

Bridgeport Zoning Approves Change to Allow for new Jewish Home and JCCS to be Built; Investment Bankers, Architects, Engineers and Construction Management Firms Selected

The Jewish Center for Community Services (JCCS) and The Jewish Home for the Elderly of Fairfield County (TJH) have now signed formal Agreements under which TJH will purchase the land at the JCCS site at 4200 Park Avenue and, in partnership, develop an innovative and exciting new campus there.

On August 3rd, the Home and the JCCS received approval from the City of Bridgeport Planning & Zoning Commission to change the zoning designation to “R-C” for this site. A number of key Team Members are now in place for this exciting project. The Home has hired its investment bankers, architects and engineers, the construction management and owner’s representative firms, and zoning and regulatory counsel. All of these firms have extensive experience with similar Senior Living projects, and will work to ensure that this development project is cost-efficient, the highest quality, and ultimately an incredible place to live and work. Additional information can be found on their websites for Herbert J. Sims & Company (www.hjsims.com), KBE Construction Company (www.kbebuilding.com), Perkins Eastman Architects (www.pea.com), Pereira Engineering (www.pereiraeng.com), Fuss & O’Neill (www.FandO.com), Capital Projects Consulting (www.cpc), Quatrella & Rizio, LLC (www.qrlaw.com/attorneys.php) and Wiggin and Dana (www.wiggin.com).

Over the next several months, TJH and the JCCS will be working on the design and development stage including all of the necessary regulatory and financing approvals to prepare for construction. A Special Permit and Site Plan application will need to be filed with the City of Bridgeport Planning & Zoning Commission once the final design is approved by the JCCS and TJH Boards.

No physical changes to either institution are anticipated for at least 18-24 months. The Home can only operate one nursing home consistent with the number of beds approved by the State Department of Social Services and it is premature to predict the outcome of the current campus’ ultimate disposition.

Throughout the transition planning all of the core programs and services at both the JCCS and The Jewish Home will continue operating to meet the needs of the community. Both organizations are very excited about this unique opportunity, and will continue to report on the progress of this endeavor.

The Jewish Home serves the needs of the senior community with the full continuum of senior living services, including skilled nursing, dementia care, short term rehabilitation (Goldstein Rehabilitation Center), Home Care (Friedman Home Care Agency, Chaifetz Family Hospice, and Compassionate Care Companions), the Institute on Aging, the Center for Elder Abuse Prevention, and finally, outpatient physical therapy and adult day care (Grasmere by the Sea) at One Post Road in Fairfield. All of the Home’s current programs and services can be viewed on their website, www.jhe.org

As TJH's skilled nursing facility has also aged, plans are well underway for a new nursing home embracing the new "Household" model of care. The Household model is much more residential and "homelike" and supports the philosophy of Resident-Centered Care. Each Household will include 14 private bedrooms for Residents with a shared kitchen, dining and living room area improving the overall quality of life provided. The Home also plans to add Assisted Living services at its new location for those requiring a lower intensity of care.

Apart from giving both organizations new, more modern facilities, another exciting element of the new campus plan is for the Home and the JCCS to share space, bringing the whole community together. For example, the Home's community areas including the auditorium, meeting rooms, kosher restaurant, synagogue and library will be available in the evenings to the JCCS and the community for adult education, lecture series, and meetings. And, the integrated campus will work with other Jewish agencies such as its neighbor, the Hollander House, to ensure the most efficient use of limited community resources.

The **Jewish Center for Community Services** delivers services to ensure, enhance and promote the quality of life in the Jewish and general community of Eastern Fairfield County, in Israel, and throughout the world. For nearly 100 years, the Jewish Community Center (its programming division) has provided social, recreational, and educational activities in the Greater Bridgeport area. All of the JCC's current programs and services can be reviewed on their website, www.jccs.org.

The JCCS's current large and aging physical plant, opened in 1962, needs to be re-built to serve the current and future needs of its clients. This partnership with The Jewish Home allows for the planning and design of a smaller, more efficient building incorporating the many exciting services currently offered and those planned for the future.

The **Thriving Jewish Community Initiative** (www.tjcinitiative.org), a committee led by a group of diverse members of the Jewish community and funded by the JCCS, is a leading force in the effort to strategically define the future needs of the community and the JCCS.

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