



# DEPAUL

## Details

Fall 2018 Volume XXV Edition III



# Upper Falls Square Apartments



## OPEN HOUSE



**D**ePaul, State, County and local government officials, along with Christa Construction, SWBR Architects and financial and community partners announced the opening of the Upper Falls Square Apartments in Rochester, New York, a new \$48 million affordable development that offers housing with support services to the community. The multi-story 142,000-square-foot complex features two buildings containing a total of 150 apartments, 75 of which will include services to help individuals with a mental health diagnosis live independently.

“Upper Falls Square Apartments will serve as a cornerstone to the ongoing revitalization of this great community while simultaneously helping to combat climate change,” **Governor Andrew Cuomo** said. “Investing in affordable housing tied to health care and other resources is essential to ensuring that all New Yorkers have a safe and decent place to call home.”

Upper Falls Square joins revitalization efforts taking place in the neighborhood, including the expansion of the Anthony L. Jordan Health Center across the street, which will offer on-site health and wellness classes to Upper Falls Square Apartments residents. The development is among the first in the State to be supported by New York State Homes and Community Renewal’s (HCR) Green Bonds program, which issues tax-exempt bonds certified by The Climate Bond Initiative, an international not-for-profit organization supporting financing for projects around the world that reduce the emissions of greenhouse gases.

“This affordable housing project will provide new housing options for low- and middle-income residents and offer support services for individuals with special needs,” said **Lieutenant Governor**

**Kathy Hochul**. “We’re supporting affordable housing across the state to ensure all New Yorkers have a good place to live without the burden of high cost. The Upper Falls Square Apartments are continuing the momentum of growth in Rochester and moving the Finger Lakes forward.”

Upper Falls Square Apartments were built on about three acres of property that was once the site of condemned homes until they were razed by the City of Rochester.

Each apartment features a fully equipped kitchen, a wall-mounted flat screen TV including basic cable service, and in-unit storage. Heat, air conditioning, hot water and electric are included in the rent and community laundry facilities are available at no cost to the tenant. Tenants have access to a lounge on each floor and a community room. Complimentary Wi-Fi is available in common areas in the buildings.

In order to meet the standards of HCR’s Green Bonds program, Upper Falls Square Apartments has been designed to the requirements of the U.S. Environmental Protection Agency Energy Star Programs. Building A, the Ellen Stubbs Apartments, is certified with the Energy Star Multifamily High-Rise program and Building B, the Minister Raymond & Maxine Scott Apartments, is designed to exceed the efficiency of the Energy Star Certified Homes program. Both buildings incorporate “green” features, including photovoltaic panels for the use of solar energy; high efficiency heating and cooling units; Energy Star rated appliances and lighting fixtures; low or no VOC paints, primers, adhesives and sealants; and green label plus carpeting.

*continued on the next page*



## Upper Falls Square OPEN HOUSE *(continued)*

**New York State Homes and Community Renewal Commissioner RuthAnne Visnauskas** said, "Upper Falls Square Apartments transformed a vacant property into a vibrant, affordable community that expands housing opportunities to hundreds

of low-income New Yorkers and provides the supportive services necessary to help keep our most vulnerable neighbors housed. By investing in affordable housing, we are strengthening the economic foundation of Rochester's Northeast Quadrant and keeping the Finger Lakes region's economy moving forward."

**New York State Office of Mental Health Commissioner Dr. Ann Marie T. Sullivan** said, "OMH is proud to work with partners in the public and private sectors to bring stable and secure housing with services to vulnerable New Yorkers who are making progress toward recovery. Upper Falls Square Apartments is a beautiful addition to the neighborhood, and its supportive housing units will help individuals who want to be independent and productive members of their community."

**Senator Joseph E. Robach** said, "Today's opening of Upper Falls Square Apartments is exciting news for the City of Rochester and the individuals and families who will call this development home. With these buildings offering housing as well as support services, this development will allow households of diverse backgrounds the ability to access critically important housing opportunities."

**Assembly Majority Leader Joseph D. Morelle** said, "As a community, we understand that building strong neighborhoods starts with ensuring every person and family has access to a stable, secure, and affordable place to call home. The completion of the Upper Falls Square Apartments takes us one step closer to this goal by expanding access to affordable housing options and critical support services, ultimately providing hard-working families with the opportunity to grow and thrive."

**Assemblymember David F. Gantt** said, "It is with great pleasure that I congratulate DePaul on your completion of Upper Falls Square. As someone who grew up in the area, I can state unequivocally that this project is long overdue. It will transform the landscape of this neighborhood, and should serve as a catalyst for the development of the area. The combination of high-quality affordable apartments with amenities such as flat screen televisions, free utilities and free laundry, along with supportive services for many of the residents, means that these apartments are more than just living spaces. They will transform the lives of the people who live there."

**Assemblyman Harry Bronson** said, "I applaud the Governor and my partners in government for making this project a reality. Safe, affordable housing is critical to the wellbeing of our city, and this successful project will expand the number of available apartments for families in our community, and do so in an environmentally sustainable way."

**Monroe County Executive Cheryl Dinolfo** said, "Affordable and supportive housing projects are catalysts for community change and have been proven to increase property values and employment



rates in the neighborhoods they serve. I thank New York State Homes and Community Renewal for their investment in the new Upper Falls Square Apartments, which will further enhance Monroe County's efforts to grow more jobs and support stronger families across our community."

**Rochester Mayor Lovely Warren** said, "I want to congratulate DePaul on the successful completion of the Upper Falls Square Apartments, which is the first major housing development on Hudson Avenue in more than three decades. I am grateful to see this level of investment in Northeast Rochester, and I want to thank New York State Homes and Community Renewal and the New York State Office of Mental Health for supporting this development. The expansion of high-quality affordable housing in our city supports our goals of creating more jobs, safer/more vibrant neighborhoods and better educational opportunities."

**Monroe County Legislator Vince Felder** said, "I am delighted that DePaul chose my district for this development. The combination of the quality of the apartments, the amenities and the wraparound services means that not only will these apartments transform the landscape of the neighborhood, it will transform the lives of its residents as well. I would like to thank Assemblyman David F. Gantt and New York State Homes and Community Renewal for securing the funding for this project. I also want to thank Mayor Lovely Warren and other community leaders for partnering with DePaul on this transformative project. A neighborhood that has been neglected for decades is now being revitalized."

**Northeast District Councilmember Michael A. Patterson** said, "I applaud DePaul on the completion of this project and wholeheartedly welcome them again into the Northeast District. I was recently made aware that the City of Rochester has a deficit of 16,000 affordable housing units. This fabulous new development is one of the many steps that the City, HCR and our developer community have completed to meet this pressing need. We have so much farther travel together to meet this need. Where to next?"

**DePaul President Mark H. Fuller** said, "DePaul is pleased to be a community partner in meeting the need for quality affordable housing options in Rochester and throughout New York State. We are proud to be an integral part of the revitalization of Rochester's Hudson Avenue corridor. DePaul wishes to thank Governor Cuomo and the State for providing us with the funding that has made this project a reality, as well as Mayor Lovely Warren and the City of Rochester. Upper Falls Square is an example of progress and partnership in action."



PHOTO CREDIT Communications Bureau, City of Rochester, NY

Speakers at the Upper Falls Open House include (left-right) Vice President, Rochester Genesee Valley Club, National Association of Negro Business & Professionals Women's Clubs, Inc. Martha L. Hope; First Genesis Baptist Church Pastor Fred L. Johnson, Sr.; Monroe County Executive Cheryl Dinolfo; Director of Community Services, Monroe County Office of Mental Health David Putney, MS, CRC, LMHC; Associate Commissioner, New York State Office of Mental Health May Lum; Assembly District 136 Majority Leader Joseph Morelle; Group Manager of Commercial Real Estate with M&T Bank Michael Anthony; City of Rochester Mayor Lovely Warren; DePaul President Mark Fuller; Monroe County Legislator, 22nd District Vincent R. Felder; Upstate Director of Development, New York State Homes and Community Renewal Leonard Skroll; Construction Manager of CONEA David Carr; and Minister Raymond and Maxine Scott.

(Missing from photo: Senator Joseph E. Robach, 56th District and Michael Patterson, Rochester City Council, Northeast District)

**Construction Manager for Coalition of NorthEast Associations (CONEA) David Carr** said, "This is the start for our future and the next generation building better housing, health care, schools, shopping centers, parks, churches and jobs. We are building for a healthy community."

**President of M&T Bank's Rochester region Daniel J. Burns** said, "The Upper Falls Square Apartments will be one of the most transformative projects undertaken in the neighborhood in years. Acres of vacant land that once held condemned homes will soon become high-quality and affordable housing, complete with an array of support services, thanks to the vision and commitment of Mark Fuller and his team at DePaul Properties. We're excited to provide the capital to help make it happen."

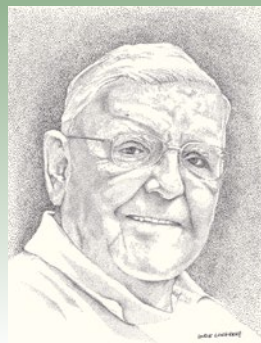
**Northeast Regional Manager for Community Development Banking, JPMorgan Chase, David Walsh** said, "We're proud to assist in the financing of the Upper Falls Square development. We have a strong commitment to the communities we serve and we're delighted to be a part of another transformative development by DePaul."

**Principal, Managing Director and Co-Head of Acquisitions with Red Stone Equity Partners Richard Roberts** said, "Our team at Red Stone Equity Partners enthusiastically joined with our partners at M&T Bank to provide tax credit equity to this important project at Upper Falls. We have thoroughly enjoyed our long-standing partnership with DePaul, one of the nation's most prolific providers of supportive housing."

Partners involved in the project are the City of Rochester and Mayor Lovely Warren, Christa Construction, the Coalition of NorthEast Associations, DePaul, JPMorgan Chase, M&T Bank, New York State Homes and Community Renewal, New York State Office of Mental Health, Red Stone Equity Partners and SWBR Architects.

A special thanks goes out to the family and friends of Ellen Stubbs, Minister Raymond and Maxine Scott and family, First Genesis Baptist Church, Pastor Fred Johnson, Sr. and the church family, Bernita Hawkins, Dinosaur Bar-B-Que, Eddie Harris, owner of American Specialty Manufacturing Company, Inc. (Boss Sauce) and the City of Rochester Communications Bureau.

## Longtime Board Member Honored



A training center at DePaul Administration in Rochester, New York was recently named in honor of longtime DePaul board member Lou Litzenger. Family, friends and DePaul staff attended a dedication ceremony and luncheon to commemorate the new Louis J. Litzenger Training Center.

When Lou first joined the board over 40 years ago, DePaul had 22 staff. The agency has now grown to over 1,500 employees in New York, North Carolina and South Carolina. Thank you, Lou, for your unwavering dedication to DePaul's mission and steadfast compassion for all those served by DePaul over the years!

DePaul President Mark Fuller presents DePaul Board Member Lou Litzenger with a portrait by Lorie Longhany which also hangs in the newly dedicated training center.

**The Upper Falls Square buildings are dedicated to three prominent Rochester community leaders, the late Ellen Stubbs and Minister Raymond and Maxine Scott.**



Ellen Stubbs



Minister & Mrs. Scott



Representatives for Ellen Stubbs

PHOTO CREDIT  
Communications Bureau, City of Rochester, NY

Building A, which contains 114 apartments, is named the Ellen Stubbs Apartments. Ellen Stubbs, who passed away in 2012, was known for her commitment and generosity not only in her local community but in the world. She worked as a nurse for over 50 years and advocated for the community through her work with local organizations including the Anthony L. Jordan Health Center, the Community Health Care Association of New York State, the YWCA, the Coalition of NorthEast Associations (CONEA), Baden Street Settlement, Wilson Commencement Park and many others.

Ellen Stubbs was active in her church community where she served in several leadership roles. She was the Sunday School Superintendent at the Atlantic Avenue Baptist Church, served on the Board of Trustees at the Greece Baptist Church, and volunteered her time at the Aenon Missionary Baptist Church and the Monroe Baptist Association.

Ellen Stubbs received many awards and recognitions for her outstanding dedication and service. She was especially honored to be recognized by the National Association of Negro Business and Professional Women's Clubs for her vision, fortitude and courage in working to uplift and empower professional black women. She served as a delegate to the United Nations Conference on the Status of Women in 1995 in Beijing, China and as a member of the World Conference Against Racism in 2001 in Durban, South Africa.

This building honors her generous spirit and builds on her legacy of working to provide opportunities and improve lives in our community.

*"DePaul Upper Falls Square epitomizes the spirit of collaboration and dedication that defines our community," said DePaul President Mark Fuller. "We are truly honored and proud to recognize the many significant contributions of the late Ellen Stubbs and Minister Raymond and Maxine Scott who have given so much of themselves and made a lasting, positive impact for many in need."*

President of the Rochester sub-region of the New York State Northern Region Black Political Caucus reflecting his long history in the civil rights movement. He remains one of the leading figures in Rochester's work for a better community for all.

Minister Scott was director of the DePaul Problem Gamblers Treatment Program and was one of five outsiders called to meet with Attica Prison inmates in an effort to ease tensions during the riot. As a member of the DePaul Community Services Board of Directors, he has passionately worked to help DePaul develop the Upper Falls Square Apartments by tirelessly collaborating with community stakeholders including CONEA, neighbors and businesses in the northeast quadrant, and the Anthony L. Jordan Health Center, creating synergy and excitement about a development that brings needed housing and health and wellness options to a neighborhood in need.

Maxine Scott – whom Minister Scott calls "the wind beneath his wings" – has stood side by side with Minister Scott in all his work for 52 years. She retired after 33 years with the Xerox Corporation and continues to serve her church, Faith Temple, and community as a volunteer.

This building honors the important work Minister and Mrs. Scott have done on behalf of our community, which will continue to impact generations to come.

## DePaul Hosts 27th Annual Smouse Tournament

Fun was had by all at the DePaul Recreation Department's 27th Annual Bill Smouse Memorial Softball Tournament which took place in Rochester, New York in September. Participants came from social clubs and day programs and included residents from DePaul's Ridgeview Commons, Rochester View and Neighborhood of the Arts (NOTA) Apartment Treatment Programs, and Halstead Square and Edgerton Square Community Residence-Single Room Occupancy Programs, as well as from East House and the Finger Lakes Developmental Disabilities Service Office (FLDDSO).

Started in 1990 by DePaul Recreation Director Dan Charcholla, the tournament recognizes the late Bill Smouse, a former employee at the Edgerton Recreation Center who donated his time to a community sports league to provide positive experiences for individuals with disabilities.



(Left-right) Heather M. (NOTA), David Condello (Community), Joshua I. (Edgerton Square), Alex S. (FLDDSO), Marvin Tellier (Community), W.L. (FLDDSO) and Recreation Coordinator Austin Pettigrew.

# Development Updates

DePaul is increasing its ability to serve even more people in need with new projects in the works for affordable housing and supported housing across all its programs.

Permits and funding have been obtained and construction began on the **Knitting Mill Apartments** in Perry, New York. The Knitting Mill Apartments represent the adaptive reuse of the former Perry Knitting Mill which involves transforming the former site into a 48-unit apartment building.

Site work is anticipated to begin on the **DeWitt Clinton Apartments**, a new 80-unit facility in Rome, New York, in fall 2018. The community will include a 66-unit apartment building and 14 townhouses. The apartments will provide fully handicap accessible, workforce housing.

Planning has begun for an expansion at DePaul's **Apple Blossom Apartments** in Cheektowaga, New York. The existing Apple Blossom building would be renovated and converted to 15 new one-bedroom units and 15 two-bedroom units for seniors. In addition, two brand new 40-unit buildings would be constructed, with one of the buildings equipped with sensory devices for persons who may be Deaf, Hard of Hearing and those using American Sign Language (ASL). The goal is to close on this project by the end of 2018.

**Wexford House**, a DePaul Senior Living Community in Denver, North Carolina, is undergoing upgrades including adding 20 beds to make it an 80-bed community. In addition, updates include new flooring and lighting in hallways, increasing the ceiling height in the lobby, a new portico in front of the building, improvements to the parking lot and a fresh coat of paint.

Improvements at **Parkside**, a Community Residence-Single Room Occupancy Program in East Rochester, New York, include an updated medication room and front desk, new flooring, new showers in the community bathrooms, upgrades to the HVAC system, kitchen and elevators as well as new wallpaper in some areas of the building. Completed renovations also include a new generator, front sidewalk, intercoms and an updated security camera system.

The **Ridgeview Commons** Apartment Treatment Program in Rochester, New York received a new fitness center, conference and storage room, an expanded community room, six new office cubicles and updates to the medication room.



Knitting Mill Apartments



DeWitt Clinton Apartments



Apple Blossom Apartments



Ridgeview Commons



Parkside



Wexford House

We all have dreams.  
Help make someone's come true.

**DEPAUL**  
Annual Appeal 2018

## 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 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](mailto:mdlutek@depaul.org). To donate online visit <https://www.depaul.org/donate/annual-appeal/>.

# Mental Health First Aid



Just as Cardiopulmonary Resuscitation (CPR) helps even those without clinical training assist an individual having a heart attack, Mental Health First Aid prepares participants to interact with a person experiencing a mental health crisis.

Mental Health First Aid is an evidence-based public education

program that introduces participants to risk factors and warning signs of mental health problems, builds understanding of their impact and reviews appropriate support. The eight-hour course, which has been offered at DePaul since August 2016, is proven to improve people's mental health, increase the understanding of mental health issues and treatments, connect more people with care and reduce the stigma associated with mental illness.

"This important educational effort goes a lot further than emergency intervention; it really helps people understand the shroud of fear and misjudgment facing individuals and families who experience mental illness and addiction," said Director of Staff Development and Training Nancy McGovern.

A total of 189 DePaul employees have completed the course to date. It is taught by Intake Director Yvonne Adams and Parkside Program Director Jennifer Robinson.

DePaul's Digital Content Coordinator Justine Smith said the training was thought-provoking, informative and practical.

"Since one in five adults experience a mental illness in a given year, chances are we all know someone who has a mental illness," Smith adds. "The skills taught in Mental Health First Aid are extremely practical and could be utilized to help any person, not just someone served by DePaul. Everyone is dealing with something and we all face challenges, so it's imperative to be kind and listen non-judgmentally."



Nancy McGovern



Justine Smith

# A Journey to Recovery



Jeanet H.

It can be difficult to convey the personal challenges that accompany living with a mental health diagnosis. Jeanet H., a Residential Assistant at DePaul's Neighborhood of the Arts (NOTA) Apartment Treatment Program in Rochester, New York, has become the voice and face behind the "Who Do We Serve" presentation during DePaul's New Employee Orientation. She presents in-person

to newly hired staff in Rochester and her presentation has been recorded for audiences in Buffalo, New York.

Although she'd describe herself as being shy and laid back, she said she realizes it is important to share her story with others - from being diagnosed with borderline personality disorder, post-traumatic stress disorder and impulsiveness with a chemical imbalance after high school to graduating from community college and landing a job at DePaul.

When she fulfilled a lifelong dream, graduating from Monroe Community College in 2010, DePaul staff were there in the audience cheering her on. Now Jeanet herself is a DePaul employee and has since moved into DePaul's Supported Housing Program. She began as a Certified Living Assistant in 2010 and was promoted to Residential Assistant at NOTA. Jeanet said she loves working with her peers.

"I know where they are coming from," she said. "I've walked in their shoes. If you respect the clients, they will respect you."

# DePaul Seeks Holiday Helpers

You can make a difference for a client in need in a DePaul 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](mailto:acavalier@depaul.org).



## A Night at the Red Carpet



*Carmen C. (right) of the Ridgeview Commons Apartment Treatment Program received a best dancer award.*



Clients of DePaul's mental health residential programs in Rochester, New York enjoyed "A Hollywood Ball" in September. The community room at DePaul's Rochester View Apartments was transformed into a scene from the Academy Awards, with a red carpet backdrop, prizes for the best dancer and best dressed and door prize raffles. From the decadent decorations and lights to the menu of passed hors d'oeuvres, mini quiches, stuffed mushrooms and a chocolate fountain, it was a lavish affair that will not soon be forgotten.



*Danita Forney of the Neighborhood of the Arts Apartment Treatment Program received a best dancer award and Jermaine T. of Lyell Road Licensed Congregate Treatment Site received a best dressed award (left).*

## National Assisted Living Week

DePaul Senior Living Communities in New York, North and South Carolina recognized National Assisted Living Week (NALW) in September with activities aimed at helping residents live life to its fullest! Residents, staff and families celebrated the joys of aging with fabulous photo shoots, carnivals, entertainers and much more.

Among the many celebrations, seniors at Westwood Commons in North Chili, New York enjoyed a sampling of old-fashioned hot cocoa with volunteers from the Genesee Country Village and Museum, took a stepback in time with horse and buggy rides, and raised their glasses at an Oktoberfest. Horizons in Canandaigua, New York, hosted a staff appreciation event including an ice cream sundae bar, compliment jars and raffles.

Staff members at Prestwick Village in Laurinburg, North Carolina led seniors in activities including baking cookies and a special photo shoot. Residents at Hickory Village Memory Care in Hickory, North Carolina took a moment to write down their own stories and offer advice to younger generations.

This year's NALW theme "Capture the Moment" encouraged reflection as residents looked back on pivotal moments in their lives and served as a reminder to staff that the little, everyday interactions with residents are essential in delivering high quality, person-centered care.



*Westwood Commons Dietary Aide Mallory Montagiano and resident Alex Pocchiare participated in a special bingo game as part of the community's NALW celebration (left). Prestwick Village resident James Dixon poses in front of the fireplace during a special photo shoot to celebrate NALW (above right).*

## Fine Art Miracles



*Pearl Osterman of Horizons shows off her finished work (above). Horizons residents Shirley Carr and Pat LaBell get assistance from Caroline Garnatt during a Fine Art Miracles session (right).*



DePaul seniors in New York are channeling their inner Picasso with the help of Caroline Garnatt, an artist for 40 years and teacher with the nonprofit organization Fine Art Miracles, Inc. (FAM). Caroline visits Horizons in Canandaigua, Woodcrest Commons in Henrietta and Westwood Commons in North Chili once a month to guide seniors in creating works of art! The mission of FAM is to bring the cognitive and social benefits of art to the elderly living in nursing homes and assisted living communities through fine art lessons, art therapy, music therapy and social robot-enhanced learning for all ages and capabilities.



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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 e-mail address to Monica Bulger at [mbulger@depaul.org](mailto:mbulger@depaul.org) in DePaul’s Communications Department.

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