

ANGELS ... at the HEART of it all!

Resident Service Coordinators change the lives of our residents.



St. Mary Development "Angel" Resident Coordinators (left to right) include Rebecca Galentine, Natalynne Baker, Bianca Grady, Erin Haas, Lynn Coleman (Director of Resident Services), Kimberly Bennington (Case Worker Intern), Maxine Brooks and Song Kim (VISTA Member).

In the last several issues of this Progress Report newsletter, we've featured stories about individual residents living in our St. Mary Development properties. The stories you've read represent the human struggles and eventual triumphs many of our residents face each day. They are able to overcome their situations due to the assistance they receive in our Resident Services program, and from our "Angel" Service Coordinators. We didn't come up with the "angel" nickname. It was our residents who, when thanking a Service Coordinator for her help, often said, "You're an angel!"

Our residents' lives are made better through the one-to-one personal attention they receive. During this season of Thanksgiving, we say thank

you to those of you who support our ministry by making donations using the envelopes in each of our newsletters.

It's because of your support that we are able to transform the lives of our low-income seniors. Contained in this issue are photos from some of the programs and services we have provided for our residents to enhance and improve the quality of their lives.

Our Service Coordinators not only help in the collective care of our residents, they are incredibly effective in their support for individual seniors. They help our residents to age-in-place, remain self-sufficient, and empower and enable them to continue to confidently live their lives.

(continued on page 2)

Real Estate Development

We were awarded low-income housing tax credits to help fund two new affordable senior housing projects – Carriage Trails II in Huber Heights and at the Riverside Lofts in Riverside. These two new projects will provide homes for 94 seniors!

Resident Services

- Through the first nine months of 2016, we connected 577 residents to services. 108 of those served were "first timers" and 89% were frail and at-risk elderly. The total value of these services was \$434,068.
- 132 residents were connected to utility/energy assistance, rental assistance, and Medicaid, Medicare, food stamps, phone and prescription services.
- More than 400 residents were connected to food and meal programs.
- 102 residents were connected to homemaker services for housekeeping, personal care and household goods.
- 40 residents met with a Service Coordinator to secure health care and related services.

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.

President:
 Tim Bete
 P: 937-277-8149 ext. 210
 Email: tbete@smdcd.org

Director of Philanthropy:
 Cathy Campbell
 P: 937-277-8149 ext. 208
 Email: ccampbell@smdcd.org



The Resident Services Program is supported by donors, like you.
 Donate today and support our "Angels" and our mission to help seniors.
 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
 Attn: Cathy Campbell, Dir. 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

"We are happy The Foodbank is here!"

Seniors facing hunger often struggle with much more than getting enough nutritious food to eat. Many face the difficult decision between paying for food or paying for medicine.

With the assistance of our Resident Service Coordinators, we hosted The Dayton Foodbank again on our Hoover Campus! Staff worked with more than 100 seniors as well as community residents to distribute food that included breaded chicken, eggs, potatoes, carrots, oranges, apples and cookie/cinnamon roll mix.



Each month The Dayton Foodbank comes to our Hoover Campus offering food to our residents to supplement their food needs and to help those who find it difficult to make it through the month.



ANGELS ... at the HEART of it all!

(continued from page 1)

The expertise of our Service Coordinators is critical in helping our residents navigate the complicated services available to seniors. The Service Coordinators are able to efficiently and successfully connect our seniors to services after receiving ongoing training, attending educational seminars, and networking

with numerous community agencies. Often our Service Coordinators will take on the role of a family member by lending a listening ear, a hug, or a comforting hand. In those quiet moments with a resident, our Service Coordinators can help to alleviate fears and worries that plague many of our seniors.

"My life was changed because of a Resident Service Coordinator."

Residents receive help in many ways! Below is a small sampling of the types of problems reported by residents and how our coordinators helped them.

The problem: A senior started seeing Medicare deductions of \$121/ month from his Social Security. The resident did not know why this was happening. The Service Coordinator and resident discussed his eligibility for Medicare and premium benefits associated with Medicare. During the discussion, it was confirmed that the resident qualified for the Qualified Medicare Beneficiary program to pay his premiums. With the help of the Service Coordinator, the resident applied for the program along with medical and prescription drug coverage.

The result: Based on an annual income of \$10,000, these savings will transform the senior's life. The resident will no longer have to pay his Medicare premiums or prescriptions. His new plan also allows the resident to receive a free gym membership at the YMCA and \$120 free, over-the-counter items every three months.

According to SeniorLiving.org, the first wave of baby boomers – those born between 1946 and 1964 – made it to age 65 in 2011. Now a person turns 65 every 10 seconds. By 2030, the number of persons 65 and older will reach 71.5 million! Many of these will require affordable housing and help connecting to services.



The problem: A resident met with her Service Coordinator and reported that she goes hungry at times and needs help getting food. The Coordinator connected the resident to Senior Resource Connection to assist with free home delivered meals.

The result: This senior will no longer have to go hungry. She now gets meals for the next 60 days. Also the Service Coordinator helped the senior re-apply to receive regular ongoing meals.

What is a Service Coordinator?

St. Mary Development's Resident Services Program is provided to the seniors living in our apartment communities. Our coordinators connect residents to supportive services such as medical, case management, homemaker services, meal programs, transportation assistance, counseling, home health, preventative wellness screenings and legal advocacy. We not provide direct services but rather connect our residents to more than 100 local service organizations. This allows us to be incredibly efficient and connect the most residents to the most services.



Regular blood pressure and blood sugar screenings are arranged by the Service Coordinators for our residents.



Special educational programs arranged and offered through our Resident Services program include:
 Fraud /Scam alerts
 Legal advocacy
 Wellness clinics
 Food programs
 Computer training



inside...

- 2 > We are happy The Foodbank is here!
- 3 > My life was changed because of a Resident Service Coordinator.
- 3 > What is a Resident Service Coordinator?



2160 E. 5th Street
Dayton, OH 45403

Non-Profit Org.
U.S. Postage
PAID
Dayton, OH
Permit # 1352

**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.**



Each year at Thanksgiving, I find I have more and more things for which to be thankful. One of the biggest things is you. Your ongoing prayers, financial support and participation in our ministry brings homes to the homeless, food to the hungry and healthcare to the ill. Thank you for all you do to support St. Mary Development! You are God's hands to those in need.

I haven't shared this before but my wife and I were donors to St. Mary Development for eight years before I joined the organization. I believed in St. Mary's mission long before I dedicated my professional life to helping those in need.

It was really a call from God. I felt in my heart that I should be working with the poor and Sr. Rose Wildenhaus, one of our co-founders, asked me to come work for St. Mary Development. Now I've been at St. Mary Development for more than 10 years.

Providing safe, affordable apartment homes for poor seniors is difficult work. So is connecting seniors to the basic services they need – things like food programs,

transportation and healthcare. It is our calling that allows us to persevere. As it says in 2 Thessalonians 3:13, "Do not grow weary in doing good."

During this season of thanksgiving, you will be in my prayers in a special way.

May God bless you and your family,

Tim Bete
President
tbete@smdcd.org



St. Mary Development Resident Service Coordinators, together with Molina Health Care, offered the Seniors First – A Celebration of Life and Wellness Conference at the KROC Center. There were 123 seniors who attended educational and fitness programs . . . including Laughter Yoga! It was a huge success and plans are underway to host the event again next year.