

**TOWN OF DARIEN  
COMMISSION ON AGING  
REGULAR MEETING  
JULY 15, 2015**

**ATTENDANCE:** Joe Pankowski, Arden Anderson-Broecking, Mary McCarthy,  
Robin Woods, Amy Squyres, Gerri Genovese

**STAFF:** Beth Paris, Mather Center Director

**CALL TO ORDER.**

Mr. Pankowski called the meeting to order at 9:05 a.m. A quorum was present.

**APPROVAL OF MINUTES.**

**May 20, 2015 & June 17, 2015**

**\*\* MS. ANDERSON-BROECKING MOVED THE MINUTES OF MAY 20, 2015.  
\*\* MS. WOODS SECONDED.  
\*\* THE MOTION TO APPROVE THEM AS SUBMITTED PASSED  
UNANIMOUSLY.**

**\*\* MS. SQUYRES MOVED THE MINUTES OF JUNE 17, 2015.  
\*\* MS. MCCARTHY SECONDED.  
\*\* THE MOTION TO APPROVE THEM AS SUBMITTED PASSED  
UNANIMOUSLY.**

**MATHER CENTER REPORT.**

Ms. Paris said that this was the one year anniversary of the opening of the Center. She presented her report, (See attached)

Ms. Squyres asked about the number of Darien residents that were being served. Ms. Paris said that she speaks with all those who come through the doors, but refers the residents of the nearby municipalities to the services in their towns.

Ms. Squyres asked if Town Hall employees were coming for lunch at the Center. Ms. Paris said that some Town Hall employees do come.

Mr. Pankowski asked about the elevators. Ms. Paris said that there were three times last quarter where the elevator got stuck with people in it. She said that the staff now escorts the residents that must use the elevators to the elevator and then run upstairs to await the car's arrival. The elevator car is old and should be replaced Ms. Paris said that she hoped

that there would be work done on the elevator during the week that the Center was closed.

## HUMAN SERVICES REPORT

No Report

### OLD BUSINESS

Ms. Anderson -Broecking presented her report. (See Attached) She displayed a copy of the most recent newsletter from the developer. Ms. Anderson -Broecking then read about the upcoming HERC meetings with the individual residents to determine the resident's needs.

Ms. Squyres said that there appears to be a level of comfort with the developers. Ms. Anderson-Broecking said that the residents were not pleased with the idea of moving out and then moving back.

### NEW BUSINESS.

Ms. Genovese spoke about St. John's Church, which has a program called Chat'N'Chew and recently someone came from At Home in Darien to speak to the group. She was amazing that there were a number of Darien residents at the meeting that were unaware of the services available to them. Ms. Genovese said that Ms. Hauser would like to speak to the group, also.

Ms. Genovese then reported there were some seniors who did not want come to the events because it was "for seniors". They were asked to come and help out, and later asked to spend some time talking with the other attendees who might not have someone to talk to. Discussion followed about the two way networking and reaching out to the senior population to make them aware of the various opportunities available to them.

Mr. Pankowski said that Ms. Susan Marks has not been renominated for the Board of Selectmen by the Republican Town Committee and it is important for everyone to investigate the proposed candidates. He said that the Republican caucus would be held on July 27th and the final Republican candidate slate will be determined at that time. Ms. Squyres said that Ms. Marks would be presenting herself at the caucus as a potential candidate.

### ADJOURNMENT.

**\*\* MS. ANDERSON-BROECKING MOVED TO ADJOURN.**

**\*\* MS. WOODS SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY**

The meeting adjourned at 9:40 a.m.

Town of Darien  
Commission on Aging  
Regular Meeting  
July 15, 2015

Respectfully submitted

S. L. Soltes  
Telesco Secretarial Services

## **Commission on Aging Report**

Darien Senior Program

July 15, 2015

Respectfully Submitted: Beth Paris, Director

July marks the 1<sup>st</sup> Anniversary of the Senior Program at Mather Center. We are celebrating with 2 big entertainments-Frank Sinatra presents and the Alumni Swing Band who performed at our July 21<sup>st</sup> opening, Marcy Rand begins full time employment as Program Specialist and we transition from a cleaning service to DPW directed custodian. Budget Allocation for 2015-2016. Human Services/At Home in Darien/Senor Programs will meet monthly for collaborations & communication purposes.

**Highlighted Classes:** Ask a Nurse by Appointment; Ask a Lawyer by appointment-

**Health & Wellness Presentations:** RVNA-Understanding Dementia \*; VNH of Fairfield County Benefits of Smaller Pleasures-Eating Ice Cream\*; CT Pharmacy: Food, Drinks and Herbals that Interact with Medications.

**Educational & Informational:** Art Gottlieb LCSW Presents-Love Canal, Caregiver Educational Support Group-Traveling Tips for the Summer

**Entertainments:** A Touch of Sinatra; Alumni Swing Band –celebrating 1 year at Mather Center

(\* Complimentary Lunch)

**Program Days:** 22

**Monthly Caregiver Educational Support Group:** 8

**Human Services Referral:** 9

**At Home in Darien:** 5

**Caregiver Options Supportive Counseling:** 12

**EMS Calls:** 0

### **Highlighted Programs:**

1<sup>st</sup> Touch of Sinatra Musical Entertainment

3<sup>rd</sup> CLOSED Independence Day Holiday

6<sup>th</sup> Blood Pressure Screening

6<sup>th</sup> RVNA “understanding Dementia” \*

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7<sup>th</sup> Art Gottlieb LCSW –Love Canal  
8<sup>th</sup> VNH of Fairfield County- Enjoying the smaller pleasures- Ice Cream\*  
13<sup>th</sup> Ask A Nurse by Appointment with Jennifer Geddes  
15<sup>th</sup> CT Pharmacy presents- Food Drinks and Herbs that Interact with Medication  
16<sup>th</sup> Alumni Swing Band – Let’s Celebrate 1 Year Anniversary  
17<sup>th</sup> Ask A Lawyer by appointment  
22<sup>nd</sup> & 29<sup>th</sup> Amada Geffner-“Let’s Talk”  
27<sup>th</sup> Movie Monday

**Ongoing Work in Progress:**

Budget Allocations  
Transitioning from Cleaning Service to DPW Custodian  
Monthly Newsletter  
Hiring Process for Part Time Building Attendant  
Fall and Winter Program Planning  
Nominating Committee work for SWCAA  
Staff Meetings  
Human Service Developing Humanities Program  
Digital Piano Research/Purchase  
Alzheimer’s Association Ct Chapter Fund Raiser

**Meetings Attended:** 7/7/15 At Home in Darien & Human Services with Senior Programs will meet monthly; 7/12/15 Presented Human Services Planning Council; 7/14/15 Met with Alexis Rodriguez coordinator of the Ct Alzheimer’s Chapter; 7/27/15 SWCAA Nominating Committee;

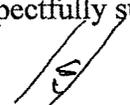
**Building Issues:** Contractor sent lock representative to replace and reinstall locks that failed.

REPORT TO COMMISSION ON AGING, JULY 15, 1015

The new complex, on the site of the existing land, permanently designated for senior housing, should be a very considerable improvement over our OTHH present complex, inasmuch as the buildings are no longer up to the building code. Examples- two outside staircases, one of which is covered. The other is not, and is made of steel, which in winter is hazardous. As of now, tenants must go outdoors to get their mail, and there is one laundry room with two washers and two dryers in the community building. The proposed plan for the redevelopment includes indoor mailboxes and laundry facilities, with hookups for washer and dryer in individual apartments for a modest monthly fee, so that residents will not have to deal with inclement weather.

I was away during the week of this commission's meeting and the general tenant meeting, so this report is mercifully brief.

Respectfully submitted,

  
Arden Anderson-Broecking

# OLD TOWN HALL HOMES RESIDENCES



SUMMER EDITION 2015

## SENIOR RESIDENTS' NEWSLETTER

### Meet the Team

The Housing Authority of the Town of Darien ("DHA") recently entered into an agreement with OTHH Redevelopment Associates, LLC ("OTHH-RA"). OTHH-RA is a Connecticut Limited Liability Company whose members are also members of the team which recently completed the redevelopment of Allen O'Neill Homes, now known as The Heights of Darien.

In order to develop and implement a redevelopment plan for OTHH, OTHH-RA will work with the Town as well as other stakeholders. These stakeholders include the residents of OTHH, neighbors and others. The redevelopment plan will meet or exceed current standards for affordable senior housing. We plan to increase access to apartments and address the size and layouts of the units. It is anticipated that the new development will include as many as 55 units. In addition, it will include a well-designed and inviting community and recreational space which will foster resident interaction and vibrancy. The new development will create a sustainable plan that addresses the needs of today's aging population.

The redevelopment team has engaged Housing Education Resource Center ("HERC"), a non-profit Connecticut organization which specializes in providing resident services for both renters and homeowners. HERC will meet and work with OTHH residents, individually and as a group, to provide information pertaining to both residents' and landlord's rights and responsibilities. Most importantly, HERC will meet privately with each individual resident to answer questions and address each resident's concerns, including, but not limited to rent levels, resident income verification, all aspects of temporary relocation and special needs. HERC will schedule meetings with each resident when the actual redevelopment gets closer.

Each OTHH resident should know and understand that, in addition to being invited to participate in the planning of the redevelopment, each resident is guaranteed a new apartment with a rental rate which is similar to that which would have been paid at OTHH.

"DEVELOPING  
SUSTAINABLE  
HOMES FOR A  
COMMUNITY"

Welcome to the first edition of the Redevelopment Newsletter! Our goal is to provide information on our progress and answers to frequently asked questions. Of course, we encourage everyone to attend our meetings on the fourth Tuesday of every month but we will also keep you posted via the newsletter. We hope you will find these newsletters helpful and informative.

The Commissioners of The  
Darien Housing Authority

## OLD TOWN HALL HOMES SUMMER EDITION

A few initial questions and answers regarding the redevelopment and relocation are presented below.



### Question and Answer:

1. When will work begin?
  - a. We are not sure. We need to go through the Planning and Zoning process and, after that, apply for financing. The financing process is highly competitive and can take a number of months. If we are granted zoning approval (that process will take at least 2 or 3 months) we will apply for financing. If the financing is approved, we will be able to provide OTHH residents with a minimum of 4-6 months notice prior to any work beginning. Additionally, there will be regularly scheduled meetings for the purpose of updating residents regarding the redevelopment plan.
2. How long will the construction take?
  - a. It is anticipated that construction will take approximately twelve months.
3. Will I have to move? If I need to move, where will I go and when will I be able to return?
  - a. We are going to need to demolish the existing OTHH structures and construct a new building. That means we will need to move you (temporarily) to suitable accommodations (an apartment or condominium) in the area. We will provide you with assistance in locating those accommodations. You will have the final approval of your temporary accommodations. We believe that the redevelopment process will take about 12 months. We want to get you back as soon as possible
4. What about moving expenses?
  - a. We will pay all of the moving expenses including packing supplies and, if you need additional help, we can provide assistance with packing. We will provide dumpsters so you can discard items you wish to discard. If you require additional storage during your time away from OTHH, we will assist you with storage.
5. Is it O.K. if I locate an apartment on my own?
  - a. Yes, however, there will be specific guidelines regarding rent levels we will discuss with you when the time comes to look for temporary accommodations.
6. Will I have to pay a security deposit?
  - a. No, we will pay the security deposit for your temporary unit.
7. Will I get help with paying the rent in a temporary unit.
  - a. Yes, you will continue to pay the same amount of rent you are supposed to pay DHA. DHA will pay the balance due to the temporary landlord. Utilities may be a variable and your payment to DHA will be adjusted to account for any additional utility payments you may need to make.

OLD TOWN HALL HOMES - SUMMER EDITION

8. What is the selection process for my new unit?
  - a. We will do our best to accommodate any request you might have regarding the location of your new apartment. If there is a conflict (two or more OTHH residents want the same unit), seniority (length of time at OTHH) will be the deciding factor. You and your friends who might like to live near each other are certainly free to request specific units and we will do our best to accommodate your wishes.
  
9. Will I have any choices in the amenities and/or décor of my new unit? I.e. paint color, flooring, appliances?
  - a. Throughout the redevelopment process, we will have meetings regarding paint color, flooring, appliances and the like. We will welcome any concerns or suggestions you might have regarding amenities and décor. Once we have agreed on those issues, we will not be able to customize each individual unit. We are confident that you will like the redevelopment plan and we will do our best to accommodate all suggestions.
  
10. Will accommodations be made for me if I have a physical handicap?
  - a. Yes.
  
11. Who do I contact with questions regarding the redevelopment?
  - a. At this point, we are very early in the process. If you have questions, please feel free to contact Arthur Anderson (direct line – 860-768-3322). As we get further along in the process, you will be given a contact number for a person from HERC who will also be available to answer or get answers for your questions.
  
12. Who is eligible?
  - a. Only residents who are in "good standing" are eligible in terms of any benefits available for temporary relocation during construction as well as to be eligible to occupy an apartment in the redeveloped property upon completion.
  
13. What is meant by "resident in good standing"?
  - a. A resident in "good standing" is a resident who is in compliance with the terms of her/his existing lease with DHA, including, but not limited to being current with rent payments.



DARIEN HOUSING AUTHORITY