



Spring 2021

INSIDE: 2020 ANNUAL REPORT

Linkage

Serving the Underserved Middle Market

Introducing our pilot middle-market
community in Perrysburg, Ohio



PROUD WINNER
11 YEARS

ERS

Episcopal Retirement Services

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Episcopal Retirement Services' Megan Bradford, VP of Middle Market and Ministry, leads the effort to serve seniors who cannot afford a traditional retirement community but have more income than the limit for our affordable living communities
Photograph by Gary Kessler

ERS Communities & Services

Premier Retirement Communities

Deupree House, Marjorie P. Lee, and Episcopal Church Home

Affordable Living Communities

30 locations in Ohio, Kentucky, and Indiana.

For more information on these communities visit AffordableLivingbyERS.com.

Community Services

Deupree Meals On Wheels

Living Well Senior Solutions

Parish Health Ministry



2021 ERS Board of Directors

Tom Regan, Chair

Dora Anim, Eleanor Botts, W. Thomas Cooper, Virginia Cox, The Rev. Darren Elin, The Rev. John Fritschner, JoAnn Hagopian, Gregory Hopkins, The Rev. John F. Koepke, III, The Rev. David Lowry, Gerron McKnight, Jennifer Payne, The Rev. David Pfaff, Richard Setterberg, Albert Smitherman, Fran Turner, Elizabeth A. Zwilling

2021 ERS Foundation Board of Directors

JoAnn Hagopian, Chair

Jon B. Boss, Anthony Bruns, Laura R. P. Lamb, Roy Mitchell, Tom Regan, Robin Smith, Dan Witten, Chip Workman

We Welcome Your Comments

The Linkage Editor

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Linkage is Available Online

To better serve you, Linkage magazine is available via e-mail and on the Episcopal Retirement Services website at EpiscopalRetirement.com. If you would like to be removed from the Linkage mailing list, please call (513) 271-9610.

Make A Donation Online

For your convenience, donations are accepted online at ersfoundation.org

Linkage is a resource to address issues and interests of older adults, providing a link between ERS's programs and the community. Since 1951, Episcopal Retirement Services (ERS) has dedicated itself to improving the lives of older adults from all faiths through innovative, quality living environments and in-home and community-based services delivered by experienced and compassionate professionals.



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blog.episcopalretirement.com

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“Wellness Wednesday” Video Series

Fitness tips for seniors from ERS
Wellness Director Chloe Hough



ERS Wellness Director Chloe Hough is a great inspiration to residents and staff for staying fit.

Staying healthy is at the top of everyone’s mind right now—especially for seniors. No matter your age, exercise is essential for staying healthy and maintaining your quality of life. Whether you are new to exercise or trying to get back into a fitness routine, it helps to have some professional tips to guide you.

ERS Wellness Director Chloe Hough recommends taking some time to find the type of exercise you most enjoy. Try out different classes or equipment to see what you like and what you feel enthusiastic about. You are more likely to stick to an exercise routine if you enjoy it.

During the pandemic, to help ERS residents stay active when the fitness centers closed, Chloe began to record “Wellness Wednesday” instructional videos. ERS posted the videos on YouTube to offer anyone a way to learn new exercises and feel sup-

ported in their fitness journey.

“The videos were just a fun way to get some new exercises out there and make sure people can stay active even during these very different times,” says Chloe. “We just had to get a little bit more creative with it.”

Wellness Wednesday videos are popular with residents and other seniors, so Chloe continues to record with more than 40 videos now posted. For many seniors, video workouts at home are still the safest way to exercise. ■

GET ACTIVE!

Watch Chloe’s wellness videos at our website:
erslife.info/wellnessvideos

Listen to Chloe’s podcast interview:
blog.episcopalretirement.com/podcast-episode-30

Meet the Board

ERS board members bring a wide range of skills and experience to the organization, helping ERS excel in its mission to create communities and programs for older adults that are the gold standard in the industry. The individuals who make this generous commitment to serve offer unique backgrounds that help enhance the quality of life for ERS residents. “The range of perspectives and experience we have on our board means we can truly touch the lives of older adults and make a difference in our community,” says Tom Regan, Chair of the Board.

By Val Prevish | Photographs by Bryon Black and Gary Kessler



Roy Mitchell, CPA

ERS Foundation Board Member

Occupation: Principal, Kunimura Mitchell & Company, LLC. I offer tax strategies, business consulting, and cash management planning. I have also taught courses in management, accounting, tax, and finance on the campuses of Wilberforce University and University of Cincinnati Blue Ash.

Areas of expertise: More than 40 years of experience in business taxation. I spent 10 of those years with the Internal Revenue Service (IRS) as an internal revenue agent, computer audit specialist, and group manager.

Something people might not know about you: While in the U.S. Army, I served on Nike-Hercules missile batteries. These units were considered to be the inner ring of defense against Soviet bomber attacks.

Why do you volunteer on the ERS board? Divine law requires that we serve one another. ERS is an excellent vehicle to provide spiritually based service to our valued seniors.

How do you spend your free time? Spending time with my wife of 40 plus years, and taking to the skies as a licensed pilot.



Virginia Cox

*Deupree House Resident Alternate
Representative Board Member*

Occupation: I was a dental hygienist for 42 years. In the 1960s, I moved to Cincinnati for job opportunities.

Areas of expertise: In addition to my work in dental hygiene, I am an avid photographer. The medium connected me with new ways of seeing, creating, and enjoying friends and family. It gave me a second career of exhibits, art shows, and travel.

Something people might not know about you: I love dancing. In fact, as a teenager, I sacrificed giving up dance for Lent.

Why do you volunteer on the ERS board? I am on the Marjorie P. Lee Auxiliary Board. Through that experience, I learned about the many dedicated volunteers who commit to the mission of ERS. If I can be part of the ERS mission to make lives better, I want to do so.

How do you spend your free time? During the pandemic, I have worked jigsaw puzzles, played my piano, and had phone conversations with friends and family. Deupree has given me social connections that I would not have had if I still lived in my house.



Beth Zwilling

ERS Corporate Board Member

Occupation: Associate Professor of Nursing at The Christ College of Nursing and Health Sciences.

Areas of expertise? I have worked in several Cincinnati hospitals in the areas of adult pulmonary, medical/surgical cardiac, medical surgical, intensive care, pediatric burn care, and research nursing. I began teaching in 2007. I am a member of Sigma Theta Tau International and a Certified Nurse Educator.

Something people might not know about you: I met my husband in 1999 on an internet pen pal site, long before it was an acceptable way to meet people.

Why do you volunteer on the ERS board? Nurses can offer a distinct perspective for health care boards. When I earned my Doctor of Nursing Practice, I learned how important nurses can be in the room where decisions are made.

How do you spend your free time? I enjoy non-pandemic travel, especially to beaches. I also love *Dr. Who*, U2, gardening, eating my husband's gourmet creations, crafting, and reading.

ERS Pilots Middle-Income Housing in Perrysburg

A new ERS pilot designed to create housing communities for middle-income seniors has made great strides *By Feoshia Davis*



River's Edge offers upscale amenities at a modest price for those who want a maintenance-free lifestyle.

River's Edge, which sits in a growing suburb outside of Toledo, is a partnership with Ridge Stone Builders & Developers and McCarthy Partners. Middle-income housing is new for ERS, long known for its quality affordable senior housing and premiere retirement homes in Ohio, Kentucky, and Indiana.

ERS expects to complete this groundbreaking community by summer. Though still under construction, dozens of residents have already moved into River's Edge, with more than half of the beautiful villa homes already finished.

In some ways, River's Edge is quite different from any other ERS community development. It will consist of 122 single-family villa homes, twinplex villas,



The open-ranch design provides one-level convenience and zero steps.



River's Edge Community Manager Ann Miller



River's Edge residents Ed and Pat Rivera

and multi-family villas for lease when finished. Throughout, the two-bedroom, two-bathroom villas are designed for a modern open-concept living area and no steps. The homes have walk-in showers, open kitchens, dining areas, living areas, and two-car garages.

The homes feature several floor plan options, ranging in size from approximately 1,600 square feet to 1,800 square feet. The most expansive floor plan features a cozy sunroom. River's Edge amenities include a clubhouse, fitness center, swimming pool, and several ponds in a walkable community.

ERS is borrowing from the affordable living model in fostering community and neighborhood relationships at River's Edge. Community manager Ann Miller helps connect residents with essential and vetted services such as healthcare, housekeeping, laundry, dry cleaning pickup and delivery, grocery and pharmacy delivery, and transportation if needed.

"The middle market is going to serve a huge part of the ERS mission. We are meeting people stuck in the middle. They don't make enough for a higher-end service but have too many assets or too much income for Affordable Living," explains Megan Bradford, Vice President of Middle Market and Ministry at Episcopal Retirement Services.

Bradford adds, "A big part of successful aging is being part of something bigger. Having a community makes that possible. What we found in affordable living is that it doesn't necessarily happen organically. You have to have a physical space to facilitate that."

River's Edge is not age-restricted, but, so far, it's been attractive to many residents aged 55 and older.

Pat and Ed Rivera moved to River's Edge from Columbus, Indiana, last October. The spacious home size, amenities, and proximity to family and shopping drew the couple to Perrysburg. They signed a two-year lease.

They also like the walkable neighborhood, and Pat is looking forward to being a regular user of the fitness area.

"We like being in a single-family home that holds everything we wanted to bring from our other home," Pat, a Cincinnati area native, says. "It's also close to my daughter. And we are really close to a lot of shopping. I can get to any place I want to in about six minutes."

Moving forward, ERS will be collecting data and other information on the community's benefits and surveying residents on activities, amenities, and services. ERS will consider additional future middle market endeavors including plans to create age-restricted communities like River's Edge for seniors. ■

New Faces and New Roles for ERS Leadership

Two longtime employees and an experienced new hire will expand the ERS commitment to serving our community's seniors

By Val Prevish

As 2021 got underway, ERS began a transition that includes new initiatives and changes to the leadership team that will help pave the way forward. These individuals will guide ERS into the future as it undertakes the challenges of meeting the needs of a diverse population of seniors who want active, healthy lifestyles as they age.

Kathy Ison-Lind retired from her longtime position as Vice President of Affordable Living and In-Home Services in February. She spent 18 years at ERS (see story sidebar) and says she thoroughly enjoyed working in an environment that emphasizes care, courtesy, and respect. Two veterans in the senior living industry, new hire James (Jimmy) Wilson, Ph.D., and longtime ERS employee Megan Bradford, will now take the reins.

"I'm so excited to welcome Jimmy and Megan to the Servant Leadership Team," says ERS President and CEO Laura Lamb. "Jimmy's vast experience and expertise in the development and management of affordable housing, and Megan's deep understanding of the many facets of ERS from her multiple roles within the organization will help deliver exceptional services and programs for our residents and clients."

Meet the New ERS Leaders

Jimmy Wilson will serve in a newly formed position, Vice President of Affordable Living. Jimmy has more than 25 years of experience in the development of affordable housing,



Jimmy Wilson

asset management, and policy analysis. He was recently the Vice President of Housing for Talbert House, a residential center for the treatment of adolescents and adults with mental health or addiction needs. Talbert House has multiple facilities

in Southwest Ohio. He has also been Director of Housing and Assisted Living for Christian Care Communities, Kentucky's largest faith-based non-profit affordable senior living provider. "It's an honor to join an organization that serves older adults in such a high-quality fashion. I look forward to helping create safe, comfortable, and welcoming experiences for our residents as well as joining such a respected leadership team," says Wilson.



Megan Bradford

Megan Bradford joined ERS in 2009 as a marketing intern while studying at Xavier University. It was during this time that Megan discovered her passion for serving older adults, and she has gone on to hold a number of diverse roles within the ERS organization. She is a licensed nursing home administrator having overseen the operations at Deupree House and Deupree Cottages and most recently served as Director of Strategic Initiatives. Megan draws on these experiences in her new role as Vice President of Middle Market and Ministry where she oversees ERS' outreach ministries (Parish Health Ministry, Living Well Senior Solutions, and Deupree Meals On Wheels) along with River's Edge, ERS's middle market pilot community, and the Center for Memory Support and Inclusion.

Her work will include expanding ERS's outreach to middle market seniors, a tremendous unmet need in the managed care industry. This work is an important addition to ERS's mission and expands the economic continuum the organization reaches.

"I am honored to have the opportunity to be a part of ERS' mission of enriching the lives of older adults through middle market, in-home services, and

the Center for Memory Support and Inclusion,” says Bradford. “I very much look forward to furthering ERS’ growth strategies in these areas while New Faces and New Roles for ERS Leadership my team members and the residents and clients we serve.”

Veteran in ERS Facilities Management Promoted



Doug Feldkamp

In addition to the new executive roles announced, ERS is pleased to name Doug Feldkamp as Director of Facilities Management. Doug joined ERS in February 2015 as the Maintenance and Security Supervisor for all Cincinnati affordable living communities. He was

promoted to Facilities Project Coordinator in 2018 and to Interim Facilities Manager in 2019. He has over 15 years of experience in the locksmith and security industry. In addition, Doug is a veteran, having served in the United States Marine Corps deployed to Fallujah, Iraq, in 2004. In the fall of 2017 he obtained a bachelor of science degree in computer information technology with a minor in business informatics.

“I’m thankful to be a part of such an amazing organization with great staff and great residents,” says Feldkamp. “It’s an honor to receive these new responsibilities, and I’m looking forward to the challenges that await me.” ■

Farewell to Servant Leader Kathy Ison-Lind



Kathy Ison-Lind

Kathy Ison-Lind, Vice President of Affordable Living and In-home Services retired in February 2021. Kathy joined ERS in 2002 and started out as a part-time Co-Wellness Director. Since then, she has grown our Affordable

Living footprint from one community to 30, serving nearly 1,900 elders. Kathy has truly helped to lead the way in delivering on our mission to enrich older adults’ lives in an innovative and spiritually-based way.

With her passion for wellness, Kathy changed our model for caring for residents in affordable housing by allowing residents to age in the place they call home regardless of their financial situation. She also used her healthcare management expertise to oversee and grow our in-home services: Parish Health Ministry, Living Well Senior Solutions, and Deupree Meals On Wheels.

We recently spoke with Kathy to reflect on her time at ERS.

Q: What was your proudest moment during your tenure with ERS?

KATHY: That is so hard to say—there have been

many great moments. I feel most proud when a team member reaches the next level and gets promoted. That’s how I was able to be so successful. I had bosses who allowed me to try and fail sometimes but always supported me. That is what I tried to do with our team members.

Q: How do you think Affordable Living by ERS impacts residents’ lives?

KATHY: The Affordable Living team—all of them—have a part in helping the residents live out the rest of their lives in a safe and supportive environment that they enjoy and call home. We offer so much support to our residents through our ministry funded through philanthropy and grants. Social workers help connect residents to healthcare services, homemaking, transportation...the list goes on and on.

Q: What are you looking forward to during your retirement?

KATHY: I am looking forward to getting back to the one-on-one kind of care where I started my career. I have this fantasy of volunteering in a nursing home, giving the care and attention that others may not have time to give.

We also have eight grandchildren, so I want to leave some time to be a traditional grandma and baby-sit a couple of days a week! ■

Poised to Champion Inclusion

In memory care, “Inclusion” is the goal of creating safe and welcoming places for those experiencing cognitive memory loss and their care partners



Photograph by Michelle Hoehn

Episcopal Retirement Services (ERS) is focused on providing an inclusive and welcoming environment for our residents, visitors, and team members. A recent step along this journey is the ERS Center for Memory Support and Inclusion.

Thanks to the generosity of several philanthropists, the Center is part of a three-year, fully-funded pilot program designed to support seniors living with dementia across ERS' retirement communities and the Greater Cincinnati area.

Shannon Braun leads The Center for Memory Support and Inclusion as its director. We recently sat down with Shannon to learn more about the Center, memory care, and caregiving.

Q: How can you tell if someone needs a dementia screening? What are the warning signs?

Shannon: It's important to note that there are different types of dementia, and some are reversible. For example, severe depression or delirium can mimic dementia symptoms.

It's crucial to narrow down the underlying issue. So, you have to ask yourself, "Is my loved one out of their normal routine due to the pandemic, and is that causing problems? Are they getting enough water or getting outside enough because it's harder to do? Is the decrease in social interaction affecting them?" There are 10 warning signs that someone is developing dementia, including decreased judgment, personality changes, and memory loss. If you notice symptoms in your loved one, they should be assessed by a doctor.

Q: As caregivers, the need to pivot and reevaluate during the COVID-19 pandemic has become even more critical. Do you have any tips?

Shannon: It's always hard to ask for help, period. Especially for care partners.

The pandemic impacted all of us. But, for some, the impact has been catastrophic. The peeling away of support that caregivers relied on is unimaginable. And people who would have chosen to make an assisted living memory care placement have had to decide, "OK, I can move forward with that choice because my loved one desperately needs it. But that might mean I am saying goodbye, and I don't know when I'll see them again."

Fortunately, with the encouraging development of vaccines, care partners won't feel like they have to make that decision anymore.

Reaching out is vital. Hold on to your support community, whatever that looks like for you. Support groups have been instrumental for so many people now. Most don't meet in person, but if you can challenge yourself to get comfortable with the virtual aspect of online support groups, there's a benefit there.

Q: Can you explain the "Improv" technique of "Yes, and..." and how it is used to enable caregivers to deal with challenging behaviors and situations?

Shannon: "Yes, and..." is an attitude. If you approach any situation with a "Yes, and..." attitude, what you're doing is you are agreeing with the situation and adding to it.

Dementia challenges our perception of reality. If someone with dementia is having a conversation with me and telling me things that just aren't true or they're sharing a memory that we both were a part of, and their version of it just didn't happen that way, my initial instinct is to correct them. It's natural for us to want to set the record straight.

When we provide someone with the simple "Yes, and..." strategy, it frames the situation. So, now we have a goal to work toward. Our reaction isn't to correct but to go on. It reshapes how we view the entire interaction. Now, it doesn't matter whose version or whose understanding of the story is accurate. It becomes a way that we can have meaningful engagement. And, the more we do it, the more comfortable we get.

Q: What part of your role do you find the most rewarding or enjoy the most?

Shannon: For almost a year, while family members were not allowed into the communities, it has been a real honor to be with the residents. The pandemic dramatically shifted my role and the way it was intended to be. I'm eager to roll up my sleeves and dive into the community-wide dementia education and advocacy work as planned, but I'm appreciative of my time working directly with residents and families at Deupree Cottages.

To learn more visit theERScenter.org ■

Dear Friends,

Turning the page on 2020 felt like finishing an epic novel, with triumphs and challenges that tested the Episcopal Retirement Services (ERS) team like no other in our 70-year history.

We held firmly to our mission and persisted with innovation, empowerment, and focus to assist and protect the 3,700 elders we serve across Ohio, Kentucky, and Indiana, as well as our staff during the historic pandemic.

The annual report on the following pages highlights our financial position and success stories from a truly unforgettable year.

Here are some noteworthy updates from 2020:

- **Episcopal Church Home (ECH):** The master plan continued on time and budget as we retool to meet the needs of older adults in Louisville. ECH launched the \$18.5 million renovation project in the spring. By December, the 26 memory-care and 26 skilled-care apartments neared completion, and the models for the new patio homes were underway.
- **Affordable Living by ERS:** Development projects progressed throughout 2020, and ERS earned Low-Income Housing Tax Credits to renovate additional buildings in our Wilmington community. Kathy Ison-Lind, VP of Affordable Living and In-Home Services, prepared to retire, and ERS searched for an affordable housing expert to take that part of her role. In the first quarter of 2021, Kathy retired, and ERS hired Dr. Jimmy Wilson as VP of Affordable Living. See pages 8–9.
- **Middle Market:** In partnership with Ridge Stone and McCarthy Builders, we opened the pilot middle-market community in Perrysburg, Ohio, for the underserved senior market, those who cannot afford a traditional retirement community but have more income than the limit on our affordable living communities. We promoted Megan Bradford to VP of Middle Market and Ministry to lead this effort. See story on page 6.
- **The Center for Memory Support & Inclusion:** The Center is part of a three-year, fully-funded pilot program designed to support seniors living with dementia—across not only ERS’s retirement communities but also the greater Cincinnati area. Thanks to several philanthropists’ generosity, Shannon Braun joined ERS in 2020 and leads The Center as its Director, and the center was launched late last winter. See Q&A on page 10.

In response to national unrest last May, the Servant Leadership Team began hosting a series of “safe space” conversations about bias, racial injustice, and anti-racism training we call We Can Do Better. This imperative work continues, and we will present our progress in the next Linkage magazine.

Our eighth decade of serving elders began in 2021. We are constantly grateful for our volunteer board’s strong leadership, guidance, and encouragement. To every resident, family member, donor, and partner thank you for your unwavering support and continued commitment to ERS and our mission. Your dedication in 2020 helped ERS exceed all expectations of what our organization can accomplish in the face of historical challenges.



Sincerely,

A handwritten signature in blue ink that reads "Laura R. P. Lamb".

Laura R. P. Lamb,
President & CEO

Episcopal Retirement Services is expanding its mission to improve the lives of older adults through quality senior living communities and community-based services throughout Ohio, Kentucky, and Indiana.

5,998

Individuals served through ongoing support or impacted by community outreach programs.



The Affordable Living by ERS communities

- | | | |
|---|---|---|
| A Canterbury Court | I Thomaston Woods | Q Westminster Court (3)
Westminster Court I & II,
Esther Tuke |
| B Cambridge Heights | J Thomaston Meadows | R Marlowe Court |
| C St. Paul Village (2)
St. Paul Village I & II | K Green Hills Affordable Living | S Maple Knoll Meadows |
| D St. Pius Place | L Trent Village | T Madison Villa |
| E Shawnee Place | M Walnut Court | U New Carlisle Village (2)
Rachel Court, Sunrise Terrace |
| F The Elberon | N Central Parkway Place | W The Manse |
| G Forest Square | O Knowlton Place | X Scheper Ridge |
| H Parkview Place | P Prairie Oaks Village (4)
Prairie View, Friendly Center,
Quaker & Mulberry Place | |

2020 Overview and Financial Report*

The financial information below is for the year ending December 31, 2020. This financial information is based on preliminary, unaudited financial data compiled by the staff of Episcopal Retirement Services. This information will be subjected to independent external audits with final reports available upon request after May 31, 2021. The 2019 financials reflect the final independent audited reports performed in 2020.

Condensed Balance Sheet As of December 31, 2020

Assets	2020	2019
Current Assets	\$27,536,477	\$26,114,113
Investments and Reserves	\$40,110,004	\$36,792,536
Fixed Assets	\$189,727,482	\$193,639,412
Beneficial Interest in Endowments	\$36,776,884	\$34,664,581
Other Assets	\$4,678,231	\$5,106,911
Total Assets	\$298,829,078	\$296,317,553

Liabilities	2020	2019
Current Liabilities	\$18,564,094	\$16,926,766
Unamortized Entrance Fees	\$24,767,759	\$26,374,688
Long-Term Debt	\$80,304,419	\$82,344,062
Other Liabilities	\$9,735,769	\$8,313,774
Total Liabilities	\$133,372,041	\$133,959,290

Net Assets	2020	2019
Total Net Assets	\$165,457,037	\$162,358,263
Total Liabilities & Net Assets	\$298,829,078	\$296,317,553

Condensed Statement of Revenue and Expenses For the year ending December 31, 2020

	2020	2019
Operating Revenue	\$59,641,205	\$59,489,555
Operating Expense	\$(71,264,372)	\$(70,948,035)
Net from Operations	\$(11,623,167)	\$(11,458,480)

	2020	2019
Non-Operating Revenue (Expense)	\$8,016,566	\$8,983,302
Total Net Loss	\$(3,606,601)	\$(2,475,178)

*2020 financials are unaudited at time of report

2020 Contributions and Commitments

\$979,525
*Good Samaritan Mission
Annual Gifts*

\$860,849
*Planned Gifts Realized
in 2020*

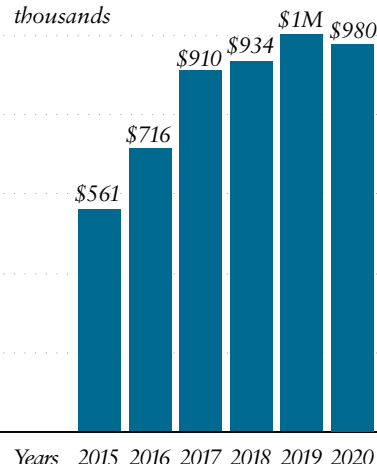
\$273,919
*Emergency Response Fund**

\$135,936
*Capital Gifts and
New Programs*

*In addition, an estimated \$100,000 in in-kind gifts, primarily food, was donated in 2020 through the Emergency Response Fund.

Growth in Giving to Good Samaritan Mission

Donations in
thousands



The Good Samaritan Mission Fund

\$3.1 Million

Total Ministry Costs

\$2.13M

Residential Financial Aid

\$397,503

Affordable Living by ERS

\$298,680

Spiritual Care

\$195,297

Parish Health Ministry

\$78,077

The Staff Assistance Fund

\$24,630

Volunteer Coordinators

\$14,990

Community Outreach programs

\$9,468

Partners In Care Fund

\$1,200

SAIDO Learning® Tuition Assistance

\$0*

Deupree Meals On Wheels

*The Meals On Wheels program experienced 40% growth in meals, 56% growth in clients, costs and staff levels were maintained while reimbursement increased. Therefore, 2020 ministry costs were \$0.

Ministry for residents or through on-going support

3,706

Individuals served as residents or through on-going support

1,898

Affordable Living Residents

729

Deupree Meals On Wheels Clients

572

Skilled Nursing Care Residents

340

Independent Living Residents

74

Assisted Living Residents

43

Living Well Senior Solutions Clients

35

Student Educational Experiences

15

Pete's Eats Clients

Ministry through community outreach programs

2,292

Individuals impacted by community outreach programs

1,851

Parish Health Ministry Contacts

420

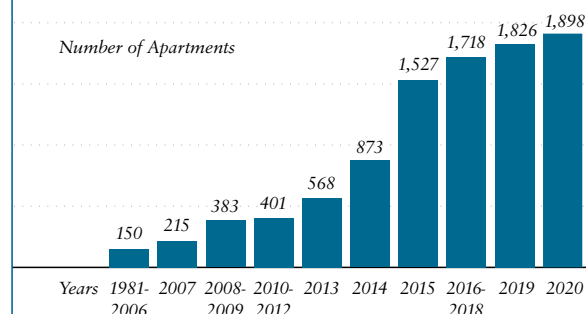
Community Outreach Education Event Participants

21

Parish Health Ministry Training Attendees

Growth in Affordable Living by ERS

Number of Apartments



Deupree Meals On Wheels Doubles Deliveries in 2020

An unprecedented pandemic came with unprecedented demand for the Deupree Meals On Wheels ministry. *By Elizabeth Miller Wood*



Volunteers Betsy Babb and Scott Clark stepped up to support the team with dedication, positivity and creativity.

In a typical year, Deupree Meals On Wheels delivers approximately 130,000 meals throughout Hamilton County via more than 70 volunteers. However, 2020 was anything but typical, and quarantine protocols caused a dramatic surge in demand. By year's end, the ministry had delivered over 180,000 meals to 729 clients and boasted 126 volunteers giving over 1,600 service hours.

"We were overwhelmed with the response from people in the community that came to us and said they wanted to deliver meals," says Tsippy Gottlieb, director of Deupree Meals On Wheels. Manpower support flooded in from church groups, hospital staff, police and fire departments, and other members of the community.

The pandemic's challenges presented Deupree Meals On Wheels with ample opportunities to innovate, which the team enthusiastically embraced.

When homebound seniors needed personal care items, Deupree Meals On Wheels assembled a selec-

tion of 40 items, such as shampoo and conditioner, to deliver alongside meals. Microwaves and shelf-stable meals were given to those who ate at irregular hours. The team also provided pet food for clients' furry companions.

For those undergoing chemotherapy who couldn't stomach standard menu options, volunteers accommodated off-menu food requests. To ease the emotional toll of social distancing, tablets were provided to clients for virtual visits with volunteers. At Christmas, one volunteer delivered meals dressed as Santa Claus to raise spirits, while other volunteers shoveled clients' snow.

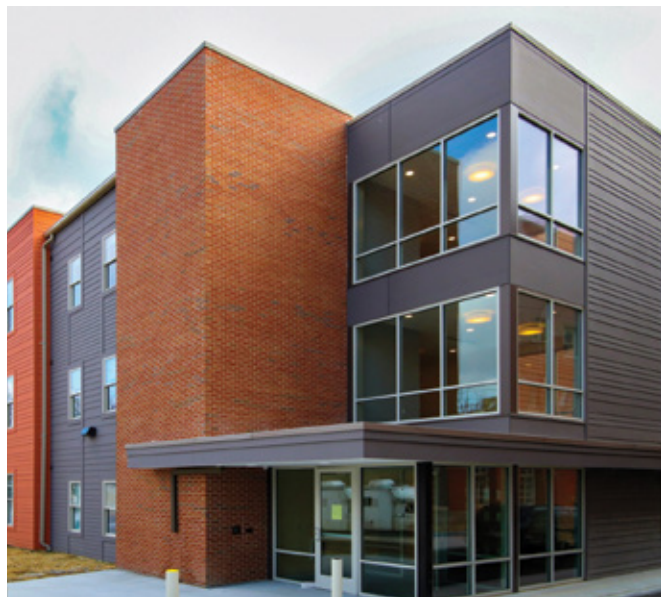
"We were looking at this whole situation with a holistic approach to try to touch people's lives with more than just food," Gottlieb says.

As a result of COVID-19, Deupree Meals On Wheels was profoundly changed for the better and is now more equipped than ever to meet the evolving needs of the community. ■



Honoring History at The Manse

Cincinnati's first African American-owned hotel provides more affordable living offerings in Walnut Hills. *By Bailey Gentry*



ERS, The Model Group, and Ohio Capital Corporation for Housing are collaborating on a unique, affordable housing project for seniors—the former Manse Hotel.

When ERS wanted to expand their affordable housing offerings in Walnut Hills, a property just two blocks away from the existing Walnut Court community caught their attention, though the buildings were in terrible disrepair and would have to be torn down.

As it turns out, those buildings were what was left of The Manse Hotel, the first African American-owned hotel in Cincinnati. In its heyday, The Manse and its trailblazing proprietor, Horace Sudduth, welcomed a slew of notable guests: the Harlem Globetrotters, Frank Robinson, James Brown, and many more. Listed in the *Negro Motorist's Green Book*, it was one of the few Cincinnati hotels welcoming African American travelers, and played an important role in the civil rights movement, including hosting the 1946 NAACP National Convention.

"The history of The Manse Hotel had been somewhat lost," says Joy Blang, Executive Director of Philanthropy at ERS. "When we learned that these buildings had been part of The Manse, it actu-

ally ended up being added to the National Historic Register. We then needed to figure out how to make the funding work to keep these buildings and their historical integrity."

In addition to renovating and restoring the former hotel to house 60 affordable living units for low-income seniors, finding a way to also honor The Manse's history was a nonnegotiable. Thanks to a significant gift from brothers Nash and Stan McCauley—who grew up directly across the street from The Manse in the '50s and '60s—and Nash's partner Diana Abbasy, the main lobby will permanently showcase an illustrated history of The Manse. The display will include some of the building's original components, including wallpaper from remnants that were salvaged during the renovation, and paintings by local artist Latausha Cox, whose recent work includes this past summer's Black Lives Matter mural in downtown Cincinnati.

"It's so important to educate people about The Manse, and this art display is going to honor its history and keep that alive," Blang says. ■

Transforming Madison Villa

By bringing safety and security to Madison Villa's residents, ERS invests in Madisonville itself. *By Baibley Gentry*



Like the flourishing neighborhood surrounding it, Madison Villa has an updated look following a major renovation completed at the end of 2020.

When ERS acquired the community now known as Madison Villa in 2016, it was not an enviable place to live. Bed bugs had set up camp inside the rundown apartment units while a high crime rate plagued the surrounding Madisonville neighborhood, making for “a pretty dark and depressing” place, says Bryan Reynolds, the VP of Marketing and Public Relations at ERS.

It quickly became clear that to truly transform the Madison Villa community, they'd first need to improve the safety of the property itself. “That’s where philanthropy really came in,” says Joy Blang, Executive Director of Philanthropy at ERS. In addition to tax credits that made it possible to invest millions of dollars into comprehensive renovations, ERS would need to put a little over \$200,000 toward additional safety and security enhancements. These included things like clearing out shrub overgrowth around the community, installing the highest grade steel fencing around the perimeter, adding security cameras and motion-detecting lights, and switching to a key fob entry system for residents—

all made possible thanks to more than \$112,000 in charitable donations.

The results have been “night and day,” Blang says. “They now have this lovely park-like setting with a gazebo, walking path, trees, and garden plots that residents feel safe to enjoy.”

And while the community has undergone a dramatic physical transformation, a generous donor couple has established provisions in their estate plan to create an endowment fund to provide for some of the ongoing needs of Madison Villa long into the future. Longtime active members of The Episcopal Church of the Redeemer, Gary R. Lubin and his late wife Janice, have supported programs serving Madisonville residents for years—like ERS.

It's community involvement like this that Blang says makes all the difference. “I think anyone who really goes into a community and does their part to make it nicer [encourages] the next person to do the same thing, and the next person...it's like this domino effect,” Blang says. “I think we've been a big part of that domino effect in Madisonville.” ■



Determined to Serve

Throughout 2020, the Woman's Board, a longstanding partner of Episcopal Church Home, continued their service from a distance.

By Elizabeth Miller Wood



Even with restrictions on activities and contact, the Episcopal Church Home Woman's Board pulled together to serve and support the needs of residents.

The Woman's Board has been a cherished partner of the ECH community since the early 1900s. In addition to financial contributions that support resident scholarship programs, the Woman's Board—consisting of approximately 75 women representing various parishes across Louisville—has also historically organized holiday parties, delivered mail, hosted resident sing-a-longs, and operated the community's gift shop.

Though COVID-19 put a wrinkle in the members' normal meetings and activities, they didn't let a pandemic squelch their long history of service.

"They've stepped outside their comfort zone to meet on Zoom and help from afar since they can't physically be in the building," says Bethany Heckel, Director of Development at ECH.

Hosted by Heckel, the virtual meetings occurred monthly. Members conducted their regular agenda and brainstormed creative new ways to serve ECH

residents, such as "card showers" during the holidays—hand-written, encouraging notes delivered to residents—and holiday goodie bags in lieu of traditional gatherings.

The Woman's Board also continued to make financial contributions to ECH, whether supporting the emergency response fund, providing funds for ancillary needs, such as laundry and salon services, or bolstering the ECH commitment to honor every resident's needs regardless of financial circumstance.

As a 501(3)(c) nonprofit, the Woman's Board is wholly independent of ECH, yet its sole reason for being is to serve and support the ECH mission.

Despite the challenges of 2020, the Woman's Board remained steadfast in its mission. "I've been really impressed. Their response speaks to their level of determination and commitment to continue their own mission to support us," says Heckel. ■

2020 Samaritan Circle

The Samaritan Circle is comprised of individuals who generously support ERS' annual ministry needs through the Good Samaritan Mission Fund, Emergency Relief Fund, and specific project requests with a donation of \$1,000 or more.

Platinum Level: \$10,000+

Anonymous
Alan Gast
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Robert and Josephine Linkins
Jim Maxwell
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(+) Denotes an ERS Corporate, Foundation, or Affordable Living Board or Committee Member (^) Denotes an ERS Staff Member (*) Denotes an individual who passed away in 2019 or 2020

2020 Community Partnerships

ERS is grateful to the following foundations, corporations, churches, and other organizations that made contributions last year.

Gifts of \$20,000+

Arthur and Elizabeth Kuhn Fund of
Greater Cincinnati Foundation
H.B., E.W. & F.R. Luther
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Gifts of \$1,000–\$2,499

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2020 Living Legacy Society

The Living Legacy Society recognizes friends who have informed us that they have included ERS in their will, estate plans, or other deferred gift arrangement. We are grateful to these donors for helping ensure that ERS continues to serve older adults for years to come.

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K. Jay and
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Estate of Karen Bell
Estate of Margaret Bigham
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Estate of S. Garry
and Connie Howell
Estate of Mrs. Betty W. Pippert
Estate of the
Reverend Milton Saville
Estate of John Stevenson

(<) individual joined in 2020

(+) individual served as an ERS Board or Committee Volunteer; (^) individual served as a member of the ERS Staff; (*) individual passed away in 2020, 2021, and prior.

Note: Every effort was made to accurately recognize donors for their generous contributions. Please contact the ERS Foundation office at (513) 979-2308 if you believe an error has been made in the listing of your gift so that we can correct it in future listings.

2020 Episcopal Church Home Donors

The Episcopal Church Home would like to recognize the following contributors for the extraordinary kindness and generosity they have expressed in 2020 through their philanthropic investments of \$1,000 or more.

Gifts of \$40,000 and above

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Gifts of \$10,000–\$19,999

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The John P. Morton Society celebrates founder John P. Morton by recognizing individuals who have remembered Episcopal Church Home in their estate plans.

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Out of an abundance of caution, this year’s gala will once again be broadcast virtually. COVID-safe practices permitting, we’re encouraging small Watch Parties.

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A TASTE FOR GIVING

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