



Celebrating the Mosaic Apartments

"When building a mosaic, you take broken pieces and make it into something beautiful."



Pictured top left are Mosaic Apartments Property Manager Sherina Blades with her daughter Randi Blades, and lower left is former CEO and Consultant of Schenectady Community Action Program Debra Schimpf with DePaul Properties, Inc. Vice President Gillian Conde. Pictured above, front row are Mosaic Apartments Tenants Michelle Larned and Duane Barker, and in the back row are Schenectady Mayor Gary McCarthy, Schenectady County Legislature Chairman Gary Hughes, NYS Homes and Community Renewal Senior Vice President for Multifamily Finance Alexa Sewell, Mosaic Apartments Tenant April Simonson, DePaul President Mark Fuller, Schenectady City Council President Marion Porterfield, NYS Homeless Housing and Assistance Corporation President Dana Greenberg and NYS Office of Mental Health Executive Deputy Commissioner Moira Tashjian.

DePaul joined state, county and local government officials, community agencies and other partners to celebrate the opening of the Mosaic Apartments in June. Located in Schenectady's Mont Pleasant neighborhood, the 60-unit multi-family affordable housing development provides 30 supportive apartments reserved for individuals experiencing homelessness, including 25 apartments for adults with a mental health diagnosis as well as five apartments reserved for those age 55 and older.

"New York is committed to creating affordable homes and supporting our most vulnerable communities," New York Governor Kathy Hochul said. "Mosaic Apartments continues statewide efforts to tackle the housing crisis. I am proud to have partners at the local level who support our housing agenda and are helping to make New York more affordable for individuals and families."

"DePaul is grateful to Governor Kathy Hochul and partners for assisting us in increasing our ability to provide permanent housing where residents can access the supportive services they require to live successfully," said DePaul President Mark Fuller. "We look forward to changing even more lives for individuals in Schenectady and across New York State."

Apartments are available to households earning up to 50 percent of the Area Median Income. Thirty of the apartments include supportive services funded through the Empire State Supportive Housing Initiative (ESSHI) and administered by the New York State Office of Mental Health (OMH). DePaul Community Services, Inc. staff will provide on-site services that will help connect residents with health and education services available throughout the county and region.

"When building a mosaic, you take broken pieces and make it into something beautiful," tenant Michelle Larned remarked. "We're all together in this community thanks to the Mosaic Apartments. This has allowed us to live independently in the community and I am so grateful."

The fully-electric development features rooftop solar panels, ENERGY STAR appliances, electric heating and cooling, and energy-efficient lighting. There are also water-conserving plumbing fixtures and electric hot water heaters. The apartments are walking distance from a county library branch, convenience store and schools.

Project partners include Capital Region Land Bank, the City of Schenectady, Community Preservation Corporation (CPC), DePaul Properties, Inc., National Equity Fund (NEF), New York State Homes and Community Renewal (HCR), *continued on page 2*

Celebrating the Mosaic Apartments *(continued)*

New York State Office of Temporary and Disability Assistance (OTDA), New York State Office of Mental Health (OMH), Schenectady Community Action Program (SCAP), and Schenectady Metroplex Development Authority.

"The new Mosaic development adds to the momentum in our neighborhoods replacing vacant properties with new quality apartments," said Schenectady Mayor Gary McCarthy. "DePaul has a first-class team in terms of initial concept and running these programs that makes such a big difference in people's lives."

Mosaic Apartments is supported by the Federal Low-Income Housing Tax Credit program that will generate \$11 million in equity. HCR provided \$5.8 million from its Federal Housing Trust Fund, \$4 million from its Supportive Housing Opportunity



Program, and \$330,000 from its Clean Energy Initiative program, created in partnership with the New York State Energy Research and Development Agency (NYSERDA). The project is also supported by \$4.3 million from OTDA's Homeless Housing and Assistance Program and a \$226,200 program development grant from OMH.

Additional funding includes \$525,000 from the Schenectady Metroplex Development Authority and \$200,000 from the Capital Region Land Bank. Operating funding for the supportive apartments is provided by ESSHI, administered by OMH.

Tenant April Simonson was homeless and living with her spouse in their truck for nine months prior to moving into the Mosaic Apartments.

"Actually having a spot where you can lay your head and prepare a home-cooked meal, and spend time with your family...it's what's important," she said. "I don't know where I would be today without this place to live. Coming here has held everything together for me."

Thank You for Your Support

WorkGuide Grant

A sincere thank you to the ESL Charitable Foundation for awarding DePaul's WorkGuide Program with a \$39,864 grant for office and accessibility upgrades, allowing for the addition of three new employees to provide supported employment services for up to 75 additional clients each year. Funds will be used to add workstations, improve accessibility and increase privacy, allowing the program to grow and help more individuals find stable, meaningful employment.

DePaul's WorkGuide provides vocational support for individuals with disabilities in Monroe County, assisting around 400 people with gainful employment annually. Along with financial benefits and self-sufficiency, employment also assists individuals in gaining a sense of purpose, fulfillment and pride in themselves and their work.



Veddersburg Apartments Grant

DePaul's Veddersburg Apartments was the recipient of a \$50,000 Resident Services Grant from the National Equity Fund and Morgan Stanley late last year which has enhanced our ability to provide a range of essential services, including activities, personal hygiene items, food, household supplies, and more.

A food pantry offering items such as canned and boxed goods, paper products and laundry and dish soap are now available for residents. In addition, residents of the community have been able to acquire necessities. Pictured right are residents Joellen Pinto with a new coat and scarf set, Thomas Barrows with a new walker, and pictured below are John Felitti with a new pot and pan set, and Kaybar Jordan with items from the food pantry.

DePaul is grateful for the National Equity Fund and Morgan Stanley's commitment to making a positive impact and improving the quality of life for our residents. To read more, visit the DePaul Blog (depaul.org/veddersburggrant).





Celebrating Progress

DePaul was honored to receive the Developer Spotlight Award from the City of Schenectady “in recognition of our outstanding commitment to transforming the housing landscape through the development of accessible and inclusive homes.”

DePaul owns and operates the Joseph L. Allen Apartments and the Mosaic Apartments in Schenectady. DePaul is also a partner in the \$37 million Schenectady Community Action Program (SCAP) Campus consisting of a 60-unit supportive apartment program, a childcare center for low-income families, and administrative offices which received a \$4.9 million grant in January 2025 from New York Governor Kathy Hochul.

Pictured top left accepting the award are Mosaic Apartments Property Manager Sherina Blades, Senior Director of Asset Management Melissa DeLavern, and Joseph L. Allen Apartments Property Manager Marilyn Jones.



DePaul’s Director of Construction Management Chuck Sidoti was part of a team that presented during a recent tour of the Pan-American Square Apartments in Buffalo. Hosted by Sustainable Comfort, Inc., the event highlighted the Passive House Certified features in the 150-apartment affordable housing community which is currently under construction and will soon provide high-quality, energy-efficient homes for individuals and families in need. Attendees and sponsors included Phius Alliance New York, SWBR, Christa Construction, New York State Energy Research and Development Authority, AIA Buffalo/WNY, and University at Buffalo.

Pictured above are presenters Chuck Sidoti of DePaul, Architects Brett Gawronski and Aly Mancuso of SWBR, Rylee Noonan of Sustainable Comfort, Inc., and Joseph Gosley and Brandon Copece of Christa Construction.

The New York State Office of Temporary and Disability Assistance (OTDA), New York State Homes and Community Renewal (HCR), the Rochester Interfaith Development Corporation (RIDC), and DePaul celebrated the start of construction on the True North Development in Rochester with a groundbreaking ceremony at Peace Missionary Baptist Church late last year. This 70-unit multifamily housing community will include affordable and permanent supportive apartments with services to be provided by DePaul Community Services, Inc. and Person Centered Housing Options Inc. (PCHO), as well as a Recovery and Wellness Clinic operated by Finger Lakes Area Counseling & Recovery Agency (FLACRA).

Pictured below are Mark Fuller of DePaul, Leonard Skrill of HCR, Nicholas Coulter of PCHO, Pastor Franklin Ross of the RIDC, Rochester Mayor Malik Evans, Gillian Conde of DePaul Properties, Inc., Rochester Northeast District Councilmember Michael Patterson, Jennifer Carlson of FLACRA, and Brenda McAteer of New York State Homeless Housing and Assistance Corporation and OTDA.

Serving 13 counties across New York, DePaul Properties, Inc. creates and operates attractive, affordable housing solutions in urban, suburban and rural settings within environments that promote respectful community relationships. For more information, visit depaul.org/affordable-housing/.





Salerno Tournament A Slam Dunk!

Players from DePaul and East House competed in the Annual Brian Salerno Memorial Basketball Tournament in honor of the late Brian Salerno, a longtime supporter of DePaul and a member of the men's basketball league. Congratulations to all participants and thank you to the employees who assisted with refereeing and scorekeeping!

Pictured on the winning team are James J., Bobby B., Paul S., Heather M., Chad, Justin M., and Lou W.

Tournament sponsor Noreen Salerno presented individual awards including one to Heather M. for sportsmanship.

NCADD-RA Annual Luncheon



DePaul's National Council on Alcoholism and Drug Dependence – Rochester Area (NCADD-RA) hosted its annual luncheon in May at the DoubleTree by Hilton in Rochester.

Keynote speaker Dr. Bertha Madras, a professor of Psychobiology at Harvard Medical School, presented "Marijuana and Psychedelics: Essential Facts Everyone Should Know" to an audience of over 150 professionals in the addiction prevention, treatment and mental health fields, government officials, law enforcement agencies, and coalitions who attended this year's luncheon.

Pictured top row, from left to right are NCADD-RA Director Jennifer Faringer with Dr. Madras; Jennifer Faringer presenting the Charlotte C. Hegedus Community Excellence Award to Dr. Tisha Smith, Addiction Services Director for Monroe County, and Family Program Coordinator Bridget DeRollo presenting the Helen Guthrie Memorial Youth Advocate of the Year Award to Gina Montanarella, a licensed clinical social worker at Abraham Lincoln School 22 in the Rochester City School District. Pictured bottom row are NCADD-RA employees.

Congratulations to the NCADD-RA's team on another incredibly successful year of education and advocacy! For more information on NCADD-RA, visit ncadd-ra.org.



ACL Western Region Conference

Over 20 DePaul employees attended the Association for Community Living (ACL) Western-Central Regional Direct Care Conference in April! DePaul's Senior Director of Specialized Programs and Community Engagement Kristen Grimaldi, LMSW, and Clinical Coordinator at DePaul Linda Donahue, LCSW, presented "Resident Communication" and "Engagement and De-Escalation."

Awareness Across DePaul

DePaul residents and employees have been participating in recent diversity, equity and inclusion efforts and opportunities. Here are just some of the highlights.

In honor of **Black History Month** in February, La Rosa Villas in LeRoy enjoyed authentic Nigerian cuisine from Philomina's in Rochester. At the Upper Falls Square Apartments in Rochester, residents Yolanda Campbell and Kimberly Walker created a powerful exhibit in the Ellen Stubbs Apartments celebrating the strength of Black women.

In honor of **International Women's Day** on March 8, DePaul employees nominated colleagues who have had a profound impact. Visit the DePaul Blog (depaul.org/womensday) to read the 83 nominations.

In addition, DePaul employees proudly attended the Greater Rochester Chamber of Commerce **Women Empowering Women Conference** in Rochester.

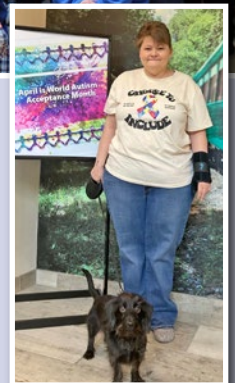
DePaul's Diversity, Equity and Inclusion team hosted the first Voices of DePaul: Celebrating HerStory Panel in March as part of **Women's History Month** featuring Chief Financial Officer Kelly Thompson, Senior Director of Specialized Programs and Community Engagement Kristen Grimaldi, LMSW, Former Senior Director of Development & Training Tanya MacNaughton, and Assistant Director of McKinley Square Jillian Johnson.

For **World Autism Acceptance Month** in April, DePaul employees and residents came together to celebrate inclusivity and the beauty of neurodiversity by wearing the color blue and Autism-themed clothing. Pictured are employees from DePaul's Rochester Administration Office and Holly Bennett of the Trolley Station Apartments in Canandaigua.

In addition, DePaul WorkGuide Client Matthew B. and Living Opportunities of DePaul Residential Counselor Sue Abramowski shared meaningful insights about understanding, inclusion, and support on the DePaul Blog (depaul.org/autismacceptance).

For **Mental Health Awareness Month** in May, Clinical Coordinator at DePaul Linda Donahue, LCSW, offered ways we can all be mental health allies to those in need of support and compassion on the DePaul Blog (depaul.org/mentalhealthallies).

Residents of the Joseph L. Allen Apartments in Schenectady enjoyed a presentation by NAMI Schenectady, an affiliate of the National Alliance on Mental Illness, highlighting upcoming summer programs, support services, and membership opportunities.



Remember Garden Refresh

Sincere thanks to the incredible volunteers from Upstate Medical Physics, M&T Bank, and DePaul for refreshing The Remember Garden in May. Located in Highland Park, the Remember Garden honors those who rest in a previously unmarked mass grave discovered in 1984 and signifies the strides that have been made to erase the stigma around mental health.



Spring Splendor

Smiles were in bloom this season with a myriad of opportunities for creativity, camaraderie and connection, from crafts and community clean-ups to garden goodies and festive celebrations.

In Utica, the Starting Line Apartments Garden Club planted tomatoes, zucchini, beans, peppers, onions, garlic, cilantro, basil, mint, chamomile and other herbs. Pictured are Shirley Liss, Moo D., Program Manager Tonya Duff and Front Desk Assistant Stefanee Walker.

The Ebenezer Square Apartments in West Seneca hosted a Talent Show featuring artwork, poetry, music and comedy talents, and magic tricks by residents and employees. Pictured is Patty who sang "Somewhere Over the Rainbow."

In Schenectady, Joseph L. Allen Apartments resident Marcella Clark led a "paint and dip" event during which participants created summer paintings while enjoying a fruity citrus dip along with fresh fruit and crackers. Pictured is Deborah J., Marcella, Regional Housing Specialist Melinda McDuffee and Ethel Gibson.

Residents of the Knitting Mill Apartments in Perry enjoyed a 'Taste of Syria' event, part of a monthly opportunity to try recipes from around the world! Pictured is David Smith.

The Boxcar Apartments in Albion hosted a Memorial Day party. Pictured are Benjamin Starr and Darrell Shine.

For more fun highlights, visit depaul.org/spring.



Spotlight on Centenarians

Congratulations to the many residents in DePaul's care recognizing milestone birthdays in the first half of 2025, especially those turning 100 years or more!

"Do the right thing and eat right" are Jane Arlington's secrets to longevity. The resident of Heritage Manor of Lockport celebrated her 100th birthday in March.

Glenwell resident Mary Pitrelli was welcomed into the Century Club by Senior Wishes in February. Her tips for a long life include abstaining from smoking and drinking, staying active, and keeping her brain sharp with reading!

Wheatfield Commons also recognized several milestone birthdays.

Patricia Bartlett, a Buffalo Bills fan and bingo enthusiast, was recognized with a visit from a representative of Assemblyman Angelo Morinello's office in April. Her secret to youth is simple: be kind.

Centenarian Dorothy Landis is known for her sense of humor, love for family, and ability to make friends wherever she goes. Her mom lived to be 107 — longevity runs in the family!



In Appreciation of Our Volunteers

DePaul is the gracious recipient of support from families of residents and community members in the form of donations, acts of service, and the gift of their presence.

In celebration of National Volunteer Week in April, Glenwell in Cheektowaga recognized the caring, talented volunteers from Fourteen Holy Helpers Parish, The SPCA Serving Erie County, New York's Paws for Love program, and so many others who make a difference!

And at Westwood Commons in North Chili, Austin and Sarah, Occupational Therapy students from Roberts Wesleyan University, organized a meaningful and creative activity called 'These Hands.' Their thoughtfulness and care made a lasting impact!





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Please also follow Facebook pages for DePaul's
Senior Living Communities and NCADD-RA



BLOG

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Keep up with the latest news and highlights



DEPAUL *Details*

*President of DePaul is Mark H. Fuller. Copywriting, editorial and design
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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 & Development Department.



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