

Under One Roof



## The Marvin Connecting Generations... Under One Roof™!

The success of The Marvin proves that dreams, visions and goals can become reality – with lots of hard work, creativity, commitment and steadfast drive. 2019 marks The Marvin's

22<sup>nd</sup> Anniversary as a unique intergenerational program, providing quality, affordable congregate elderly housing with supportive services and an accredited school readiness preschool program.

The Board of Directors and Staff of Under One Roof, Inc.™ have a strong commitment to “Quality” in all we do and have unanimously adopted and supported a national “Quality First” initiative. We are proud of the visionary leadership we provide, both to the people we serve and to the community as a whole. We have not just accepted the “concept” of Quality First, but have put Quality First into action. We are not satisfied solely depending on our reputation, but are continually seeking and implementing ways to improve our programs and services.

**The Marvin has become a national model for successfully providing affordable housing with services, a nationally accredited preschool program, and a unique intergenerational program. The Marvin was awarded the “MetLife Foundation Award for Excellence in Affordable Housing”. In 2018 Under One Roof and The Marvin received the Norwalk Chamber of Commerce Small Business Nonprofit Award “in recognition and honor of demonstrated success, distinct entrepreneurial spirit and strong commitment to the community”.**

### BACKGROUND AND OVERVIEW

The Marvin offers a wide range of long-term benefits. The provision of affordable congregate housing and affordable preschool and childcare addresses critical service shortages in Norwalk. The unique intergenerational component offers both the elderly residents and young children long-lasting benefits from sharing time together, providing enriching experiences not found in traditional housing or childcare facilities.



The project involved the rehabilitation of a vacant former school building, revitalizing a structure that was underutilized for 23 years. The original Old Marvin School was constructed in 1898 and two additions were built during the 1930s. Used as a community grammar school until the early 1970s, it had then become underutilized or vacant. The rehabilitation and conversion of the building have improved the physical appearance of the area, eliminated the risks posed by its vacancy, and revitalized the structure as a productive resource for the community.



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## THE MARVIN CONGREGATE HOUSING

The Marvin for seniors congregate housing component was completed in the spring of 1997 and included the renovation of the former school building into residential program space and 14 housing units as well as the construction of 36 housing units in a new addition. **All 50 units are handicapped accessible** and include a dining/living room, bedroom, fully-equipped kitchen, bathroom and emergency call stations. There is a lounge on each floor. The Marvin has a library, art and activity rooms, laundry room and resident storage. The Marvin is a 100% Smoke-Free Facility.

**Congregate housing is appropriate for many senior citizens who need occasional help, but do not need the breadth of services available at a nursing home.** Congregate services, including one meal per day, light housekeeping, 24-hour on-site staff for emergency coverage and linkages with City, State and private providers for support services, are provided for residents of The Marvin to assist them in remaining independent. **The Marvin offers affordable assisted living services which are designed to enhance and allow the residents to maintain a degree of continued health, dignity and independence, at significantly less cost than nursing facility placement.** Jewish Senior Services is the Assisted Living Services provider.

The congregate services program, enhanced core services and assisted living services are subsidized by the State of Connecticut, Department of Housing's Congregate Services for the Frail Elderly. Funding assistance for the nutritional meal program is provided by the Southwestern Connecticut Agency on Aging. Residents must meet requirements of the State of Connecticut guidelines for Congregate Housing for the Frail Elderly, as well as the maximum income limits mandated by funding sources. Residents are selected in compliance with Fair Housing Laws.



## THE MARVIN CHILDREN'S CENTER

The Marvin Children's Center opened in November 1998 and is funded by the State of Connecticut's School Readiness and Child Day Care Grant Program. The Connecticut Health and Educational Facilities Authority provided tax-free municipal bond funds for the renovation of the 2,600 square foot space designated for The Marvin Children's Center. Under One Roof, Inc.<sup>TM</sup> is both owner and sponsor of The Marvin Children's Center.



Bright Horizons Family Solutions, the nation's leading provider of employer-sponsored childcare and early education, serves as the manager of The Marvin Children's Center.



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**The Marvin Children's Center is a full-day, full-year program serving forty 3 & 4 year old children. The program offers a preschool program and affordable childcare which prepares children for entrance into kindergarten.** Bright Horizons Family Solutions recognizes the unique strengths of each child and uses those strengths to help the child meet high expectations. The curriculum, based on *The World at Their Fingertips* Program for Learning creates developmental, cultural, and individually appropriate learning environments in which each child discovers what the world is like, how it works, what he/she is capable of, and his/her place in it. The program is committed to helping children develop the information-gathering and problem-solving tools to succeed in school. The curriculum is tailored to the individual needs of each child and incorporates an appreciation of the resource available and the synergies that can result from involving the senior residents in the provision of day care. The Marvin Children's Center is licensed by the State of Connecticut and is nationally accredited by NAEYC.



## INTERGENERATIONAL PROGRAMMING



Under One Roof, Inc.<sup>™</sup> is committed to providing opportunities that incorporate and promote intergenerational opportunities. **Under One Roof, Inc.<sup>™</sup> was selected as a National Finalist in the Generations United's "2008 Intergenerational Shared Site Best Practice Awards" and a winner of the "2011 MetLife Foundation/Generations United Intergenerational Shared Site Excellence Awards"**. Both The Marvin's senior residents and the children in the preschool program gain long-lasting benefits from sharing time together – providing enriched

experiences not found in traditional senior housing or preschool facilities. Research shows that when the generations come together everyone benefits, children and youth, older adults and the community at large. There are clear positive outcomes for all involved. Children are exposed to their elders' traditions and wisdom; seniors are able to expand their social networks and stay physically active, which enhances their health outcomes. Intergenerational programs help to dispel age-related myths and stereotypes. The intergenerational component clearly enhances both the preschool and the senior housing programs.

## COMMITMENT TO ENSURING THE FUTURE

We continue to make the capital improvements to the facility to ensure that The Marvin will continue as a welcoming, safe and comfortable environment for many years ahead. Prior improvements, funded by the State Department of Education, included enhancements to The Marvin Children's Center. In 2018, in support of our award winning work, the State of Connecticut awarded a Capital Improvement grant that enabled us to address needed capital improvements addressing energy efficiency, future capital needs and enhancements to the resident's comfort and safety.



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## SPONSORS

Under One Roof, Inc.<sup>™</sup>, 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.<sup>™</sup> 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.<sup>™</sup>

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## CONTRACT SERVICES

### Bright Horizons Family Solutions

*The Marvin Children’s Center*

**Creative Culinary Services**, *Jeff Shapiro, Owner*

**Masi Company**, *Housekeeping*

**Jewish Senior Services**, *Assisted Living Services*

**US Security**, *Security*

**Finance**, *John C. Gleckler*

**Under One Roof, Inc.<sup>™</sup> 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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