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Dick loved gardening and took care of the landscaping at Twin Towers Place, our first affordable senior apartment community. He was meticulous about the flowers and shrubs there. One day, Dick was wearing a business suit and giving a tour of the property to some bankers when a resident approached him and said, “It’s amazing, you look just like the gardener who works here!”

When Dick and Sr. Rose created St. Leonard in Centerville, they ran a meal program for the residents and were always on the lookout for food donations. One day a local grocery store called Sr. Rose and said that they had a large truck full of food they wanted to donate. Sr. Rose was thrilled until the driver arrived and she realized the entire truck was full of strawberry cream cheese. After eating strawberry cream cheese in every possible way, she never wanted to see it again.

It was a good thing Dick and Sr. Rose both had good senses of humor. I hope you enjoy some of the old photos in this issue of the Progress Report as we reflect on past successes and look towards our next 30 years.

God bless,

Tim Bete
President

St. Mary Development Corporation Celebrates 30 Years

St. Mary Development Corporation was founded in 1989 by Sr. Rose Wildenhaus and Richard (Dick) McBride. Both are retired yet remain active volunteers at Twin Towers Place, their first tax-credit property.

SOCIAL DETERMINANTS OF HEALTH

Social determinants of health are the conditions in the places where people live, learn, work and play and how those conditions impact a person’s health. We know that there are individual behaviors we can do to improve our health. For example, we can eat healthy foods, exercise and go to the doctor for regular checkups. We usually think of those things as being under our control.

But what if there isn’t a grocery store near where you live, making it difficult to buy healthy foods? Or what if your neighborhood is dangerous, so you don’t feel safe exercising outside? Or what if the bus doesn’t make it easy to get to your doctor for regular checkups? These are things outside a person’s direct control and have a significant impact on health.

Social determinants are powerful. In fact, your zip code is one of the greatest predictors of your life expectancy. For example, if you live in Beavercreek, Ohio, your average life expectancy is 79 years. Just a 20-minute drive away in west Dayton, where St. Mary provides affordable apartments for seniors, the average life expectancy is only 68 years—an 11-year difference. That’s 16% based on the difference in social determinants of health in the two areas.

While the term Social Determinants of Health is gaining in popularity, the concept has always been a focus for St. Mary Development. Dick McBride

(continued on page 2)
30 YEARS OF HOUSING AND CHANGING LIVES

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 with access to services 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

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 program of 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
Director of Philanthropy
2160 E. Fifth Street
Dayton, OH 45403

Make a secure online donation at:
www.StMaryDevelopment.org

Social Determinants continued from page 1…

and St. Rose Wildenhaus, St. Mary’s co-founders, always had a very holistic view of what constitutes a person’s quality of life. Even in the early days of St. Mary, Dick and Sr. Rose said they wanted buildings in which they’d be comfortable having their parents live.

When they created St. Leonard, Dick and Sr. Rose provided services such as meals and transportation. When they began building large apartment communities in Dayton, they designed them with Social Determinants of Health in mind. So, for example, there are community spaces in St. Mary’s apartment communities where residents can socialize. Dick and Sr. Rose brought education and healthcare programs into the buildings. They arranged for transportation for residents. They coordinated meal programs.

Over the past five years, St. Mary has ramped up its focus on Social Determinants of Health through our St. Mary Connect program. In 2018, we had more than 2,000 hours of one-on-one conversations with our residents about their specific needs and we connected them to services to meet those needs. This included things such as helping residents navigate Medicare and Medicaid, and connecting them to home healthcare services when they returned from the hospital.

Affordable housing for seniors is important because without it our seniors would not be able to remain living independently. Moving to a long-term care facility isn’t what our seniors want and it’s also bad for our communities, with a cost to taxpayers of $4,500/month when one senior has to move to a Medicaid nursing home.

Our goal today is the same as in the early days—to focus on the needs of those we serve and adapt to help them in the best ways possible. Our motivation and call from God remain unchanged.

Our motivation and call from God remain unchanged. We work toward the day when all residents—especially the economically disadvantaged—have a decent, affordable place to live with access to services 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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30 YEARS OF HOUSING AND CHANGING LIVES

After St. Leonard, Sr. Rose and Dick set up offices in the vacant St. Mary Elementary School off Xenia Avenue. It was the school Sr. Rose attended as a child and how St. Mary Development got its name. Work began on Twin Towers Place, their first senior affordable tax-credit project, and other housing projects followed. Before they knew it, they were rehabbing houses, starting a GED program, providing child care services, and had opened a grocery store!

In time, Sr. Rose and Dick knew they had to turn projects over to others as their vision for God’s work remained clear—building high-quality affordable housing for seniors and families. In our 30-year history, we’ve developed more than 60 affordable housing projects with more than 4,000 apartment units.

The work of Dick and Sr. Rose was led by God and He continues to lead our work today, as we look to the next 30 years.

St. Mary rehabs houses in the neighborhood for first time homeowners

St. Mary once created a grocery to help people in the neighborhood

Today, seniors can live independently thanks to St. Mary Connect

Riverside Lofts and Cottages opened in 2018

GET SENIORS CONNECTED

Seniors in our independent-living apartment communities have access to our St. Mary Connect program where Service Coordinators—a professional staff person—is available to connect residents to services for which they are eligible, such as food and utility assistance, Social Security and veteran benefits, health insurance, transportation, and home care services. Having access to these services allows seniors the freedom to live on their own as long as possible. Last year our Service Coordinators connected 522 residents to 26 different types of services. St. Mary Connect is free to our residents because of individual donations and foundation grants that help make this program possible. You can use the enclosed envelope to help us be God’s hands to those in need.
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Celebrates 30 Years

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While the term Social Determinants of Health is gaining in popularity, the concept has always been a focus for St. Mary Development. Dick McBride...
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

**Total completed communities:** 4 projects 194 units

**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

**Total awarded projects:** 4 projects 225 units

**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

**Total applied for funding** 7 projects 392 units
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:

<table>
<thead>
<tr>
<th>Service Area</th>
<th>Residents</th>
<th>Cost Savings to Residents</th>
</tr>
</thead>
<tbody>
<tr>
<td>Benefits/Insurance</td>
<td>317</td>
<td>$349,484</td>
</tr>
<tr>
<td>Healthcare Services</td>
<td>362</td>
<td>$32,676</td>
</tr>
<tr>
<td>Food Programs</td>
<td>197</td>
<td>$70,623</td>
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<tr>
<td>Advocacy/Referral</td>
<td>643</td>
<td></td>
</tr>
</tbody>
</table>

The top 5 services areas delivered in 2018 provided:

- Benefits/Insurance: Connecting residents to Medicare, Medicaid, Social Security, VA benefits and other services.
- Healthcare Services: Connecting residents to home health aides, homecare services and health-related programs.
- Food Programs: Connecting residents to free meal programs, food pantries and access to groceries through a mobile grocery truck.
- Advocacy/Referral: Advocating for resident rights, such as financial and consumer fraud, negotiating medical bills, providing health/wellness educational programs, technology education and more.
- Educational Programs: 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.
Your gift supports our St. Mary Connect program, helping to link St. Mary senior residents to the critical services they need – such as, transportation, healthcare, food, utility assistance, legal aid, and much more.

Will you help us today?
Thank you for reaching out to those less fortunate right here in our community. You truly are God's hands to those in need!

It's easy to donate online at www.StMaryDevelopment.org/donate

Your gift is tax deductible as prescribed by law. Please consult your tax advisor for details. St. Mary Development Corporation respects your privacy and does not sell or share donor information with other organizations.

☐ Please contact me about Planned Giving or other ways I/we can support your organization.

I would like to make this gift in honor of: __________________________________________________________

Please send an acknowledgement to: ________________________________________________________________

Address: _____________________________________________ City/St/Zip: _____________________________

Yes, I want to donate to the St. Mary Connect program to help low-income seniors get the services they need. Enclosed is my gift in the amount of:

☐ $500  ☐ $250  ☐ $100  ☐ $50  ☐ Other: $ __________

Please make your check payable to: St. Mary Development Corporation or pay online at www.StMaryDevelopment.org

I wish to donate by credit card  ☐ Visa  ☐ MasterCard  ☐ Amex  ☐ Discover, in the amount of $ __________

Name on Credit Card: __________________________________________________________

Credit Card Number: ________________________________________________________________

Expires: __________  3-Digit Security Code: __________  ☐ Please include the $3.00 credit card transaction fee in the total

☐ Please email my credit card transaction receipt  ☐ Please mail my credit card transaction receipt

My Name is: _____________________________________________ My email address is: __________________________

Address: _____________________________________________ City/St/Zip: _____________________________

Cell Phone: __________________ Home Phone: __________________

☐ My employer has a corporate matching gift program. Company Name: ____________________________