

PROGRESS REPORT

Senior housing is more than a roof and walls

Providing a safe, clean place for seniors to live is critical. But a caring attitude and basic services are what help residents thrive.

Despite having diabetes and chronic pain, Earman Porchia has an incredibly upbeat attitude. When he moved into Lyons Place, St. Mary Development's newest apartment building for low-income seniors, Earman got a much better place to live while saving several hundred dollars per month compared to his old apartment. The savings helps him stretch his small monthly budget further, but it's SMDC's staff and services

that are making the biggest difference in his life.

Earman was referred to Lyons Place by Homefull (formerly The Other Place), one of SMDC's partner organizations. **He didn't have much furniture, so St. Mary staff provided items to help furnish his new apartment.** Many of St. Mary's new residents need some type of assistance (e.g., a bed, dishes, help paying their security deposit) before they can move into their apartment.

Earman also takes advantage of the free SMDC bus to grocery shopping each week and plays cards every day in the Lyons Place dining room.

"I like it here," says Earman. "It's quiet and I even see deer outside sometimes."

Lyons Place is unique because it's the first housing project in Ohio to combine tax credits provided from tax-exempt bonds with HUD 202 funding. **This financially innovative solution was made possible through St. Mary's partnerships with the Ohio Capital Corporation for Housing (OCCH) and HUD, and allows St. Mary to provide apartments for seniors with very low incomes.** OCCH recently gave St. Mary Development the 2010 Award for Excellence in Affordable Senior Housing for Lyons Place.

"We try to help our residents in any way we are able," says Donna English, SMDC's Executive Director of Senior Housing. "If that means finding some furniture or working with a resident's social worker, we do everything we can. That's what sets St. Mary Development apart."



"This is a wonderful place to live," says Earman Porchia, the first resident to move into Lyons Place.

Apartments for low-income seniors

- Residents moving into Lyons Place (67 units)
- Construction underway at Eaton Senior Villas (60 units)
- Managing seven buildings (587 units)

Single-family homes for low-income families

- 40 new homes under construction at Twin Towers Crossing
- In planning stages for Washington Square II, 30 new homes. Once these are complete, SMDC will have created more than 200 new single-family homes

Homeownership services

- Partnering with the City of Kettering on the Neighborhood Stabilization Program; helping connect buyers to special properties and down payment assistance; and conducting first-time homebuyer classes at the Kettering Recreation Center

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

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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

“We make a great team!”

Hundreds of new homes were created by St. Mary Development in 2009. And donations and grants helped make it possible.

When Dick McBride thinks back to the days when he founded St. Mary Development Corporation with Sister Rose Wildenhaus, it makes him smile.

“We knew God was calling us to this work but we weren’t quite sure how to go about it,” says McBride, who is still President of St. Mary Development. “But we moved forward in faith and learned along the way.”

Over the past 20 years, St. Mary Development has accomplished some incredible feats, providing homes for thousands of people. Last year was no exception. The chart to the right shows what St. Mary accomplished in 2009.

“Our work has always been a team effort,” says McBride. “We have great partners, donors, volunteers and staff. It takes everyone working together to create hundreds of new homes and find innovative ways to provide housing for those in need.”

McBride still feels God’s call as strong as ever. A sign on his office door reads, “God is in charge here!”

“When you look back, it’s easy to see the wonderful people and resources God brought to us along the way,” says McBride. “Every day I see God’s hand in our work.”

McBride and Sr. Rose continue to teach that spirit of faith combined with business expertise and hard work to their staff.

“We’re proud of how our employees have embraced the same spirit with which Sr. Rose and I started St. Mary Development,” says McBride. “That will help our organization thrive for years to come.”

But most of all, McBride is thankful for all those people who have shared in St. Mary’s vision of a day when all residents of southwest Ohio — especially the economically disadvantaged — have a decent, affordable place to live.

“We make a great team,” says McBride.

For a copy of SMDC’s complete audited financial statements, contact Tim Bete at tbete@smdcd.org

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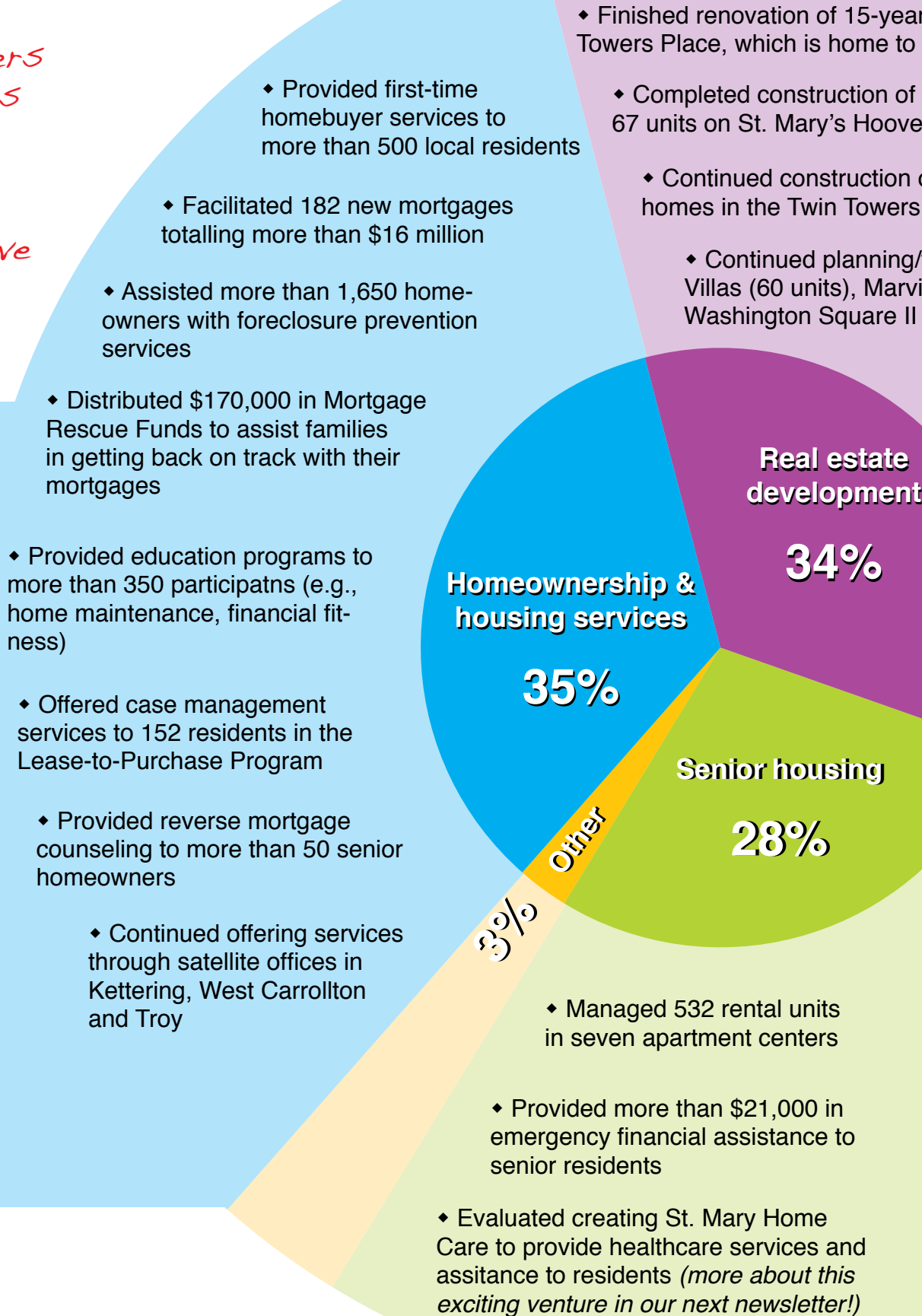
St. Mary Development Center helped [unclear] buy their first home.

*Development partners
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**Development's HomeOwnership
 more than 180 families
 home.**

WHAT WE ACCO



COMPLISHED WITH OUR 2009 BUDGET

70-year-old Twin
90 seniors

Lyons Place,
r Campus

of 40 new single-family
neighborhood

funding stages for Eaton Senior
n Gardens rehab (23 units),
(30 new single-family homes)

40 new single-family homes are going up in the Twin Towers neighborhood, bringing St. Mary's total to more than 150 new homes in its lease-to-purchase program.



- ◆ Created proposals for new housing projects, including Lyons Place II (67 units), Patterson Place (60 units), Hoover Senior Villas (33 units) and Roosevelt Homes (40 units)

- ◆ Maintained 37 apartment-unit complex for the American Red Cross Family Living Center. Through this unique partnership, the Red Cross provided 162 families with temporary housing; 128 families successfully moved into permanent housing

Your gifts make a huge difference! Grants and donations make up more than 30% of our annual budget and are critical to provide housing for those in need.

- ◆ Provided supportive services to 500+ seniors, including free bus transportation to shopping and wellness/ social activities

- ◆ Conducted the first-ever resident satisfaction survey, in which 94% of residents said they were "very satisfied" or "satisfied" with their apartment and services.

St. Mary's senior apartments are designed with the elderly in mind. The average income of residents is about \$14,000.



1000th foreclosure prevented by HomeOwnership Center



The HomeOwnership Center of Greater Dayton, a program of St. Mary Development Corporation, recently prevented its 1,000th foreclosure in the greater Dayton area – the equivalent of saving 40 square blocks of homes. According to Clerk of Courts, Greg Brush’s statistics, Montgomery County’s 2010 foreclosure filings are once again headed for the 5,000 mark.

“The crisis continues,” says Beth Deutscher, Executive Director of the HomeOwnership Center. “The good news is that over 1,000 homeowners have found a positive resolution to their mortgage troubles. The bad news is that there are thousands more who need help getting back on track.”

The Center offers free help to homeowners facing job loss, divorce or other financial challenges that cause them to get behind on mortgage payments. The staff helps to evaluate options and negotiate directly with the mortgage lender to find a workable solution, including the Obama Administration’s Making Home Affordable program. Rescue loans and grants are also available for those who meet program guidelines.

For more information about foreclosure prevention and first-time homebuyer services, visit www.HomeOwnershipDayton.org or call at 937-853-1600.

Eaton Senior Villas to provide homes for 60 low-income elderly



St. Mary Development Corporation’s first housing project in Eaton is well under construction. Each apartment unit has an attached garage. The development will include a clubhouse for community activities and is located right around the corner from a Super Walmart and other shopping.

SMDC fixing apartments that were in unliveable shape



Marvins Gardens, a 23-unit apartment building on Warren Street in Dayton, is being rehabbed by St. Mary Development. The completed project will provide homes for low-income families and individuals. The project is a partnership between the City of Dayton and SMDC. More photos are can be seen at www.ThankfulHome.tv.

Make a gift today and help provide homes for the less fortunate!

By mail: Sr. Rose Wildenhaus, St. Mary Development Corp.
713 W. Grand Avenue, Dayton, OH 45406
Online: www.StMaryDevelopment.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.



Saying “no” to someone in need is the hardest thing

When St. Mary Development started more than 20 years ago, we saved paperclips and boxes and anything we could reuse. We’re just as frugal today. Some would even say we’re tight-fisted when it comes to expenses.

But when an organization is as large as ours, with 75 employees serving thousands of people each year, a lot of emergencies come up.

Sometimes a new resident in one of our senior apartments doesn’t own a bed. Sometimes one of our buses needs unbudgeted maintenance. Sometimes one of our staff computers breaks down and needs to be replaced in a hurry. Every week there are critical items we need in order to provide homes for the less fortunate.

It’s not that I mind a little inconvenience. **But what might be a minor inconvenience to you or me is a big deal to the people we serve.**

Try telling an elderly resident who has no other way to get to the grocery store that her trip is canceled because the bus is broken. Or try telling a distraught mom being evicted from her apartment that you can’t help her right now because your computer is broken. Or try telling a new elderly resident who has no bed that you’re unable to help him and he’ll have to sleep on the floor.

That’s where you come in. You can help us say “yes” to those in need. Your role is important. You are part of God’s plan. I’ve enclosed an envelope in this newsletter. By using it to make a gift, you’ll help the less fortunate in our neighborhoods.

Sister Rose Wildenhaus
Senior Vice-President

• rwildenhaus@smdcd.org



A program of St. Mary Development Corporation

Are you thankful for your home?
Share your story at www.ThankfulHome.tv