



Boxcar Apartments Now Open



DePaul's Boxcar Apartments in Albion, New York are now welcoming new tenants. The \$13.1 million affordable and supportive housing development provides 40 units of integrated housing for income-eligible tenants.

Named for its proximity to the village's railroad corridor, the Boxcar Apartments, located at 150 South Liberty Street, offer one- and two-bedroom apartments with details that address mobility issues including lighting, ADA bathrooms and appliances. Twenty of the units have on-site housing specialist support services that promote stability, health and independent living. Housing Specialists teach skills and assist tenants in linking to community services.

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 with designated smoking areas outdoors.

The 44,000-square-foot-building features faux wood beams, high ceilings and a mosaic retaining wall, and utilizes sustainable features including Energy Star

or equivalent heating and cooling equipment, appliances and light fixtures, as well as water-conserving plumbing fixtures and low- or no-VOC paints.

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. The apartments are affordable to households with incomes at or below 60 percent of the Area Median Income with monthly rents that range from \$650 to \$760.

Financing for the Boxcar Apartments includes Federal and State Low-Income Housing Tax Credits that will generate approximately \$10 million in equity. Additional financing includes a \$2.9 million Supportive Housing Opportunity Program subsidy from New York State Homes and Community Renewal. Five Star Bank provided a \$6.4 million construction loan. The New York State Office of Mental Health provided

a \$97,500 Project Development Grant and the New York State Energy Research and Development Authority provided a \$40,000 grant. DePaul is the developer and supportive service provider.

"DePaul is grateful to our governmental,

community and financial 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 DePaul President Mark Fuller. "We look forward to changing even more lives for individuals in Orleans County and across New York State by offering housing stability for the most vulnerable populations."

Project partners include New York State Governor Kathy Hochul, New York State Homes and Community Renewal, the New York State Office of Mental Health, the Village and Town of Albion, Orleans County Mental Health and Community Services, Homeless Alliance of Western New York, New York State Energy Research and Development Authority, Five Star Bank, SWBR Architects and Christa Construction.

For more information about the Boxcar Apartments or to download an application, visit www.depaul.org/locations/boxcar-apartments/.

Apple Blossom Apartments Open House Celebration

DePaul recently celebrated an open house at Apple Blossom Apartments in Cheektowaga, New York. Consisting of three buildings, the affordable and supportive development will provide 110 units of integrated housing for income-eligible tenants.

The campus serves seniors and persons who may be Deaf, frail or disabled seniors, and also provides on-site services for tenants with a mental health diagnosis. Housing Specialists teach skills and assist tenants in linking to community services. Apartments are affordable to households with incomes at or below 60 percent of the Area Median Income with monthly rents that range from \$650 to \$800.

Project partners include New York State Governor Kathy Hochul, New York State Homes and Community Renewal, the New York State Office of Mental Health, New York State Energy Research and Development Authority, New York State Housing Finance Agency, the Town of Cheektowaga, Home Leasing, JPMorgan Chase, Housing Trust Fund Corporation, Red Stone Equity Partners, LLC and SWBR Architects.

For more information about the Apple Blossom Apartments or to download an application, visit www.depaul.org/locations/apple-blossom-apartments/.



Pictured left to right, at the Apple Blossom Apartments Open House celebration are New York State Homes and Community Renewal Upstate West Development Director Leonard Skrill, Erie County Department of Mental Health Commissioner Mark O'Brien, New York State Assemblymember Monica Wallace (143rd district), Acting Associate Commissioner of Adult Community Care with the New York State Office of Mental Health Chris Smith, Assistant to the Town Supervisor of Cheektowaga Lynn Rybak and DePaul President Mark Fuller.

DePaul Breaks Ground on Veddersburg Apartments

DePaul, along with state and local officials and community representatives, recently celebrated the start of construction on the Veddersburg Apartments in Amsterdam, New York.

Several vacant and blighted structures along East Main Street have been demolished to make way for the three-story, 62-unit building named for the original settler of that region, Albert Vedder. Thirty-one of the units will be for tenants receiving rental subsidies and supportive services through the Governor's Empire State Supportive

Housing Initiative (ESSHI) administered by the New York State Office of Mental Health. The apartments will be affordable to households with incomes at or below 60 percent of the Area Median Income.

Project partners include New York State Governor Kathy Hochul, New York State Homes and Community Renewal, the New York State Office of Mental Health, the City of Amsterdam, the Montgomery County Health Department, Community Preservation Corporation, Capital Region Land Bank, New York State Energy Research and Development Authority, SWBR Architects and Christa Construction.

Pictured left to right at the Veddersburg Apartments Groundbreaking are New York State Office of Mental Health Acting Director, Bureau of Housing Development and Support Julie Duncan, Vice President of DePaul Properties, Inc. Gillian Conde, New York State Homes and Community Renewal Upstate East Development Director Darren Scott, New York State Office of Mental Health Executive Deputy Commissioner Moira Tashjian, MPA, Vice President of Christa Construction Gail Morelle, DePaul President Mark Fuller, New York State Assemblymember Angelo Santabarbara, (111th district), City of Amsterdam Mayor Michael Cinquanti, City of Amsterdam Director of Community and Economic Development Amanda Bearcroft, Montgomery County Director of Public and Mental Health Sara Boerenko, Senior Vice President of Community Preservation Corporation Michael Skrebutenas and President of Betts Housing Partners, LLC Chris Betts.



Lock 7 Apartments Under Construction

Construction is underway on the Lock 7 Apartments, an 80-unit affordable and supportive community in Oswego, New York. Forty residents will receive on-site support services with assistance linking to community services to assist persons in living as independently as possible. The site is expected to open in summer 2022.

Raising Awareness with the NCADD-RA

DePaul's National Council on Alcoholism and Drug Dependence -Rochester Area (NCADD-RA) continues to be at the forefront of raising awareness about a variety of important and timely health and addiction topics.

With school back in session, the NCADD-RA reminded parents that providing clear, consistent rules and expectations for your children and setting the stage for ongoing open communication about the risks of underage drinking is by far the single most effective way to keep children safe. Sharing a no-use message frequently is crucial, as parents are the single most important influence in a child's life.

September was Fetal Alcohol Spectrum Disorder (FASD) Awareness Month. While many women know that drinking during pregnancy can potentially cause harm, they

may not fully understand the scope of potential developmental disabilities that might occur. Stigma and discrimination associated with addiction may cause women who wish to eliminate alcohol to avoid seeking treatment. It is crucial that prenatal care include an active conversation, as early in the pregnancy as possible, about the importance of eliminating the use of alcohol, tobacco, and other drugs.

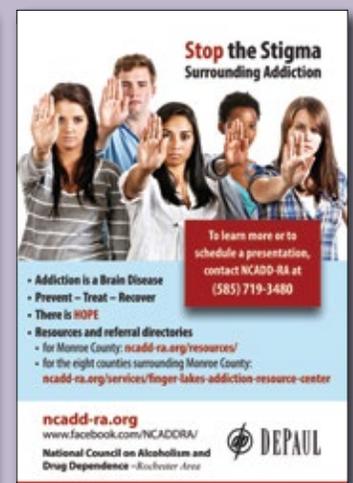
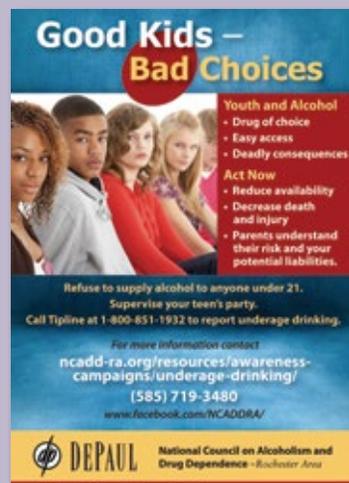
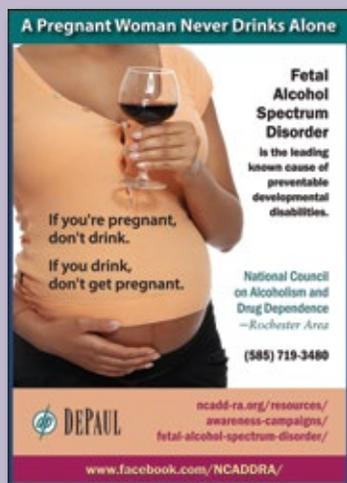
September was also National Recovery Month. The NCADD-RA chimed in with a message about transforming stigmatizing language to reflect the hope of recovery by adopting person-centered language when it comes to substance abuse. Some examples include...

- Using the term **"person with a substance use disorder"** or **"person with an alcohol use disorder"** rather than the terms abuser, addict or alcoholic.

• Using the term **"person in long-term or sustained recovery"** rather than referring to the person as "clean." The person in recovery (and there are multiple paths to recovery) exemplifies one who has engaged in a lifelong process of healthy growth and positive change.

• **Medication-Assisted Treatment (MAT) and Medication Supported Recovery (MSR)** refers to the therapeutic use of any medication that is approved to treat substance use disorders in combination with counseling or psychosocial support. Using terms such as "replacement" or "substitution" therapies imply that the person in recovery is simply substituting one drug for another.

For further information and resources, visit the NCADD-RA's website at www.ncadd-ra.org or Facebook page at www.facebook.com/NCADDRA/. Visit DePaul's Blog at www.depaul.org/blog/ to read more about these important topics.



DePaul Named Outstanding Developer

The U.S. Green Building Council (USGBC) recently named DePaul 'Outstanding Developer' in the 2021 LEED Homes Awards! The awards celebrate green residential projects, developers and builders using LEED

to improve quality of life for residents, reduce a building's impact on the environment and create healthier and more resilient communities.

Recipients represent multifamily, single family and affordable housing projects from around the world.



DePaul Seeks Holiday Helpers

You can make a difference for a client in need in a DePaul community-based mental health residential program this holiday season by becoming a Holiday Helper! Sign up and you'll be matched with a holiday wish that includes the individual's gender, age and size, if appropriate. You can also donate generic items such as hats, gloves, scarves and socks for adults, or personal care items. Past wish lists have included requests as simple as chocolate cake, books, cat toys or socks.

For more information about how you, your family, place of worship, club or workplace can adopt someone in need, contact Amy Cavalier at (585) 719-3102 or acavalier@depaul.org. Tax-deductible financial contributions can be made by check and mailed to "DePaul Holiday Helpers Program," 1931 Buffalo Road, Rochester, NY 14624, or made online at www.depaul.org/donate/.

Senator Visits DePaul's Neighborhood of the Arts Apartments



Pictured are DePaul Properties, Inc. Vice President Gillian Conde, New York State Senator Samra Brouk, NOTA Residential Supervisor Ashley Stanley and DePaul Community Services Program Director Tony Whitlow.

Many thanks to New York State Senator Samra Brouk for visiting DePaul's Neighborhood of the Arts (NOTA) Apartments in Rochester, New York! The DePaul Neighborhood of the Arts (NOTA) Apartment Treatment Program provides consumers with the highest level of independence in a program licensed by the New York State Office of Mental Health. The program is designed to be a preparatory step before the consumer begins to live independently within the community.

"As Chair of the Mental Health Committee, I know that serving the mental health community means understanding how a diagnosis can impact other parts of a person's life. I toured DePaul's NOTA facility and discussed the community's housing and supportive programming needs," tweeted the Senator.

Curbside Market Delivers to DePaul

Summer was filled with fresh produce delivered directly to the door of several of DePaul's Affordable Housing and Mental Health Residential communities thanks to Foodlink's Curbside Market. With over 30 distribution sites this summer, Foodlink's Curbside Market sells more than \$300,000 worth of fresh produce annually. In addition to WIC, Foodlink accepts cash, debit and SNAP, and matches SNAP benefits up to \$20 for customers.



Bean Bags and Barbecue at Trolley Station

Competition and camaraderie were on display at the Trolley Station Apartments in Canandaigua, New York during the first-ever Bean Bags and Barbecue competition to celebrate the community's five-year anniversary. Following a cookout in the courtyard, first responders from across the area were paired up with residents of the Trolley Station Apartments for the cornhole competition.

Pictured below, from left to right, are Christina Luongo, Jennifer Sterner and New York State Police Lt. Mike Devries. Pictured right is Trolley Station Apartments Supported Housing Specialist Elizabeth Wiatrowski with DePaul President Mark Fuller.

Thank you to the New York State Troopers, Ontario County Sheriff's Department, and the Canandaigua Fire Department and Emergency Squad for their participation. And thank you to Canandaigua Quick Print, Wegmans, Zweigle's and Tim Hortons for their generous donations for the event!



Pictured above, residents at DePaul's Ridgeview Commons and the Carriage Factory Apartments in Rochester, New York and the Trolley Station Apartments in Canandaigua, New York stock up on fruits and veggies at the Curbside Market.



Recreation on the Road

DePaul's Recreation Department helped DePaul residents in Rochester, New York savor summer with exciting outings!

Pictured above, clockwise, at Seabreeze Amusement Park are Josh O. of Ridgeview Commons, David Corsall of the Rochester View Apartments and Michelle N. of the Neighborhood of the Arts Apartments (NOTA). Pictured at the Buffalo Bills Training Camp is Patrick Ortiz of Halstead Square.

Pictured, lower left, at the LPGA golf tournament is Gary Fradenburgh of the NOTA Apartments. Pictured, lower right, at the Rochester Red Wings game, thanks to tickets donated by The Bonadio Group, is Heather Murphy of the Carriage Factory Apartments.



DePaul at the Starting Line

DePaul board members Lisa Famiglietti and Kevin Mucci ran in the 2021 Boilermaker Road Race on October 10, 2021 in Utica, New York. Pictured below, Lisa poses in front of DePaul's Starting Line Apartments, located near the start of the course, and Kevin is pictured with family, some of whom have participated in the race for nearly 40 years!

The Starting Line Apartments feature 60 units for income-eligible tenants and consist of 54 one-bedroom and six two-bedroom apartments. The apartments are named in honor of the Boilermaker Road Race, established in 1978 by Earle C. Reed. The building's lobby includes a mural of the race, which drew more than 6,000 competitors to the historic East Utica neighborhood this year.



A Walk on the Wild Side



Adventure was on the wing with birds of prey on display at the Skybird Landing Apartments in Geneseo, New York!

Pictured checking out some of the raptors from Wild Wings are Lori Hautmann (left) and Kate Hawkes.

Thank You Kyrias Foundation!

Asincere thank you to the Kyrias Foundation for awarding DePaul's WorkGuide Program with a \$5,000 grant to provide supported employment with extended services to individuals with mental, developmental or physical disabilities. DePaul's WorkGuide Program has decades of experience providing vocational support to individuals 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, fulfillment and pride in themselves and their work. Thank you to the Kyrias Foundation for supporting WorkGuide in making a positive, long-term impact on the individuals, neighborhoods and communities that DePaul serves.

Celebrating Seniors in September

It was a very senior-centric September at DePaul's Adult Care Communities!



National Assisted Living Week

Celebrated September 12-18, this year's theme, "Compassion, Community, Caring" reflects the hard work and dedication of all the caregivers in assisted living communities, and highlights the importance of family and remaining connected to those they love. DePaul seniors and staff recognized National Assisted Living Week (NALW) with everything from themed spirit weeks and family visits to recognizing staff and caregivers!

Residents made and enjoyed red velvet cupcakes at Glenwell in Cheektowaga,

New York in honor of NALW. Pictured above, top right, is Geraldine Milatello.

Activities included a coffee bar and luau as well as pastry day, ice cream cone day and popcorn day!

Sites got into the spirit with Western Day, Superhero Day and Disney Day. Pictured above, left, is Helen Caison, and center are Barbara Hopkins (top) and Jeanne Schneider.

Eloise Clifton, pictured lower right, sports a purple wig for wacky hair day as part of the NALW festivities.

Celebrating Grandparents Day

'Grandmother' means to constantly be somewhere watching some type of sport. 😊

Grandparents Day

Residents shared what it means to be a grandparent in honor of Grandparents Day on September 12.



World Alzheimer's Month

Wheatfield Commons in North Tonawanda, New York raised \$277 for the 2021 Walk to End Alzheimer's with a jewelry sale. Pictured above showing off some of the inventory is Corrine Gates.



National Centenarian's Day

National Centenarian's Day was September 22 and if anyone knows something about the secret to longevity, it's these three DePaul residents who recently celebrated the century mark, plus some!

Pictured far left, Dorothy 'Dot' Bolger has accomplished much over the past century. She's most proud of raising her siblings when her parents died at a young age, as well as two sons. Her advice on longevity is to eat healthy, live a good clean life, laugh, love and exercise.

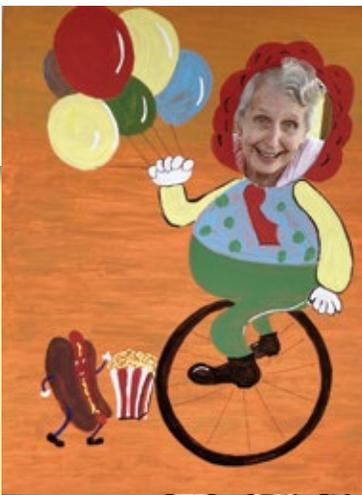
Beulah Kememer, pictured top right,

recently celebrated her 102nd birthday. Her advice is to "be active and make the most of each day!"

"Do things when you should and do it right," she said. "The Lord got me this far."

Pictured lower right, World War II veteran and resident of Wheatfield Commons in North Tonawanda, New York, centenarian Howard Biondi's secret to a long life is "everything in moderation but prayer."

"Don't eat too much, don't drink too much and go to church on Sunday," he said.



Around the Clock Fun

DePaul residents are staying active and entertained morning, noon and night with everything from community outings to themed socials!

From a mime, clown and friendly lion to a dunk tank, caricatures, games and prizes, Heritage Manor of Lockport pulled out all the stops to bring the carnival to residents of the senior living community in Lockport, New York. Pictured top left clowning around is Grace Emerson.

Residents and staff took a trip back to the 50s with a soda shop-themed sock hop complete with root beer floats and the jitterbug! Pictured left posing for a photo in a pink Cadillac is Lilly Howard.

At Wheatfield Commons in North Tonawanda, New York, residents have taken to the town! Pictured right, from top to bottom, Joan Sumner explores the Aquarium of Niagara, Patricia Bartlett rides the carousel at the Herschell Carrousel Factory Museum, Sally Jost enjoys a visit to the Sanborn Lewiston Farm Museum and Marshall Jost marvels at the aviation equipment at the Niagara Aerospace Museum.

Residents were transported to 'A Day in Paris' for dancing, conviviality and reminiscing about formal events of their past. Pictured left in their finest attire are Judith Cairns and Loris Duke with her daughter Allison Lucas.



Full Circle, From Coworker to Resident!

When Joyce Fleck moved into Westwood Commons, a DePaul Senior Living Community in North Chili, New York earlier this year, the transition brought back some familiarity. After going back to school as an adult to earn her bachelor's degree, DePaul was the first company to give her a shot!

Upon graduating from high school, Joyce worked various jobs while earning a general associate degree. She married her late husband James and after raising their four children, Joyce decided to return to school for her bachelor's degree. Following graduation at the age of 40, Joyce was hired as a therapist with DePaul.

"I'm forever grateful that DePaul gave me a chance in life," she said.

Now all these years later, Joyce has returned to DePaul as a resident! Her daughter says her past employment experience with DePaul was a huge factor for the family and Joyce's decision in selecting Westwood Commons as her next home.

For the full story, visit DePaul's Blog at www.depaul.org/blog/.



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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. When you receive the DePaul Annual Giving Appeal, 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/.



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DePaul is a not-for-profit organization that provides senior living residential services, mental health residential and support programs, addiction prevention and support services, vocational services and affordable housing. To receive *DePaul Details* electronically, please provide your name and email address to Monica Bulger at mbulger@depaul.org in DePaul's Communications Department.

Please direct comments to the Communications Department at communications@depaul.org or call (585) 426-8000.