Dear Friends,

This has truly been a year of celebrating our proud past and bright future at St. Mary’s Center. Looking back to my first day at St. Mary’s Center in December 2018, I am proud of our Staff and Board accomplishments this year:

• Growing our budget 10%
• Increasing staff training and professional development
• Improving technology and data management
• Positioning St. Mary’s Center to play a leadership role as a community of hope, healing, and justice

As you will read in this Annual Report, we have pivoted our development plans for 967 32nd St. to improve sustainability and service offerings by expanding our footprint from 8,000 to 13,000 square feet.

We secured a new $300,000 allocation from the City of Oakland for technology and capacity building, plus a 15-year operating subsidy for the critical programs at Friendly Manor through the Housing Authority.

At the request of our Seniors, we opened the Emergency Winter Shelter early to meet urgent needs. We renamed it as the “Almost Home Senior Shelter,” to better focus on the solution to homelessness – securing permanent housing.

Our Preschool earned a 5-Star rating for the first time and began an analysis of delivering a full-day program to better serve families.

This report showcases the fruits of our labor and shares our future plans. I am grateful to be a part of a dynamic, growing organization founded on strong values and a meaningful mission. I’d love to hear about how you found out about St. Mary’s Center. Please take a moment to drop me a line at: sharoncornu@stmaryscenter.org or call (510) 923-9600 x 223.

Thanks for everything you do,

Sharon Cornu
Executive Director
COMMUNITY IMPACT FOR ST. MARY’S CENTER CLIENTS, 2018–19

Preschool Earns 5-Star Rating from Alameda County Quality Counts Quality Rewards Improvement System

Preschoolers Improve Kindergarten Readiness From Winter to Spring

- Vocabulary
- Letters
- Sounds
- Rhyming
- Alliteration

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<thead>
<tr>
<th></th>
<th>Winter Assessment</th>
<th>Spring Assessment</th>
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<tbody>
<tr>
<td>Preschoolers</td>
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<td>Readiness</td>
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<td>Improvement</td>
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Seniors Enjoy more than 20,000 Meals Prepared by Staff and more than 1,000 Volunteers

Based on 52 weeks of regular operations

Emergency Winter Shelter for Seniors Finds Next Step for 42% of Participants

- Permanent Housing, 20
- Transitional Housing, 17
- Another Shelter, 13
- Medical / Other, 2
- Unknown, 67

Friendly Manor Women Come for Drop-In Center, Showers, Laundry

- Showers, 764
- Laundry, 456
- Drop-In, 3208

Source: Homeless Management Information System, 12/3/18 – 4/30/19
Source: Friendly Manor Sign-Ins, January – May 2019
The Sunday Dinner Program is established to provide a warm and friendly environment for the area’s Seniors to enjoy a hot Sunday meal.

St. Mary’s Center was founded to address the needs of the aging and low-income West Oakland community.

Senior Homeless program was started so seniors have the advantage of case management and help with finding housing and other services to stabilize their life.

1972 St. Mary’s Center was founded to address the needs of the aging and low-income West Oakland community.

1973 The Sunday Dinner Program is established to provide a warm and friendly environment for the area’s Seniors to enjoy a hot Sunday meal.

1986 Senior Homeless program was started so seniors have the advantage of case management and help with finding housing and other services to stabilize their life.
Now in its third year of St. Mary’s Center stewardship, A Friendly Manor continues to provide a place for rest, nourishment, and community for unhoused women in the East Bay. Each month over 900 women make use of the services available. From 9:30am – 2pm, Monday through Friday, women visiting Friendly Manor can enjoy a nutritious lunch, take a shower, or wash their clothes. Women 55 and older can access case management services at St. Mary’s Center and younger women receive referrals for case management services at partner agencies. The facility also provides an onsite 25 unit SRO-style housing facility for extremely low-income senior women.

This October, Friendly Manor hosted its first Town Hall. Staff, volunteers, and clients gathered to discuss the program’s history, as well as dialogue around ways to move forward in the coming year. Speaking about the importance of these gatherings, Program Director Yani Hyman said, “A Friendly Manor’s goals will always reflect what the whole community wants and needs. We are committed to everyone feeling welcomed, respected and valued.”

Recently St. Mary’s Center also achieved a long-time goal of securing Oakland Housing Authority subsidies. This will reduce program fees for residents and secure staffing moving forward. This public-private partnership is another important step toward a bright, sustainable future for Friendly Manor.
AN EARLY START TO A BRIGHT FUTURE

For almost 50 years, St. Mary’s Center Preschool has provided much needed tuition-free preschool services to low-income families. Starting as a half-day Fall program in the 1970s, the Preschool expanded to its current schedule of 2 half-day sessions, 5 days a week in the Spring, Summer, Fall and Winter. Children, ages 3 to 5, attend either the morning session from 8:30-11:30am or the afternoon session from 12:30-3:30pm, Monday through Friday. Each year more than 40 families participate in St. Mary’s Preschool.

To prepare children for kindergarten, Summer School continues to be a vital part of St. Mary’s Center Preschool curriculum. 2019 was the fourth year that St. Mary’s Center Preschool has operated a summer school program thanks to the generous support of the Charles and Karen Couric Charitable Fund. In 2019 we held two classes a day and enrolled a total of 37 children for a seven week session. We also conducted four field trips, one literacy day, and five parent cafés.

The excitement of our preschoolers and the sustained engagement of their parents continues to provide us with encouragement. In 2020, support from an anonymous donor will help preschool staff broaden services to families, improve facilities, and prepare for the future of the program. Due to increased demand we are working on our next expansion, a year-round full-day childcare program serving working families in the East Bay.

1998 Cal State Hayward/San Francisco State Community Nursing program launched at SMC.

2001 Senior Advocates for Hope and Justice formed as a way to impact social policy.

2002 Upgraded St. Mary’s Center case management services to include licensed social workers and recovery counselors to aid clients who are struggling with mental illness and substance abuse.

2005 Raised $7M from the community to move to our current headquarters, 925 Brockhurst St., Oakland.

2008 Launched Closer to Home, our first transitional supportive housing facility for Seniors.
To help meet the East Bay’s urgent need for increased shelter beds, this year St. Mary’s Center opened our Emergency Winter Shelter two weeks earlier than previous years. This earlier start date was achieved, in part, with funding from Alameda County and the City of Oakland, as well as the continued support of dozens of organizations who prepare and serve weeknight dinners. During an organization-wide workday staff and previous guests of the Winter Shelter volunteered to help prepare our shelter facility for the upcoming winter season so that others could continue their journey toward permanent housing.

St. Mary’s Shelter is the only Shelter in the Bay Area that specifically serves unhoused seniors. We provide guests a bed, clean clothes, wellness classes, and regular case management and housing navigation services. Esther Chambers, a former shelter resident who now lives in St. Mary’s Center transitional housing stated, “My first interaction at St. Mary’s Center was kindness. It was open arms, welcoming, reassuring, compassionate, loving...all the things I did not have when I was homeless.”

Our Winter Shelter has an exemplary record of placing participants in permanent and transitional housing due to this wide range of services provided to each shelter guest. With our early open date and increased bed nights provided this year, we plan to build upon these past success stories and provide a larger number of unhoused seniors support in their efforts to find a place to call home.
### A Community of Support

We are grateful to the many individuals, families, organizations, and municipalities who support the vital work of St. Mary’s Center. Below is a partial list of donors who gave between July 1, 2018 and June 30, 2019.

#### Grants

- Alameda Alliance for Health
- Berkeley Pilgrimage Foundation
- Bernard E. & Alba Witkin Charitable Foundation
- California Agricultural Leadership Foundation
- California Health Care Foundation
- Catholic Campaign for Human Development East Bay
- Catholic Community of Pleasanton
- Center for Elders’ Independence
- Crescent Porter Hale Foundation
- Evelyn & Walter Haas Jr. Foundation
- East Bay Community Foundation
- Kaiser Permanente
- Lowell Berry Foundation
- Oakland Rising
- Oakland Rotary Endowment
- Order of Malta Western Association
- Sisters of St. Joseph Healthcare Foundation
- Sisters of the Holy Names
- Sisters of Presentation
- St. Joan of Arc Parish
- The Banks Family Foundation
- The Carl Gellert & Celia Berta Gellert Foundation
- The Charles & Karen Couric Charitable Fund
- The East Bay Foundation On Aging
- The Lowell Berry Foundation
- The Nint Foundation
- The Pettus Foundation
- West Davis & Bergard Foundation
- Wilcox Family Foundation

#### Private

- Adam & Kristi Rocap
- Adrienne Tucker
- Agnes Dempsey
- Alan & Carolyn King
- Alberto Ferrer
- Alex Vandiver
- Alma Rose
- Anat Shenker
- Andrew Moyce, M.D. & Mary Moyce
- Angela McCarron
- Anita Carse
- Anko Chen & Candice Huang
- Ann & John Jones
- Ann & David Flinn
- Ann Wagner
- Anne M & James G. McSilver
- Anne Peper Perkins Trust
- April Evans
- Arbequina/Rosetta/ Solaria
- Arch Deacon Carolyn Bolton
- Beneficial State Bank
- Bill & Margaret Brockway
- Br. Anthony Chavez
- Brenda Baladucci
- Brian & Mary Stein-Webber
- Brian & Pauline O’Reilly
- Brigitte Whitlock-Seebach
- C.E. Toland
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- Carol Devincenzi
- Carolin Middleton
- Caroline Kim
- Carolyn Provost
- Carrie Moulton
- Cathedral Parish of Christ the Light
- Cathleen & Arnold Espos
- Catholic Daughters of America
- Catholic Daughters of America #1934
- Cathy & Jim Fisher
- Charles & Lois Persyn
- Charles & Rebecca Conradi
- Charlotte Pavelko
- Cheree Hethershaw
- Ching-Shui Cheng & Suzanne She Tee Pan
- Chris & Paula Kenny
- Christine Gruler-Mayer
- Christopher Klein & Lizabeth Hauswald Klein
- Claire & James Marchiano
- Clarice O’Reilly-Cummins & John Cummins
- Cliff & Michelle Maupin
- Colombo Club Auxiliary
- Community Economics, Inc.
- Cornell Maier & Deidre Smith
- Cressey Nakagawa
- Cynthia LeBlanc
- Cynthia McKee
- Cynthia Shevel & Elaine Selo
- D. Michael & Theresa M. Perry
- Daniel & Jeanne Brown
- Daniel Brekke & Bonnie Trinchisti
- Daniel Siegel & Anne Weills
- Darlene Ceremello & Jesse Greenman
- Dave & Dolores Humm
- David Accomazzo
- David & Deana Faloni
- David & Irene Tyler
- David & Mary Bengtson
- David Bernal
- David C Moon & Sharon J Smith
- David Pollak
- Deacon Burton Rigley
- Dean Buchenauer & JoAnn Matone
- Denise Kogler & David Jalufka
- Denise Owen
- Dennise Burgess
- Diana Lynch
- Dianna Garrett
- Dianne Jacob & Owen Rubin
- Dick Adam
- Dick & Albie Kostyrka
- Dominican Sisters of Mission San Jose
- Donald Lafrenz
- Donna Grier
- Doris Kretschmer
- Doris Seyranian
- Dorothy Finger
- Douglas & June Wallach
- Douglas Uchikura
- Dr. James Koch
- Dr. Therese Hickey & Stephen Heller
- Dr. William Workman
- East Bay Asian Local Development Corporation
- Edward & Renee Kullick
- Edward Beaton
- Eileen Hallburton
- Elana Hall
- Elisabeth Kersten
- Elissa Dennis
- Elizabeth & David Birka-White
- Elizabeth Rogers-Fortis
- Ellen Fishburn
- Ellen Rosen
- Else Vellinga
- Emmelie Sabatte
- Eric Dutton
- Eugene & Nancy Sweetland
- First Baptist Church of Berkeley
- First Republic Bank
- Fran Pletschet
- Francine Benassini
- Francis & Delia Mansell
- Frank & Amy Capovilla
- Frank & Monica Wnuk
- Frank Brady
- Frank Locke
- Frank Nicewicz
- Fratellanza Women’s Social Club
- Fred & Evelyn Zierten
- Fred Naseef
- G.L. Connolly Foundation
- Gail Greenberg
Senior Homeless Services  Stabilizing Lives

Register with a Social Worker
Social workers help homeless seniors access services and find stability.

Recovery
Seniors attend recovery meetings to overcome addiction, cope with mental illness, and move beyond negative patterns.

Emergency Winter Shelter
November-April St. Mary’s Center hosts a shelter specifically for 55+ Guests. Guests must attend Wellness meetings.

Comprehensive Assessment Plan
Social workers help seniors develop individual plans for growth including: reducing or eliminating addictions, coordinating healthcare, and learning to cope with mental illness.

Mental Health
Seniors work with a staff psychiatrist to attend therapy sessions with social workers.

Social Support
Seniors can eat lunch at the community center, attend cultural programs, creative arts classes, and start developing supportive relationships with fellow participants.

Affordable Housing
Seniors move into low-income housing sites around the Bay Area.

BEQUESTS

Betty A. Shehi
Don L. Pigozzi
Esther J. Roberts
Janet H. Jacot
Josephine M. Peirano
Karen E. Ball Trust
Margaret Koval Family Trust
Marie McDonald Trust
Marilyn Beth Stern Trust
Michael P. Norkett

Alameda County-Oakland Community Action Partnership
Alameda Measure A - Medication Safety
Alameda Mental Health Services
California State Preschool Program
Center for Elders’ Independence
Child & Adult Care Food Program
FEMA
Oakland Community Development Block Grant
Oakland Housing Authority: Moving to Work
Oakland Permanent Access to Housing

*Partial List of FY 2018-2019 Contributors*
**REVENUE BY SOURCE, 2018–2019**

Revenue:

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<th>Source</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Individual Donations</td>
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<td>Grants</td>
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<td>Public Support</td>
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<td>Building Fund</td>
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**EXPENSES BY PROGRAM, 2018–2019**

Expenses:

<table>
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<tr>
<th>Program</th>
<th>Percentage</th>
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<tbody>
<tr>
<td>Senior Homeless Services</td>
<td>25%</td>
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<tr>
<td>Shelter and Transitional Housing</td>
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<tr>
<td>Resources for the Third Age</td>
<td>23%</td>
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<tr>
<td>Recovery 55</td>
<td>8%</td>
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<tr>
<td>Friendly Manor</td>
<td>12%</td>
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<tr>
<td>Preschool</td>
<td>10%</td>
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<tr>
<td>Food</td>
<td>5%</td>
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<tr>
<td>Administration &amp; Fundraising</td>
<td>10%</td>
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</tbody>
</table>

FY18-19 Budget and preliminary audit revenues and expenses
FY18-19 Audited statements will be posted to stmaryscenter.org after December 15, 2019
St. Mary’s Center is a community of hope, justice, and healing that serves at-risk seniors and preschoolers in the heart of Oakland. We strive to improve quality of life through counseling, shelter, nutrition, advocacy and social support.

With your support we are able to provide a warm place to gather, food, and fellowship for the most vulnerable in our community. We are thankful for all that you do to help promote hope, healing, and justice for our clients.

HOW TO HELP

Contact development@stmaryscenter.org or 510-923-9600 x229 if you need further information or have questions.

Monthly gifts add up fast! Make a reoccurring gift through our website: www.stmaryscenter.org

Make a one-time financial contribution through our website: www.stmaryscenter.org, or mail in a check or credit card form.

Double or the impact of your gift! Ask if your company has a matching gift program.

Give a gift of stock or real estate. Contact Deborah Taylor at: dtaylor@stmaryscenter.org or 510-923-9600 x226 for details.

Make a bequest. Name St. Mary’s Center as a beneficiary of your trust, will, or life insurance policy. Contact Deborah Taylor at dtaylor@stmaryscenter.org

BOARD OF DIRECTORS, 2019-2020

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Romi Hall, MPH, Vice Chair
Mallory Trevigne, Secretary
Princessa Bourelly
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ST. MARY’S CENTER ANNOUNCES: CHANGE OF MAILING ADDRESS

Protect your identity! Use our secure Post Office Box for your contributions:

St. Mary’s Center
PO Box 23403
Oakland, CA 94623

We want to hear from you! Please keep us updated with your preferred contact information at: www.stmaryscenter.org