

**Vincent J. Tufo**

*Executive Director and CEO*

**Donna Starzecki, PHM, SPHR**

*Chief Operating Officer*

**Jonathan Gottlieb**

*Vice President, Rippowam Corp.*

**Lisa Reynolds, Contoller**

**Mark Zimany**

*Director of Facilities & Building Systems*

**Mary Beth Henry, Editor**



*Courtney Nelthropp (left) with Christel Truglia after he received the Lifetime Achievement Award on 12/9/11.*

**Board Meetings for 2012:**

- Wednesday, January 25th
- Wednesday, February 22nd
- Wednesday, March 28th
- Wednesday, April 25th
- Wednesday, May 23rd
- Wednesday, June 27th
- Wednesday, July 25th
- Wednesday, August 22nd
- Wednesday, September 19th
- Wednesday, October 24th
- Wednesday, November 28th
- Wednesday, December 12th

*All meetings are held at Post House, 40 Clinton Avenue in the first floor meeting room unless otherwise noticed.*

## ***Stamford Receives Grant to Benefit Vita District***

The City of Stamford has received a Community Challenge Planning Grant from the U.S. Department of Housing and Urban Development in the amount of \$1,105,288 to change the West Side Neighborhood of Stamford into a new *Vita* health and wellness district. The City has teamed up with Charter Oak Communities, Stamford Hospital and an assortment of community groups to focus on three key elements:

- Development of a new \$600 million expansion in and reinvestment of the Stamford Hospital campus by Stamford Health System with an adjacent health and wellness district;
- Development of mixed-use and affordable housing by Charter Oak Communities including purchasing property and plans by both the public and private sectors to restore rundown housing and buildings in the existing neighborhood;

- Improvement of transportation passageway to provide better walking, travel, and vehicle access into and within the *Vita* district connecting to Stamford's downtown transportation focal point, jobs center, and to the broader region.

The funding will support the following program components:

- Planning activities to assist incorporation of health-related clinic, offices and retail businesses into the Health and Wellness District;
- Land purchase and planning for the development and incorporation of affordable housing into the project passageway;
- Planning activities to develop and incorporate transportation and parking improvement strategies into the project corridor;
- Outreach and education to increase the participation of community groups into the planning process.

## ***COC Board Chair Receives Award***

On December 9, 2011, Courtney A. Nelthropp received The Volunteer Center's Lifetime Achievement Award at the Stamford Volunteer Day celebration. He was nominated by Christel Truglia, former state representative and long-time housing advocate. The purpose of this event was to recognize grass roots volunteers who have contributed to the improvement of Stamford through their active roles in the community. Eligible individuals or groups are those actively engaged in voluntary service benefiting the Stamford community. During his 30 years as a Stamford resident, Courtney has served many civic organizations in a volunteer capacity. His most visible engagement has been with the Board of Commissioners of Charter Oak Communities. Appointed in 1996 by Mayor Dannel Malloy, Courtney took to this challenging role by being a problem solver, compassionate citizen and accomplished businessman. Courtney continues to serve on Charter Oak's board as he was re-appointed by Mayor Pavia in February 2011. As owner of Stamford's Sir

Speedy printing franchise, Courtney provides complimentary printing services for many non-profit and civic groups.

Courtney recognized that the typical model of a public housing authority was becoming outdated and was in jeopardy. He realized affordable housing needed to be re-energized to continue serving Stamford's neediest families. Courtney was able to communicate to residents, public officials and members of the community that Stamford's public housing program was not only worth maintaining but that it should be completely revitalized. Courtney began reshaping Stamford's old housing into new, mixed-income communities to enhance neighborhoods while offering residents new opportunities and hope for a brighter future.

Courtney has also been an active member of the Board of the Stamford Downtown Special Services District for twelve years. He donates his ideas, time and expertise to make our Downtown a much better place.



### COC Employee Profile



In August 2010, Dan Persaud started as a temporary employee at COC. He assisted with the application

process for new and current housing applicants as well as performing background, criminal and credit checks for new residents. In April of 2011, Dan joined COC as a full-time employee in the capacity of Assistant Property Manager on the Eastside. He handles recertifications and leasing in addition to attending resident council meetings at Oak Park and Lawnhill Terrace. Dan enjoys going out in the field to perform inspections as well as handling leasing issues. He previously worked as an intern at Adaptive Marketing and as a Data Analyst at Pitney Bowes. Dan has a Bachelor's of Science Degree in Marketing from Johnson and Wales University in Charlotte, NC.

Born in the Bronx, NY, Dan moved to Stamford in 1992 when his dad, who works for Midas Muffler, was transferred from New Rochelle. Dan loves music and is a drummer in a hard rock/blues band which was spawned in the summer of 2009 when Dan and one of his friends from high school (a vocalist/guitarist) decided to start a band. They were joined by two other members (one on lead guitar and one on bass guitar), upon realizing they all shared Dan's passion for music. They play on weekends and have traveled as far as Texas to perform.

An avid golfer, Dan developed an interest in the game from his brother. It takes patience to play golf, and he usually has a tee time of 6:00 AM so he can be done by early afternoon. Dan enjoys traveling and went to Napa Valley, California for his brother's wedding this past summer. He had fun exploring Wine Country.



### Update on COC Projects

With the approach of winter, the exterior projects that have been underway for the past several months at Charter Oak Communities will be entering a shut-down phase. These include the Masonry and Concrete Restoration work at Stamford Manor, the EIFS repair work at Rippowam Manor. The Masonry and Concrete Restoration at Stamford Manor is essentially completed in the front of the building, and now attention is being directed to the rear of the building where repair work has been underway for the past few weeks. This work will end for the months of January and February and begin again in March 2012. The same holds true for the EIFS work at Rippowam Manor. All the repair work

is completed on the East, North (front of the building) and West of the building. Only the South elevation still remains to be completed. Depending on the weather, the contractor anticipates starting work in March and should be finished in the spring. The EIFS work at Glenbrook Manor is now 100% completed. The entry canopy work is finished as is the coating, all patching and caulking and window cleaning. The next project in the works is the Elevator #2 Replacement at Stamford Manor. After a slight delay, this project is back on track and a spring start is anticipated. It is expected that this job will be completed next summer.



# Potluck

These pictures were taken at the Post House/Taylor Street Pre-Thanksgiving Potluck Dinner held on Thursday, November 17th at Post House.





# Palmer Square Photo Update



The top and left pictures show the construction progress to date at Palmer Square. The photo on the right shows one of the kitchens with beautiful granite countertops. (Photos courtesy of Azad Kareem of Urban Engineers.)



## Resident Corner

Charles Lavine moved to Post House in July 2009. He is thrilled to be living at this property because of its great location and nice living conditions. Charles finds the staff at this facility to be extremely

helpful.

In 1959, Charles came to Stamford from Barbados as he had relatives here. His first job was for a steel company in Stamford. Next, he worked at Teledyne. Charles was employed by Electrolux in Old Greenwich and noted it was the “best job in the world.” He also worked for a typography company doing silk screening. He has a very strong work ethic and he puts his entire heart and soul into anything he does. Charles opened a Variety Store in 2006 but got out of the business when poor economic times hit.

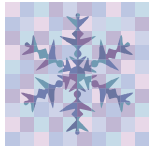
Charles is very proud of his two children. He has

worked hard to provide both of them with a college education. He son, Cyril, is a Group Leader for Stamford Tent & Event Services and daughter, Kelly, is a Captain in the Tulsa Police Department in Oklahoma.

Charles went to volunteer at Jewish Family Services on Summer Street and met with Ilene Locker (Director of Employment and Training) and ended up working at Nathaniel Witherall Rehabilitation and Nursing Center in Greenwich in the Dietary Department. He works 3 to 4 hours daily whenever needed.

In addition, Charles attends school at night. He is working hard to obtain his GED at age 71. A well-spoken and delightful gentleman, Charles has a very positive attitude. Regarding getting his GED, he said, “I am doing it for me.” When he was a youngster, his uncle said that “Education will switch on the light in a dark room” and those are words that he lives by.

When he was younger, Charles enjoyed playing croquet.



# Winter Safety



Prolonged exposure to low temperatures, wind and/or moisture can result in cold-related injury. With temperatures dropping, here are some tips for keeping warm.

- Dressing in loose layers will help trap the warm air close to your body. Avoid tight clothing and don't forget to wear a hat! Body heat can be lost through your head.
- Mittens provide more warmth to your hands than gloves.
- Wear waterproof, insulated boots to help avoid frostbite by keeping feet warm and dry and to maintain your footing in ice and snow.
- Traveling and winter can be a dangerous combination. Allow extra time when traveling, check weather conditions carefully and follow any travel advisories.
- Keep a winter survival kit in your car. This should include blankets, food, flares, gloves and first-aid supplies.



## Developer of the Year

On December 7, 2011, Vincent Tufo was named "Developer of the Year" by the Stamford Board of Representatives. He was commended for building beautiful, permanent housing with affordable units. The developments that he was honored for include Fairgate, Westwood and Palmer Square which is expected to be completed in mid-2012. We congratulate Vin and the COC development team for this honor.



*Top right: Westwood which is comprised of 95 units; Bottom right: Palmer Square which has 76 units; Bottom left: A view of Fairgate which has 90 units.*

