

PROGRESS REPORT

A day in the life of a senior building manager

Hour by hour, St. Mary's building managers show their dedication and love by serving more than 600 seniors in ways you might never expect.

The manager of a typical independent-living senior apartment building focuses on business. Her days are filled with rent collection, building maintenance, lease signings, unit inspections and other tasks to keep the building running efficiently. But the role of a St. Mary Development building manager is far from typical.

While our senior buildings are independent living — not assisted living or nursing homes — our managers perform heroic efforts each day to help residents live on their own. This is in addition to myriad business duties necessary to keep their buildings running smoothly.

Many of our residents need caring support to continue living on their own. Some have no family and need help navigating the complex maze of social services. Some need emergency help with food. And some just need a friendly face and a shoulder to cry on.

We asked our building managers to keep track of everything they did during an entire day. The list went on for dozens of pages but here are some highlights that might surprise you. These are the loving touches that make St. Mary's managers and senior apartments special.

(The residents' names have been changed but their situations are real.)

7:50 a.m. Helped Curtis, a resident in a wheelchair, arrange transportation to the doctor.

8:14 a.m. Set up for a memorial service for Candice, a resident who passed away the week before.

8:43 a.m. Helped Annie read her utility bill because she didn't understand it.

9:06 a.m. Used Emergency Fund money to help William pay his rent because he was prescribed a new medicine and couldn't afford both his rent and the new prescription.

9:53 a.m. Stopped in to say "hi" and encourage residents participating in weekly exercise program.



Our senior building managers possess a rare blend of business sense and compassion that make our apartments very special places for the low-income elderly to live.

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Apartments for low-income seniors

- **Managing seven buildings (587 units)**
- **Construction on Eaton Senior Villas is nearing completion**
- **Launched St. Mary Home Care to provide better health care services for our residents**
- **Provided \$16,000 in emergency financial & rent assistance to residents in the past 12 months**

Single-family homes for low-income families

- **40 new Twin Towers Crossing homes built**
- **Offered services to 152 residents in Lease-to-Purchase Program**

Homeownership services

- **Provided reverse mortgage counseling to more than 75 senior homeowners in the past 12 months**
- **Assisted more than 1,600 homeowners with foreclosure prevention services in the past 12 months**

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.

Communication Director:

Tim Bete

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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

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10:12 a.m. Called Sadie who recently came back from the hospital to see how she was doing.

10:48 a.m. Helped Connie, who has impaired sight, balance her check book.

11:13 a.m. Searched for furniture donations for Robert who had been homeless and had nothing but a few items of clothing.

11:37 a.m. Talked to James about whether it was still safe for him to drive his car.

12:03 p.m. Helped serve lunch because the volunteer called in sick.

12:41 p.m. Talked to Sandy who wanted to move into an apartment but couldn't afford the rent. Wrote a request for special grant funding to help make that possible.

1:06 p.m. Checked on Sally, a resident who hadn't been seen for a few days. She was in her apartment and not feeling well. Asked another resident if she could check in on Sally now and then until she felt better.

1:28 p.m. Helped residents unload groceries from St. Mary bus.

2:09 p.m. Called paramedics for Sophie who was experiencing chest pain. Directed traffic away from entrance so ambulance could get close to building. Got change of clothing from Sophie's apartment and sent it to hospital. Called her nephew to tell him about his aunt's health issue.

2:52 p.m. Helped find groceries for Sam after his food service program wouldn't leave his meals

because he was at a doctor's appointment and unable to receive them. The service delivers a week's worth of food, so Sam wouldn't have had anything to eat for seven days.

3:07 p.m. Listened to Kim share her sadness because of a personal problem.

3:35 p.m.

Matt stopped by office because he was feeling dizzy. Referred him to St. Mary Home Care, St. Mary Development's new health services program.

4:15 p.m.

Attended party to celebrate the birthdays of all residents who were born in September. Cake and

ice cream, yum!

4:46 p.m. Talked to resident who couldn't afford new adult diapers and was forced to reuse old ones she had dried out. Arranged to get new diapers for her.

5:00 p.m. Received donation of fresh flowers from Kroger, fixed two bouquets and put them out for residents to enjoy.

Every day is different for our senior building managers. But the thing that never changes is their willingness to reach out with love to the residents of their buildings, who often have nowhere else to turn. **Our building managers are the heart of what makes St. Mary Development's senior apartments special — and different from — other low-income apartments.**



Kettering family in desperate need of house repairs

Kathy Atkins and her three autistic children desperately needed their house fixed. And a team of churches, businesses and volunteers is making it happen.

From the outside, the Atkins family's Kettering home looks much like any other. But on the inside their home is in desperate need of repair.

Water leaks from the bathroom into one of the walls. Mold is a problem. Carpets are far beyond cleaning. Walls are so bad that curtain rods will not stay up. Cabinet doors are falling off. The front door is broken.

Kathy Atkins is a single mom with three autistic children. Katie, who suffers from the most severe autism, is 17 years old yet is emotionally a 2-1/2 year old. To make matters worse, Kathy has suffered from physical ailments and depression. The family applied to be on the *Extreme Makeover: Home Edition* TV program but wasn't selected.

But a group of volunteers is transforming the Atkins' home and lives. The team is fixing the house as well as connecting Kathy and her kids with the supportive services they need to be as independent as possible.

"In my opinion, this is a prayer answered," Kathy said in a recent *Dayton Daily News* story about the project. "A lot of people might say, yeah, whatever, but I don't see how it could be anything else." (You can read the story at DDN.ThankfulHome.org.)

More than half the resources to complete the project have been raised and construction is underway. But we're still looking for donations and groups of volunteers to join the team. Financial gifts can be sent to St. Mary Development Corporation.

URGENT NEED

Here are some of the items still needed. The materials themselves can be donated or credit card gifts can be made at Atkins.ThankfulHome.org.

- Drywall @ \$10 per sheet
- 11 doors @ \$80 each
- Closet doors/rod/shelves: \$100
- Garbage disposer: \$150
- Replacement window: \$220
- Light fixtures: \$420
- Flooring: \$810 per room (6 rooms)
- New electrical service: \$1,400
- Concrete for patio/walk: \$2000

THANKS!

The following organizations are helping the Atkins family. If you or your organization is interested in joining the team, please contact Tim Bete at tbete@smdcd.org or 937-277-8214.

BUSINESSES

Cabinet Creations Design Gallery
Dayton Door Sales
Dayton Power and Light
Farquhar Heating and Air
Home Depot
KIDASA Software
Northeastern Ohio Security
Oberer Companies
Page Home Improvements
PODS Louisville, Dayton and Cincinnati
U-HAUL
Waste Management

CHURCHES

Beavercreek Christian Church
Christ Church United Methodist
Church of the Cross United Methodist
Fairhaven Church
Greater Dayton Christian Connection
Kettering Assembly of God

NON-PROFITS & PUBLIC AGENCIES

City of Kettering
Community Action Partnership
Girl Scout Troops 31555 and 31822
Kettering City Schools
Shakertown Farm
Montgomery County Board of
Developmental Disabilities Services
St. Mary Development Corp.



◀ **A serious bathroom leak has created a mold problem in the walls.**

▶ **Many of the walls have holes. Most of the drywall in the house needs to be replaced.**



For more information about the Atkins family, visit the project Web site at Atkins.ThankfulHome.org

HomeOwnership Center helps family's dream come true

Sandra Borgerding and her two children wanted a home to call their own. Dayton Habitat for Humanity built the family a house and St. Mary's HomeOwnership Center helped the Borgerding's make it possible financially.



"Sandra enrolled in the IDA program and also attended Home Maintenance and Financial Fitness classes," says Cheryl Atwood, Service Coordinator at the HomeOwnership Center. The IDA — Individual Development Account — program assists people with low-income to save money toward the purchase of a home. Sandra was able to save \$1,000 and received \$4,000 in matching funds toward the purchase of her Habitat home.

What's next for the Borgerdings? If it's up to the kids, the answer is a dog!



The HomeOwnership Center has a new Web site that makes it easier to learn about programs, ask questions and securely share information with staff. You can also register online for classes including *Home Maintenance 101*, *Financial Fitness Training*, the *First-time Homebuyer Class* as well as the new *Online Homebuyer Course*. The site includes links to the HomeOwnership Center's many partners. Donations are accepted online as well.

Visit the site at www.HomeOwnershipDayton.org.



Dick McBride named one of 12 "Catholic heroes for America and the World"

Dick McBride, President and Co-founder of St. Mary Development Corporation, is featured in the November 2010 issue of *Catholic Digest* magazine. The editors of *Catholic Digest* picked 12 "Catholic heroes" from a nationwide search.

"These are humble, dedicated, faith-filled people who use their gifts and skills to help others, and who aren't in it for the recognition or fame," reads the story. Those chosen "are a sure sign that the Holy Spirit is active among us every time we reach out to help, no matter the cost."

***Catholic Digest* says the heroes, "are a sure sign that the Holy Spirit is active among us." Another sure sign is the one on Dick McBride's door.**



What are you most thankful for in your home?

St. Mary Development is sponsoring a photo contest! To enter, go to the contest Web site and submit a photo of the person or thing in your home for which you're most thankful. Include a title for your photo and a caption of no more than 100 words telling us about the photo. Entries can be submitted until Nov. 25, 2010. The winner will be announced Dec. 3, 2010 and receive a Kodak Zi8 Pocket Video Camera!

"Part of our mission is to help people reflect on the fact that having a home is a great blessing," says Tim Bete, communication director for St. Mary Development Corporation. "As we reflect on our own blessings, we're more motivated to reach out to help others."

A few entries can be seen here. Others can be viewed on the contest Web site: www.ThankfulHome.org.

**Share what you're most thankful for at
www.ThankfulHome.org**



"I always wanted a bookcase. Not just to show books, but to keep a bunch of little things that make up who I am, who I've met, places I've been ... A coaster with the family coat-of-arms. A souvenir from when we lived abroad. A thermometer/barometer gift from my wife. A picture of the family. Memories. The things that make me who I am."

— Carl, Maineville, Ohio



"I am thankful for the backyard where we build campfires, roast marshmallows, tell stories, and our grandchildren can enjoy the swing set."

— Rose, Chalfont, Pennsylvania



"We have a son with an extreme arthritic condition. We put a hot tub in our home to help him with his pain but it seems to be a gathering spot for family and friends. We are thankful for both family and friends but material-wise we are thankful we have this for our son."

— Cathy, Brooklyn Park, Minnesota



"I am most thankful for my 3 sons for they have grown up to be very respectful, honorable young men...that have filled my life with love and joy."

— Diana, Killeen, Texas



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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.



You make our work possible.

It's been a difficult year for housing. Between foreclosures, homelessness and the recession, we've faced greater demand for our services than ever before. And the people we serve are in worse shape than ever before. I can't remember a time when we had so many seniors who wanted to move into our apartment centers but had so little income, they couldn't even afford a low-income apartment.

Your financial support makes the difference. Your gifts allow us to continue providing the many services we offer our seniors and, in some cases, even provide rent assistance to make an apartment possible.

Thank you for your continued support and prayers! Together we're doing God's work in our neighborhoods.

May God bless you!

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



In the neighborhood behind our office, about half of the homes are boarded up — another sign of the difficult times.



Enter the Thankful Home Photo Contest!
See page 5 for details.