Mary Development Corporation
% Sister Rose Wildenhaus
713 W. Grand Avenue
Dayton, OH 45406

“Thanks for making a place like this available to someone like me.”

— Huffman Place resident

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comes below \$10,000. Ten percent are below \$8,000.

After paying rent, the average resident has just more than \$800 per month for food, medicine and other basic necessities. (26% have less than \$500 per month.) On top of that, out-of-pocket expenses for medications and health needs are significant. Eighteen percent pay \$150 or more per month for those items. Almost 90% of residents receive no financial help from family or friends.

In many cases, St. Mary Development’s apartments are the best living conditions residents have had in their 60+ years. But even

with excellent, affordable living conditions, residents often can’t afford things most people take for granted. Things like transportation to the grocery store or a cake for a birthday party. That’s why **St. Mary, through support from individual donors and foundations, provides about \$750 per resident each year in services** such as free bus transportation, exercise classes and inexpensive social activities. **(The cost is about \$2 per day per resident.)** These activities and support services ease the daily stress of living without financial resources and bring hope to elderly people who desperately need it.



A long-term solution: Twin Towers Place, St. Mary Development’s oldest apartment for low-income seniors, was recently renovated so it can serve seniors for the next 30 years.

Services are critical because assisted living isn't an option

The average resident is 75 years old. More than 20 are in their 90s and one resident is 102. More than 30% have a home health aide who helps them regularly. **More than a quarter think they'll need assisted living in the next three years. But few, if any, will be able to afford it.**

“A typical assisted-living facility in the Dayton area costs \$36,000 per year — more than 2-1/2 times the entire annual income of one of our residents,” says McBride. “Our seniors can't afford assisted living, so their only choice is to move directly from independent living straight to a nursing home. That's a choice they dread and the reason we provide so many services to help them continue to live independently.”

For example, more than half of St. Mary's senior residents don't have a car. So St. Mary provides two 14-passenger buses to take residents to the grocery store and other places. Eighty percent of residents say transportation to shopping, restaurants and activities is a valuable service. Even the 49% of residents who own a car use the bus service at times, often because they don't want to drive in bad weather or cannot afford the price of gas. **Without the free bus service, many residents**



More than half of St. Mary's senior residents do not own a car, so the free bus transportation is an important service to help residents remain independent.

would no longer be able to live independently and would have to move to a nursing home.

Another service is the noon-day meal program, in which more than a third of residents participate daily or weekly. More than 40% use the barber/beauty shop in their building at least once per month.

“We hope that our residents never have to move to a nursing home and are able to spend all of their later years in one of our loving, caring senior communities,” says McBride.

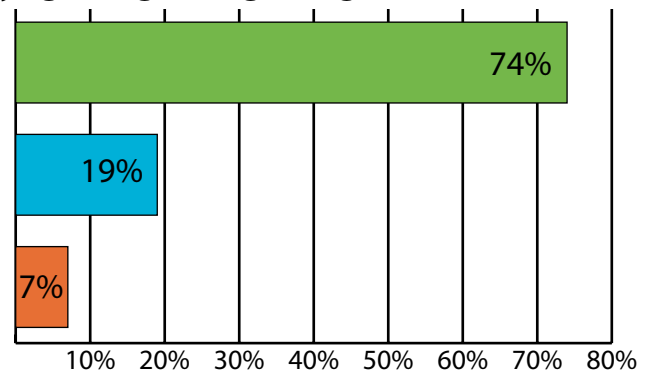
“Sister Deb and Brenda are good to us.”

— *Twin Towers Place resident*

Percent of residents “strongly agreeing” or “agreeing” with statement

If before you moved into your current building, you lived in a senior building NOT managed by St. Mary Development, how do the two compare?

My current (St. Mary) building is better
The buildings are about the same
My last (non-St. Mary) building was better



“Hoover Place is my home and there is no place like home for me.”

— Hoover Place resident

Despite financial hardships, residents are very happy

“When Sister Rose Wildenhaus and I started St. Mary Development Corporation, we decided we would never create a senior apartment that we wouldn’t be willing to live in ourselves,” says McBride.

“When we create a new building we look at every detail from kitchen cabinets to appliances to community space,” McBride adds. “We find things that can cost-effectively improve the quality of life of our residents. We do the same with the services we offer.”

That attention to detail is paying off. **Ninety-four percent of residents say they are “very satisfied” or “satisfied” with their present living arrangements. Likewise, 94% say their building provides a safe and secure environment.** Nearly 80% say the activities in their building appeal to their needs and interests.

“The feedback from residents is encouraging because it shows we are able to work with individual donors and foundations to cost-effectively serve the less fortunate in our community,” says McBride. “We hope those who support us are as excited by the survey results as we are.”

St. Mary Development plans to conduct a similar resident survey every three years. For a complete copy of the 2009 survey results, contact Tim Bete, Communication Director, at tbete@smdcd.org.



Exercise classes are held once or twice each week in each of St. Mary’s six senior apartment buildings. The typical participant improved in 6 out of 7 fitness tests, with many participants achieving 100% increases for individual tests.

20 years
of creating
affordable
homes

Tests show exercise class helps keep seniors independent

In 2008, St. Mary Development Corporation started a wellness program for the residents in its six senior apartment buildings. **The program, funded through donations and grants, is designed to help residents more easily perform the daily tasks that allow them to live independently.** Exercises focus on improving the strength and flexibility needed to climb stairs, get out of a chair/tub, comb hair, get dressed and reach for a seatbelt. Exercises also help increase balance to help prevent falls. **Nearly 25% of all residents participate in the program.**

Elizabeth Stoermer, St. Mary’s fitness instructor, recently conducted tests to measure the fitness levels of participants. She compared the fitness level from the seniors’ first class to their fitness level three months later. Seven different fitness measures were tested.

Out of the 124 individual tests, 99 (80%) showed improvement. The average participant in the exercise class improved in 6 out of 7 fitness tests, with many participants achieving 100% increases for individual tests.

Participants say they are better able to manage daily chores and tasks because the exercise class has improved their strength, flexibility and balance.

HomeOwnership Center prevents 800 foreclosures

For the 12 months ending June 30, 2009, The HomeOwnership Center of Greater Dayton distributed \$175,000 in Rescue Funds to help individuals and families keep their homes.

When retired couple, Eva and John Winton, got behind on their taxes they came close to losing their home of 15 years. The stress was compounded because John was about to undergo cataract surgery and Eva was struggling with a nervous condition.

“We just didn’t know how we were going to do it,” says Eva. “We were making the minimum payments but we couldn’t catch up.”

The Wintons talked with someone in the county tax office who suggested they call the HomeOwnership Center, a program of St. Mary Development Corporation.

“The HomeOwnership Center was able to modify our loan and get us a lower interest rate,” says Eva. “I can’t thank them enough”

Before contacting the HomeOwnership Center, the Wintons had been duped by another organization that promised to help them but put the couple further in debt.

“They told us to get our home reappraised so we could lower our debt ratio,” Eva says. “It cost us \$300 and we went into more debt to do it. I was at my lowest when [the Homeownership Center] stepped in and did everything.”

In addition to helping modify the Winton’s mortgage, the HomeOwnership Center also provided Rescue Funds to help the Wintons get caught up. Rescue Funds are part of the HomeOwnership Center’s foreclosure prevention efforts aimed at helping low- to moderate-income families save their homes. Rescue funds were available from the Ohio Dept of Development, Ohio Housing Finance Agency and Federal Home Loan Bank of Cincinnati. The entire process took just 4-5 weeks to complete.

“The Ohio Home Rescue Fund is helping to stem the tide of foreclosures in Dayton. It helps delinquent borrowers who have experienced a temporary crisis get back on track,” says Beth Deutscher, Executive Director of the HomeOwnership Center.



“I was at my lowest,” says Eva. “No one should have to lose their home. I can’t thank [The HomeOwnership Center] enough.” John adds, “They’re really nice people, too.”

“It can be an embarrassment but it could happen to anyone,” says Eva. “The HomeOwnership Center is the right place to go for help. They saved me from a nervous breakdown.”

For more information about foreclosure prevention services, visit www.HomeOwnershipDayton.org.

Help us provide activities for low-income seniors

When you shop this holiday season, you can also help low-income seniors through a unique fundraising program. When you shop online, up to 10% of your purchases can be donated to St. Mary Development’s Senior Activity Fund. When you shop, you’re not just purchasing a gift for a relative or friend. You’re also providing a gift for the more than 500 seniors in our six apartment buildings. **For more information, visit: shop.AffordableSeniorApartments.org**



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We work toward the day when all residents of southwest Ohio — especially the economically disadvantaged — have a decent, affordable place to live and become part of a community.



I was there...in spirit.

I was excited about going to the rededication of Twin Towers Place. After all, it was our first apartment for low-income seniors and we just finished renovating it so it can serve seniors for the next 30 years. I'd been planning the lunch celebration for months. But then I slipped on some stairs, broke my ankle, and missed the event. That afternoon, a co-worker brought me some of the food and photos for me to see. They both were wonderful!

Even though I wasn't at the party physically, I was there in spirit, much the same way you are when you make a gift to St. Mary Development Corporation. Your prayers and financial support help in so many ways. Thank you for that! On page 1 of this Progress Report you'll read about how incredibly successful your gifts have been in helping the more than 500 low-income seniors in our six buildings, just one of the ways we help provide housing for the less fortunate in our neighborhoods.

May God bless you,

Sister Rose Wildenhaus
Senior Vice-President
rwildenhaus@smdcd.org



More than 100 people attended the rededication celebration for Twin Towers Place. Friends, donors and VIPs had the chance to chat with senior residents over lunch.

Make a gift today and help provide homes — and hope — for the less fortunate in Dayton!

By mail:

Sr. Rose Wildenhaus
St. Mary Development Corporation
713 W. Grand Avenue
Dayton, OH 45406

Online:

www.StMaryDevelopment.org