

## 2020 St. Mary Service Coordination Report

All St. Mary residents are able to receive help through our St. Mary Connect Service Coordination program, mainly due to the support we receive through grants and private donations. Our Service Coordinators work to help residents access social programs, healthcare, benefits, and other services that enhance their quality of life. Below is a snapshot of what our Service Coordinators did to help our residents navigate one of the most unpredictable years on record.

### Helping St. Mary Residents Stay Safe During COVID-19

2020 called on our Service Coordinators to serve in more ways than ever before. They worked tirelessly to ensure our residents felt safe, cared for, and secure during a scary and uncertain time. Most notably, our residents faced one critical challenge – getting access to food.

During the initial shutdown and throughout the rest of the year, many residents were fearful of leaving their homes, let alone going into crowded grocery stores. Even if they'd wanted to, many of the public transportation services they'd previously used had either modified their service schedules or stopped operations completely; while many retail stores held senior-safe hours, our residents couldn't necessarily access them.

Our Service Coordinators showed up for our residents endlessly and unrelentingly. They signed residents up for food services like Miami Valley Meals and the new Homefull Mobile Grocery. They helped them make sense

of COVID confusion, answering questions like: Who is considered an essential worker? Does quarantine mean I can't leave my home? What does social isolation look like in my independent-living apartment building? They partnered with the Dayton Sewing Collaborative to make and distribute masks to every single resident. In a united effort to provide food, funded by a grant from the Oakwood Rotary Foundation and the District Rotary Foundation, they worked with volunteers from Declare, St. Vincent DePaul, and Rotary to deliver 2,500 boxes containing three weeks' worth of meals right to our residents' doors.



At the start of the pandemic, when it wasn't safe for our residents to go to the grocery for food, St. Mary partnered with the Rotary Club of Oakwood, Declare, and St. Vincent DePaul to deliver 2,500 boxes of food – each with three weeks' worth of meals – right to our residents' doors.



St. Mary partnered with Molina Healthcare to deliver isolation bags to our residents during the beginning of the stay-at-home order. The bags were filled with activities to help them safely pass the time.

While these community-wide services are certainly impactful, much of our Service Coordinators' work changes lives through smaller moments.

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## Helping St. Mary Residents

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Like when one resident, who was laid off after her employer closed during the COVID shutdown, was “scared and frustrated,” and “wasn’t sure what to do.” Her Service Coordinator helped her file for unemployment insurance, Medicaid, and SNAP. “[I] feel like a different person,” the resident told her Service Coordinator afterward.

Another resident felt financially insecure after receiving confusing information from the Social Security Administration about his benefits. His Service Coordinator joined him for a phone appointment with the SSA and was able to help him receive a 51 percent increase in his monthly allowance.

Below is a snapshot of our Service Coordinators’ body of work in 2020. Their efforts to enhance the lives of at-risk seniors, to ensure our residents are safe and cared for, and sometimes just to be a listening ear can make all the difference in their quality of life.

## 2020 Service Coordination At a Glance

### 850 Seniors Served

St. Mary’s Service Coordinators helped 850 senior residents throughout 2020, 115 of which were frail or at-risk seniors.

### 152 Programs

Our Service Coordinators held 152 community programs, including COVID-19 testing and vaccines, flu shots, mask distribution, social isolation bag distribution, meal deliveries, blood sugar and blood pressure screenings, a Medicare Q&A, a mobile grocery service, and end-of-life planning.

### 25,697 Services Delivered

Our Service Coordinators delivered an astonishing number of services to our residents this year, including:

#### 4,811 General Information and Referral Services

Helping residents find solutions for healthcare issues, like locating a specialist within their insurance network

#### 4,195 Outreach Services

Proactively checking in on residents to ensure they’re healthy, safe, secure; providing wellness check-ins during social isolation

#### 3,746 Monitoring Services

Following up with residents after a service appointment to ensure their issue was resolved and to assist with any additional help they need

#### 2,142 Meal Services

Getting residents access to nutritious groceries and meal benefits like Homefull’s mobile grocer, Meals on Wheels, or the Miami Valley Meals food box delivery

### \$455,837 Saved

The work St. Mary’s Service Coordinators did in 2020 saved our residents nearly half of a million dollars via benefits, nonprofit and government services, and insurance. This is an extremely important benefit for our low-income residents, most of whom live on fixed incomes and below the poverty threshold. Specifically, our residents saved:

**\$297,221**

in benefits, entitlements, and insurance

**\$63,255**

in homemaker services

**\$65,153**

in meal services

**\$15,205**

in healthcare services



# 2020 St. Mary Housing Report

Since 1989, St. Mary Development has created 65 affordable apartment communities with more than 4,250 units that our residents call home. Our apartment communities have transformed the lives of thousands of people in need, especially at-risk seniors and veterans.

2020 was an unprecedented year for St. Mary. As we worked to support our residents during the pandemic – most of whom are in the at-risk category – we also maintained focus and made progress on several housing projects. Below is a highlight of a few of our most recent property developments.

## St. Mary Housing Development Updates



*Biltmore Towers rehabilitation plans include overhauling every apartment unit and common spaces, as well as building new retail space to serve residents and the downtown community.*

### Biltmore Towers – Dayton, OH

St. Mary and Related Affordable, part of Related Companies, have partnered to rehab one of downtown Dayton's most historic and famous buildings: Biltmore Towers. The building is a 230-unit affordable senior living complex in the heart of Dayton's downtown district. Since 2014, St. Mary has been providing Service Coordination to the residents of the Biltmore Towers, helping to connect them to critical life services. This new partnership will improve the quality of life for existing and future residents.

### McBride Place – Dayton, OH

In January, St. Mary began leasing units at our newest property, McBride Place. The independent living community is named for one of St. Mary's founders, the late Dick McBride, and will provide housing to low-income veterans ages 55 and older. The property, located on the Dayton VA campus, features 1- and 2-bedroom floor plans (64 total units), building-wide Wi-Fi, a fitness center, a picnic area, walking trails, and other community amenities.



*McBride Place began leasing units in January of 2021. The photo above shows it in the last stages of construction before leasing began.*

# Affordable Housing Projects at a Glance

## Shawnee Lofts – Lima, OH

In partnership with Housing for the Future, a local community housing development organization, St. Mary is excited to bring its first housing project to Lima, Ohio. Shawnee Lofts, scheduled to open in July of 2022, is a 54-unit housing community for low-income families. It will feature 16 one-bedroom units, 27 two-bedroom units, and 11 three-bedroom units. The area of Allen County represents a very impoverished community; in 2013, nearly 13.6% of its population – more than 1,300 families – lived in poverty.



*Shawnee Lofts will be located near beautiful walking trails, retail centers, churches, and a grocery store.*

## Portsmouth Senior Lofts – Portsmouth, OH

St. Mary is partnering with the Community Action Organization of Scioto County to construct Portsmouth Senior Lofts, slated to open in the summer of 2022. The property will feature 39 one-bedroom units and 14 two-bedroom units. Portsmouth Senior Lofts will be located adjacent to the recently announced Counseling Center rehab project, a non-profit that offers wellness services and support for those recovering from addiction.



*Portsmouth Senior Lofts will feature an on-site fitness center and multi-purpose community room.*

## 2020 Affordable Housing Communities Completed

61 family units – RiverWorks, Riverside

## 2020 Total Construction Underway in Ohio

398 total units across 4 projects

- 230 senior units – Biltmore Towers, Dayton
- 64 senior units – McBride Place\*, Dayton
- 52 family units – Piqua, OH
- 52 senior units – Wooster, OH

*\*Started in October 2019 and completed in January 2021*

## 2020 Total Construction Underway Outside of Ohio

132 total units across 2 projects

- 76 senior units – Gastonia, NC
- 56 family units – Bloomington, IL

## 2021 Slated for Construction in Ohio

107 total units across 2 projects

- 54 family units – Lima, OH
- 53 senior units – Portsmouth, OH

## 2021 Applications Submitted for Ohio

199 total units across 4 projects

- 51 family units – Cincinnati, OH
- 52 senior units – Kettering, OH
- 50 senior units – West Carrollton, OH
- 46 family units – Wheelersburg, OH

## 2021 Applications Submitted Outside of Ohio

419 total units across 4 projects

- 44 senior units – West Union, PA
- 39 family units – Monaca, PA
- 48 senior units – Coldwater, MI
- 288 senior units – Piedmont, SC



# Amazon Echos Let Residents Dance to the Beat of Their Own Drum

Last year, St. Mary announced an exciting partnership with the AARP Foundation and the Connect2Affect Connected Communities program to provide each resident in four of our communities, Lyons Place II, Lyons Place I, Riverside Senior Lofts, and Twin Towers Place, with Amazon Echo Dots. These voice-activated smart home systems connect our residents to community management software designed to improve access to services.

A St. Mary Del Mar Fellow and a consultant are helping residents acclimate to the new technology, teaching them how to do things like set reminders for taking medications or read news articles aloud. While Echos are great for helping to manage life logistics, many residents enjoy their Echo for much simpler reasons: They get to listen to their favorite music.

That's the case for St. Mary resident Shirley Shaffer. Shirley has been living at Lyons Place II for six years, and in her time there, she's created a thriving social circle. If you stopped by Shirley's place, you might catch her and her friends sitting around and reminiscing while listening to Dolly Parton, Kenny Rogers, or The Eagles.

The idea of listening to music while relaxing at home might be part of daily life for some people, but for Shirley and other St. Mary residents, it's a comfort and a way to pass the time during what has been a trying year. She said she's grateful for the technology, and for a place to call home.



*"I think you feel safe there. It's a good quality place to be,"* said Shirley.

Thank you to our partners at Huntington Community Development Corporation, a subsidiary of Huntington National Bank, for providing the funding for this program in Twin Towers Place and Lyons Place II. Huntington CDC set up a \$2.5 million Digital Inclusion grant program through the Ohio Capital Impact Corporation, a subsidiary of Ohio Capital Corporation for Housing. Thank you to Richard and Jacqueline Siefring for supporting this project in Lyons Place I and Riverside Senior Lofts. Through generous public-private partnerships like these, we're able to extend our reach and impact the lives of more low-income individuals every year.



## Help Support Our Mission

St. Mary Development Corporation is a faith-based non-profit organization called by God to improve the quality of life for seniors. We create sustainable, affordable housing for those in need, and connect seniors to healthcare and other services. We work toward the day when all seniors – especially the economically disadvantaged – have a decent, affordable place to live and access to services. We are interested in creative ideas and opportunities for older people in our communities. Do you want to build a partnership with us? If so, please reach out to:

### Tim Bete,

*President*

P: 937-277-8149, ext. 210

Email: [tbete@smdcd.org](mailto:tbete@smdcd.org)

### Cathy Campbell,

*V.P. Strategic Partnerships*

P: 937-277-8149, ext. 208

Email: [ccampbell@smdcd.org](mailto:ccampbell@smdcd.org)

## Make a gift

We depend on donors like you to help our low-income seniors continue to live independently. Your donation supports our St. Mary Connect service coordination. St. Mary Development Corporation is a 501 (c) (3) non-profit organization; your charitable donation is tax-deductible to the extent allowed by law.

## Please make checks payable to:

St. Mary Development Corporation  
Attn: Cathy Campbell  
V.P. Strategic Partnerships  
2160 E. Fifth Street  
Dayton, OH 45403

**Make a secure online donation at:**  
[www.StMaryDevelopment.org](http://www.StMaryDevelopment.org)

## Questions?

Call Cathy Campbell at  
937-277-8149, ext. 208.

## What's Inside...

- 2020 Annual Report
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## A Note from St. Mary's President



During 2020, we helped our residents stay safe during the COVID pandemic, and in 2021 we brought vaccinations to them. In 2020, we continued the construction of McBride Place Senior Apartments on the VA Campus in Dayton, and in 2021 our new residents began to move in. In 2020, we delivered more than 2,000 food boxes to residents, and in 2021 we have a mobile grocery truck visiting many of our senior apartment communities. In 2020, we also lost Dick McBride, co-founder with Sr. Rose Wildenhaus of St. Mary Development.

Your partnership allowed St. Mary to help those in need during one of the most difficult years ever. We're even adding free wifi to most of our apartment communities and distributing Amazon Echo devices to residents. Thank you for your support and prayers. You are truly God's hands to those in need!

May God bless you and your family,

A handwritten signature in blue ink that reads "Tim Bete".

Tim Bete, President