

PROGRESS REPORT

Service Coordination helps seniors when they face a crisis



Service Coordinator Shawn Thomas assists a resident in completing forms needed to gain access to services.

Closing of Good Samaritan Hospital is one example of when St. Mary Connect jumps into action.

Several hundred of St. Mary's senior residents live in west Dayton and struggle with the lack of healthcare, mental health and food in their area. When some of the few alternatives shut their doors, as recently happened when the Aldi grocery store, Day-Mont Behavioral Health and Good Samaritan Hospital closed, our seniors are left in the lurch.

Nearly 44% of seniors living in St. Mary communities used Good Samaritan as their primary choice for healthcare and Day-Mont for their mental health services. When Good Samaritan and Day-Mont announced they were closing, St. Mary Service Coordinators met with residents who

used their healthcare or mental health services. Without these services, it can become too difficult for our residents to continue to live independently.

Transportation is the greatest barrier for seniors seeking care. With the recent closures, residents have to travel even farther to receive services. Most of our seniors do not own cars and using public transportation, especially when ill, can be challenging especially if transferring buses is required. Many seniors will not seek the help they need or will call 911 when they don't have alternate transportation. This is bad for both seniors, if they don't get help, and the community-at-large whose tax dollars are being used to respond to seniors in crisis.

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New Properties Open for Low-Income Seniors

Seniors have begun to move into Carriage Trails II, the second phase of our existing community Carriage Trails I, located on Waterside Circle in Tipp City. Seniors are also starting to move into apartments and cottages on Harshman Road in the city of Riverside. Both projects began construction in 2017 as a result of tax credits awarded during that year.



Carriage Trails Senior Cottages Phase II and Riverside Senior Lofts and Cottages are seeing their first residents.



Progress Report is published quarterly for families, staff members and friends of St. Mary Development Corporation.

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.

Service Coordination helps seniors . . .
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Our St. Mary Connect Service Coordinators help seniors get the help they need with their physical and mental health challenges. Nearly 48% of our senior residents, who met with a Service Coordinator last year, self-reported mental health or substance abuse conditions that required some form of treatment or therapy.

These included:

- Alcohol or Substance Abuse (6% of all residents)
- Anxiety Disorder (12%)
- Depression (12%)
- Mental Health Impairment (9%)
- Neurological or Developmental Impairment (8%)
- PTSD (1%)

While we cannot stop the closure of other service organizations, our Service Coordinators are there to quickly help residents connect to alternative sources of care and services.

In a recent meeting held by the Public Health Department, Natalynne Baker (Director of St. Mary Connect) learned about the RTA’s decision to provide free bus rides from west Dayton to the Smithville Kroger. This new service helped to alleviate some of the issues caused by the closure of the Aldi grocery store. Service Coordinators were also able to connect seniors to the Dayton Foodbank’s Senior Commodity Box program, offering a monthly food box to supplement their groceries. They have also arranged for The Foodbank to come to our senior buildings once a month with fruits and vegetables.



St. Mary Connect Service Coordinators arrange monthly visits from The Foodbank to help our seniors get access to fresh foods. CareSource volunteers were on hand in June to help distribute.

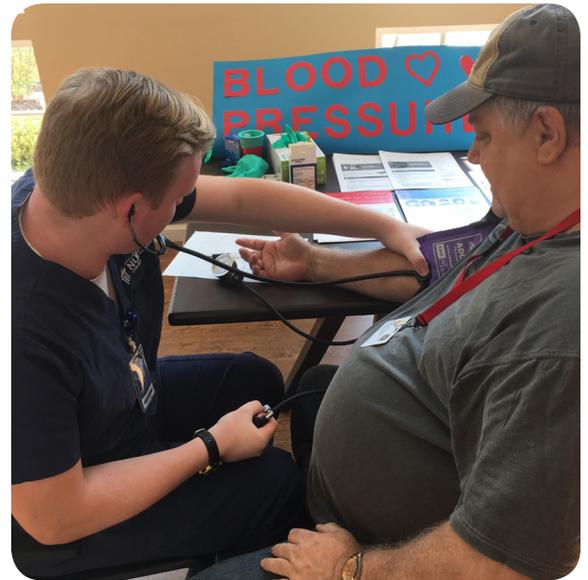
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Service Coordination helps seniors . . .

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When Premier Health recently dropped their health insurance plan, we helped our seniors find new plans to meet their individual healthcare needs. We arranged for Visiting Physicians to see seniors in our buildings, including an ophthalmologist and a podiatrist. The Cedarville College of Nursing students come to our properties and do wellness checks for diabetes, foot care and blood pressure checks.

Our St. Mary Connect program and its Service Coordinators are funded through individual donations and foundation grants. When you make a gift to St. Mary Development, your donation goes to support our St. Mary Connect program and transforms the lives of poor seniors who have nowhere else to turn for help.



Cedarville College of Nursing students perform diabetes wellness and blood pressure checks.



OHIO HOUSING FINANCE AGENCY AWARDS FUNDING TO CREATE TWO NEW AFFORDABLE APARTMENT COMMUNITIES

This rendering of McBride Place, shows it connected as an extension of Lyons Place II, located on the Dayton VA campus.

St. Mary Development Corporation, was recently awarded low-income housing tax credit (LIHTC) funding for two new housing projects, RiverWorks Lofts (Riverside, Ohio) and McBride Place Senior Apartments. RiverWorks Lofts, a family apartment complex with 61 units will be adjacent to our newly opened community of senior housing, Riverside Lofts & Cottages, in the City of Riverside. McBride Place, will be located on the Dayton VA campus, as an expansion of our Lyons Place II senior apartment community. McBride Place will be 64 units and a reference for veterans. These two LIHTC projects bring our total housing development to 4,066 units.

“We’re blessed to be able to help so many people with high-quality affordable housing,” said Tim Bete, President

of St. Mary. “We’re especially proud to name McBride Place after Dick McBride, one of St. Mary’s co-founders along with Sr. Rose Wildenhaus.” While 85% of our housing communities are in southwest Ohio, St. Mary’s has developed communities in nine states including Illinois, Indiana, Iowa, Kansas, Kentucky, Oklahoma, Pennsylvania and West Virginia.

Once a community is developed, St. Mary then provides St. Mary Connect to its residents. The program connects residents to services such as food programs, transportation, healthcare and more. In a typical year, St. Mary connects its residents to more than \$1 million in services that allow them to continue to live independently.

ST. MARY DEVELOPMENT CORPORATION TO HOST A SENIOR SUMMIT!

The Business of Aging: Housing, Technology and Healthcare

St. Mary Development Corporation is excited to announce a very important Senior Summit on October 4, 2018. The summit will focus on raising an awareness of the impact an aging population will have on housing, technology and healthcare.

Everyday 10,000 people are turning 65. By the year 2030, there will be 80 million seniors in our nation. In the Dayton area alone, tens of thousands of seniors will be looking for housing, using technology, and seeking healthcare solutions as a part of their long-term care. A panel of experts will be talking about these issues and the lasting effects on businesses and the community at large.

Tickets will be available through the Dayton Business Journal later this summer. Sponsorship opportunities are still available for the event. If your business is interested in becoming a sponsor, please contact Cathy Campbell, Director of Philanthropy, at ccampbell@smdcd.org or call (937) 277-8149, ext. 208.

Thank you to our sponsors:
Ohio Capital Corporation for Housing,
MVAH Partners, LLC and FSN, Inc.



St. Mary Awarded A Senior Fellow From The Dayton Foundation Del Mar Encore Fellowship Initiative

Tim Bete, President of St. Mary Development Corporation, is shown on the monitor as a doctor would in this Innovator Health telehealth system. Technology like this would allow a physician to have face-to-face no-touch visits with residents. They are able to check blood pressures and other vitals just like you would experience in a doctor's office.

As we've mentioned throughout this issue, Service Coordinators help seniors get connected to services – including healthcare services. We have also mentioned transportation as the number one barrier to seniors getting the care they need. As a result, we at St. Mary's have been considering technology as a solution to helping our seniors. Thanks to The Dayton Foundation and the Del Mar Encore Fellowship Initiative, St. Mary has been chosen as an organizational site for a Del Mar Encore Senior Fellow. The Encore Fellow chosen to work with us will work directly with our senior residents, conducting research into current and emerging technologies, to find the best solution for our seniors

to gain access to healthcare providers. The Dayton Foundation Del Mar Encore Fellowship Initiative is currently accepting fellow applications to fill our position along with two other award sites. To become a senior fellow, go to their website and apply. Applicants must be age 55 and above and will receive a yearly stipend of \$25,000. The goal of the program is for seniors, working with senior volunteers, to share their experience and knowledge with a local non-profit to help further the mission of an organization. If you are interested in becoming a Del Mar Senior Fellow for St. Mary, you can apply by going to: <https://www.daytonfoundation.org/delmarencore.html>.



Day Air Credit Union donates to supply St. Mary Connect with educational technology.

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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.



Dick McBride is an inspiration to me!



Dick McBride isn't just one of the co-founders of St. Mary Development Corporation, he's also a great mentor of mine. Dick's strong faith

in following God's will for our work and dedication to providing housing for the poor is unsurpassed. He always had a sign on his office door that read, "God is in charge here."

Together with Sr. Rose Wildenhaus, Dick developed thousands of homes for the poor during his career and created a strong foundation to create thousands more in the future. In fact, St. Mary just received funding for two new housing projects bringing St. Mary's total number of housing units developed to more than 4,000!

One of those new housing projects is McBride Place, named in honor of Dick. McBride Place will be a new affordable senior apartment community on the grounds of the VA campus in west Dayton. It will provide homes for 64 senior veterans and will be attached to our current Lyons Place II senior apartment community. McBride Place will be a great blessing to the Dayton community, just as Dick McBride has been a great blessing. Thanks, Dick, for all you've done for me and Dayton-area seniors!

May God bless you and your family,

Tim Bete
President
tbete@smdcd.org