

Affordable Living

Safe, comfortable senior communities
by Episcopal Retirement Services

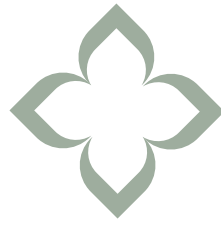
Quality Management Makes the Difference



Owner
Developer
Manager

ERS

Episcopal Retirement Services



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High-Quality Affordable Senior Living Communities

Philosophy of Management

For over 65 years, Episcopal Retirement Services, (ERS) has dedicated itself to improving the lives of older adults from all faiths through innovative, enriched living environments and in-home and community-based services delivered by experienced and compassionate professionals. ERS owns or manages 27 senior living communities: three continuing care retirement communities (CCRC), two in Hyde Park, one in Louisville, Ky, and through its subsidiary Affordable Living by ERS, 25 affordable senior living communities for limited-income seniors.

In the role of property manager for affordable living, we bring the same core values of Dignity, Integrity, Ministry, Person-centeredness, Interdependence and Transparency to all our residents and others we serve. We believe this is our responsibility to all seniors regardless of their economic status.

Our commitment extends past the rental property and into the surrounding community, as we believe our role as a community partner does not stop with just developing or managing our properties. The residents who live in our communities become part of the neighborhood and not only live there, but shop there, attend church there, and often work there as well. In short they support and enrich the neighborhoods where they live.

The ERS Difference

We also believe that older adults deserve to live in a safe, comfortable, and enriching environment no matter what their income level. To this end we provide the amenities and services rarely found in low-income housing properties. The typical cost of added services is approximately \$400 per apartment per year and is paid by ERS from donations, endowments or development revenues, not from property budgets or rents. Service offerings vary and below are examples of some of the services you might find in our communities.

Activities & Volunteer Coordination

We provide a paid activity and volunteer coordinator for our communities from funds received from donations or out of overall receipts.

Through the efforts of the coordinators our residents can participate in various educational and social events both on-site and in the surrounding community. These would include everything from bible studies, “prom” nights, pot-luck dinners and movie nights out to yoga classes and group dinners at local restaurants.

Transportation Services

Not being able to get around is often a major obstacle for folks who may not have a car or family



We make a difference in the lives of our residents who represent our veterans, teachers and fire fighters.

in the area. We provide a lift-equipped bus and a paid trained driver to take residents to shopping and activities around the community.

Healthcare and Well-being Programs

We take a targeted approach to provide integrated healthcare services which will result in measurable cost savings to the Medicaid program. First, we partner with service providers to perform health and well-being assessments for our senior residents to identify the degree of frailty and ability to manage their own care. Second, based on these assessments, we refer at-risk residents to a care management team consisting of an in-house service coordinator, a weekly nurse clinic, and a nurse practitioner from a partnering home care company.

The overall goal of this innovative concept is to encourage residents to take responsibility for preventative health initiatives by providing well-being programs, education and the tools to accomplish this goal. The resulting outcomes include reducing hospital admissions and readmissions, avoiding admission to Medicaid nursing homes, decreasing emergency squad calls, encouraging aging-in-place, and improving resident and family satisfaction.

We have a strong belief in overall wellness and healthy living in mind, body, and spirit for all of our residents. To this end we provide exercise equipment designed specifically for seniors, and in some properties we have a well-being/fitness



Our communities are more than just apartments, here neighbors know and care about each other.

room specifically designed for this purpose. In addition, where feasible, paid part-time staff assist the residents with understanding how to use the equipment to remain fit and healthy.

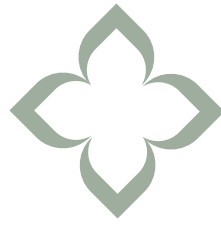
Chaplaincy

As part of our commitment to spiritual well-being, we provide a part-time chaplain from a local church for each community. Their roles include:

1. Supporting spiritual needs of our residents by providing services on both a regularly scheduled and emergency basis through a local church.
2. Working to involve all the churches of the residents in the community.
3. Providing a source of volunteers for the community and residents.

Service Coordination

Negotiating the maze of public services available for seniors can be a daunting task for many of our residents. To help them, we provide paid licensed professional service coordinators. Often property budgets are insufficient to provide these services and we raise or provide additional funding to increase the hours for these staff. Services include providing referrals to supportive agencies for the activities of daily living, providing educational programming, and other services designed to help keep residents independent and healthy in our communities for as long as possible.



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Fundraising

ERS conducts numerous fundraising activities throughout the year and has dedicated resources specifically for our affordable living programs. These include grant writing, special events, and ongoing campaigns.

Supporting Our Neighborhoods

ERS serves more than 1,700 low-income elders in 1,719 apartments at 27 locations that are in operation or development across Ohio, Indiana and Kentucky and we are growing rapidly. The vacancy rate for the properties we own and manage is less than six percent. We have a complete professional maintenance staff that is available to our properties' residents 24 hours a day, seven days a week.

We also strive to touch lives in the community by serving as ambassadors of wellness. From public health screenings to our free Speakers Bureau and *Living well into the future*® wellness activities, ERS is paving the way in senior adult health and well-being.

In the list of choices available for retirement options, what makes an ERS Affordable Senior Community unique? According to Doug Spitler, President and CEO of Episcopal Retirement Services, there are five key distinctions that make and identify all ERS communities.

1. The ERS affiliation with the Episcopal Diocese of Southern Ohio and the dedication to faith-based living. This infuses an ERS community with a spiritual dimension that extends to the essence



A variety of wellness programs give our seniors choices for maintaining their well-being.

of the ERS core values - Dignity, Integrity, Ministry, Person-centeredness, Interdependence and Transparency.

2. ERS is a not-for-profit organization. This provides both the residents and the organization with important financial benefits.
3. ERS is focused on the resident through programs and services that are meaningful and fulfilling.
4. ERS has chosen to be the innovative leader in creating a program of overall well-being for residents.
5. ERS truly focuses on the well-being of its employees and it shows - ERS has been voted a Cincinnati Enquirer Top Workplace for six consecutive years.

TOP WORKPLACE SEVEN YEARS RUNNING





The not-for-profit difference in managing communities

There are huge differences between a for-profit and a not-for-profit when it comes to managing any senior living community. Here are three of the differences:

1. Not-for-profits have standards powered by their mission-driven values with accountability to a board of directors comprised of community leaders and a commitment to innovation and quality leadership.
2. Not-for-profits score higher in quality of care provided and safety compliance based on the industry standards and third party evaluations.
3. Not-for-profits provide enriched living communities for those of all socio-economic levels.

ERS believes that no one should be able to tell what the economic status of the residents is by looking at the building and therefore we build to a very high standard. Neighborhoods find that ERS housing helps communities grow and improve.

ERS actively participates in the following associations:

Ohio Housing Council (OHC)

Midwest Affordable Housing Management Association (MAHMA)

LeadingAge

LeadingAge-Ohio

LeadingAge-Kentucky

Council for Rural Housing & Development of Ohio (CRHDO)

Affordable Housing Association of Indiana (AHAIN)

Greater Cincinnati & Northern Kentucky Apartment Association (GCNKAA)

Indiana Affordable Housing Council (IAHC)

Our Mission & Philosophy

We enrich the lives of older adults in a person-centered, innovative and spiritually-based way.

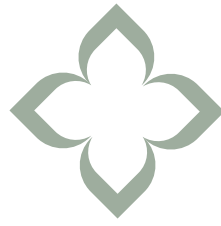
Within our walls, we are resident-focused, anticipating and meeting their needs offering freedom, choice and purpose to those we serve and with whom we work.

Beyond our walls, we reach out to local community congregations for support and volunteers.

Within our neighborhoods, we bring a valuable group of volunteers from our communities with a wide range of experience.

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Expanding Our Mission In Affordable Living

Episcopal Retirement Services Affordable Living owns and/or manages 27 communities for limited-income seniors, many with rental subsidy programs. We combine our mission with high standards of excellence in legal compliance, property maintenance and financial soundness. With our experience and track record of success we manage each property as a unique community that participates in and contributes to its neighborhood, and its city.

Communities Designed with Intention

“A thoughtful approach goes into each and every community that ERS develops,” says Kathy Ison-Lind, VP Affordable Living and In-Home



There are many ways for residents to stay active and lend a hand in their community.

Services. Each property is designed with energy-efficient standards and several are LEED-certified. (LEED stands for Leadership in Energy and Environmental Design.)

“We work to make sure our buildings are sustainable,” Ison-Lind says. “We don’t build them to turn around and sell them. We are in this for the long run, and it makes a difference over the life of a project when you factor in energy-efficient savings. In addition, each community is carefully chosen for location and proximity to desirable services and amenities.”

More Than an Apartment Building, It’s a Community

Residents have access to doctors, local shopping, churches and other options that make daily living enjoyable. Apartments are planned with universal design features and offer carpeted bedrooms, open kitchens and modern appliances.

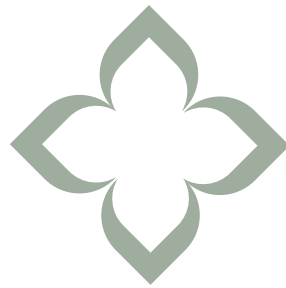
Residents are encouraged to gather and socialize with large, open community rooms and activities that include theme parties, shopping trips, gardening, spiritual programs and educational seminars.

“We are different,” Ison-Lind says. “We don’t just house seniors. We build communities.”

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|---|--|---|--|
| A Canterbury Court
450 N. Elm Street
West Carrollton, OH
150 apartments | G Forest Square
3511 Harvey Avenue
Cincinnati, OH
21 apartments | M Walnut Court
1020 Chapel Street
Cincinnati, OH
30 apartments | R Marlowe Court
1610 Marlowe Avenue
Cincinnati, OH
53 apartments |
| B Cambridge Heights
1525 Elm Street
Cambridge, OH
65 apartments | H Parkview Place
28 W. 12th Street
Anderson, IN
30 apartments | N Central Parkway Place
1105 Elm Street
Cincinnati, OH
65 apartments | S Maple Knoll
11050 Springfield Pike
Cincinnati, OH
149 apartments |
| C St. Paul Village I & II
5515 Madison Road
Cincinnati, OH
168 apartments | I Thomaston Woods
1460 Thomaston Dr.
Amelia, OH
100 apartments | O Knowlton Place
1465 Knowlton Street
Cincinnati, OH
56 apartments | T Sunrise Terrace
199 Sunrise Terrace
New Carlisle, OH
96 apartments |
| D St. Pius Place
3715 Borden Street
Cincinnati, OH
18 apartments | J Thomaston Meadows
1401 Thomaston Dr.
Amelia, OH
13 apartments | P Prairie Oaks Village (4)
Prairie View Place,
Quaker Place, Friendly
Center Place
and Mulberry
360 Prairie Avenue,
Wilmington, OH
219 apartments | U Madison Villa
5615 Madison Road
Cincinnati, OH
96 apartments |
| E Shawnee Place
102 E. Main Street
Springfield, OH
85 apartments | K Green Hills Affordable
Living
6555 US-68
West Liberty, OH
76 apartments | Q Blanchester Campus (2)
Blanchester Friends
901 Cherry Street,
Blanchester, OH
114 apartments | |
| F The Elberon
3414 West 8th Street
Cincinnati, OH
37 apartments | L Trent Village
1393 Trent Boulevard
Lexington, KY
54 apartments | | |



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3870 Virginia Avenue | Cincinnati, Ohio 45227

513.979.2251 | affordablelivingbyERS.com



Not-for-profit communities and services owned and operated
by Episcopal Retirement Services, where all faiths are welcome.