

PROGRESS REPORT

Making life's struggles a little easier to bear

Hoover Cottages resident receives gift card in time for the holidays

Peach Allen was in disbelief when she learned that she was the recipient of a \$100 gift card thanks to a donation from Dayton-area resident Linda Beyer. Linda donated a gift card she'd won as part of a Meijer holiday program to benefit people in need. Peach was selected to receive the donation due to recent hardships she had experienced.

"Are you sure?" Peach asked when she was first told about the gift card. "I applaud Linda for her generosity and pray that God continues to bless her," Peach continued.

Peach had a number of health problems and currently wages a battle with cancer. Living alone, she relies primarily on her church family and St. Mary Service

Coordinator, Erin Haas as the need arises.

When extenuating circumstances made it difficult for Peach to manage her expenses, Erin navigated the system to find programs and other forms of assistance to help her pay her rent, utilities and phone bills. She also receives assistance with chores and has a home health aide.

Peach is appreciative of those in her life and the gifts she's received.

"She's been a real joy for me," Peach said of Erin, adding, "I've been blessed by God and blessed by this young woman (Linda). I'm so very grateful and appreciative . . . that is a lot of money."



Peach Allen and Erin Haas show off the gift card generously donated by Linda Beyer as part of a Meijer holiday program. Peach used the card to buy food for holiday meals.

St. Mary seniors need your help: donate now

It's easy to take for granted the everyday basic necessities that most of us have. But when you're a senior living on a small fixed income, those same everyday items soon become luxuries instead of necessities.

You can help the seniors who live right here in our community by donating any of these items to St. Mary:

- Paper towels
- Dish soap, dish towels, dish rags
- Floor cleaner and all-purpose cleaner
- Mops
- Laundry soap and fabric softener
- Liquid hand soap
- Toothpaste
- Toilet paper

Donations can be dropped off Monday through Friday from 9 a.m. to 4 p.m. at:

St. Mary Development Corp.
2160 E. 5th Street
Dayton, OH 45403
Phone: 937-277-8149 ext. 203

**Together we are changing lives.
Thank you!**

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

Make a gift

We depend on donors, like you, to support our mission and help us continue to achieve the type of success stories featured in this issue of *Progress Report*. 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: Tim Bete
2160 5th Street
Dayton, OH 45403

Make an online donation

at: www.StMaryDevelopment.org

Your donation helps seniors living right here, in our community. Thanks for being part of our ministry!

Year in review: How your support transforms lives

Each day St. Mary Development provides safe affordable housing and connects residents to basic services to promote housing sustainability. We could not carry out our mission without your support. Thanks to you and the hundreds of donors and partner organizations who continue to help serve those in need!

2015 Highlights



Lyons Place II welcomed 55 new residents last spring. Many of them had previously been homeless.

Affordable housing development

Completed construction of Lyons Place II, 55 new senior units located on the Dayton VA Medical Campus in Dayton, OH. The units filled up quickly and house military veterans primarily. Of the 55 residents in the building, 17 had previously been homeless.

Completed construction of Hoover Cottages Phase-II, 12 senior units located in Dayton. This new construction project brings the total number of affordable cottages on the Hoover campus to 22. Combined with other affordable apartments on the campus, nearly 300 seniors call the Hoover campus their home!



More than 50 seniors applied to live in our 12 new senior cottage apartment homes!

The Foodbank visited St. Mary senior living communities throughout 2015 bringing thousands of pounds of food for the residents to enjoy.



Resident services

Through our Service Coordination programs, we connect our seniors to services they desperately need – things like healthcare, transportation, food programs and utility assistance. A recent survey of residents showed that those who used our Service Coordinators reported a significantly higher quality of life than those who did not use our services!

In 2015 we connected 709 residents to services! That's 73% of all our residents. Of those residents: 233 were frail or at-risk; 206 used Service Coordination for the first time; and, 62 were new move-ins who used Service Coordination for the first time.

Cost Savings to residents

Each service to which we connect a resident saves him/her money. For example, if we connect a resident to \$200 in utility assistance, that is \$200 the resident can use for food or other necessities.

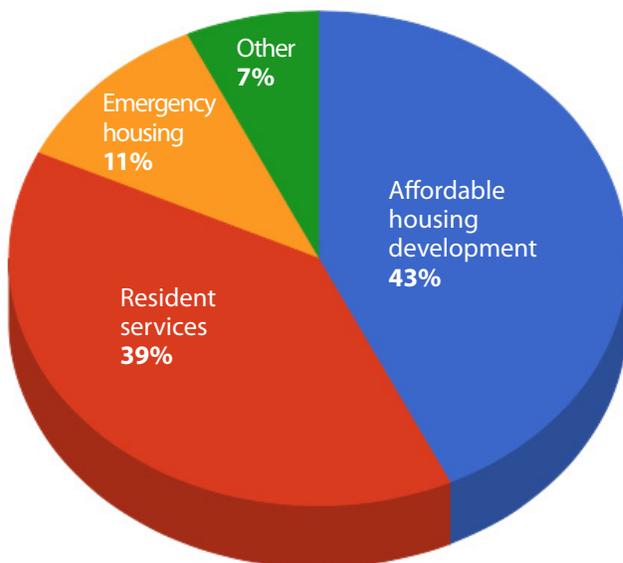
In 2015 we connected residents to 54 different types of services for a total savings to residents of \$746,460. Some of these savings occur for multiple years, bringing the total savings to more than \$1.1 million!

Top 5 Services/Needs Reflected through the Cost Savings:

1. Meals (675 residents)
2. Transportation (175 residents)
3. Benefits/Insurance (169 residents)
4. Homemaker Services (120 residents)
5. Health Care/Services (108 residents)

How we invested our 2015 budget

Your donations help seniors living right here, in our community. Thanks for being part of our ministry!



Serving those who have served

Hard work helps stave off eviction process

Homeless before coming to live at Huffman Place, U.S. Army veteran Robert Patterson once again faced the possibility of a life on the streets after illness and other factors resulted in his loss of employment. Robert had no sustainable source of income and could not pay his rent.

That's when St. Mary Service Coordinator, Maxine Brooks stepped in. Maxine diligently navigated through all of the proper channels to see if she could find assistance for Robert.

Maxine helped Robert get a nonservice-connected pension from the Dept. of Veterans Affairs, allowing the proud U.S. Army vet to remain in his residence.

"Maxine did an outstanding job for me," Robert said smiling. "I'm just happy to have a roof over my head and to be able to cook my own food."



Maxine Brooks and Robert Patterson pose in the Huffman Place common area. Robert is holding a copy of the check that kept him from becoming homeless.



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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.**



You helped improve someone's quality of life!

We just got our annual resident survey results back and one of the things we learned was how to quickly improve a resident's quality of life. The simple answer was to have the resident meet with a St. Mary Service Coordinator.

The survey showed that our residents' quality of life varied by whether the resident knew his/her Service Coordinator and also whether the resident used Service Coordination.

- 78% of residents who knew their Service Coordinator said they have a high quality of life, while just 63% of residents who did not know their Service Coordinator said the same.
- 78% of residents who used service coordination reported a high quality of life, but that fell to 70% among residents who did not use service coordination.

The amazing thing is the number of seniors whose lives improved. In 2015 we were able to connect 73% of all

our seniors to some type of service – everything from transportation to food assistance to healthcare. Also in 2015 we were able to help 95% of all our seniors who were frail or at-risk. (That's more than 230 seniors!)

And it was your financial support that helped improve the quality of life of our seniors!

Our Resident Services programs are dependent on individual donations and grants. You should feel proud that your gift changed a poor senior's life for the better! That's something we want to continue.

Thanks for all you do you participate in our ministry!

God bless,

Tim Bete
President
tbete@smdcd.org



**St. Mary Service Coordinator,
Maxine Brooks assisting a Twin
Towers Place resident.**