



Apple Blossom Apartments Welcomes New Tenants!



DePaul's Apple Blossom Apartments are now welcoming new tenants in Cheektowaga, New York. Featuring three buildings named after apples grown in New York State - Building A, "Gala," is now open and accepting residents. Buildings B, named "Empire" and C, named "Cortland," will come online later in 2021.

The \$37 million affordable and supportive housing development is located on an existing campus on Old Union Road. Once fully complete, the three buildings will provide 110 units of integrated housing for income-eligible tenants. There are 28 ADA and 45 Hearing and Visually Accessible (HVA) units throughout the campus. One building is designed with enhanced supports throughout to accommodate tenants who may be Deaf.

Two 40-unit buildings were constructed, each consisting of six studio, 31 one-bedroom and three two-bedroom apartments, and DePaul's former Apple Blossom Apartments building is being renovated and converted into 15 one-bedroom and 15 two-bedroom units. The campus serves seniors and persons who are Deaf, and also provides on-site services for 60 tenants with a mental health diagnosis. Housing Specialists teach skills and assist tenants in linking to community services.

The Apple Blossom Apartments are located in a residential area in close proximity to many local amenities such as grocery shopping, schools, places of worship, medical care, banks, libraries,

government agencies and general shopping. Heat, air conditioning, hot water and electric are included in the rent and on-site laundry facilities are available at no cost to the tenant. There is also off-street parking. Tenants have access to a community room, lounges and a computer lab. Complimentary Wi-Fi is available in common areas of the buildings. The buildings are 100 percent smoke free. There are designated smoking areas outdoors.

All utilities are included in the monthly rent. A security deposit equal to one month's rent is required at the lease signing and the applicant must meet the eligibility requirements of the Low-Income Housing Tax Credit Program. Income and occupancy requirements apply.

Apple Blossom Apartments partners include DePaul, Five Star Bank, Home Leasing, JPMorgan Chase, the New York State Energy Research and Development Authority, New York State Homes and Community Renewal (NYSHCR), the New York State Office of Mental Health, Housing Trust Fund Corporation, Red Stone Equity Partners, LLC, SWBR Architects and the Town of Cheektowaga.

Financing for Apple Blossom Apartments includes \$19.2 million in tax-exempt bonds from NYSHCR, federal Low-Income Housing Tax Credits that will generate \$9.7 million in equity, and nearly \$12.8 million in Supportive Housing Opportunity Program subsidy. Additional financing includes \$13 million of capital *(continued on the next page)*



Apple Blossom Continued

funds from the New York State Office of Mental Health as well as a \$120,000 Project Development Grant. The New York State Energy Research and Development Authority supplied \$86,000. DePaul is the developer and supportive service provider.

The Apple Blossom Apartments were made possible in part through the Empire State Supportive Housing Initiative (ESSHI), part of Governor Andrew Cuomo's \$20 billion, five-year housing plan which aims to combat homelessness by building and preserving more than 100,000 units of affordable housing and 6,000 units of supportive housing.

"DePaul is grateful to Governor Andrew Cuomo and partners for assisting us in increasing our ability to provide long-term or permanent housing where residents can access the support services they require to live successfully," said President Mark Fuller. "We look forward to changing even more lives for individuals in Erie County and across New York State by offering housing stability for the most vulnerable populations."



Heritage Manor and Heritage Estates of Lockport Join DePaul Adult Care Communities



DePaul has assumed operation of Heritage Manor of Lockport, a 64-bed licensed adult home, and Heritage Estates of Lockport, a 24-unit independent senior living apartment community in Lockport, New York.

"The DePaul family is pleased to welcome Heritage Manor of Lockport to DePaul's adult care family," said Vice President of DePaul Adult Care Communities Paul Preston. "It is an honor to now serve the residents of Heritage Manor and Heritage Estates, providing an enhanced quality of life to the elderly in Niagara County."

Heritage Manor of Lockport features a welcoming atmosphere with inviting living areas and semi-private and private rooms or deluxe private rooms, each with a fully equipped bathroom. Residents receive assistance with the activities of daily living, as needed, in addition to medication management, housekeeping and personal laundry and linen service. Nutritious meals are served three times a day as well as an evening snack.

Heritage Estates of Lockport feature spacious single-level two-bedroom apartments located in a quiet setting close to shopping, restaurants, and places of worship. Apartments offer many amenities including a fully equipped kitchen, a laundry room with gas and electric hookups, central air conditioning, and maintenance including lawn services, snow removal and weekly trash removal.

"We are pleased to uphold DePaul's standard of the highest quality of care as we assist individuals in achieving an optimum level of independence and success in the environment of their choice," said Administrator Raymond Geiser.

Heritage Manor of Lockport has been serving the Lockport area since 1989. DePaul cares for over 2,000 seniors in 20 senior living communities in New York, North Carolina and South Carolina, providing assisted living, memory care and independent living services.



DePaul Properties Awarded LEED Gold Certification

DePaul's La Rosa Villas in LeRoy, New York and Starting Line Apartments in Utica, New York were recently awarded LEED for Homes Gold Certification from the U.S. Green Building Council (USGBC). The Leadership in Energy and Environmental Design (LEED) rating system is the foremost program for buildings that are designed, constructed, maintained and operated for improved environmental and human health performance.



La Rosa Villas



Starting Line Apartments



Thank You! 



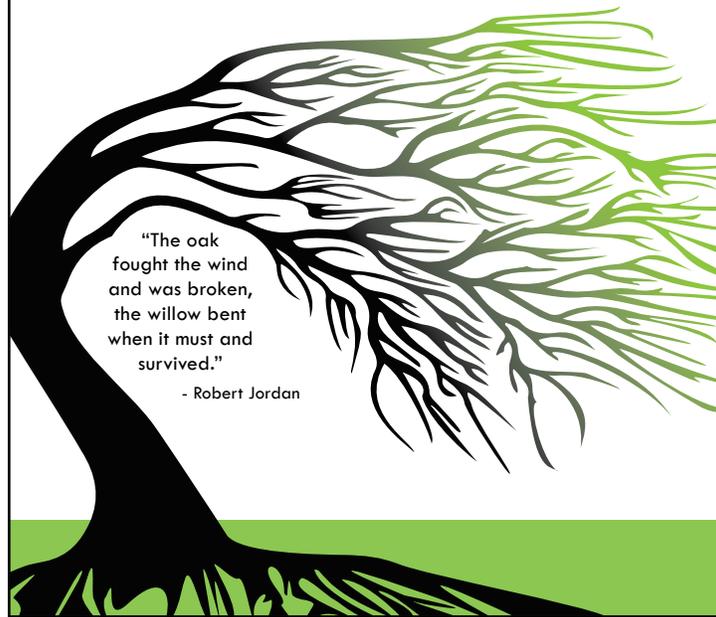
WorkGuide Grant

A sincere thank you to the M&T Bank Charitable Foundation for awarding DePaul's WorkGuide Program a \$12,000 grant to provide supported employment with extended services to individuals with a serious mental illness. DePaul's WorkGuide Program has decades of experience providing vocational support to individuals with mental, developmental or physical disabilities seeking assistance with gainful employment in Monroe County. Along with the financial benefits and self-sufficiency, employment also assists individuals in gaining a sense of purpose and fulfillment, and a sense of pride in themselves and their work.

Thank you to the M&T Bank Charitable Foundation for supporting WorkGuide in making a positive, long-term impact on the individuals, neighborhoods and communities that DePaul serves!

DePaul's Annual Giving Appeal

Our agency has grown to serve over 5,000 people annually in programs that encompass mental health residential and support services, senior living residential services, addiction prevention and support programs, vocational programs and affordable housing. In all of our endeavors, we are proud to help people go beyond what they once thought was possible. Please consider a gift that will help DePaul continue caring for those we serve. Every time we make a difference, every life we change for the better, every achievement great or small is a triumph. For more information on making a donation contact Marcia Dlutek at (585) 426-8000 or mdlutek@depaul.org. To donate online visit www.depaul.org/donate/annual-appeal/.



It's a Wonderful Life at DePaul!

The holidays may have looked and felt different this year, but residents and staff across the agency found plenty of ways to enjoy the magic of the season, from festive attire and creative crafts to socially-distanced visits and many blessings!

Abundant Blessings



Nancy Snyder, Woodridge



Rick Taylor, Wexford House



Edna Sexton, Twelve Oaks



David Carpenter, Twelve Oaks



Alesia Little, Woodridge



Lisa Penny, Dayspring of Wallace



Mary Lou Pawlak, Wheatfield Commons



Robert Richardson, Twelve Oaks

Festive Attire

Crafts & Contests



Eva Mae Sims, Pee Dee Gardens



Michael M., Neighborhood of the Arts Apartments



Rachael Gore, Greenbrier



Carm O'Green, La Rosa Villas

Simple Pleasures



Robert Hill, Pee Dee Gardens



Glenys Page, Wexford House



Mary Ann Herring, Rolling Ridge



Morris, Horizons

Project ²⁰²⁰ Thank You!

Clients and residents throughout DePaul were the recipients of much generosity during the 2020 holiday season. Many thanks to DePaul staff members, scout troops, schools, places of worship, community organizations, businesses and individuals who came together to bring joy to all. Everyone who gave of themselves to those in DePaul's care made a tremendous difference in New York, North Carolina and South Carolina!

DePaul is the grateful beneficiary of countless donations of time, talent, gifts and monetary contributions that make the holiday season brighter for those in our care. Space does not permit us to name every donor in this publication but please know that all contributions are known and appreciated. **You truly make a difference.**

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