

## Meet a St. Mary Partner Using Technology to Connect with Older Adults

There are many technologies designed to bring people closer together. Social media apps, text messaging, email, and other digital tools all set out to bridge connections between people. Trace Curry is helping St. Mary residents use those tools to connect to family, friends, and service providers.

Trace is a St. Mary Development partner who owns Trillnovo, a personal electronics support company that helps older adults learn to use devices like phones, computers, and televisions.

"I've always had the ability to understand technology easily. But instead of making another Facebook, I wanted to have a human connection. With technology, we have the ability to connect with anyone we want in the world, but it's not used in a way that makes people feel closer to one another. We feel more distant in a way. I wanted to get closer to people using technology. That was my original reason for starting my business."

Trace's love of building connections through technology goes back to the early part of his career when he worked in Turkey at NASA's Space Camp, teaching children from Asia, Europe, and the Middle East about technology. Later Trace continued leaning into his natural inclination for teaching when he started Trillnovo in 2017. Now he offers one-on-one in-home technology support for individuals looking to learn how to use their computer, cell phone, tablet, printer, internet, smart TV, or other device.

We partnered with Trace to help install and teach residents to use Amazon Echo smart home devices. Trace has helped residents set up their Google and Amazon accounts to install their devices, connected them to WiFi, taught them the basics of how to leverage Alexa, and even shared some advanced tips for our more curious and tech-savvy residents. He also personally fields phone calls when residents encounter obstacles in the process.

Those interactions, he said, turn out to be the most rewarding.

"I helped a woman in Lyons Place I, and we ended up talking for about three hours. We talked about events in our lives that were led by divinity and miracles. We shared hard times; she told me stories about when prayer got her through them. It was a very special moment."

While Trillnovo provides support for people of all ages, Trace has a soft spot for working with older adults.

***"There's no shortage of devices, but there is a shortage of compassion and patience."***

His reverence for older adults stems from his childhood; Trace says he had a very special relationship with his grandmother.

"I learned so much from her, and now I seek that kind of connection with the people I help.

They have so much to share with us that you may never know because you never sat down to talk to them. Through their stories and the time I spend with them, I learn an incredible amount about how older adults have an important role in society that isn't utilized. They have so much to share and so much to give. I'm teaching them about technology, but they're teaching me through conversation."

Trace is a beautiful example of an ideal St. Mary partner; he has a skillset that helps improve the lives of our residents, and he has the heart and faith to find meaning in his work. If you know of a person, organization, or company that, like Trace, could improve how our residents live, please connect them with us. We're always seeking partnerships that can help fulfill our mission.

***"God has given me all these gifts and abilities to do something purposeful. That faith has been the driving force in all my decisions and my business. I prayed about even starting my business for a long time, and it came to me very clearly that this is what I should do."***

– Trace



# 2021 Service Coordination Report

## How We Connected Residents to Services

- **983 senior residents were connected to services in 2021 (97% of all residents):** The median income of our residents is \$11,412 and 53% have Social Security as their sole source of income. 92% live alone and 14% are at-risk or frail.
- **27 different types of services delivered:** Our Service Coordinators delivered an astonishing number of services to our residents last year to improve resident quality of life.

Service type	# of residents
Healthcare services	519
Meals	449
Benefits/insurance	446
Homemaker services	152
Transportation	126
Conflict resolution	118
Mental health services	83
Legal assistance	68
Crisis intervention	60
Transfer to alt. housing/hospital	59

- **\$531,554 in services:** We connected residents to services worth \$531,554 in 2021.
- **High quality of life:** In 2021, 81% of residents said their quality of life was “very good” or “good,” despite struggling with the pandemic.

## COVID Outreach and Services Kept Residents Safe

In 2021, we continued COVID-related services for residents, including:

- Connecting residents to vaccinations, testing, and booster shots.
- Delivering face masks to residents; in January 2022, the City of Dayton, a long-term strategic partner of St. Mary, provided our residents with an additional 10,000 face masks.

## How We Engaged Residents

One way we serve residents is through innovative programs that meet their needs. Some highlights from the year include:

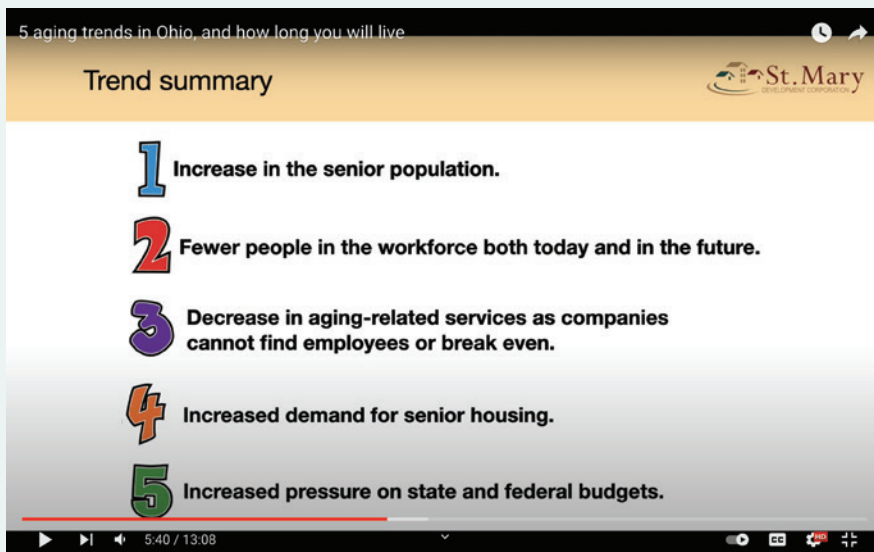
- Adding free WiFi to many of our senior apartment communities, giving residents free Amazon Alexa devices, and providing free one-on-one technology training. In 2021, we trained more than 100 residents and will continue that training into 2022. This program was made possible because of a collaboration of funding sources that included the Huntington Digital Inclusion Fund/Ohio Capital Corporation for Housing, Kettering Fund, Health Path Foundation, Richard and Jacqueline Siefring, and other private donors.
- Partnering with Homefull Mobile Grocery to give our residents access to healthy options by bringing the grocery store to them.
- Partnering with the ADAMHS board to host mental health and trauma training for residents.
- Partnering with the Dayton Metro Library to host Lobby Stops: pop-up mobile libraries where residents can browse and rent books, music, and movies without leaving their buildings.
- Partnering with CareSource to provide life coaching to several residents at RiverWorks Lofts.
- Partnering with healthcare organizations, insurance agencies, and other service providers to host informative and interactive educational sessions.
- Hosting eight Wellness Initiative for Senior Education (WISE) trainings – an educational program that helps seniors understand the aging process so they can make healthy, life-enhancing choices.

# Join the St. Mary Email List to Get Updates From Us

We share monthly one-minute updates to keep our donors and partners up-to-date. To join, please send your current email address to [lkoeller@smdcd.org](mailto:lkoeller@smdcd.org).

## Now Seeking Volunteers at The Corner Cupboard

St. Mary has a great partnership with The Corner Cupboard, and they are always in need of volunteers in their Thrift Store at 504 Xenia Ave. Volunteer hours are available Monday through Saturday. You can work as many or as few hours a month as you are comfortable. To learn more, please contact **Patti Snyder** at (937) 252-5491.



## Watch the 5 Aging Trends in Ohio Video

Our president Tim Bete recently shared several trends he's seeing across the state with regards to aging. In this short video, you'll hear about trends in Ohio's aging population, workforce, aging-related services, senior housing, and state and federal budgets. Plus you can listen to Tim share data that might predict how long you'll live based on where you live. To watch the 5 Aging Trends in Ohio video, visit [www.StMaryDevelopment.org](http://www.StMaryDevelopment.org).



### 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.



# 2021 Housing Development Report

## Housing Developments We Moved Forward in 2021

St. Mary Development made significant progress on many of our housing development projects in 2021. Here are a few highlights from several properties in Ohio.



### **The Senior Village at Kettering Town Center**

We began the creation of the Senior Village at Kettering Town Center in 2021, and anticipate construction to close in the summer of 2023. This 52-unit senior living complex will be located in the heart of Kettering, Ohio, and is one of our most walkable properties to date. It's a short walk from restaurants, grocery stores, and pharmacies, and is located right next to a highly trafficked bus stop, ensuring our residents will have reliable and affordable transportation when they need it.

### **Biltmore Towers**

In 2021, we continued the rehab of the Biltmore Towers (230 units) in downtown Dayton, which will be completed in early 2022. Residents were provided temporary housing, and all residents have moved back into their newly renovated apartments. The common spaces are currently being renovated, and when completed, the building will offer areas for residents to gather and participate in programs.





### **McBride Place**

We began 2021 by opening our 18th property – McBride Place – in southwest Ohio, adding 64 new units to the Dayton VA campus. The property was leased-up quickly by the end of March. The opening of this property brought our total affordable senior units in southwest Ohio to 1,211.



### **Wood Street Lofts**

We completed construction on Wood Street Lofts in June 2021. The 52-unit affordable housing building – located in Piqua, Ohio – was built for families. The building was already fully occupied by the close of 2021.



## **Apartment Communities Under Construction in 2022**

In addition to the projects above, St. Mary is also working on the following affordable apartment communities. With the addition of the projects that are completed and under construction, St. Mary Development has or is building 4,595 affordable housing units across 69 projects.

### **48 UNITS**

**Coldwater Senior Lofts,  
Coldwater, MI (seniors)**

### **44 UNITS**

**Mount Union Senior Lofts,  
Mount Union, PA (seniors)**

### **52 UNITS**

**Senior Village at  
Kettering Town Center,  
Kettering, OH (seniors)**

### **52 UNITS**

**Wooster Lofts,  
Wooster, OH (families)**

## What's Inside...

- 2021 Annual Report
- Meet a St. Mary Partner Using Technology to Connect with Older Adults
- Watch the 5 Aging Trends in Ohio Video

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## A Letter from Our President



God is good! Despite the COVID pandemic, in 2021 we opened McBride Place affordable senior apartments on the VA campus, continued the rehab of the Biltmore Towers in downtown Dayton, and started development on our new senior apartment community in Kettering. Despite a median annual income of only \$11,400, more than 81% of our residents say their quality of life is “very good” or “good.”

When you combine high-quality affordable housing with the fact that in 2021 we connected more than 96% of our residents to services that helped them remain independent, you have a successful solution to improve the lives of those in need. Thank you for your support and partnership in our work. We couldn't do it without you!

May God bless you and your family,

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

Tim Bete, President