

CONNECTING GENERATIONS

Under One Roof



Affordable. High quality. An innovative, not-for-profit organization addressing urgent, complex needs facing today's families, Under One Roof enriches the lives of seniors and pre-school children by providing core services for living and learning. At The Marvin, congregate senior housing with optional assisted living services shares a single facility with an accredited school readiness and childcare program. Community activities dispel stereotypes and build relationships -- educational experiences for all age groups, exercise programs, gardening, holiday activities, and more. Children are exposed to traditions and wisdom. Seniors expand social networks, stay active and connected.

As we reach the end of 2016 – it's time to reflect back on some of the highlights of the last 12 months. This has been a busy and very successful year.

- **2016 marked The Marvin's 19th Anniversary.** Over the past 19 years, The Marvin congregate housing has provided a home to over 191 seniors – providing an affordable, supportive and comfortable environment to call home. The provision of basic congregate services (24/7 staff coverage; a daily nutrition (and delicious) dinner meal; weekly housekeeping; regular social, educational & creative activities and programs) helped residents to maintain their independence, while providing the services that enabled them to age in place. Over 50% of residents took advantage of the affordable assisted



living services available – with services ranging from medication management, assistance with daily activities of living, safety checks, nursing and companionship. All of

these services and supports, provided by Masonicare Assisted Living, have helped residents avoid the unnecessary and premature placement in a nursing home. The Marvin continues to be a national model for providing affordable housing with supportive services.

- **The Marvin Children's Center** provides a high-quality, affordable preschool program, preparing children for kindergarten. Over the past 18 years, over 400 preschool children have benefitted from attendance in our nationally accredited preschool program, managed by Bright Horizons Family Solutions.



- **Intergenerational** activities continue to be a core philosophical component in all that we do. As a shared site facility, there are regular scheduled and unscheduled activities with the seniors and the pre-school children – giving both groups the opportunity to get to know each other and benefit from the interactions with “different” generations. Our society has become more and more “age segregated”, with each age group having fewer opportunities

to interact. In addition to activities with our 3 & 4 year olds in preschool, we continue to work with the 2nd and 4th grade students from Marvin School. Our program is designed to give both students and seniors the opportunity to interact in a safe environment in order to develop more appropriate attitudes toward the aging process.

CAPITAL IMPROVEMENTS...

We continue to make ongoing efforts not only to maintain, but also to enhance our facility. We would like to recognize and thank the following for awarding us grants over the past year:

➤ **John H. & Ethel G. Noble Charitable Trust**

\$46,000 awarded to Under One Roof, Inc. to upgrade and enhance the emergency call system and fire alarm notification system in each apartment - enhancing the safety and security of residents. THANK YOU!



➤ **Connecticut State Department Of Education;**

Early Childhood Bond Funds Grant Program For Minor Capital Improvements

\$91,626 awarded to Under One Roof, Inc. for repairs, improvements and enhancements to The Marvin Children's Center. Work included: Installation of a Climbing Wall and Ballet Bars to incorporate movement activities. Concrete repairs and refinishing of the entrance ramp and fencing. Repairs to the Backyard Stairs. Replacement of classroom carpeting. Replacement of entry doors and entry foyer carpeting. Acoustic paneling in community room.



➤ **State of Connecticut Department of Housing and the Connecticut Housing Finance Authority Award The Marvin \$3,547,000 for capital improvements.**

Tuesday, October 04, 2016 - Gov. Malloy Announces \$55 Million in Funding to Advance Development of Affordable Housing Across the State

Rehabilitation at The Marvin will include upgraded walkways and entries; upgrading to energy efficient mechanical systems, window replacements, elevator upgrades, and site lighting upgrades. This project leverages \$54,000 in energy rebates and \$210,000 of owner reserves.

Under One Roof Board of Directors President Patricia G. Fales;

State of Connecticut Department of Housing Commissioner Evonne Klein; State Senator Bob Duff; State Representative Chris Perone and Under One Roof, Inc. Executive Director Mary R. Windt at The Marvin to make the Award Announcement.



PROFESSIONAL STAFF...

The Professional Staff Team is what makes The Marvin so successful!



No - The full time staff are not trying to be incognito. Staff spent a day in training – including a Dementia Experiential Workshop.

Building Superintendent Jose Vivieca
Administrative Director Brooke Knowles
Resident Services Coordinator Leticia Croke
Executive Director Mary R Windt

Masonicare Assisted Living Services

We welcomed a new “SALSA” – Supervisor of Assisted Living Services at The Marvin.

Pictured from right to left:

Olena Korytnyuk, SALSA at The Marvin

Mayra Estevez, Back-up SALSA

Laura Santoro, Clinical Director ALSA Partnerships



Sunday, February 21, 2016

The Hour

The Independent Voice of The Community For 144 Years | ADVANCED EDITION | Edition 52 Vol. 144 |

Windt celebrates 20 years as executive director of The Marvin



L to R – Miss Elizabeth, Education Coordinator Miss Valentina, Miss Julia, Miss Courtney, Director Miss Maria, Miss Mayflor



Some of the Marvin Team enjoying some time together....

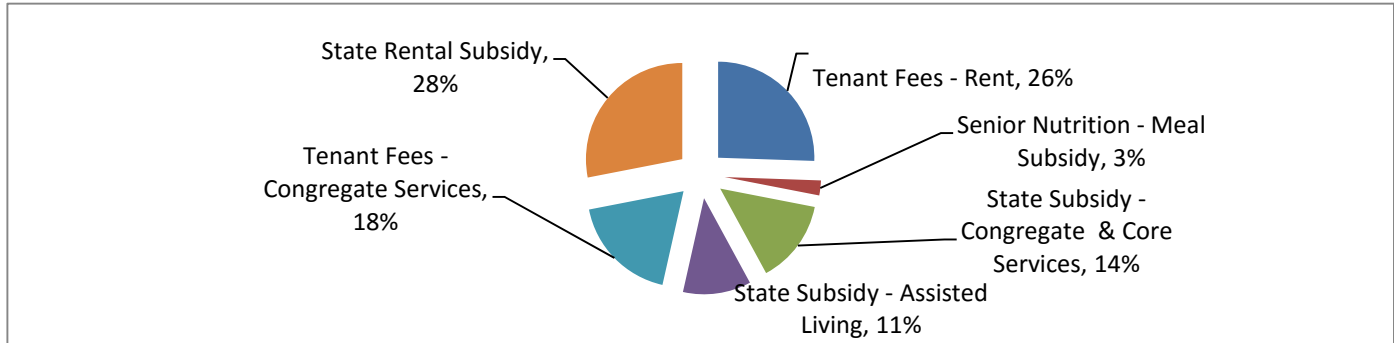
Front: Creative Culinary Services – Dining Staff - Edgardo – Chef Ivin – Samantha
Back: Under One Roof Professional Staff - Leticia (Lee), Mary & Brooke

Some of the Professional Staff of The Marvin Children’s Center



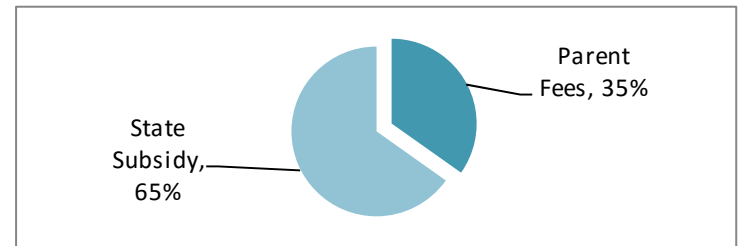
FINANCIAL SUPPORT FOR THE MARVIN, THE MARVIN CHILDREN'S CENTER AND UNDER ONE ROOF.

THE MARVIN FOR SENIORS is supported by monthly rent and congregate fees from tenants and a subsidy from the **State of Connecticut, Department of Housing**. Tenant fees account for approximately 44% of the cost of operating The Marvin and providing services; the State Subsidy covers approximately 53% (\$637,200) of the cost. We depend heavily on the State Subsidies in order to keep The Marvin's fees affordable.



THE MARVIN CHILDREN'S CENTER is supported by parent fees and a subsidy from the **State of Connecticut – School Readiness Program**.

Parent Fees provide approximately 35% of the cost of the Program; the State Subsidy covers 65% of the cost (\$357,000)



DONATIONS - We extend a heartfelt thanks to the many individuals who have made a financial contribution over the past year. Your support is greatly appreciated. We also want to acknowledge some of the gifts-in-kind that have enhanced our programs. Thank you to our neighbors and friends who donated Poinsettia plants to every resident. Thank you to our community supporter who donated a Baby Grand Piano and continues to provide entertainment for our residents. Thank you to a friend for the impressive 8 foot tall cactus that is beautifying our lounge. And thank you to all the volunteers who provide programs and entertainment.

UNDER ONE ROOF, INC. is the sponsor and operator of both The Marvin for Seniors and The Marvin Children's Center. As a Not-for-Profit organization, Under One Roof depends heavily on State support – through grants and operating subsidies. We would not be able to exist without this public support. However, with the challenging State budget and State-wide cuts in funding, it is critical that additional sources of income be developed.

2017 will mark The Marvin's 20th Anniversary. We hope to celebrate this milestone with the establishment of opportunities to support Under One Roof for the future. As a national model for providing affordable housing with supportive services and an accredited pre-school program, it is important that we ensure the long-term success of our operations.

At this time, we are asking everyone to consider making a meaningful contribution to Under One Roof. Donations may be made in honor or memory of a loved one, in commemoration of a life-cycle event or to demonstrate your support for all we do. We also encourage everyone to consider naming The Marvin as part of your estate planning.

THANK YOU IN ADVANCE FOR YOUR SUPPORT!

Under One Roof, Inc., 60 Gregory Boulevard, Norwalk, CT 06855 203-854-4660 www.underoneroofinc.org

CONNECTING GENERATIONS

Under One Roof



SUPPORT UNDER ONE ROOF, INC.™

Donations are encouraged at any time and in any amount. Donations may be made in honor or memory of a loved one, in commemoration of a life cycle event, to support a specific program, as part of estate planning, to demonstrate your support at any time.

***Under One Roof, Inc.™ is a not-for-profit organization.
All donations are tax deductible to the extent permitted by law.***

Please make checks payable to: Under One Roof, Inc. and mail to 60 Gregory Boulevard, Norwalk, CT 06855

Enclosed is my donation in the amount of \$ _____

Name _____

Address _____

City, State, Zip _____

Phone _____

My donation is:

_____ To support the work of Under One Roof, Inc™

_____ Other _____

_____ In Honor of _____ **

_____ In Memory of _____ **

** Send an acknowledgement to: _____

_____ I would like to be contacted to discuss additional ways to contribute

**60 GREGORY BOULEVARD, NORWALK, CT 06855
203-854-4660; Fax 203-854-4650; Email: themarvin@underoneroofinc.org**



SPONSORS

Under One Roof, Inc.[™], an independent, 501(c)(3) not-for-profit housing and day care organization, is the Managing Agent of The Marvin, as well as the General Partner of “60 Gregory Boulevard Limited Partnership”, owner of The Marvin. The Partnership was formed for the sole purpose of owning and operating The Marvin and uniquely combines the experience and expertise in the development and operation of low-income elderly housing and child day care programs. The Marvin Children’s Center is owned and sponsored by Under One Roof, Inc.[™] and is managed by Bright Horizons Family Solutions.

FINANCED BY

State of Connecticut,
Department of Housing - DOH

Nutrition Funding Assistance Provided by
Southwestern Connecticut Agency on Aging

Connecticut Housing Finance Authority - CHFA

Connecticut Health and Educational
Facilities Authority - CHEFA

Federal Low Income Housing Tax Credits - LIHTC

State of Connecticut Departments of Education
and Social Services - SDE

Federal Home Loan Bank of Boston

Norwalk School Readiness Council

City of Norwalk,
Community Development Block Grant

DEVELOPER AND ARCHITECT

Becker and Becker Associates

DEVELOPER, SPONSOR & MANAGER

Under One Roof, Inc.[™]

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Leticia Croke, *Resident Services Coordinator*

Brooke Knowles, *Administrative Director*

Jose Vivieca, *Building Superintendent*

Mary R. Windt, *Executive Director*

CONTRACT SERVICES

Bright Horizons Family Solutions

The Marvin Children’s Center

Creative Culinary Services, *Jeff Shapiro, Owner*

Masi Company, *Housekeeping*

Masonicare, *Assisted Living Services*

US Security, *Security*

Finance, *John C. Gleckler*

Under One Roof, Inc.[™] is a 501(c)3 not-for-profit organization.

Donations are accepted at any time and are tax deductible to the extent permitted by law.



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www.underoneroofinc.org

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