

paving a path

HOME



Humility of Mary
HOUSING

The Caring Compass

STATEMENT OF IMPACT

A NOTE OF THANKS

At Humility of Mary Housing (HMHI), we believe the biggest life changes can come from the smallest acts of grace and kindness.

When community members facing homelessness walk through our doors, we're able to meet them exactly where they are on their journey—because of supporters and donors like you. And we know, while no two journeys are alike, we all share the need for love.

Sometimes with items in garbage bags or with all their belongings fitting in a single bookbag, we see moms holding the small hands of their child or senior citizens with nowhere else to turn. And we are here, to give grace and love, and to show those we serve that the power to turn their lives around has been within them this entire time.

We do this with the Caring Compass philosophy and programming. The main goal of the Caring Compass Program is to assist guests in gaining and maintaining stability in their lives. Our Caring Compass team offers assistance and interventions to help those we serve to learn and feel proud for accomplishing the basics of independent living. Because of this, guests are able to identify and change the patterns of behavior which threaten their ability to live stable lives.

With this philosophy, since 1987, we've provided housing and support services to more than 3,000 children and over 853,000 nights of shelter to our community members facing homelessness.

In the pages that follow, you'll have the opportunity to learn about our mission, values, hear from those we've had the privilege of serving, and gain a deeper understanding of who we are and what we do in Northeast Ohio.

Thank you for believing in our work and the lives of those we're so privileged to serve.

Gratefully,



Fred Berry, President/CEO



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HISTORY

Since 1854, the Sisters of the Humility of Mary have provided housing and services for children, immigrants and refugees, the elderly, and those in need of healthcare. The Sisters proudly established educational and healthcare institutions that provide for the stability and availability of ministries that continue to serve the mission of the Sisters.

“Bringing abundant life to God’s people, especially the poor.”



Sr. Loretta (pictured in red above) served as president and CEO during our first 16 years, from 1987 to 2003.

In 1987, Sr. Loretta Rafter, HM, founded HM Life Opportunity Services to designed to meet the needs of homeless, single moms with children in the Akron, Ohio, area. A year later, the ministry was expanded and renamed Humility of Mary Housing in order to better support other areas of housing need with a mission to promote and strengthen the self-sufficiency of individuals and families, especially the poor, through advocacy, supportive services and quality housing.

Today, Humility of Mary Housing has grown to provide housing and supportive services in four northeastern Ohio counties: Lorain, Cuyahoga, Summit and Trumbull. Local communities being served include Wellington, Lorain, Garfield Heights, Northfield Center, Akron, Girard, and Stow/Cuyahoga Falls.

BY THE NUMBERS



2,593

hours of individualized support, educational, and group programs to low income seniors

2,450

hours of individualized support, group and youth programs to single moms and their children

2,830

hours of individualized support and group programs to young men ages 18-24

564

hours of individualized support to chronically homeless men and women

MISSION STATEMENT

Humility of Mary Housing promotes and strengthens the self-sufficiency of individuals and families, especially the poor, through advocacy, supportive services and quality housing.

CORE VALUES

Consistent with the Sisters of Humility of Mary's mission of bringing more abundant life to God's people, five guiding principles serve as the foundation upon which HMH's mission and vision are based.

Respect

- We affirm the uniqueness of each person.
- We believe in the dignity, worth, and potential of every person.
- We appreciate diversity in interactions with board members, colleagues, and participants.
- We actively listen to and communicate with others.
- We promote and encourage self-sufficiency.

Integrity

- We adhere to the highest professional and ethical standards.
- We demonstrate honesty and candor in our relationships.
- We expect accountability and transparency at all organizational levels.
- We make decisions in keeping with the trust and responsibility the public affords us.

Justice

- We will practice responsible stewardship of our environment and the use of all our resources.
- We strive for fairness in all our actions.
- We demonstrate transparency in our business relationships.
- We vigorously advocate for homelessness prevention.

Collaboration

- We believe in collaboration with organizations within the communities we serve.
- We seek to collaborate with individuals and organizations in order to achieve our mission of service to those in need.
- We strive for the highest level of teamwork throughout our organization.
- We work with each other in a spirit of collegiality.
- We work cooperatively across the boundaries of organizations, functions, and disciplines.

Compassion

- We reflect humility and empathy in our services to others.
- We do unto others as we would have them do unto us.
- We place the highest priority on providing participant-centered services.
- We serve all our participants with a caring attitude.
- We view compassion as the manifestation of our mission.



CRITICAL SERVICES

Annually, Humility of Mary provides quality, compassionate housing, and client centered, individualized supportive services to:

- **222 Low-income seniors**
- **75 Single-parent families who have experienced homelessness**
- **15 Youth aged 18-24 who have experienced homelessness**
- **14 Chronically homeless single men and women**

Humility of Mary Housing (HMHI) works to prevent homelessness by providing rent and utility assistance and additionally provides emergency assistance of food and clothing, as well.

Humility of Mary Housing programs follows the Caring Compass plan that is centered on Normalizing life, Establishing an individualized support plan, Strengthening life skills, and Working at Lasting Independence.



CASE MANAGEMENT SERVICES

Our team of professional case managers helps residents achieve the goal of independence and stability in housing by coordinating access to a variety of services designed to meet their specific needs and address the physical, psychological, and social needs of residents while helping them to heal from issues like generational poverty and trauma.

EMERGENCY ASSISTANCE

In our community center in Girard, Ohio we provide food, clothing, and assistance with rent and utilities to those in need. On a regular basis, this is more than 200 families and that number grows significantly during the holidays and during the winter months.

YOUTH ADVOCACY

A large focus of our work with families is directed towards the children facing homelessness. Our team works to ensure that children make progress in school, receive medical and dental attention, and just get to be kids.

INITIATIVES & CAMPAIGNS

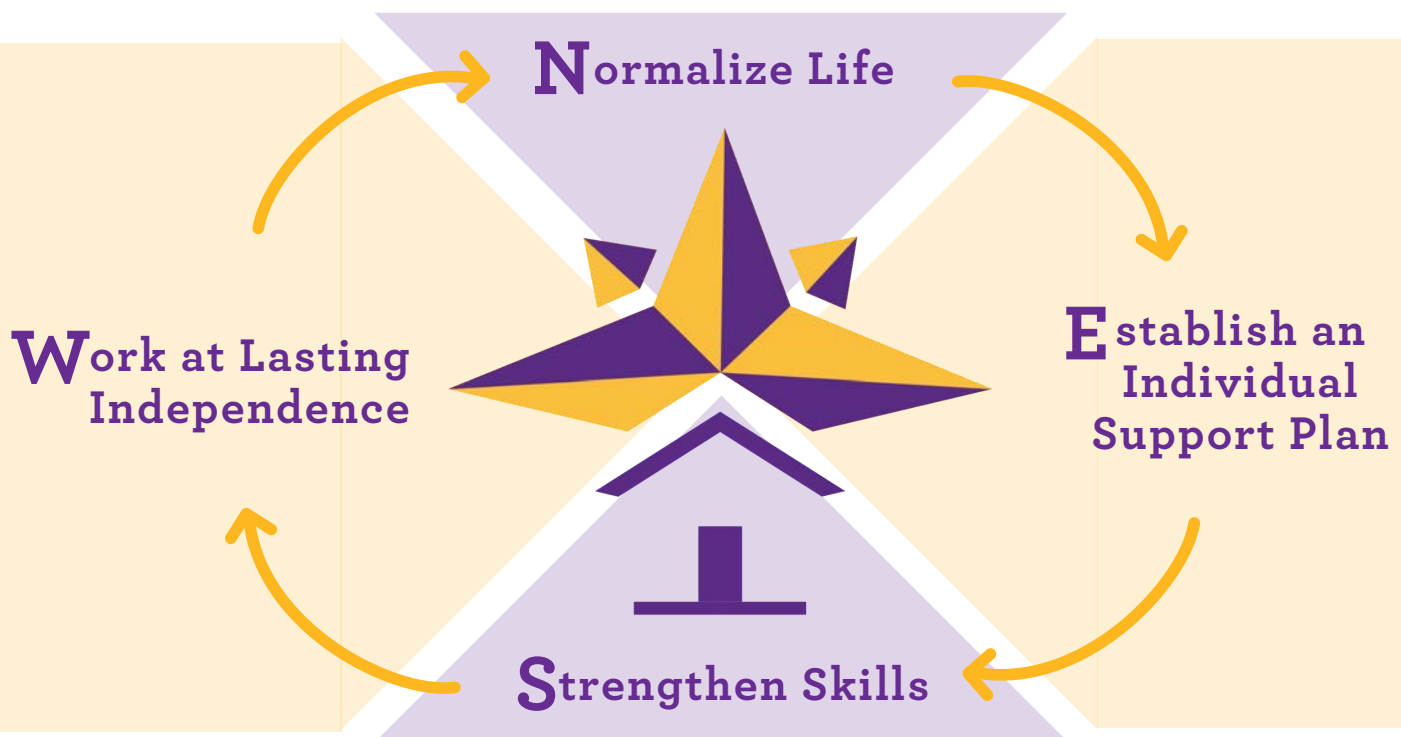
Sr. Loretta Rafter, HM began her work to provide single-parent families one more opportunity to reach self-sufficiency, and over the past 30 years, community members have helped families of this community find lasting independence by supporting the HMH Foundation, the fundraising corporation for all Humility of Mary Housing programs and entities.



THE CARING COMPASS

Through the Caring Compass program, we concentrate on achieving four major outcomes:

1. Avoid a return to homelessness
2. Obtain educational and job training skills necessary to achieve and maintain independence
3. Increase employment opportunities leading to enhanced financial well-being
4. Achieve better physical and mental health.



The Caring Compass is the overall philosophy of the programming and services offered at Humility of Mary Housing (HMHI), serving formerly homeless individuals and families through permanent supportive housing.

As applied to HMHI's supportive housing operations, the Caring Compass provides an array of program and property management services designed to assist individuals and families with a history of homelessness achieve financial stability and strengthen their support networks.

While the network of services provided by Caring Compass staff is comprehensive, it is not meant to provide for all of the participants' needs. Caring Compass staff link with other community agencies to form a multi-disciplinary group offering an array of resources designed to meet the variety and complexity of needs presented by program participants.

AREAS OF STRENGTH

According to a case study conducted by CARF International (an independent, nonprofit accreditor of health and human services) found that Humility of Mary Housing Inc. demonstrated the following strengths:

HMHI has an extremely well-organized leadership team committed to ensuring that all programs adhere to accreditation standards while striving for quality outcomes for the person served.

The organization has a very positive and solid reputation with funders and is recognized for its leadership and collaborative efforts among members of the continuum of care.

The organization's leadership believes that all staff members add value, help meet the mission, and make the organization whole.

The organization demonstrates a commitment to quality and a person-centered service driven by best practices and dates.

The organization meets the needs of the persons' services in a respectful, non-judgmental, culturally sensitive, and meaningful way.

The organization is responsive to the health and safety needs of the persons served and staff members as demonstrated through documentation and the organization's comprehensive response to the COVID-19 pandemic.

The staff of HMHI is dedicated to the persons served and this is evident in their conversation, the quality and content of their documentation, and in the comments of the persons served themselves. Persons served interviewed stated that what they liked best about the organization is the one-on-one time with staff members.

One referral source who worked with people experiencing homelessness stated that the HMHI staff members were responsible, caring, personable, and committed to working in partnership with other community providers for the sake of the persons they mutually served.

Persons served interviewed stated that HMHI has been an integral part of their ability to meet their life goals, including pursuing employment, having parental rights reinstated, and living in a stable environment for a longer period than they have in the past.

The caring compass program provides an array of groups and classes, as well as individual assistance, that provides much-needed support to the person's service. Persons serviced expressed appreciation for things learned in these classes such as having strong boundaries, learning to utilize coping skills and leisure activities.

The facilities toured were maintained well and the apartments were attractive and spacious. In addition to the apartments, there was a space for community gatherings and a community kitchen that provided space for persons serviced to have activities such as holiday dinners and groups. The atmosphere is warm and welcoming.

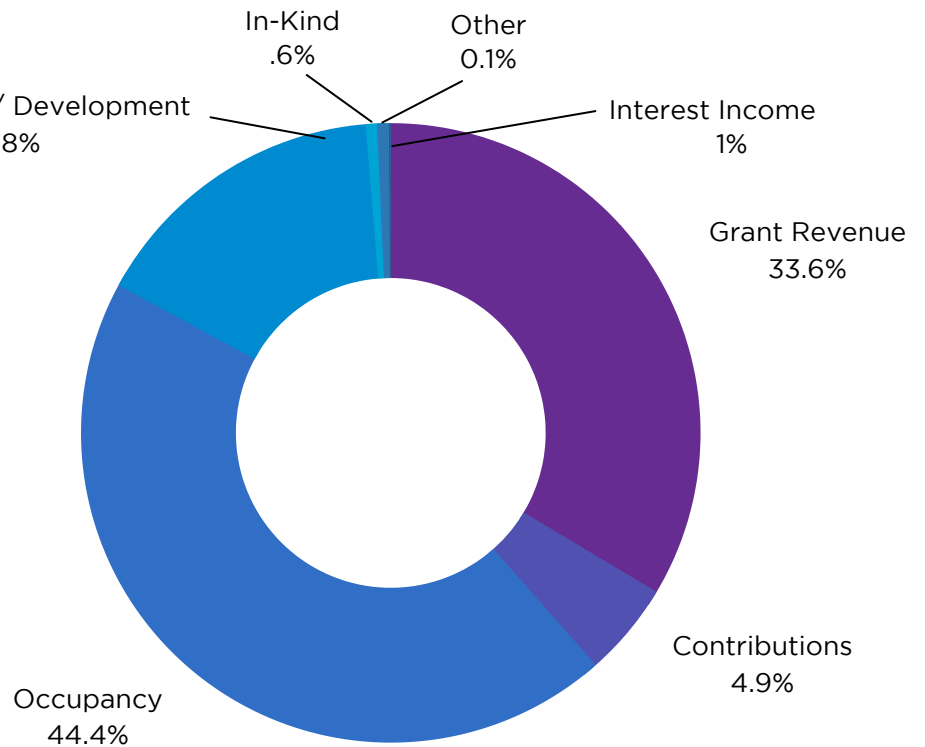
CARF International accreditation provides a visible symbol that assures the public of a provider's commitment to continually enhance the quality of services and programs with a focus on the satisfaction of the persons served.



ANNUAL REVENUE

\$4,774,189

Humility of Mary Housing revenue for fiscal year ending June 30, 2021 totals \$4,774,189 with rent revenues at \$2,121,075 and revenue from grants at \$1,603,047.

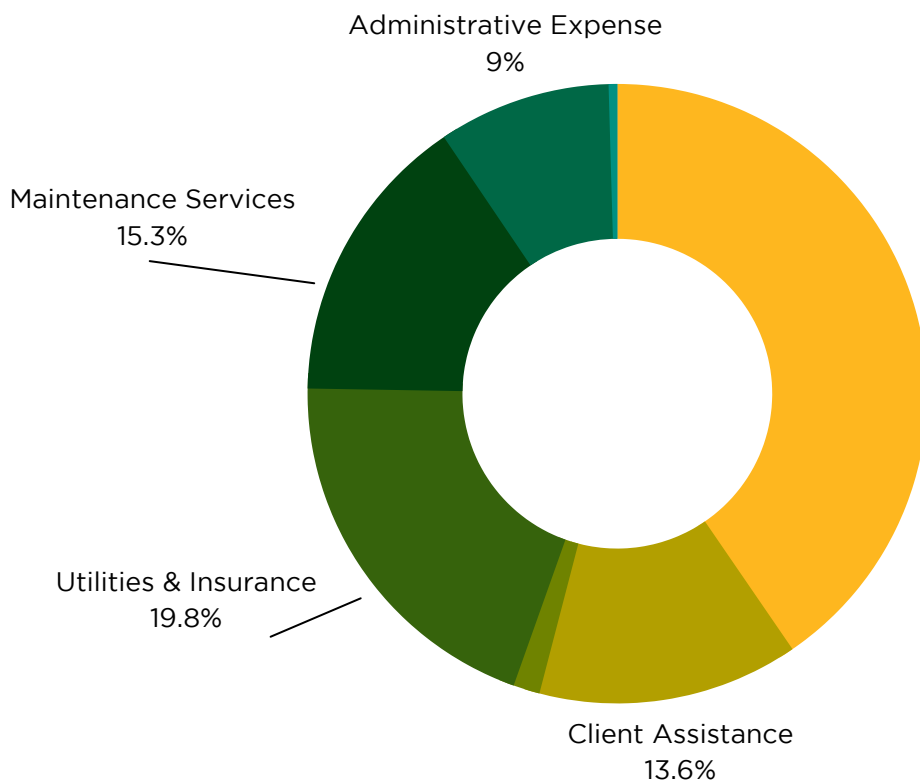


ANNUAL EXPENSES

Personnel Expenses
40.4%

\$4,513,329

Humility of Mary Housing expenses for fiscal year ending June 30, 2021 totals \$4,513,329 with personnel costs at \$1,865,752 and rent, utilities, and insurance at \$915,201.



STORIES OF SUCCESS

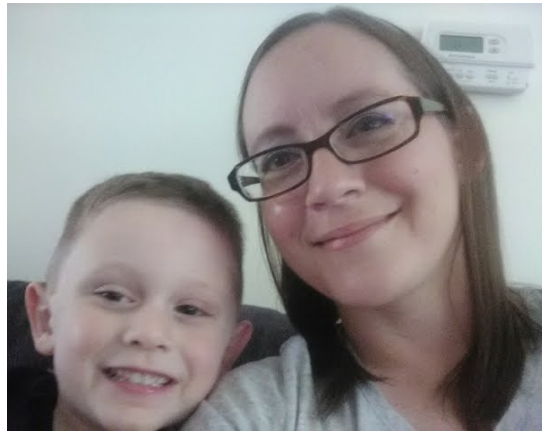


Meet Barbara:

Seventy-four-year-old Barbara has been at St. Timothy Manor for more than 10 years! She's incredibly kind-hearted and loves helping her family and those around her. Barbara moved into St. Timothy Manor while looking for affordable housing and struggling with the thought that without finding something in her budget, she'd be homeless. As she settled down into her place at the Manor, she told our team how wonderful, kind, caring, and quick our staff is to her and with anything she might need.

Meet Phyllis:

"How can I be homeless," shared Phyllis, a veteran, who found herself homeless when the house she lived in was foreclosed. Phyllis was referred to Humility of Mary Housing and found a place to assess her situation, and what the future would hold. While depressed at the thought of navigating the maze of affordable living options, she was welcomed by a compassionate and understanding staff that encouraged her to be proud of her veteran career and to continue her training as a Certified Chemical Dependency Counselor Assistant. As she transitioned out of the Copley Road apartment, one site of HM Life Opportunity Services, she qualified to move into a senior housing apartment at St. Martha Manor. She knew then the journey to find the place she belonged was over and that she is home and truly blessed.



Meet Jalaveon:

Now, 22-years-old and on his own, Jalaveon remembers that feeling of being alone and forgotten when as a young child. At five years old, his mother struggled with addiction and would forget to pick him up from school. With the help of his aunt, he grew up in a safe environment, but at 19-years-old, his aunt asked him to leave and reconnect with his birth mother. And while a relationship has been made with a sister and his mother, he now lives at Opportunity House and just got hired at Cleveland Clinic.

Meet Susan:

Susan is a single mom at Faith House in Lorain. She's attending classes at Lorain County Community College, studying sociology. She's extremely proud of her good grades, perfect attendance and she always likes to be prepared for class! Frustrated with the public transportation system and its limited bus schedule to take her son to child care, the Caring Compass time management and community connections helps Susan remain in school, keep her car in good repair and stay on track to graduation.



SERVICE LOCATIONS

Senior Housing

St. Patrick Manor in Wellington, OH

50 Unit Section 202 Supportive Housing for the elderly age 62 and older

St. Timothy Manor in Garfield Hts, OH

40 Units Section 202 Supportive Housing for the Elderly age 62 and older

St. Timothy Park Apartments in Garfield Hts, OH

40 Units Section 202 Supportive Housing for the Elderly age 62 and older

Villa at Marian Park in Akron

40 Unit Section 202 Supportive Housing for the Elderly age 62 and older

St. Martha Manor in Akron

36 Units Senior Tax Credit Housing for those 55 years and older

Supportive Housing (all with full case management)

FAITH House in Lorain, OH

16 Units of Housing for Homeless, Single Parent Families

H.M. Life Opportunity Services

30 Units of Housing for Homeless, Single Parent Families

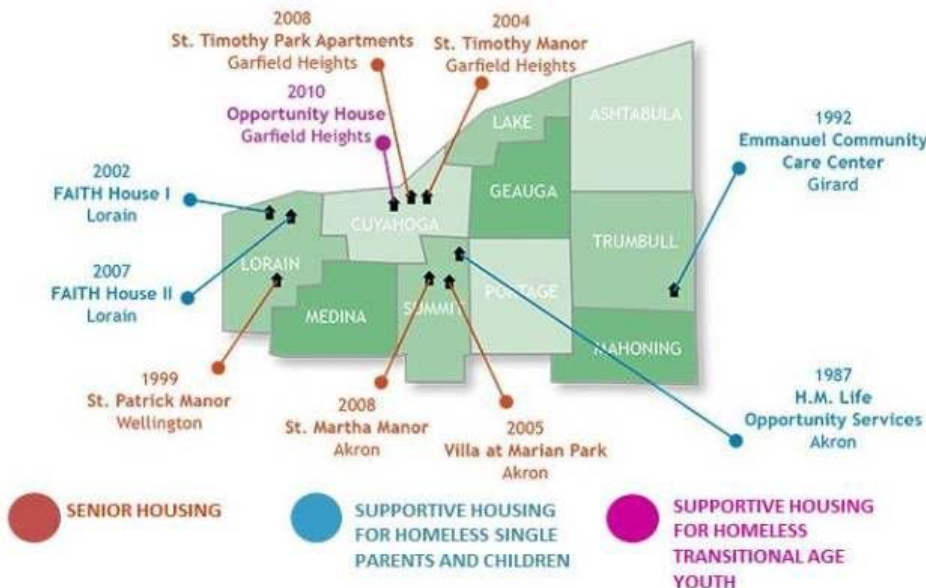
Emmanuel Community Care Center in Girard

Emergency Assistance, 4 Units of Housing for Homeless, Thrift Shop, Pantry

Supportive Housing for Youth

Opportunity House in Garfield Hts, OH

11 One bedroom apartments (full service case mgt) for homeless youth



OUR DIRECTION—FORWARD

As a cost-effective solution and a housing-first model reducing use of public systems, Humility of Mary Housing is strategically positioned to grow in its mission well into the future.

Our goals, defined by our latest strategic planning processes, include:

1. Obtaining and maintaining organizational sustainability by

- Establishing Financial solvency
- Aligning Staffing Structure to Goals of the organization
- Aligning Governance Structure to best meet the goals of the organization

2. Further defining the community needs to respond to our ever-evolving clientele

- Provide informed and impactful programming to those we serve
- Provide necessary support, education, and training to team members
- Develop and track data-driven outcomes
- Engage in action-oriented collaboration

3. Improving communication with increased clarity and a consistent, compelling message

- Standardize messaging and communication
- Communicate our successes
- Utilize leadership opportunities to spread the word of HMHI and its mission

As long as there is a need, we will serve.

THANK YOU.

Thank you to our kind and generous funders including the Sisters of the Humility of Mary, Akron Community Foundation, Community Foundation of Lorain County, Kleidon, Community West Foundation, Sisters of Charity Foundation, Sullivan Foundation, Northern Ohio Golf Charities, The Nord Family Foundation, and many other generous foundations and individuals donors.



SERVING TOGETHER

As long as there is a need, we will continue to serve but we can't do that without you. When we serve together, we can accomplish so much more. The vision for the future of Humility of Mary Housing is one that extends beyond the needs of today. If there is a lesson learned by the pandemic, it is traditional models of service delivery that need to evolve and we are ready to pivot to meet these changing times.

While the ministry is financially sound, the programming we offer is not completely funded. We fill a gap in our budget of \$400,000 annually through the generosity of individual and corporate donors, special events, local philanthropy in each community we serve, and other fundraising initiatives. The federal and state funding we receive comes with many restrictions which do not offer flexibility in an always changing environment. In 2010, the Sisters of the Humility of Mary began the HMM Foundation to support the ministry, and fill this gap in funding annually, but more importantly into the unforeseeable future to continue to be responsive to the needs of the times. The Sisters have committed \$1,500,000 to provide a strong foundation to grow an endowment that will support the most vulnerable in each community we serve. The HMM Foundation Board of Directors has answered the call by creating an aggressive plan to grow the endowment over the next five years to \$6,000,000. We need your help to reach this goal. We are asking our supporters to make a one-time contribution that will support the long-term needs of the ministry.

We welcome all gifts but please consider providing a gift at one of the following levels:

\$25,000 - Guiding Light

Naming rights to a building for 10 years (displayed on a plaque at the entry way), recognition in all print media, website, and social media.

\$10,000 - Navigator

Naming rights to an apartment for 10 years (displayed on a plaque at the entry way), recognition in our annual report, on our website, and on social media.

\$5,000 - Cartographer

Naming rights to our service offices for 10 years (displayed on a plaque at the entry way), recognition in our annual report, on our website.

\$2,500 – Wanderer

Naming rights to the life skills curriculum provided at a sight of your choosing for 10 years (displayed on course materials), recognition in our annual report.

YOUR GIFTS IN ACTION

Homelessness

\$1,000

- Provide transportation assistance to and from work for 20 newly employed single parents.
- Provide education for a group of parents or young adults on healthy choices, job readiness, relationships, parenting, budgeting, and more for one year.
- Provide children's educational and social programming at a site for one year.

\$500

- Provide winter outerwear for 20 children.
- Provide work clothes and school uniforms for a group of residents for one year.

\$200

- Assist a household to address legal issues so they may obtain a car and employment.
- Provide educational and social activities for all the children at a site for one summer.

\$100

- Assist a single parent or young adult obtain their GED and driver's license.
- Provide an educational field trip to a group of children.

\$50

- Assist a single parent to obtain transportation to and from employment for one month.
- Provide a semester's worth of tutoring to a group of school-aged children.

\$25

- Assist a formerly homeless individual or single parent learn life skills to work towards lasting independence.
- Provide a toddler and caregiver classes to a single mom for one month.

Low-Income Seniors

\$1,000

- Provide monthly community meals for seniors for one year.

\$500

- Provide yoga classes to a group of seniors.

\$200

- Provide two monthly community meals for up to 40 seniors.

\$100

- Assist a senior obtain new walking equipment, such as canes, bariatric walkers, or walkers.

\$50

- Assist a senior obtain necessary medical supplies not covered by insurance, such as hearing aid batteries or certain medications.

\$25

- Assist a low-income senior obtain fresh, healthy food for one month.





Humility of Mary

HOUSING

The Caring Compass

2251 Front Street, Ste 210, Cuyahoga Falls, OH 44221 • hmhousing.org