



# 2018 Annual Progress Report

30 years helping seniors through affordable housing and services

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Since 1989, St. Mary Development has created 62 new affordable apartment communities with more than 4,000 units that our residents call home. Our apartment communities have transformed the lives of thousands of people in need, especially poor seniors and veterans. Once a senior becomes a resident, our St. Mary Connect service coordination program links them to services to help them remain independent as long as possible.

## New affordable housing development

In 2018, St. Mary completed and opened two new senior housing communities, Riverside Senior Lofts in Riverside, Ohio (48 units) and Carriage Trails Senior Village II in Huber Heights, Ohio (46 units). Both locations immediately filled to capacity and St. Mary Connect Service Coordinators were onsite to help new residents connect to services such as transportation, food programs and healthcare. In 2018, St. Mary also worked with long-time partner MVAH Partners to complete two additional affordable housing projects outside Ohio.

In 2019, St. Mary is just beginning construction on two new apartment communities, McBride Place Senior Apartments (64 units on the VA Campus in west Dayton) and RiverWorks Lofts (61 family units in Riverside, Ohio, located next to Riverside Senior Lofts). St. Mary is also rehabbing a 104-unit senior apartment community in Paducah, Kentucky, and created a new 51-unit family community in Cedar Rapids, Iowa. As our expertise grows, we receive more and more calls from organizations who ask us to help with projects in other parts of the midwest.

In 2019, we are also applying for funding for four new Ohio affordable housing communities (210 possible units) and three projects outside Ohio (182 potential units).

## Affordable housing communities completed in 2018

Riverside Senior Lofts (Riverside, Ohio)	48 senior units
Carriage Trails Senior Village II (Huber Heights, Ohio)	46 senior units
Two new affordable apartment communities outside Ohio	100 family units
<b>Total completed communities:</b>	<b>4 projects    194 units</b>

## Construction Activity in 2019

McBride Place Senior Apartments (Dayton VA Campus)	64 senior units
RiverWorks Lofts (Riverside, Ohio)	61 family units
Two affordable apartment communities outside Ohio	100 family units
<b>Total awarded projects:</b>	<b>4 projects    225 units</b>

## New funding applications submitted in 2019

Four projects applied for in Ohio	210 senior & family units
Three projects applied for outside of Ohio	182 senior & family units
<b>Total applied for funding</b>	<b>7 projects    392 units</b>

real estate



# St. Mary CONNECT

*A program of St. Mary Development Corporation*

St. Mary Development began its mission to serve low-income seniors in 1989. Many things have changed in the past 30 years and the needs of seniors are becoming greater. It is estimated that by 2030, our nation will have 80 million seniors with 40% having less than \$10,000 saved for their remaining years. Seniors will rely on Social Security or Social Security Disability as their sole source of income. This means access to services will be critically important to sustain their independence. Social determinants of health—the conditions in the places where people live, learn, work and play—affect a wide range of health risks and outcomes. For example, poverty limits access to decent housing, healthy foods and safe neighborhoods. When a senior struggles with social determinants of health, we see greater risks of poor health and higher mortality rates, making it extremely difficult for a senior to maintain their independence and age in place.

Our St. Mary Connect service coordination program combats negative social determinants of health by helping seniors gain access to health care, food programs, transportation and more. When a Service Coordinator connects a senior resident to a free meal program worth \$1,200 a year, they can use the savings toward other more critical needs. For many of our seniors, most of whom live on an average income of just more than \$12,000, a small savings can make them feel like they won the lottery.

**In 2018**, St. Mary Connect helped 522 senior residents access 26 different services for a total savings to the residents of more than \$409,000. The impact of these savings can last multiple years, creating a lifetime savings to residents estimated at more than \$2.3 million. Last year was a particularly challenging year due to the closures of Good Samaritan Hospital, Day-Mont Behavioral Health Center, and Aldi's Grocery store in west Dayton. The closures created significant barriers for our seniors and Service Coordinators had to find alternative solutions for residents needing mental health services and transportation to medical care and food.

## **The top 5 services areas delivered in 2018 included:**

**Benefits/insurance:**                      **317 residents**      **Cost savings to residents:**                      **\$349,484**  
Connecting residents to Medicare, Medicaid, Social Security, VA benefits and other services.

**Healthcare services:**                      **362 residents**      **Cost savings to residents:**                      **\$ 32,676**  
Connecting residents to home health aides, homecare services and health-related programs.

**Food programs:**                              **197 residents**      **Cost savings to residents:**                      **\$ 70,623**  
Connecting residents to free meal programs, food pantries and access to groceries through a mobile grocery truck.

**Advocacy/referral:**                              **643 residents**  
Advocating for resident rights, such as financial and consumer fraud, negotiating medical bills, providing health/wellness educational programs, technology education and more.

**Educational programs offered:** St. Mary Service Coordinators arranged more than 220 onsite educational programs for residents during 2018. These included diabetes self-management, flu shots, stress management, bone health and managing Social Security benefits, among others. St. Mary works with more than 100 organizations to deliver onsite services and educational programs to our seniors.

# connect