

Carriage Factory Apartments Open!



DePaul Carriage Factory Apartments

DePaul joined with city, state, public and private partners to celebrate the opening of the DePaul Carriage Factory Apartments on December 4 in Rochester, New York. An open house and dedication ceremony marked the transformation of the over 100-year-old Cunningham Carriage Factory into 71 studio, one-and two-bedroom loft apartments for income-eligible tenants.

The \$23 million dollar project was completed with a \$3.3 million award from the Finger Lakes Regional Economic Development Council, a \$600,000 loan from the city of Rochester and a Payment in Lieu of Taxes (PILOT) agreement. Approximately 300 construction jobs and 20 long-term positions were created as a result of the DePaul Carriage Factory Apartments. The building is now fully occupied.

Partners involved in the project included Christa Construction, the city of Rochester, the Community Preservation Corporation, DePaul, Goldman Sachs, Monroe County, New York State Homes and Community Renewal's Housing Trust Fund Corporation, New York State Office of Mental Health, Red Stone Equity Partners, LLC, Susan B. Anthony Neighborhood Association and SWBR Architects, P.C.

"DePaul is pleased to be a community partner in meeting the need for quality affordable housing options in Rochester and throughout New York State, in addition to bringing back to life a building that once was home to a thriving manufacturing business with historic significance to our city," said DePaul President Mark H. Fuller. "We are so proud to be part of the revitalization of this



Former New York Lieutenant Governor Robert Duffy, Vice President of DePaul Properties Gillian Conde, SWBR Principal Joe Gibbons, Christa Construction CEO David Christa and DePaul President Mark Fuller at the newly opened Carriage Factory Apartments at 33 Litchfield Street in downtown Rochester.

community. The DePaul Carriage Factory Apartments are an example of progress and partnership in action."

"The transformation of this formerly underutilized carriage factory into quality new homes for 71 families coupled with onsite supportive services exemplifies CPC's commitment to working with our partners to create and preserve affordable housing and revitalize communities across New York State," said Sadie McKeown, Executive Vice President and Chief Operating Officer at The Community Preservation Corporation, Inc. (CPC).

Speakers at the event included DePaul President Mark H. Fuller, Rochester Mayor Lovely Warren, Marian Zucker, President of the Office of Finance and Development, New York State Homes and Community Renewal; Senator Joseph E. Robach, New York State Senate 56th Senatorial District; Sadie McKeown, Executive Vice President/Chief Operating Officer, The Community Preservation Corporation; Moria Tashjian, Director of Housing Development and Support, New York State Office of Mental Health; David Putney, Director, Monroe County Office of Mental Health; Darrel Aubertine, Special Assistant for External Affairs, New York State Comptroller's Office; Deborah VanAmerongen, Strategic

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LOD/Niagara County Affordable Housing Grant

Living Opportunities of DePaul, Inc., received a \$400,000 annual, two-year grant from the New York State Department of Health to provide supported housing to 40 of Niagara County's health home care management recipients. The majority of these individuals lack safe, affordable housing and have a diagnosis of a psychiatric disability and/or other physical disabilities.

The goal of the program and partnership is to help individuals retain safe, affordable housing along with adequate supports that will result in increased independence, improved overall health and a reduction in hospitalizations and emergency room visits. Supported Housing provides individually-leased apartments in individual locations throughout Niagara County. People in the program lease their own apartments and are provided with furniture, security deposits, rental stipends and staff supports, in addition to health home care management supports provided by Niagara Falls Memorial Medical Center care management staff.

"We are pleased to partner with Niagara Falls Memorial Medical Center to provide quality services to a population in need," said Christopher Syracuse, Vice President/Executive Director, Living Opportunities of DePaul.



Speakers at the DePaul Carriage Factory dedication ceremony included Rochester Mayor Lovely Warren, David Putney, Director, Monroe County Office of Mental Health and Dawn Noto, President, Susan B. Anthony Neighborhood Association.

Carriage Factory

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Policy Advisor, Nixon Peabody; and Dawn Noto, President, Susan B. Anthony Neighborhood Association.

"Rochester has been teaching us how historic preservation can be an important part of affordable housing and community revitalization strategies," Darryl C. Towns, Commissioner/CEO of New York State Homes and Community Renewal said. "By breathing new life into existing buildings, we honor our history and at the same time move communities forward."

Dawn Noto, President of the Susan B. Anthony Neighborhood Association, said DePaul's repurposing of the Carriage Factory Apartments respects the neighborhood's rich history.

"We are very excited to have many new neighbors moving into our district and to have another piece of our history to share with our community," Noto added.

DePaul's renovation of the historic Cunningham Carriage Factory memorializes the thriving manufacturing business that was once housed in this 73,000 square foot building. The Cunningham name was recognized worldwide as the maker of superior quality vehicles from coaches and carriages to automobiles and airplanes. The history of the formerly vacant, four-story building is celebrated with an original brougham-style Cunningham carriage, purchased from John and Sue Greenall of the Greenall Carriage House of Windsor, Vermont, on display in the lobby and a gallery of drawings, photographs and artifacts.

Generations of the Cunningham family came to celebrate including Tyrrell Cunningham Dryer, the grandson of James Cunningham who served as the president of the company in the mid-1800s, as well as James Cunningham's great-grandchildren Michael Cunningham, M.D., Ph.D. and Mary Cunningham.

"Cunningham cars were considered to be the American Rolls Royce of their day," said Michael Cunningham. "They did everything meticulously by hand, so the vehicles were very expensive."

Cunningham cars were the first vehicle to feature a radio as part of their design, and they also made the first bulletproof car. Human rights crusader Rosa Parks was taken to her final resting place in a Cunningham hearse and former late-night host Jay Leno owns a 1920 Cunningham car, according to Michael Cunningham.

Carmella Bobek, 87, also worked in the Cunningham Factory straight out of high school in 1945, inspecting bomb heads for M-52s along with her friends Rita Sulki and Flora Patti.

"We were the youngest workers on our floor, so they were all very nice to us and we enjoyed it immensely," said Carmella, recalling company picnics and fond memories of playing on the company's softball team. "It's wonderful that the building now has a new life."



Sarah Youngblood looks on caringly as she gently pats the hand of her mother, Sally Kohn, who talks about their previous home, prior to moving to their new two-bedroom unit at DePaul's Carriage Factory Apartments in Rochester, New York. Overpriced and plagued with mold and rats, there were no locks on the doorknobs and frequent robberies occurred in their former building.

Sally, 57, has been limited by a number of health issues and relies on a wheelchair to ambulate, which

also posed a challenge as her former home was difficult to navigate. The situation was tenuous at best and Sally and Sarah were desperate for a change. Sally's advocate from the Center for Independent Living referred her to DePaul and the mother and daughter were two of the first residents to move in, along with Sally's faithful emotional support dog, Satchel.



The Carriage Factory has proven to be their beacon of hope in once dark times. Even the cost of doing laundry was once a concern that has now been alleviated thanks to a community laundry room with complimentary washers and dryers. Security in the building also proves reassuring for the pair.

Sally comes from a family of artists and once studied art at Nazareth College. She's keen to point out the beautiful details in the building, the historical artifacts and pictures, and the woodwork. "It's amazing," she said.

When she's not working at Tops, Sarah, 27, provides her mother with support and assistance and is grateful they are in an environment that is "safe and clean." They clearly are committed to one another and the fresh start provided by their new apartment.

"She's stuck with me," chuckles Sally. "We feel we matter here."

Senior Living/Mental Health Program Renovations



Rolling Ridge, a DePaul Senior Living Community in Newton Grove, North Carolina, is preparing to expand! The Newton Grove Town Council has approved the addition of 19 assisted living beds to the existing Rolling Ridge facility, as well as the addition of 24 townhouses which DePaul will build adjacent to the site. Eight of the 24 townhouses will be constructed during the first phase of the project.



Construction is progressing at **Ebenezer Square**, a three-story apartment building at 2412 Seneca Street in West Seneca, New York. Plans call for demolishing a vacant department store on site to make way for the 102,000-square-foot workforce housing community for income-eligible tenants which will include 96 one-bedroom and four two-bedroom units with kitchens and bathrooms. The five to seven feet of snow that hit West Seneca at the end of November brought progress to a temporary halt, but work has resumed. Demolition of the vacant store will begin following remediation.



Construction of the **Rochester View Apartments (RVA)** continues. Crews worked diligently to enclose the building before winter. The Rochester View Apartments Advisory Board recently visited the site to inspect the new units and light safety systems, featuring a strobe system to notify people of visitors and callers.



Pictured here are Gillian Conde, Vice President, DePaul Properties and RVA Advisory Board Members, Diane Cinney, Francis Kimmes, and Dennis Baszynski.



Tales of Football Glory



When the rest of the world tunes into football on Sunday to cheer on their favorite team, Dayspring of Wallace resident Bob Cox recalls his nights out under the bright lights! Cox played football for the University of North Carolina at Chapel Hill from 1944-1948. Cox has lived at Dayspring of Wallace, a DePaul Senior Living Community in Wallace, North Carolina, since April 2014.

"I get excited and involved when watching a game," he said. "You don't watch a game without taking sides, and I get upset when they don't do what they're supposed to do, because I know what they're supposed to do!"

Born in Memphis, Tennessee, Cox's football career kicked off when he earned a scholarship to play football at the University of Mississippi in 1940. In 1944, Cox joined the



Marine Corps and was transferred to the University of North Carolina through the V-12 program where he played as an end kicker and place kicker.

Cox married Catherine Carlen in 1947 who has since passed away. The couple has five sons and 11 grandchildren. After graduating with his Master's degree in Education from the University of North Carolina, Cox was drafted by the Washington Redskins and St. Louis Cardinals, but he had a different plan.

"The recruiters came down to see me, but I told them, 'I'm very sorry. I'd be very proud to play for your teams, but I've been hit all I want to get hit'," Cox recalls.

Cox served as a coach at UNC from 1948-1952 and officiated games for the Atlantic Coast conference while also operating a clothing store called Town and Campus in Chapel Hill. Cox later served as vice president of marketing for PepsiCo and for banks including Chase Bank, BankAmerica, Long Island Trust and Freedom Federal Savings and Loan.

His many years playing and coaching college football taught him to never run away from a challenge, Cox said.

"I learned in football to get involved," he said. "Don't be a spectator on the sidelines. Don't tuck your tail and run, stay and fight, even if you can't win them all."



Senior Athletes Got Game!

Horizons, a DePaul Senior Living Community in Canandaigua, New York, took home a trophy and bragging rights as the champions of the eighth annual DePaul Senior Living Olympics which took place in October at DePaul's Recreation Center in Rochester, New York.

Residents from Westwood Commons in North Chili, Woodcrest Commons in Henrietta, Horizons in Canandaigua, as well as Kenwell and Glenwell in Buffalo, participated in the games along with residents from the Shire at Culverton. Events included a spelling bee, shuffle board, a putting green, bean bag toss, bowling, Wii Bowling, word search and ladder golf.



Activities Director Cathy Toney & Carol Rath - Westwood Commons



Shirley Hanes - Glenwell



Roseanne Bourne - Woodcrest Commons



Paul Lang - Horizons & Dan Charcholla, DePaul Recreation Director.

Project Thank You

Clients and residents throughout DePaul were the recipients of much generosity during the 2014 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 shared their time, talents and gifts with those in our care in New York, North Carolina and South Carolina made a tremendous difference!



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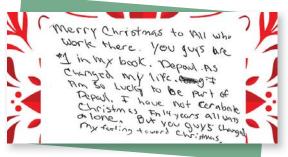
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Holiday Helpers

DePaul's Holiday Helpers program makes the holiday season brighter for people in need in DePaul's mental health programs who are working toward achieving independence. If you would like to become a Holiday Helper in 2015, contact Lynette Wilson-Cox at (585) 719-3103 or lcox@depaul.org to be included in future mailings.



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Riverside Donation

A big thank you to the Riverside High School Alumni Association! In addition to touring the new Riverside Apartments (formerly Public School 60), the former students presented DePaul with a commemorative photo of the Class of 1960, now hung proudly in the auditorium!

Helping Change Lives

DePaul serves some 5,000 people annually in programs that encompass mental health residential and treatment programs, senior living residential services, addiction prevention and support programs, vocational programs and affordable housing. In all of our endeavors, DePaul is proud to have helped people go beyond what they think is possible.

We invite you to be a vital part of making a difference by considering a gift that will help us continue caring for those we serve.

For more information on making a donation, contact Marcia Dlutek at (585) 426-8000 or mdlutek@depaul.org, or donate online at http://www.depaul.org/support.aspx.

Mark H. Fuller – PresidentAmy Cavalier – CopywriterMarcia Dlutek – EditorKathi Stolte – Design

DePaul is a not-for-profit organization that provides senior living residential services, mental health residential and treatment programs, addiction prevention and support services, vocational services and affordable housing. To receive DePaul Details electronically, please provide your name and e-mail address to Lynette Wilson-Cox at Icox@depaul.org in DePaul's Communications Department.

Please direct comments to the Communications Department at (585) 426-8000. Visit our website at www.depaul.org.

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