

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.

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



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



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



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.

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

30
communities



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



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.

Cyndee's Story



“A sanctuary.” That is how Cyndee Whigham describes her new home at Scheper Ridge, an ERS Affordable Living community for seniors. Speaking on behalf of her friends and neighbors, she explains, “We are looking for a place where we can live in peace, find companionship and there are people who are happy to help.” She says she’s found that at Scheper Ridge.

An Air Force veteran, Cyndee spent 27 ½ years working in a Florida elementary school as a teacher assistant and receptionist. Her own struggles as a child with poor vision and attention deficit disorder drove her passion for education. “I am a very empathic person. I feel the vibes and emotions of others.” With a tender heart, Cyndee has rescued countless animals and loves reviving dying houseplants. “Helping things grow makes me feel so happy and alive!”

Cyndee’s optimism has helped her weather many challenges in life, including a battle with Stage 4 breast cancer from which she has been in remission for 13 years. While she loved her career in the schools, the day to day expenses of raising three sons prevented her from saving for her retirement. Her unstable housing situation led to multiple moves from Florida to Michigan and then Alabama so that she could live with relatives.

At the encouragement of her son, she decided to make one more move to be near his home in Florence, KY. Initially, the Veteran’s Administration found her a temporary apartment on Cincinnati’s west side. It was nice, she said, but was not as close to her son as she hoped to be and the stairs were very hard on her knee. “I must’ve called 50 places” until the stars finally aligned. Scheper Ridge, in Florence, was nearing completion and accepting new residents! On August 13th, Cyndee moved in with her beloved pets Daisy and Kee Kee and a slew of plants. “Even 16 year old Daisy has an extra pep in her step since we moved in.”



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.

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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.

Thank you for your consideration.