

An affordable apartment plus service coordination bring Mikel back to life



Mikel is grateful to be alive and says his St. Mary's apartment is the nicest place he's ever lived. Bianca, his St. Mary Connect Service Coordinator, has linked him to services that help him to continue his positive life journey.

Mikel was a promising college basketball player during the late 1970s with dreams of one day going pro. Yet it all came to an end when the college was no longer able to offer Mikel a scholarship. Mikel tried to walk-on at another university but didn't make the team. Dejected, he returned home to Dayton and his mother, Emma. He deeply loved and respected his mother and she told him not to be discouraged but to get on with his life. Unfortunately, he turned to marijuana and alcohol instead.

Years later, addicted to marijuana and alcohol, Mikel had no place to live and turned to a cousin for help. His cousin, knowing that Mikel had no choices, took advantage of him and charged him high rent to sleep on his couch. Over time Mikel's

relationship with his cousin deteriorated and he shared his frustration with his mother who responded to him with a quote from the Bible, "Ask and you shall receive."

A few days later Mikel's cousin received a call that Emma had died suddenly and he delivered the devastating news to Mikel. It was then Mikel knew he had to move out and go to the homeless shelter.

While at the shelter, some of the other men suggested Mikel go to dinner at a nearby church. He attended and for the first time he felt God's presence in his life. He began to set goals and made a plan to get out of the shelter. Five months later he was able to move into an apartment. It wasn't clean and it

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Affordable Housing Development

- Construction is underway for the Riverside Senior Lofts, 48 apartment units in Riverside, Ohio. These will include apartments and cottage style units.
- Construction is underway for Carriage Trails II senior cottages in Huber Heights, Ohio. This is the second phase of Carriage Trails I, which has a significant waiting list.
- We are working on an application for funding for the construction of McBride Place (55 units) which will be our second apartment community on the VA Campus in Dayton.



We are already receiving calls from seniors who would like to live in the Riverside Senior Lofts in Riverside, Ohio.

Our Mission

St. Mary Development Corporation is a faith-based non-profit organization, called by God to create sustainable affordable housing for those in need. We work toward the day when all residents – especially the economically disadvantaged – have a decent, affordable place to live and become part of a community. We accomplish this through real estate development and management; supportive housing services; and community revitalization initiatives.

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Make a gift

The St. Mary Connect program is funded through individual donations and grants. Help us continue providing service coordination through this program by making a gift today. St. Mary Development Corporation is a 501 (c) (3) non-profit organization, so your charitable donation is tax-deductible to the extent allowed by law.

Please make checks payable to:

St. Mary Development Corporation
Attn: Cathy Campbell,
Director of Philanthropy
2160 E. Fifth Street
Dayton, OH 45403

Make an online donation at: StMaryDevelopment.org

Your donation helps seniors living right here, in our community. Thanks for being part of our ministry!
Questions? Call Cathy Campbell at 937-277-8149, ext. 208.

St. Mary

CONNECT

A program of St. Mary Development Corporation

For every dollar we receive to fund service coordination, we are able to connect our residents to more than \$2 in services. That means every dollar you donate is doubled in impact, allowing our seniors to get the basic necessities they need to age-in-place for as long as possible.

Each year St. Mary's needs to raise approximately \$200,000 dollars to connect our residents to services that allow them to age-in-place. The St. Mary Connect program is supported by you, our cherished individual, corporate and foundation donors.

Housing comes first

St. Mary's builds affordable apartment communities. This is at the core of our mission. When seniors are faced with limited housing options and forced to pay too much of their income for housing, they have no other choice but to cut back on necessities like healthcare and food. We create independent-living communities that are safe, energy efficient and have lower than market-rate rents. We also use universal design, such as no-step entries and roll-in showers, to meet the needs of seniors who want to age-in-place.

Services allow independence

Connecting seniors to supportive services is critical to sustaining their independence. St. Mary Connect is our program that links our residents to much-needed services, such as transportation, healthcare, utility assistance and food programs. Having access to these services allow our seniors to continue to live independently.

Each year, through the generosity of donors and foundations, we connect nearly 600 low-income seniors to services. When a senior can no longer maintain their independence, it is bad for both the senior whose health deteriorates, and the community at large, whose tax dollars end up paying for more expensive safety-net programs or nursing care when a senior is in crisis. Your support of the St. Mary Connect program is a great investment and we rely on your support to be God's hands to those in need. Thank you for your continued support of St. Mary's and our work with seniors in our community.



had roaches but for Mikel it was better than being homeless. Even though things were improving, he could not shake his grief over losing his mother and continued using marijuana and alcohol to numb his heartache.

After a particularly bad night of getting high, Mikel woke up the next morning in severe pain. He told the building manager, who called a rescue squad to take him to a nearby hospital. They diagnosed Mikel with severe pneumonia.

The doctor began an IV containing penicillin to treat Mikel – without knowing he was allergic – and suddenly everything went black. Mikel could no longer see or feel anything, all he could hear was the doctor talking to his sister in another part of the hospital. The doctor was telling her they were trying to save him but he wasn't going to make it. Mikel's sister screamed, "No, it's not possible," and told them of Mikel's penicillin allergy. It was at that moment Mikel felt God's embrace

and he could feel his chest begin to take in small breaths.

After months of recovery in a rehab center, Mikel was connected to a case manager at the Access Center who helped him find a new place – one of St. Mary's affordable independent living communities. It has been two years since that fateful trip to the emergency room and Mikel has remained clean and sober.

Mikel will tell you he is grateful to be alive and his St. Mary's apartment is the nicest place he's ever lived. Bianca, the St. Mary Connect Service Coordinator, has linked him to services that continue his positive life journey. She has helped him navigate his healthcare service provider, get healthy foods from The Foodbank, and he's learning new things through the educational programs offered by the St. Mary Connect program in the building. Mikel feels as though he has finally found the life his mother always encouraged him to find.

Mikel says he has seen God's amazing plan for his life and now believes his mother's words because in the darkness that morning in the emergency room, he heard her voice again say, "Tighten your ways Mikel and you shall receive."

ST. MARY CONNECT – 2nd QUARTER 2017

RESIDENTS SERVED:

275 residents were connected to services; 34% (143 residents) were frail or at-risk.

SERVICES RENDERED/VALUE:

Residents were connected to 1,978 total services. The value of these services to the residents was nearly \$91,000, with a cumulative value of over \$1 million.

Top three areas of need:

1. Health Care and Related Services (177)
2. Advocacy (149)
3. Benefits/Entitlements/ Insurance (146)

PROGRAMS:

42 Programs were offered to residents. The majority were health and wellness educational programs.

EMERGENCY FUND: \$2,244

7 residents were helped from the emergency fund for the following reasons:

- Rent: 1
- Utilities: 1
- Furniture/Furnishings: 5



The residents of Lyons Place II, located on the VA Campus, partnered with local youth program Grow2Live, as part of an inter-generational activity. Together they planted fresh vegetables that produced a bumper crop of peppers, tomatoes, chili peppers and lettuce leaf.

Disaster Relief

In this past month, the news has been filled with stories of hurricanes and earthquakes and those communities impacted by these disasters. We've seen images of people stocking up on food and water, and traveling on crowded highways to escape the storms. We've witnessed the devastation and damage to homes and lives. As an organization serving poor seniors, we know many seniors living in those areas could not afford to buy supplies or did not have a car to leave. Seniors living on fixed incomes have no room for extras, even in these extreme situations. We ask you to pray for those who are suffering and encourage you to support relief efforts underway. Be sure to check the legitimacy of any organization before you give.

St. Mary Connect has arranged for Joyvin Mobile Grocer to bring their mobile grocery to seniors living in many of our apartments. Lack of transportation and expensive mini marts often make it difficult for seniors to obtain groceries and fresh meat and produce.



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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.**



What makes our apartments different

Over the past 28 years, St. Mary Development Corporation has developed 60 affordable housing projects for seniors and families, with a total of 3,900 apartment units. Our high-quality apartment communities have safety features for seniors and rents lower than nearby market-rate apartments.

Because our apartment communities are created with energy efficiency in mind, residents have lower utility bills. This increased affordability allows residents to remain more independent and puts less of a burden on other community resources.

Only about one percent of existing housing in the United States includes universal design elements such as zero-step entries, wide halls and doorways that can accommodate a wheelchair, light switches and other controls reachable from a wheelchair and lever-style handles on faucets and doors. All of St. Mary's senior independent-living apartments include these universal design elements as well as amenities such as roll-in showers that can be used with a wheelchair. Some units even include features for seniors with sight or hearing impairments, such as doorbells that trigger a flashing light rather than a sound.

St. Mary's faith-based mission benefits both its poor residents and the larger community. Seniors living in our communities

get more affordable rents and access to services, while taxpayers benefit from savings created by keeping seniors independent. For every month a senior remains living independently in one of St. Mary's apartment communities, taxpayers save approximately \$4,200 compared to the cost of a Medicaid nursing home.

All of these things make an investment in St. Mary very efficient and effective. As we get closer to the end of the year, we continue to need your support for our programs. Would you make a donation today using the enclosed envelope or by going online to www.StMaryDevelopment.org?

May God bless you and your family,

Tim Bete
President
tbete@smdcd.org

P.S. Be sure to read the feature article in this newsletter about how Mikel Dunlap's life has been transformed since moving into a St. Mary Development community.