



brighter
tomorrows

ONE IN PURPOSE

Summer 2022

HOMEFRONT

HOMEFRONT

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OUR MISSION





Originating from a Christian commitment of service, our mission is to provide high quality care, services and residential communities for seniors.

OUR VISION

By 2030, National Church Residences will scale for mission impact, advancing better living for 100,000 seniors, wherever they call home.

TELL YOUR STORY!

Has National Church Residences had an impact on someone you know or the company you work for? We would like to know and share that story! Contact Todd Hutchins at 614-381-9853 or THutchins@nationalchurchresidences.org.

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UNLOCKING OUR HAPPINESS BY HELPING OTHERS AND BUILDING PARTNERSHIPS

Mark Ricketts, president & CEO, at Inniswood Village, Westerville, Ohio.

Over the past two years, our everyday routines, sources of joy and relationships were changed by the COVID-19 virus, often leaving little room for happiness. While the worst days of the pandemic are likely behind us, we are moving into a time of year when many of us enjoy the warmer summer months by spending more time outside hosting backyard barbecues and taking family vacations. It's an exciting feeling to shed the worry and need for self-preservation that became a constant for many of us throughout the pandemic.

With that difficult period behind us, I began focusing on what can we do to improve the lives of our seniors who were especially impacted during the lockdown, as well as unlock our own happiness.

“Somewhere along the way, we must learn that there is nothing greater than to do something for others. – Dr. Martin Luther King, Jr. from The Three Dimensions of a Complete Life sermon”

Over the years, many of history's greatest thinkers have suggested that true happiness can be found by taking a break from our own self-interests and engaging in actions to improve the lives of other people. By putting others first and showing them compassion, we are developing a culture of love and respect that also could improve our own mental and physical health.

Our mission at National Church Residences compels us to serve as many seniors as we can. More than 60 years ago, we were founded as a Christian organization committed to serve all seniors – without regard to their beliefs, their personal identity, their race or their ethnicity. Our values reflect compassion and respect so we can lift up our seniors and honor them. Each older adult is someone to celebrate

and cherish, but we cannot accomplish this on our own. That is why we want to align with others who share these intentions, so we can achieve our mission of providing quality housing, care and advancing better living for 100,000 seniors, wherever they may live.

Strategic business partnerships are an important part of this effort. Business partners can fulfill the areas where we lack the expertise or resources and allow us to scale our business for efficiency and maximize performance toward improvements for our residents and clients. In the meantime, building strong and lasting relationships with business partners who complement our efforts should result in greater benefits to our seniors.

Collaborative partnerships allow the sharing of ideas and responsibilities so we can succeed in creating **Brighter Tomorrows** for older adults and their families by aligning our goals and values with businesses and individuals such as yourself. So, I ask that you join me in our efforts and invite others to assist us in serving, supporting and sparking more joy into the lives of older adults. Together, in shared partnership we can put others before ourselves and help older adults live more independent lives, while also giving us a reason to feel good about ourselves.

In the future, we look forward to celebrating these new partnerships, telling your stories and the goals we accomplished together in Homefront magazine.

Sincerely,

Mark Ricketts, President & CEO
National Church Residences

LIGHTING THE WAY TOWARD A —

BRIGHTER TOMORROW

We know that elevating the experiences of our seniors starts by transforming our employees' experiences. And that is why we are evolving our organization from the inside out to enable an employee experience that will support our bright vision of the future. We are excited to be on this journey and to share our refocused mission statement and core values along with our new faith statement.

Why did we update our longstanding mission statement and core values? Because we are changing, and so is the world around us. Our updated Mission Statement:

MISSION STATEMENT

Originating from a Christian commitment of service, we provide high quality care, services, and communities for seniors.

The nation is becoming more diverse and so is our workforce, as well as the seniors we serve. Because we are committed to a diverse, inclusive, servant-led and mission-minded culture, we added the core value of **equity and inclusion**. Our updated Core Values:

CORE VALUES



Purposeful Service

We are driven by a deep sense our work should honor God; we are inspired to serve seniors so they can thrive in safe and loving homes.



Compassion

We strive to foster a caring community of dignity and belonging.



Equity and Inclusion

We pursue fairness, diversity and inclusion to respect, value and protect our employees, residents and all whom we serve.



Excellence

We commit to the highest standards of integrity, quality, stewardship and safety, while continuously innovating and improving.



Servant Leadership

We place the needs of others first. We are willing to learn from and elevate each other, and celebrate our successes.



OUR VISION

By 2030, National Church Residences will scale for mission impact, advancing better living for 100,000 seniors, wherever they call home.

At National Church Residences, servant leadership commitment means that we show up as servant leaders and hold ourselves accountable to listening to, caring for, investing in and inspiring all employees. We expect them to do the same to foster a culture where everyone feels loved, valued and respected. It starts with us.

Acknowledging the increasing diversity of the nation, we wanted to ensure that people of all faith traditions or none at all feel welcome and a sense of belonging, so we created a new **faith statement**:

National Church Residences was founded as a Christian organization committed to serve all seniors without regard to their beliefs or personal identity. Our values reflect compassion and respect for everyone in everything we do. We welcome everyone who shares our mission to join us in serving seniors.

We are excited to look ahead to the promise of brighter tomorrows – and our refocused mission statement and core values, along with our new faith statement, are the first steps toward achieving our new strategic direction. Our mission compels us to serve even more seniors. Therefore, we must ensure that our mission continues to thrive for decades to come!

BRIGHTER TOMORROWS — ARE HERE...

(Pictured in top left below) Rev. Jim Zippay, corporate chaplain at National Church Residences, leads a volunteer chaplaincy training class over Zoom.

In a world of seemingly unending turmoil and tragedy, is there hope for *Brighter Tomorrows*? At National Church Residences, we believe the answer is a resounding “YES”!

While many might question what the future holds, we at National Church Residences hold tight to our belief that the dawn is always brighter after a storm. Our preferred future state compels us to look beyond what we have endured and focus our energy on what we can accomplish.

By 2030, National Church Residences will scale for mission impact, advancing better living for 100,000 seniors, wherever they call home.

When we choose hope, every crisis, every challenge and even every joy can reveal opportunities for positive change. Rising from the pandemic we discovered new and creative ways to accomplish our work. Innovation has become our norm as we continue to explore creative ways to serve seniors. During the height of the pandemic, our frontline staff helped us learn and understand what true servant leadership means.

Servant Leadership: We place the needs of others first. We are willing to learn from and elevate each other, and celebrate our successes.

Brighter Tomorrows is National Church Residences’ appeal to believe, to keep trying and to keep getting better at everything we do. It’s our call to hope.

As chaplains, we carry that banner of hope into every community and conversation we enter. Even in the face of tragedy, sorrow, restrictions, shutdowns, staffing shortages and limited access to those who need us most, our efforts to



bring encouragement and comfort to our residents (and to one another) will carry on. Hope is a wonderful thing and is the impetus for our *Brighter Tomorrows*!

That’s why when we see hope, we must celebrate and continue to build upon it. We recently wrapped up our largest training class for new volunteer chaplains and held a special virtual graduation ceremony with more than 100 guests in attendance!

The signs of our *Brighter Tomorrows* are on full display in Ohio, Pennsylvania, Georgia and Texas – as we are now able to provide spiritual care to many of our residents who live in our affordable housing communities in those states.

As an organization that was founded on Christian values, hope after a storm, a new Sunday after a good Friday, is baked into our DNA. If you would like to be a part of our *Brighter Tomorrows* – bringing hope to our residents as a volunteer chaplain – we would love to talk to you.

Contact us at Chaplaincy@Nationalchurchresidences.org.

Look up and see what’s coming. Better yet, we hope you’ll join us!

OUR DONORS *make a difference!*



Gifts of any size help support our mission of providing seniors with high-quality care, services and residential communities. Your contribution allows National Church Residences to deliver vital resources to those we serve. For 60 years, we have been blessed with the generosity of individuals just like you.

Interested in other ways to support our mission? Please email philanthropy@nationalchurchresidences.org.

Thank you!



SENIOR LIVING: FLORIDA CHAPLAINCY & PHILANTHROPY

Chaplaincy Sparks Giving Spirit in Florida Senior Living Communities

When National Church Residences expanded senior living into Florida in 2016 by acquiring Water's Edge of Bradenton and Water's Edge of Lake Wales, there already were chaplaincy programs in place. Finding ways to enhance these pastoral programs was a natural extension of the organization's Christian roots. But that support led both communities in new and meaningful directions.

Water's Edge of Bradenton: Generosity Expands Chaplain's Role

Chaplain Ed Bartel began serving Water's Edge of Bradenton in 2015, working in a part-time capacity – leading Bible studies and vespers services, and helping those in need of spiritual, social and emotional support. As Chaplain Bartel connected with residents, it was clear community members needed and desired full-time chaplaincy support.

Through a philanthropic campaign coordinated by the Water's Edge of Bradenton Foundation, donors contributed more than \$50,000 in an astonishing two-month period to ensure the community benefited from their chaplain's support full time. This enabled Chaplain Bartel to introduce innovative programs, including comparative religion, "News and the Bible" and memory care programming.

"The generous hearts of residents were central to growing chaplaincy at Bradenton," said Nicole Papa, senior director of philanthropy. "As people were touched by Chaplain Ed's service, they were inspired to ensure that he was available for all in our community when they needed him."

"I was very humbled," said Chaplain Bartel, "that people wanted chaplaincy that strongly that they would contribute to make this possible...I regularly hear people express incredible appreciation that there's a chaplain here, that there's someone ministering, that it crosses different faiths and backgrounds."

Water's Edge of Lake Wales: Chaplain Energizes Community Giving

Justin Dennis's arrival in December of 2020 marked a new moment for chaplaincy at Water's Edge of Lake Wales. In the midst of COVID-19, Chaplain Dennis provided Sunday services, hospital visits and Bible studies, and launched a grief support group in his part-time capacity.

As residents had at Bradenton, the Lake Wales community saw the value of a full-time role for their chaplain, and contributed through the Water's Edge of Lake Wales Foundation to expand the chaplaincy program. The residents created a culture of philanthropy, which has inspired other types of giving, including to benevolent care and memory care programming.

Though Chaplain Dennis recently accepted a new position outside Water's Edge of Lake Wales, his energy and spirit have paved the way for a new chaplain, Mark Clark, who began his service on Easter Sunday in a co-celebration with Chaplain Dennis.

"Justin built a vibrant program in just a year's time that meets our residents' needs. But it was so much more," said Kwanza Bryant, executive director at Water's Edge of Lake Wales. "It changed the fabric of our community. You feel a difference. We are looking to our new chaplain to continue this momentum forward."

Chaplain Ed Bartel with his wife, Laurie





Chaplain Mark Clark with a Lake Wales resident



Chaplain Ed Bartel (center) with colleagues at Bradenton



Chaplains Justin Dennis (left) and Mark Clark (right)



COPC SeniorSelect Center Delivers on Its Promise to Provide Comprehensive Client-Focused Care

“A total answer to prayers” was what one COPC SeniorSelect Center member said, when asked what the program’s holistic approach has meant to her health and her life.



Launched in 2021 in the Northland neighborhood in Columbus, Ohio, COPC SeniorSelect is a unique and proactive service that aims to meet the comprehensive “health and life” care needs of seniors in need of support. High-quality, well-coordinated and client-centered care is the focus of this service that seems to be delivering just that in the first year of operation for seniors in the central Ohio region.

What separates COPC SeniorSelect from other health care services is the added component of supporting clients for their holistic care needs. In addition to providing primary care services, same day visits, access to urgent care, 24 hour on-call support, and telemedicine, clients also are able to receive assistance navigating state and community support services, help with benefits, and access to wellness programs and resources to support seniors' needs throughout their daily lives.

Over the first year of operation, COPC SeniorSelect has approximately 250 current members. As this program continues to positively impact lives, the goal is to serve several thousand members and extend into community-based care to deliver on our mission to serve seniors and meet them where they are.

“We have a unique delivery system for healthcare that’s extremely comprehensive to help our members live their best lives,” said Dr. Stephen Mills, an internal medicine specialist in practice at the center. Mills continued, “Here at COPC Senior Select, we follow the five Ms,” which include:

1. What **matters** most to our clients comes first. This is client-focused care.
2. Minimal **medication** to allow for non-medical interventions where possible.
3. Fine-tuning chronic **medical conditions** to provide preventative care as much as possible.
4. Challenging **memory** to help seniors keep their minds active and continue to learn new things.
5. Accessing **mobility**, paying attention to frailty syndromes while keeping our seniors physically active.

Nearly \$3 million was invested in this 9,000-square-foot, state-of-the-art center located at 1710 East Dublin Granville Road. Since its opening in February 2021, COPC SeniorSelect is just one of the many investments by National Church Residences over the next several years in the Northland community. This investment includes three, affordable senior housing communities, such as the recently opened Northland Gate, located at 5757 Maple Canyon Avenue.

SPANNING

— the —

DIGITAL DIVIDE

*Organizational Commitment & Federal Programs
Expand Connectivity & Access to Senior Residents*



National Church Residences is committed to supporting seniors as the technology landscape quickly evolves and the digital accessibility needs of our residents grow. During the last two years of the COVID-19 pandemic, we have seen the rapid acceleration of the digital delivery of services throughout society. Education, access to healthcare, medicine, even the way we buy groceries has evolved quickly to be delivered through digital platforms.

For our seniors this can be particularly challenging, as we know that 22 million older adults across the country are still without basic access to digital tools and platforms, as well as utilities such as wireless internet. However, this is a challenge that National Church Residences is focused on overcoming on behalf of the many seniors we serve daily.

In the past two years the Federal Communication Commission established policies that all internet service providers must offer an affordable rate to residential households that qualify. The Affordable Connectivity Program helps households afford the level of broadband access necessary for work, healthcare, school and other needs. This program offers up to \$30 a month in credit towards home internet service. This program will accelerate our progress toward breaking down the digital divide for our residents by ensuring that they are connected.

Digital platforms that are Wi-Fi dependent play a large role in the lives of seniors today. In a 2021 study done by Think With Google, 91% of seniors said that they go online to stay in touch with friends and family, a trend that is likely to remain high as the COVID-19 pandemic remains unpredictable. Seniors could have anywhere from one to four devices at a time requiring a Wi-Fi connection, making Wi-Fi accessibility that much more important. **Why Seniors Are Turning to Digital:**

For National Church Residences, a primary goal at this time is ensuring that our seniors are connected.

Secondarily, we are also focused on bridging the digital divide through education, appropriate and accessible devices, and then driving adoption among our residents. To that end, we are piloting digital platforms in some of our communities such as incorporating devices like Alexa and Google Nest. These devices were donated to the communities piloting these initiatives and were brand new upon arrival. Donations such as these allow our seniors to adopt new technology faster, and we thank our many philanthropic partners for their generous support to ensure our residents are digitally connected.

As we have begun to roll out these programs and saw our residents becoming more digitally connected, the need for education becomes apparent. Our seniors are excited to learn and want to be able to do more on digital platforms – but understandably, using the internet can be difficult for some, so working with them one-on-one can expedite the learning process. We are grateful to be able to empower older adults through connectivity and technology.

At this time only 38% of our residents are connected to the internet, so we know that there is a long road ahead to assuring that all are connected, educated, and utilizing digital platforms and their own devices. Key to this is ensuring that our seniors understand how this level of connection can enhance their lives and keep them in touch with their families and friends. As we look to the future, we believe we will see a completely different dynamic within our communities, particularly over the next five years. Our seniors will be able to connect with National Church Residences, the broader community, as well as their families and friends in many ways.



91%
Staying in touch
with friends
and family



87%
Organizing their
finances



73%
Improving health
and wellness

Source: Think With Google



Assisted Living Pavilion, Waverly, Ohio



Residents Ken Burleigh, Dorothy Wells, Rosann and Hunter Severding take their turns with the shovels during the ground breaking ceremony for the White Elephant building and wood shop expansion.

CELEBRATING 60 YEARS OF GENEROSITY and 35 Years of the Bristol Village Foundation

“In January 1987, Norman Heym came to my office. His beloved wife Eleanore had recently died, and he wanted to do something in her memory that would be lasting and serve Bristol Village residents. I was instructed to suggest a foundation to Norman. He was very enthusiastic and eagerly wanted the first donation to be one honoring his precious wife.”

So wrote Barbara Early on the 20th anniversary of the Bristol Village Foundation in the summer 2007 issue of the Bristol Village Foundation News. And so began the Bristol Village Foundation – though not the spirit of giving, which had been integral to the community since its opening in 1962.

Still an active resident at the Village, Early brings a unique perspective to the launch of the Bristol Village Foundation and to philanthropy in the community. Early’s father, Bernie Henstock, was the executive director. Then she and her husband Jay Early arrived in 1986, when he began his service as executive director – and she began a host of duties spanning administration and resident support until the couple’s retirement in 2001.

“A lot of our residents are retired professional people – nurses, teachers, social workers,” said Barbara Early. “They see the benefit of a Foundation, and they have knowledge of benevolence. It’s not a hard sell!” she laughed.

The form that philanthropy takes has followed the vision of the residents, from the earliest “pioneers” to the vibrant community members of today.

“Giving back and engaging in the community is a habit, an expectation, and a way of life at Bristol Village,” shared Nicole Papa, director of philanthropy for National Church Residences. “There is hardly an area of Village life that has not benefited from philanthropy. In addition to major capital improvement campaigns, the Bristol Village Foundation has been key to the success of the more than 40 resident-led clubs, committees and special projects that are a hallmark here.”

Long pre-dating the formation of the Bristol Village Foundation, the first capital campaign in 1971 raised \$42,000 for the medical center. The Good Neighbor Fund, still in place today, was established in 1975 to confidentially help residents experiencing financial hardship. The healthcare center was built in 1989, funded in part by \$800,000 in philanthropy.

The 1990s expanded the impact of the Foundation. Residents contributed to a capital campaign in 1991 for significant improvements to Bristol Court, built in 1979 to add affordable senior housing to the campus. In 1999, another capital campaign raised more than \$1 million to expand the Glenn Center, adding the library, café and fitness center, as well as building 24 memory care apartments at the healthcare center.

In 2007, tennis courts, a dog park, paths and gardens were added as a result of a capital campaign. Also through the Foundation, a new transportation program was launched, providing residents with rides in Pike County.

In June 2018, the Bristol Village Foundation received the single largest gift in its history and the third largest bequest for all of National Church Residences. With those funds, in 2021 the Fitness Room was expanded, upgrades to BV TV began and construction of a new shelter house was completed.

The vision of current residents has been the impetus to establish the Railroad Club and Museum, enhance and beautify Cooper Wildflower Woods, create the Hummingbird Garden, renovate the Museum Cottage and expand archiving of Village history.



“Bristol Village will always hold a unique place in our hearts,” noted Mark Ricketts, president and CEO of National Church Residences. “Reverend John Glenn’s vision for a better life for seniors has inspired our mission, growth and leadership over the past six decades. And the Bristol Village Foundation helped launch a commitment to philanthropy that extends across our entire organization.”



Jay & Barb Early



Memory Care Resident



Money Tree



New & Continuing Grants Support Central Ohio Seniors

The National Church Residences Grants Office team is always scanning the landscape for opportunities to serve the organization's mission. Many grants applied for in the fall of 2021 are now being awarded, including two supporting central Ohio properties – one from the City of Worthington and another from the City of Columbus.

Homemaker Program Offers Practical and Social Support

The City of Worthington has been supporting the residents at Stafford Village for the past several years with their homemaker program. Eligible residents are able to get help with cleaning, laundry, dishwashing and other household tasks from private duty aides. In addition to helping around the house, the aides are able to provide the residents with companionship and much needed relief from social isolation caused by the ongoing pandemic. Having a clean home and an ear to listen have really helped the residents at Stafford Village thrive and feel more at home. They have expressed how grateful they are to have the support of the City of Worthington and their fantastic service coordinator.

American Rescue Plan Reduces Low-Income Seniors' Rent Obligation

National Church Residences is also the recipient of a first-of-its-kind grant from the City of Columbus. Using funds granted to the city through the American Rescue Plan, Columbus is helping support our residents by providing them with rent relief for the next year. Leaders from both organizations have been working hard to get the details in place to start the program and identify which residents qualify for it. This grant will benefit residents living in National Church Residences Low-Income Housing Tax Credit properties in the Columbus area. Starting in July, eligible residents will receive a stipend to help reduce the amount of rent that they pay each month. Residents who are paying more than 30% of their income toward rent will be given rent relief in the form of a credit to their account. These funds are meant to help the residents save money and offset the inflation-driven rising cost of living. As part of the grant, residents also will receive training on how to budget and save money with their other monthly expenses. The City of Columbus will be watching the success of this program with the hope of replicating it in future grants at other properties.

These programs are just two of the many grants that are active at National Church Residences properties across the country. To learn more about grants and how they might help a particular senior community, reach out to JoAnna Freeman at jofreeman@nationalchurchresidences.org.



BOARD OF DIRECTORS UPDATE

Welcome Three New Board Members



Geoffrey Biehn joins the board of directors with extensive financial planning expertise. Before forming and serving as president of Trinity Financial Advisors LLC, Biehn was a senior vice president and divisional CFO at Bank One. He began his career at KPMG and brings 25 years of experience, having also served in

senior financial positions at CompuServe and MCI. A certified public accountant and a certified financial planner, he is a Columbus native with an undergraduate degree in business from Indiana University and has a master's in business administration from The Ohio State University.



The Reverend Larry Crowell recently retired after 10 years as president and CEO of Lutheran Social Services of Central Ohio. A Pennsylvania native, Crowell's election to the board brings his extensive experience in the health care sector, working as CEO of the Heritage Valley Health System, Pottstown Memorial

Medical Center and Pinnacle Health, all in his home state. He also earned a master's in divinity and was ordained an Episcopal priest, which led to service as rector of St. Luke's Episcopal Church in Powhatan, Virginia.



Tingting Li has served as director of global planning and international new markets for The Wendy's Company since 2018. Her experience in financial planning, business development, as well as mergers and acquisitions crosses health care and retail sectors, bringing valuable perspective to the board. Before

joining Wendy's, Li held executive and management positions with Cardinal Health and KPMG. She has an undergraduate degree in finance from Beijing Language and Culture University, as well as an MBA in finance and strategy from The Ohio State University.



We are delighted to welcome our new board members Geoffrey Biehn, Rev. Larry Crowell and Tingting Li as we move into 2022 and beyond," said Mark Ricketts, president and CEO of National Church Residences.



Residents at Hopeton Terrace benefit from major renovations

STRATEGIC PARTNERSHIPS KEY TO *FIRST* RAD FOR PRAC CONVERSION IN THE COUNTRY

When National Church Residences became the first organization in the country to partake in a unique preservation program offered by the U.S. Department of Housing and Urban Development (HUD), it needed to develop a group of partners who were willing to take on a complex funding strategy resulting in the renovation of Hopeton Terrace in Chillicothe, Ohio.

This 47-unit apartment building was built in 1994 using HUD's Project Rental Assistance Contracts (PRAC) 202 Program, which provided funds to build affordable housing, but it was limited in addressing major capital needs of these aging buildings.

Linda Couch, vice president of housing policy at LeadingAge said, "They couldn't refinance their loans because they didn't have loans and so their capital needs were really stuck in a catch-as-catch-can situation, with many communities unable to muster the resources they needed to maintain and preserve their communities."

To address this problem, National Church Residences formed an alliance with other PRAC owners and HUD leadership to design a program aimed at preservation. From those efforts, the Rental Assistance Demonstration or RAD for PRAC program was developed to convert HUD 202 PRAC senior housing communities to a long-term subsidy contract that allowed the use of key funding sources such as Low Income Housing Tax Credits.

"NCR (National Church Residences) pushed hard to make this vision a reality," said Evan Handelman, deputy assistant secretary of HUD. "After RAD for PRACs was added into the statute, the NCR team offered ideas and comments on the draft implementing notice, which was published in September 2019."

Soon thereafter, National Church Residences was the first to submit a RAD for PRAC conversion plan to HUD.

"Being first isn't always easy, but it is necessary," said Amy Rosenthal, vice president of affordable housing at National Church Residences. "We are grateful to our partners for their tenacity and flexibility for undertaking this complex funding strategy."

The results of the \$2.5 million renovation provided residents with upgrades to their apartments, common areas and many exterior enhancements.

"Renovating a development like this one requires vision, commitment and collaboration," said Shawn Smith, executive director of the Ohio Housing Finance Agency. "Efforts such as this one are only accomplished by leveraging each partners strengths and maximizing available resources."

David Lacki, senior vice president at Key Bank added, "The inclusion of these age in place properties into the RAD

program allows for a public/private partnership for private equity and other forms of soft financing can be utilized to significantly upgrade these projects.”

One majorly important upgrade was free, building-wide Wi-Fi that was made possible through funding provided by the Ohio Capital Corporation for Housing (OCCH) and the Huntington Digital Inclusion Fund.

“The fund provided grant dollars to support technology infrastructure and training at Hopeton Terrace by furthering connectivity through digital access, hardware installation and service costs for hi-speed wireless internet,” said Catherine Cawthon, president and CEO of OCCH.

By funding the preservation of Hopeton Terrace, these organizations also invested in the Chillicothe community, where affordable housing is in short supply.

“Local businesses are supported by a healthy community that thrives when we have access to affordable housing,” said Mike Throne, president and CEO of the Chillicothe Ross Chamber of Commerce. “Hopeton Terrace does exactly that, and we’re happy to see it become a reality.”

Michelle Norris, executive vice president at National Church Residences, added that the organization’s leadership set a goal to advance better living for 100,000 seniors per year by 2030. “We know we’ll never get there by ourselves, it will really require us to work with partners. Hopeton Terrace is just one example of the great work that can be done in partnership.”



Other active HUD 202 PRAC conversions that have been renovated, actively in renovation or planned for renovation include:

UNDER RENOVATIONS

- Bryn Mawr Glen – Ravenna, Ohio
- Cedar Oaks – Holly Hill, Florida
- Lennox House – Grand Prairie, Texas
- Palm Harbor – North Fort Myers, Florida

COMING SOON

- Cherry Blossom – Columbus, Ohio
- Highlands Manor – Daytona Beach, Florida
- The Courtney – Palmetto, Florida



SCAN ME TO WATCH!

This video aims to celebrate the renovation and grand re-opening of this affordable senior living community. Listen in as our staff and key partners explain the process and tell the story of how Hopeton Terrace became our nation's first RAD for PRAC community!



FOCUS ON DEVELOPMENT

Next Steps in Expanding HUD Section 202 Portfolio

Though the U.S. Department of Housing and Urban Development (HUD) 202 program has existed for almost six decades, funding for new communities was suspended in 2013. When National Church Residences became the first organization in the country to partake in a unique preservation program relaunched under HUD, it needed to develop a group of partners who were willing to take on a complex funding strategy resulting in the renovation of Hopeton Terrace in Chillicothe, Ohio.

In an effort to meet the goal of serving 100,000 seniors by 2030, National Church Residences applied for and received five of these new Section 202 awards in two funding cycles.

Salem Village is one of the first in the country to utilize these new funds. On April 27, 2022, National Church Residences broke ground on Salem Village, an affordable senior housing community in Columbus, Ohio. This \$12 million community will offer 76 units of housing, comprised of one-bedroom apartments in a four-story building. Salem Village is slated to open in the summer of 2023 at 1009 East Dublin Granville Road.

“Salem Village will be the first of many new PRAC developments as part of a long-term, national strategy to build affordable housing for older adults, which is in critically short supply,” said Matt Rule, senior vice president of housing development.

Construction on the 96-unit Sweetwater Point in Douglasville, Georgia, will begin in the second half of 2022 with a targeted completion date in late 2023. Sweetwater Point will be located at 61 Stewart Parkway and will offer 55 one- and 41 two-bedroom apartments.

Additionally, the organization received funding for Collingwood Green Phase V, a 75-unit housing community with one-bedroom apartments located at Nebraska Avenue and Division Street near downtown Toledo, Ohio. Construction will begin by the spring of 2023. The development is a partnership between National Church Residences and Lucas Metropolitan Housing.

The organization also will use this new HUD Section 202 Program to preserve Alexandra Apartments at 921 William Howard Taft in Cincinnati, Ohio. This historic apartment building first opened in 1904 and is listed on the National Register of Historic Places because of its architectural integrity and its importance to the area. Renovations to the 83-unit building will begin in early 2023.

In Texas, National Church Residences will renovate Eden Place, a 60-unit community built in 2003 and located at 1220 Jefferson Avenue in Seguin.

Michelle Norris, executive vice president at National Church Residences, added that the organization’s leadership set a goal to advance better living for 100,000 seniors per year by 2030 – as well as focusing on growth in specific regions of the country, including Florida, Georgia, Michigan and Ohio. “We know we’ll never get there by ourselves, it will really require us to work with partners. Hopeton Terrace is just one example of the great work that can be done in partnership.”



Alexandra Apartments, Cincinnati, Ohio

Salem Village, Columbus, Ohio



Sweetwater Point, Douglasville, Georgia



Collingwood Green Phase V, Toledo, Ohio



NEW CONSTRUCTION



Bretton Woods

Columbus, Ohio, 62 apartments
Opening fall of 2022

The three-story, senior community will provide one-bedroom units at a variety of affordability levels. Located in the Northland neighborhood, the community will feature on-site service coordination, free transportation, an outdoor walking path, outdoor patio area, fitness room and community room.



Brookwood Point

Columbus, Ohio, 108 apartments
Opening spring of 2023

The community will feature a mix of one- and two-bedroom apartments, as well as one- and two-bedroom cottages, located off Livingston Avenue, southeast of downtown Columbus. It also will provide a host of amenities to seniors, including indoor and outdoor dining areas, a fitness area, a library and community spaces to be utilized in a variety of ways.



First Community Village: The Fairfax

Upper Arlington, Ohio, 70 apartments
Opened August 2021

The four-story Fairfax offers seniors a smart gym, juice bar, spa and many more amenities — all designed to help residents remain healthy and live independently. While the apartments are designed for dual occupancy, the organization anticipates housing an estimated 130 new residents.



Gates Junction

Columbus, Ohio, 60 apartments
Opening fall of 2022

This community will provide a combination of one- and two-bedroom units in the Franklinton neighborhood, just west of downtown Columbus. Amenities will include bike racks, a community room, a fitness center and in-unit laundry.



Northland Gate

Columbus, Ohio, 94 apartments
Opened January 2022

The three-story community is comprised of one- and two-bedroom apartments in an 85,000-square-foot building on a four-acre site in the Northland neighborhood. Amenities include free campus Wi-Fi, a fitness center, a community room with a kitchen, an outdoor walking path with a garden and an on-site laundry.



Salem Village

Columbus, Ohio, 76 apartments
Opening summer of 2023

This four-story senior community will provide one-bedroom units in an elevator-served building in the Northland neighborhood. The community will feature on-site service coordination, a community room, fitness room and campus-wide Wi-Fi.



Stafford Village: The Hartford

Worthington, Ohio, 85 apartments
Opening fall of 2022

This redeveloped community will replace the 50-year-old, one-story apartments with a mix of one- and two-story apartment homes. The Hartford will vary in height at two and three stories tall, with architecture matching nearby neighborhoods. This community is within walking distance of the area's historic shopping and dining district.

ACQUISITIONS



Bell Crest (William Booth)

Houston, Texas, 64 apartments
Part of an eight-property acquisition



St. Paul Terrace

Wheeling, West Virginia, 64 apartments



Bretton Woods construction update, July 2022

PRESERVATIONS



Big Bethel Village

Atlanta, Georgia, 120 apartments
Undergoing \$9.8 million renovation



Brandywine Senior Apts.

Richardson, Texas, 51 apartments
Undergoing \$4.3 million renovation



Bryn Mawr Glen

Ravenna, Ohio, 51 apartments
Undergoing \$2.9 million renovation



Carnegie Towers

Cleveland, Ohio, 171 apartments
Completed \$12.7 million renovation in January 2022



Cedar Oaks Apts.

Holly Hill, Florida, 44 apartments
Undergoing \$2.6 million renovation



Cotton Street Commons

Monroe, North Carolina, 72 apts.
Undergoing \$4.1 million renovation



Fair Havens Village

Sebring, Florida, 81 apartments
Undergoing \$5.3 million renovation



Gene Miller Manor

Union City, Georgia, 76 apts.
Undergoing \$5.6 million renovation



Grand Place

Dayton, Ohio, 64 apartments
Undergoing \$7.1 million renovation



Hoover Place

Dayton, Ohio, 144 apartments
Undergoing \$9.2 million renovation



John Sparks Manor

Union City, Georgia, 86 apts.
Undergoing \$4.7 million renovation



Lakewood Christian Manor

Atlanta, Georgia, 250 apartments
Undergoing \$14.8 million renovation



Larry Moore Manor

Union City, Georgia, 110 apts.
Undergoing \$6.7 million renovation



Lennox House

Grand Prairie, Texas, 40 apts.
Completed \$3.3 million renovation



Palm Harbor Apts.

North Fort Myers, Florida, 82 apts.
Undergoing \$5.4 million renovation

First Community Village Miller Ice House Preservation Columbus, Ohio

Residents and guests celebrate the recent renovation of a historic ice house that dates back more than 160 years at First Community Village in Upper Arlington, Ohio. The improvements to the ice house were made possible through a \$100,000 gift from the Elford Foundation.

The 25-acre, First Community Village campus was once the Miller Farm, of which the ice house was a signature landmark. Built in 1860, the ice house is considered the oldest building in the Upper Arlington Historic District. Renovations to preserve and enhance the ice house began in the fall of 2021 and included addition of a new roof, restroom, stairs, painting and landscaping.

The ribbon cutting ceremony featured special recognition of the generosity of the Elford Foundation with the presentation of a commemorative plaque to Mike Fitzpatrick, president of Elford, Inc.

“We’re so honored to be partners with National Church Residences,” said Fitzpatrick. “This project, to us was very personal. We had friends and family that lived here. It is a community and it brings people together. It brings families together. We view this ice house project as a place that can continue in that spirit.”

Pictured left to right: National Church Residences’ Mark Ricketts and Suzan Nocella award a commemorative plaque to Mike Fitzpatrick of Elford for the foundation’s donation, which was used to renovate and improve the ice house. Sally Bloomfield, of the First Community Village board of directors, participated in the celebration ceremony.





OUR DONORS *make a difference!*

Gifts of any size help support our mission of providing seniors with high-quality care, services and residential communities. Your contribution allows National Church Residences to deliver vital resources to those we serve. For 60 years, we have been blessed with the generosity of individuals just like you.



To learn more about how you can make a difference, please hold your cell phone camera over this code or go to www.nationalchurchresidences.org/donate

Interested in other ways to support our mission?
Please email your inquiry to philanthropy@nationalchurchresidences.org.

Thank you!