

# Transforming Lives. Preserving Communities.



**ERS**  
Foundation



Affordable Living



You go from drab and dreary to bright sunshine. And that is what is happening here inside and out.

- TOM DRUMFORD, MADISON VILLA RESIDENT,  
A COMMUNITY UNDERGOING TRANSFORMATION



I became a champion of Affordable Living after touring several communities and witnessing first-hand the dramatic improvement in the quality of life experienced by the seniors benefitting from the support, safety and security of their new homes.

- LINDA STETSON, DONOR



Services make the difference at Affordable Living by ERS. Service Coordination connects residents to resources to help them age in place, while activity and wellness programs help them stay healthy and thrive, both mentally and physically.

- JENNI MILLER-FRANCIS,  
DIRECTOR OF RESIDENT AND HEALTH SERVICES



# Transforming Lives

All older adults should live with dignity and comfort in a safe, nurturing and stimulating environment no matter their financial situation.

Affordable Living by ERS offers rent-subsidized, affordable senior living communities that provide a variety of options and services not often found in communities for seniors with limited incomes.

30  
communities



with over  
1,800  
apartments  
across  
Ohio,  
Indiana and  
Kentucky



## Examples of support and services offered

- Social Workers
- Wellness Programming
- Preventative Health Screenings
- Activity Programming
- Chaplaincy Services
- Transportation
- Fitness Centers
- Community Gathering Spaces
- Game Rooms
- Irrigated Garden Beds
- Libraries
- Computer Stations
- Hair Salons

## A looming crisis is upon us

The Baby Boomer generation is aging. Based on the following statistics, we anticipate an increased demand for affordable housing for low-income seniors:

**30% of Boomers report they have nothing in savings.**

**Another 20% report less than \$50,000 in savings.**

**Already today, 1 in 4 Ohio elder lives in sub-standard housing**

**Currently, for every subsidized apartment, there are ten low-income older adults in need.**

## Florence's Story



Florence Carter, a longtime resident at Walnut Court, shares her dramatically different experiences while living at Walnut Court before and after ERS took over ownership and management in 2015.

"When I was here (in 2013) it was terrible," said Florence. "It was scary.

The police kept showing up. People were fighting. They started putting holes in the walls. Then you would get scared to go to work because you didn't know where they were coming from. They had cigarettes and weed... I told the company that had the building that I wanted to move because I was really, really scared. They said they would look into it, which they never did. People's apartments were nasty and dirty, and people were scared to come out of their rooms. Honestly, it was really bad."

But when ERS became involved, Florence felt a ray of hope, "Someone said they were going to move us, and remodel the building. So they moved us all to St. Paul Village. And it was beautiful. Then when they brought us back, it was outstanding. The apartments were finished and they were gorgeous. And some of the ladies who came back, said, I want my apartment, ain't nobody gonna get my apartment. And I said, I sure want 21, because that was my apartment when I left. It is beautiful. It's comfortable, you aren't scared to open your door anymore, because when you get ready to let someone in, you can see who you are letting in. There is always something to do."

Florence then goes on to describe how her life has been impacted as a result of the revitalized community, "I call them the family, because I know a lot of them here. Anyone who would move here would love it. Because nobody bothers anybody. And if you need help with something here, they will help you."



# Preserving Communities

Urban revitalization can result in dire consequences on the lives of low-income seniors by driving them out of the communities they have always called home.

ERS also supports the needs of those living in more rural locations such as Wilmington, Blanchester, Cambridge, West Carrollton and Springfield in Ohio and Anderson in Indiana.

## We need your help!

While we have extensive expertise and well-established partnerships to assist us in redeveloping these communities to be financially self-sustaining, there are gaps in funding needed to maintain and extend our mission of affordable housing for low-income seniors.

These needs include underwriting supportive services, well-being and enrichment programs and some capital needs such as community space furnishings, fitness equipment, and safety and security installations.

Urban  
revitalization  
and rural living  
can result in

- A lack of access to services
- Social isolation
- Increased health issues
- Decreased quality of life
- Shortened life span



## The Need Today

For our current 30 ERS Affordable Living communities with a combined 1,812 accommodations, the costs and funding gap to support enrichment services for our residents in 2021 is as follows:

\$1,215,000    Estimated annual operating cost of enrichment services incurred by ERS  
\$ 890,000    Identified funding sources secured by ERS to support enrichment services

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**\$325,000** Annual gap in funding needed through philanthropy

## The Need Tomorrow

When ERS adds a new Affordable Living community, the incremental capital and operating expenses incurred for enrichment services varies by size of community but are typically within the following ranges per new community:

- \$80,000 - \$150,000    Initial capital improvements funding gap
- \$20,000 - \$ 60,000    Annual operating cost of enrichment services

Together, we can ensure that those who have given so much to society such as veterans, caregivers, and service providers have a place to call home for the rest of their lives.

To learn more about supporting Affordable Living by ERS and the ERS Foundation's Good Samaritan Mission, please visit [ERSFoundation.org](http://ERSFoundation.org).



Affordable Living

To make a contribution or for more information  
on the work of the ERS Good Samaritan Mission,  
please contact Joy Blang at 513.979.2313 or [jblang@erslife.org](mailto:jblang@erslife.org).

Thank you for your consideration.