



# 2022 Impact Report

The work we did and the lives we touched



## What's inside

- A letter from Tim Bete, St. Mary's President *page 3*
- Updates on our affordable housing projects *page 4*
- See our service coordination impact *page 6*
- Read how we changed three residents' lives *page 7*

## OUR MISSION

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In our affordable apartment communities, St. Mary focuses on the social determinants of health. We build accessible, affordable, safe homes for older people and families, and provide access to in-house experts who help them navigate complex healthcare, social service, and government systems to access the care and services they need.

## OUR IMPACT

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47

To date, we've developed 47 affordable apartment communities in southwest Ohio.

337

In 2022, we built or rehabbed 337 units affordable housing in southwest Ohio.

3,344

We've developed 3,344 affordable apartment units in southwest Ohio during our history.

23

We now offer service coordination in 23 apartment communities. In 2014, that number was zero.

10,776

In 2022, our Service Coordinators had 10,776 meetings with residents to connect them to services.

99%

99% of residents say they'd recommend their Service Coordinator to someone else.





# 2022 at a Glance

## We built or rehabbed 337 units of housing in Ohio.

- 230 renovated affordable senior units at the historic Biltmore Towers in Dayton, Ohio
- 53 new affordable senior units at Portsmouth Senior Lofts in Portsmouth, Ohio
- 54 new family units at Shawnee Lofts in Lima, Ohio

## We began to build 62 units of new housing.

- 52 affordable units at Senior Village at Kettering Town Center in Kettering
- 10 affordable senior units at our Hoover Campus in Dayton

## We connected residents to 8,643 services.

Our Service Coordinators connected 80% of our senior residents to life-enhancing services in 2022. The most common were: healthcare, benefits and insurance programs, and meal services.

## We hosted the 5th Business of Aging.

The event, which focused on navigating staffing shortages facing industries serving the aging population, is available to view for free at [StMaryDevelopment.org/business-of-aging](https://StMaryDevelopment.org/business-of-aging).

## We expanded our Amazon Alexa program and shared a technology white paper.

In 2022, we added free Wi-Fi to four properties and provided free Alexa devices and training at three properties. Our white paper documents our training process and learnings from this program. Read the paper at [StMaryDevelopment.org/white-paper](https://StMaryDevelopment.org/white-paper).

## We added life-enhancing digital displays to 5 of our senior communities.

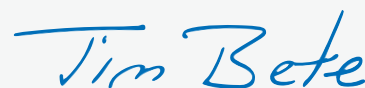
Residents report loving the displays, which are visible in common spaces and promote physical and mental health tips, ways to connect to community, and programming and building information.

## You're an important part of our team.

Every year we work with hundreds of partners—from construction companies to health clinics; architects to transportation services; financing organizations to government benefit agencies; development partners to mental health services; individual donors to foundations. Together we remove negative social determinants of health so the older people and families who call our affordable apartment communities home have a high quality of life.

This short brochure just scratches the surface of the incredible results we saw and the lives we transformed in 2022. The result I'm most proud of is that in a survey of our older residents, 78% told us their quality of life was "good or very good." That's despite a median income of just \$11,411. We wouldn't see that result without your support and teamwork!

Thank you for being a great partner!



**Tim Bete**  
President  
St. Mary Development

# 2022 Housing Impact

## We celebrated McBride Place with an open house in May.

Construction on this senior community was finished in 2021, but because many of our residents are high-risk, we postponed the open house until we could safely gather. In May, we were thrilled to gather with residents, partners, and community leaders, including Congressman Mike Turner.

## We opened Portsmouth Senior Lofts in Portsmouth, Ohio.

St. Mary partnered with the Community Action Organization of Scioto County to construct Portsmouth Senior Lofts. The 53-unit community is located adjacent to the Counseling Center, a local recovery treatment resource.

## Demolition ended, construction began on Senior Village at Kettering Town Center.

In 2022, we demolished the old AT&T building on Woodman Drive in Kettering, Ohio and began construction on Senior Village at Kettering Town Center.

We're developing the 52-unit senior affordable housing community in partnership with Oberer Companies. Once the building is operational, St. Mary will provide service coordination and Oberer will serve as the property manager.

## We celebrated the Biltmore Towers renovation with a ribbon cutting in August.

We gathered with residents, our partner Related Affordable, and local leaders to formally celebrate the Biltmore Towers renovation with a ribbon cutting in August.

Interior renovations included new kitchens, bathrooms, flooring, and lighting in all 230 units. We also transformed the lobby and ballroom into amenities spaces and on-site staff offices. Exterior renovations included roof, facade, and brickwork repairs, and new windows.

## We opened Shawnee Lofts in Lima, Ohio.

We partnered with Housing for the Future, a local community housing development organization, to develop a 54-unit housing community for low-income families. The quality, affordable homes are close to work locations for many residents.

## We received funding to build Hoover Flats on Hoover Campus.

St. Mary received City of Dayton ARPA funding to add 10 cottage-style affordable senior apartment units to our Hoover Campus. We also determined that we can fit another 50+ units of senior housing on our Hoover Campus.

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*1 Biltmore Towers residents at ribbon cutting 2 Hoover Flats rendering 3 Biltmore Towers renovations 4 Residents at McBride Place open house 5 Portsmouth Senior Lofts open house 6 Senior Village at Kettering Town Center rendering 7 Portsmouth Senior Lofts 8 Biltmore Towers renovations*







# 2022 Service Coordination Impact

In 2022, we connected residents to 8,643 services.

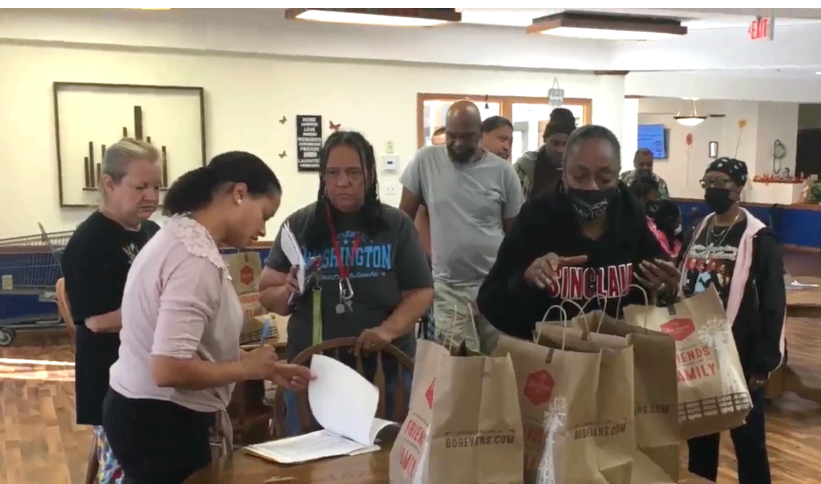
Type of service	# of deliveries
Healthcare services	2,741
Benefits and insurance	2,418
Meal services	1,691
Homemaker services	562
Lease education	277
Mental health services	243
Transportation	210
Conflict resolution	209
Legal assistance	133
Housing/hospital transfer	85
Crisis intervention	74
<b>Total services delivered</b>	<b>8,643</b>

Service Coordinators made the holidays brighter for residents.

This year was the first time many of our residents felt safe enough to gather for the holidays, and gather they did.

The Thanksgiving holiday was tastier for many residents because of a generous gift of 360 turkey dinners with all the fixings—including pumpkin pie. The donation was organized by Joyce Womacks of Old Fort Bank, and funded by the Corson Family Foundation.

In December, our Service Coordinators hosted several programs—including a Christmas tree decorating party—that helped extinguish the isolation many had felt the past few holidays.





## Transportation help for civic engagement

An 81-year-old veteran resident requested assistance with checking his voter registration status and preparing to vote. His Service Coordinator worked with him to find his registration and polling place on the Montgomery County Board of Elections website.

Knowing the resident would need help with transportation, the Service Coordinator also shared information about the RTA's free ride program, explaining that the resident could use the local transit app to check route times and take public transit for free on election day.



## Ensuring dignity with money-saving support

One of our visually-impaired residents asked a Service Coordinator for support when acquiring incontinence products, stating “they're expensive and my son doesn't want to buy them anymore.”

Knowing Medicaid recipients can get products like these delivered at no cost, the Service Coordinator confirmed the resident's coverage and ordered samples and an order form for ongoing delivery. Two weeks later, the resident worked with the Service Coordinator to complete the form and fax in the order for recurring delivery, saving the resident an estimated \$80 per month.



## Navigating Social Security to retain housing

A 75-year-old resident needed a copy of his benefits letter from Social Security for his lease recertification. He tried to access his records online, but wasn't able to. This resident has a severe speech impediment; making phone calls to customer service lines can be incredibly stressful and sometimes impossible.

His Service Coordinator worked with him to call Social Security on three separate occasions to provide the information needed for them to send the letter. Finally, after much perseverance, they did. Without support, this resident may have been physically incapable of calling Social Security on his own to access the records and secure his lease.





## Support St. Mary with a donation today

Scan this QR code or visit [StMaryDevelopment.org/donate](https://StMaryDevelopment.org/donate) to make a one-time donation or set up a recurring donation.



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