

June 21, 2016

**THA RECAP**

**PERIOD: JANUARY 1, 2016 – JUNE 30, 2016**

From Harriet Polansky, Executive Director

*To include, but not limited to the following:*

**Resident Appreciation Breakfast**

My Third Annual Resident Appreciation Breakfast was held on January 19, 2016. Brueggers’ Bagels and Stop & Shop provided us with breakfast foods and First Selectman Tim Herbst proclaimed January 19, 2016 as Stern Village Volunteer Day.

**New Truck**

We purchased a new truck and plow for our maintenance staff. The new plow proved to be a time-saver during our last snow storm.

**Electricity for Common Areas**

A 3rd party supplier is providing us with a lower rate than UI for the Common Areas. We are paying $0.027 less per KwH.

**Transitional Employment Unlimited:**

Thanks to Transitional Employment Unlimited and an additional state grant:

-Steve Fians and his Job Coach, Ann Ramos were placed at Stern Village to work with the residents. Steve has helped with Bingo, coordinated and held special events and activities, as well as drove the golf cart.

-Romy Ganser and her job coach, Lea Garcia, were placed at the Congregate to work with the residents. Romy is a well-ness coach and she conducted weekly chair-exercises, holistic programs and stress-relief exercises. She also met with residents individually to help with stress. Romy will be back this week to continue working with our residents.

**Harriet’s Monthly Resident Meetings**

My Tuesday’s Teas continues to provide informative information to the residents and acts as a forum to discuss issues, concerns and ideate with the residents.

**Arts & Crafts Instructor**

Allison works with our residents of the Congregate and Stern Village twice a month in the Congregate. Our “crafty” ladies have decorated hats, made planters, plaques, inspirational boards, jewelry, and lots more fun, beautiful and useful items.

**Redevelopment and Revitalization of Stern Village**

Earlier this year, CHFA & DOH requested that we bifurcate the property into 2 phases in order to get FAF funding. The Development Team had several conference calls with CHFA & DOH, worked on several financial and planning scenarios and provided many documents to CHFA & DOH for this particular funding. We also met with CHFA & DOH to discuss. Based on review of our documentation, CHFA & DOH requested that we do not bifurcate the property and enter into the April 2016 funding round.

April 2016 Application

In order to fulfill the requirements of the application, the Development Team worked on additional financial and planning scenarios, as well as updating information provided in 2015. We met with the Town to discuss our storm water management plans and we reconfigured locations for ADA units. We were able to lower the overall cost of our redevelopment project and eliminate debt on the property. We also lowered the cost for RAP. Bruce and Frank from Millennium and I have conducted resident meetings, I have worked with our Development Advisory Committee and updated all the residents of Stern Village on our plans and processes. Our First Selectman Tim Herbst, State Senators Marilyn Moore and Tony Hwang, and State Representatives Dave Rutigliano and Laura Devlin are extremely supportive of our project.

**Small Cities Funding**

The Town of Trumbull applied for a grant through Small Cities Funding on behalf of Stern Village for $800,000. We worked with the Town and their consulting on fulfilling the lengthy application which was due April 11, 2016. If awarded, the funding will go towards Ductless split heat pumps for all the residents of Stern Village. These will make the apartments energy efficient, significantly lowering residents’ utility bills as well as, keeping residents warm in the winter and cool in the summer. It will also improve air quality when there are high allergens and will be ideal for those who have breathing issues.

**Weatherization for Stern Village**

We weatherized every apartment in Stern Village through an incentive program from United Illuminating. We also upgraded all the interior lighting in the units, outside porches and common areas. These incentives should have an impact on resident’s current utility bills.

**Fair Housing Action Plan**

As part of the application for Small Cities, I worked with Pamela Kazlauskas, to create a Fair Housing Action Plan including an Affirmative Fair Housing Marketing Plan. Pam is an expert in Fair Housing. We will need the plan as we move forward with DOH.

**Improved Security for Congregate**

We added additional security cameras to the Congregate. We also have a new monitor that can feed into additional cameras if needed. The inner handicapped accessible door is extremely heavy and it must be locked at all times. We are looking into a system whereby residents enter their key and the door automatically opens. We are also in the process of establishing additional safety protocols for our residents.

**Enhanced Dining Experience**

The salad bar was purchased and the residents are very pleased with the healthy selections. We also purchased a convection oven that keeps food moist and enables our Chef to create many more dishes than with a traditional oven.

**Kim from TOVAH**

Kim is working with the residents on a brand new duly elected and statutory compliant Stern Village Residents’ Association. Kim worked with the residents on creating new bylaws and voting to adopt the new bylaws and voting on a new name. She is presently working with the residents of Stern Village in preparation for the election of officers to the new Stern Village Residents’ Association.

**Solar for Congregate**

As part of our agreement with C-TEC Solar and the Green Bank, the roof has been prepared for the installation of solar panels.

**New Windows for Congregate**

We purchased 15 new energy-efficient windows for the Congregate.

**Daisy Torres**

Sadness overtook Trumbull Housing Authority with the passing of Madeline Smerglinolo, Congregate Manager. Daisy Torres is our new Congregate Manager. I encourage everyone to stop by and introduce yourself.

**Presentations and Activities Including But Not Limited to:**

*We are extremely appreciative of the individuals and companies that partner with Stern Village.*

Charter Cable **-** Representatives met with residents in January to hear issues and complaints. Charter representatives explained their systems and fixed some cable problems our residents’ were having after the meeting.

Mother’s Day Breakfast – Hosted by Jeff Shapiro of Creative Culinary

The Nichols Garden Club – Provided beautiful Valentine’s Day flower arrangements for our residents over 90 years old.

Dance Workshop of Monroe – Tap dance performance thanks to resident Ralph Claudio for coordinating this event and for his granddaughter for preforming.

Town of Trumbull: First Selectman Timothy Herbst provided a recap of his annual State of Trumbull address and held a Q&A for Stern Village residents.

Genesis Rehab Services: Crista Forstrom and Kelly Rees discussed fall prevention, occupational therapy, and durable equipment

Hancock Pharmacy – Over the past 6 months, represents of Hancock Pharmacy called bingo and distributed prizes, they hosted a breakfast and held an ice cream social.

Judy Nighland –Several times this year, our laughing yoga coach provided laughing yoga sessions to include specific exercises combined with meditation.

Long Hill Garden Club – Since January, members of the Long Hill Garden Club helped our residents make bird feeders, dried flower arrangement, planters, boutonnieres and provided wonderful breads and beverages made with garden fresh vegetables and herbs. They also provided explanations of all the flowers and herbs used for the crafts, food and beverages.

Mary J. Sherlach Counseling Center – continued one-on-one counseling with Victor/Robin and mental health group sessions with Victor and Paulette.

Metro Taxi - Rick Davis discussed the Metro Taxi Freedom Fund Card Program.

Musical Entertainment in the Congregate:

We’ve had: Paula Pettinella, Pasty Shore, Sophistication/Patrick Marino, Tony Castle,

Pitchpipers, and Lynn Lewis

Patriot Bank -Christine Dellarocco and her assistant Dan, from Patriot’s hosted a breakfast and a Father's Day luncheon.

Saint Joseph's Center – Provided a bus for residents to learn about diabetes a luncheon was included.

SWCAA - Lisa Alhabal from SWCAA discussed Medicare savings programs.

Teresa Cryan, RN of Trumbull Health Department- Presented a Healthy Lifestyle discussion with Anna Meltzer, Doctorate of Naturopathy student. Nurse Teresa discussed stroke prevention with our residents.

Trumbull Community Women's Club – Held a free shred day for Stern Village.

Vitas -Jim DeNicola hosted a breakfast and Veterans’ Support Groups.

Webster Bank -Kadie Ortiz hosted safety awareness and elder abuse.