



## Under new ownership, senior complex finishes renovations

[ALISHA WYMAN](#) Napa Valley Register | Posted: Monday, February 14, 2011 12:00 am | [\(1\) Comments](#)

Rohlffs Manor resident Leeann Barnett remembers the days of orange countertops at the apartment complex, a color reminiscent of “the hippie days.”

Those are no more, thanks to a large-scale renovation completed by EAH Housing, owners of the 355-unit complex for low-income seniors in west Napa.

The oldest of the apartments now have new flooring, cabinets, windows, appliances and paint — all in more modern colors.

“It’s beautiful,” said Barnett, who has lived at the manor with her husband for almost nine years, first as an assistant manager and then as a resident. “They did a fantastic job.”

The property was built in phases over past decades, so newer buildings required mostly exterior work such as paint, drainage and landscaping, though there were a few interior upgrades, said EAH project manager Lynn Berard.

Concordia Manor, the section that provides meals and other resources for residents who need assistance but want to retain their independence, has added one-bedroom units. Common areas have been polished and updated.

“That building was rather very dark and gloomy and did not fit the type of tone we wanted to present to both the residents and the public,” Berard said.

The renovations were a follow up to EAH acquiring the property from Lutheran Care for the Aging.

Lutheran Care was successful for many years in establishing and running the property, but the organization was struggling to keep it financially sound in recent years, Berard said. To avoid losing the property, it entered into a relationship with EAH to manage and ultimately acquire it.

The purchase and renovation cost about \$25 million, which EAH worked to gather through Union Bank, the U.S. Department of Housing and Urban Development, the California Department of Housing and the city of Napa's Housing Authority.

The manor lies in a quiet neighborhood in west Napa. The buildings are swathed in peach and olive tones, amid patches of bushes and flowers. Wooden benches dot the area, and a fountain marks Concordia's entry.

Its 355 studio, one-bedroom and two-bedroom units sit on 15 acres and rent for \$250 to \$855 a month.

Under two different programs, the units are available for those 55 and older or 62 and older, said Therese Varney, property supervisor.

Renters' income must be more than twice the rent and less than \$51,550 for a family of two, she said.

Housing in Napa can be tough to find for seniors on a fixed income, Varney said.

"People aren't working when they're retired, and not everyone was able to put away a lot of money for retirement," she said.

Many of the manor's residents are living on Social Security income alone, she said.

In addition to an affordable place to live, the manor also provides a variety of activities and resources for its residents.

There are multiple libraries, computer rooms and common areas where residents can congregate. Residents hold Bible studies, church services, game nights, club meetings, do arts and crafts and other activities, said Meryll Gobler, resource coordinator for Rohlffs Manor.

"What we're trying to do is develop a sense of community here," she said.

The manor allows the younger set of its clientele to live as they would elsewhere, but with more social options, Bernard said. As residents age, they can transition into Concordia, she said.

"EAH was really interested in this property because of the opportunity it presented to have ... an almost organic approach to providing for people as they age," she said. "It's a really exciting thing for us to be able to offer that, and we want to take that type of program to other properties that we are developing."