

ST. MARY DEVELOPMENT CORPORATION

IMPACT FACT SHEET (2014-2018)

ABOUT ST. MARY

Since 1989, St. Mary Development Corporation has created 60 new affordable apartment communities with a total of more than 4,000 units. Our apartments have transformed the lives of thousands of people in need, especially poor seniors. Our significant real estate development experience allows us to create apartments with rents 20% to 40% less expensive than market-rate apartments.

Specifically tailored to meet the needs of our senior residents, our apartment communities are designed for accessibility and community living, allowing residents to age-in-place. We include a health clinic and meeting spaces in our apartment communities, making it easier for residents to access healthcare services.

Once a senior becomes a resident, our St. Mary Connect program links them to critical services that allow them to remain independent for as long as possible. We link residents to services such as transportation, meal programs, health insurance, utility assistance and more, making residents' lives more stable.

ABOUT NEIGHBORWORKS

The NeighborWorks Collaborative of Ohio is a statewide, non-profit organization focused on creating sustainable and affordable housing opportunities for Ohioans. Through its member organizations, over **150,000** individuals and families have benefitted from programs and services in the last 10 years, resulting in stronger communities, thriving local economies and a substantial positive impact on Ohio's economy.

<http://www.ohionwc.org/>



St. Mary's serves seniors in Montgomery County and the Dayton metro area.

ECONOMIC IMPACT (2014 - 2018)

\$120.7 MILLION
IN TOTAL ECONOMIC OUTPUT

\$12.2 MILLION
IN LOCAL, STATE, AND FEDERAL TAXES
GENERATED

808 JOBS
CREATED OR SUSTAINED
BETWEEN 2014 - 2018

\$39 MILLION
IN LABOR INCOME GENERATED

\$38 MILLION
IN TAXPAYER MONEY SAVED THROUGH
RESIDENT SERVICES COORDINATION



All numbers based on research completed by Greater Ohio Policy Center using the IMPLAN economic impact model. For the full white paper please visit <http://www.ohionwc.org/>

GARY ANN'S STORY

Gary Ann Williams has had a rough four years. Due to medical complications she lost her eyesight; had her heart, liver and lungs damaged; was in a coma; suffered from seizures and spent countless months in the hospital. During her ordeal, she also damaged her vocal chords, so she was no longer able to sing in her church choir. Gary Ann had to stay at a nursing home until she learned to walk again. While she still has many health issues, Gary Ann is living independently again.

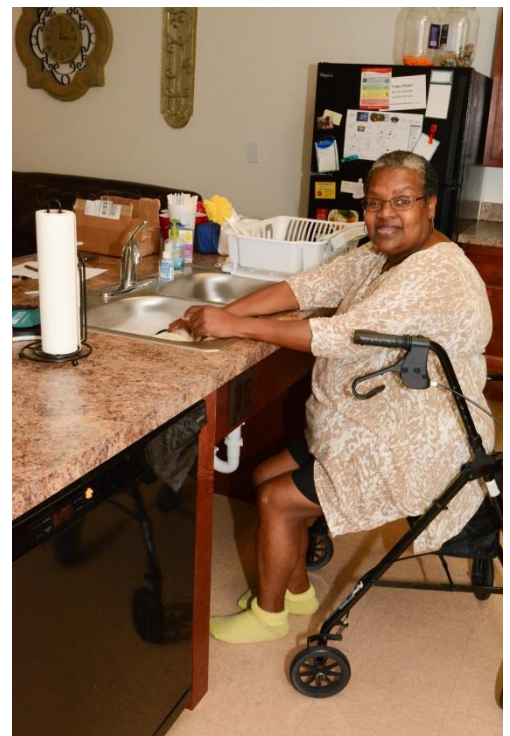
"God gave me the strength," she says. "I'm so blessed." Gary Ann lives in one of the affordable senior cottages on St. Mary's Hoover Campus in west Dayton. She loves the fact that her cottage is handicap-accessible and has no steps, even coming in from outside.

"My last apartment was in a basement and had seven steps before I got to the door," she says. "There was a long walk to the parking lot, too. It was very difficult."

Before she moved to her St. Mary apartment home, someone had attempted to mug Gary Ann while she was out walking. She was able to fend him off using the cane she uses because of her blindness. Now on the Hoover Campus, Gary Ann feels secure. She regularly attends educational meetings and craft classes.

"I feel at home and safe," she says.

As soon as Gary Ann moved into her cottage home, she met her St. Mary Service Coordinator. Their first meeting lasted two hours as her Service Coordinator identified Gary Ann's needs and began to connect her to the most critical services. Those included Medicaid, food stamps and health services including a monthly visit from a nurse. Gary Ann's Service Coordinator also set her up with services from Good Will, such as the Radio Reading Service broadcasts that provide daily readings of local newspapers and magazines.



"God provided for me," Gary Ann says. "I'm blessed."