



Morningside Retirement & Health Services
Helping Elders. Building Community.

2017 Annual Report

www.mrhsny.org

Morningside Retirement and Health Services

Tuttle Center

100 La Salle Street, #MC, New York, NY 10027

(212) 666-4000

www.mrhsny.org

Board of Directors

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Maureen Knapp, *Vice-President*
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Major Supporters

Government	New York City Department for the Aging New York State Office for the Aging Gale Brewer, Manhattan Borough President Mark Levine, City Council Member Daniel O'Donnell, State Assembly Member New York City Council Dormitory Authority of New York State
Foundation	UJA-Federation of New York New York Community Trust West Harlem Development Corporation Metzger-Price Fund Riverside Church Sharing Fund
Community	Morningside Heights Housing Corporation
Academic	Columbia Community Services Columbia University Office of Government Relations and Community Affairs Students, Faculty and Staff of Jewish Theological Seminary
Individual	Residents and friends of Morningside Gardens

Staff

Ronald Bruno, LMSW
Joanna Stolove, LCSW
Saudia Garnette
Alan Stricoff, CPA
Robin Aloï, Kirk Cooper-Johnson
Staley Alexander, Maggie Boelter
Marie Phillips, RN, BSN, MPH

Jennifer Paul
Margaret Bianchi

Executive Director
Assistant Director
Social Worker
Comptroller
Social Work Interns
Occupational Therapy Interns
Geriatric Nurse/Coordinator of Health
Care Services
Home Health Aide
Office Manager

The 166 people who volunteered services to MRHS in 2017 are listed towards the back of this report.

Background and History of the MRHS Program

Morningside Retirement and Health Services (MRHS) was founded in 1966 on two principles: self help for older adults and neighbors helping neighbors. The founders were a group of residents in Morningside Gardens, a middle-income cooperative housing complex in Morningside Heights. The apartment complex was constructed with government assistance and opened for occupancy in 1957 to house approximately 2,000 individuals. A group of forward-thinking older residents organized MRHS nine years later to serve those elderly residents who needed assistance in order to continue to live comfortably and safely in their homes.

For the first 20 years of the program, MRHS was staffed and run by older residents, working as volunteers. But by its twentieth year of service, the MRHS Board of Directors recognized that many of the original volunteers had “aged in place,” and themselves needed assistance. Morningside Gardens had become a “NORC” — Naturally Occurring Retirement Community — with more than half of the apartments occupied by residents over the age of 60. In order to address the multitude of problems elderly residents were facing, professional support was needed to guide and supplement the work of volunteers. Several MRHS volunteers formed a committee to raise funds for this purpose, and in 1986 the first professional social worker was hired.

Since that time, the program – still governed primarily by Morningside Gardens residents – has assisted and enriched the lives of hundreds of older residents. Working in conjunction with the professional staff, 166 volunteers offered their time and expertise to MRHS in 2017.

All of these changes and additions have not altered MRHS’s fundamental commitment to its mission: 1) to help frail and at-risk elderly residents of Morningside Gardens remain in their own homes; and 2) to provide programs which promote health and provide opportunities for education, socialization and recreation for older adults.

MRHS was one of fourteen programs designated by New York State in 1995 as a NORC program. In 1999 New York City created its own funding stream for existing and new NORC programs. MRHS was one of the programs chosen to receive city support and was selected in 2006 and in 2014, after Request for Proposals (RFP’s) were issued by the city.

Through these special contracts and with foundation support, in 1995 MRHS began providing healthcare services in addition to social services. These services include on-site nursing, personal care, health education and health care screenings. MRHS was able to enhance the medical care provided to residents thanks to an arrangement with St. Luke’s Hospital for the placement of a medical office on the premises of Morningside Gardens, which opened in November, 2000. In 2017 MRHS established a partnership with Mount Sinai Hospital to bring the Memory Matters program to Morningside Gardens.

MRHS continues to see an increase in the use of its services. With the opening of the New MRHS Center in 2017 program attendance increased dramatically. Total attendance at MRHS programs in 2017 was 7,579, an increase of 38% from the prior year. MRHS provided 2,119 hours of case management and case assistance services in 2017, an increase of 30 percent from the prior year. The total number of residents utilizing MRHS programs and services in 2017 was 292.

Mission of MRHS

The Mission of MRHS is twofold:

- 1) to help frail and at-risk elderly residents of Morningside Gardens remain in their own homes comfortably, safely, and with as much independence as possible for as long as they can; and
- 2) to provide programs which promote health and provide opportunities for education, socialization and recreation for all older residents of Morningside Gardens, with particular attention to the special needs of the infirm, homebound, and isolated.

Values of MRHS

The board, staff, and volunteers of MRHS are committed to offering services that enable older residents of Morningside Gardens to remain in their own homes by:

- Promoting a caring community and enriching community life;
- Preserving the dignity and human rights of older people;
- Promoting and supporting independence by actively involving individuals in managing their own care;
- Preventing isolation by keeping older residents connected to the larger Morningside Gardens community; and
- Reflecting integrity, professionalism, responsibility, warmth and respect, and a commitment to diversity.

EBay Project

The MRHS EBay team is composed of volunteers, mostly recent retirees led by Angela Schramm. The team is dedicated to giving back to their community and has learned the skills of online marketing, selling and distributing through EBay. In 2017, the team raised more than \$10,000 for the benefit of MRHS.

Partnership With Mount Sinai Hospital

MRHS and Mount Sinai Hospital established a partnership in 2017 to present the *Mind Matters* program to the residents at Morningside Gardens. Through a UJA Federation grant and in partnership with the New Jewish Home, Mount Sinai geriatrician Joyce Fogel, MD, and geriatric psychologist Gregory Hinrichsen, PhD, began working with the MRHS community on issues related to memory and aging.

After a kickoff focus group for the community in February, Dr. Fogel and Dr. Hinrichsen presented a series of talks, discussions and workshops, led either by themselves or by guest speakers with expertise in various fields of aging and medicine. Also included were regular “Ask the Doc” sessions, where Gardens residents could sign up for one-on-one consultations with Dr. Fogel or Dr. Hinrichsen. Another aspect of the project involved case consultations and training for the MRHS staff on a wide range of topics.

EPIC

This new series of talks, with discussion, was kicked off in 2017. The program is the result of collaboration between three organizations: Emeritus Professors in Columbia (EPIC); Columbia University School of Professional Studies; and MRHS. The series is open to the public without charge and takes place at MRHS.

Emeritus Professors in Columbia (EPIC) is a professional and social fellowship of people who have formally retired from their Columbia careers as university professors, researchers, and administrators but are still professionally active. EPIC’s Jeanne Stelman and Margaret Jo Shepherd are the hosts for the series.

MRHS Renovation

The Renovation of the MRHS Program and Office Space was completed on April 3, 2017 and has been in use since that time.

The renovated MRHS space utilizes principles of Universal Design, making the space accessible to the older adult and disabled community. The architect, Matthias Hollwich of HWKN, and interior designer, Susanne Wagner, specialize in designing spaces for an aging population.

Design elements exceed the requirements of basic accessibility needs to create a space that is user-friendly to all visitors. These elements include:

- grab bars integrated throughout the space for balance and mobility
- flooring composed of a rubberized, slip-resistant material that promotes easy mobility as well as cushioning falls
- sturdy furniture items throughout the space, which promote stability and easy movement for users
- special lighting that reduces shadows and utilizes natural light, beneficial for those with the vision-impairment
- contrasting color schemes throughout the space to promote easy navigation, particularly for users with cognitive design or vision impairment
- fixtures and accessories that are accessible and easy to use, requiring a minimum of stretching (to cabinets) and fine motor movements for utensils

In addition, centralized air conditioning has been installed for climate control, which saves energy and promotes the comfort of users. High-definition screens have been installed to promote communication and community activities such as slide-show presentations and movies. A media lounge has been constructed, which promotes

socialization and the use of a community space, since isolation has been recognized as a leading cause of decline in the aging population.

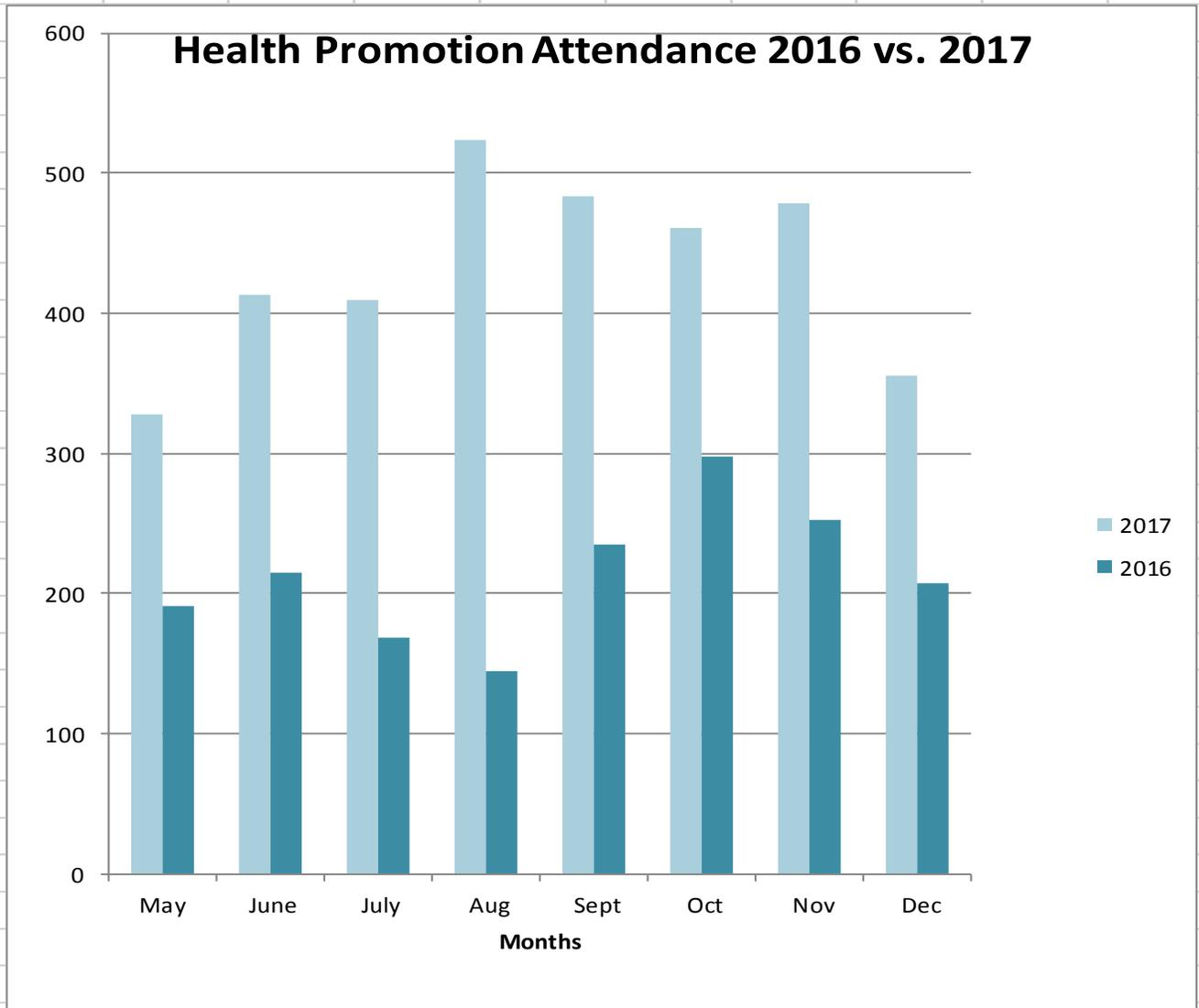
The primary program space was expanded by the breaking down of a wall separating two separate spaces, enabling MRHS to host larger activities. MRHS programs have seen increased attendance and usage, as residents have been drawn to the comfortable and inviting new rooms. Other community groups have also requested use of the space to host various community activities.

Financing for the Renovation Project was made possible by the office of NY State Assembly Member Daniel O'Donnell, whose generous support provided the foundation of the project. MRHS also won a competitive grant through the NY State Nonprofit Infrastructure Capital Investment Program, which provided approximately twenty-five percent of the funding. MRHS was granted funding for the furnishings and fixtures for the new space from the New York City Department for the Aging.

PBS/Next Avenue did a feature story on the project (<http://www.nextavenue.org/design-for-aging-in-place/>), as did Curbed (<https://www.curbed.com/2017/4/25/15420592/nursing-home-independent-living-senior-housing-aging-in-place>) and the New York Post (<https://nypost.com/2018/02/14/these-senior-housing-projects-are-nicer-than-your-home/>)

MRHS wishes to express its warm gratitude to Assembly Member O'Donnell and DFTA for their generosity. We also want to thank the board, staff and management of MHHC for accommodating MRHS throughout the renovation project and for providing MRHS with a comfortable temporary space in 549 West 123rd St. while we renovated. Finally, MRHS would like to thank the residents of Morningside Gardens, especially those of 100 LaSalle St., for patiently tolerating the disruptions resulting from the project.

May	June	July	August	Sept	Oct	Nov	Dec		
328	413	409	524	484	461	479	355	3453	2017
191	215	169	144	235	298	253	207	1712	2016



Attendance at MRHS activities has increased significantly since the New MRHS Center opened, as demonstrated in the chart above.

MRHS in the Community

NORC programs are meant to operate as a hub of services for older adults.

Consequently, MRHS works closely with a number of service providers in the community.

As described above, in 2017 MRHS initiated programs with Mount Sinai Hospital called *Mind Matters* and with Columbia University's EPIC Program. Mount Sinai also works with MRHS in providing physician visits to homebound NORC residents.

MRHS established a health care partnership with Jewish Home Lifecare (JHL) in 2013. JHL not only brings a wealth of experience and resources in working with the aging population to MRHS, but they made it possible for us to retain the same health care staff (Marie Phillips, RN, MPH, and Jennifer Paul, CNA) who have been working with Gardens residents for nineteen years. The NORC coordinator from JHL, Kay Boonshoft, is a member of the MRHS Partnership Committee. In 2017 MRHS and JHL participated with other providers, offering a health and education program for older adults at Riverside Church.

Staff from Mount Sinai St. Luke's Hospital distribute seasonal flu shots every fall. In 2017 fifty-six individuals were immunized by the team of providers, at no cost to the recipients. MRHS has also worked with Mount Sinai St. Luke's in providing health care screenings and health promotion events, as well as developing grant proposals for new programs to serve the community.

MRHS works closely with Dr. Michael Correa, whose office is located on the grounds of Morningside Gardens on Amsterdam Avenue, and who treats many of older residents. MRHS also works with Isabella Community and Home Care to coordinate meals-on-wheels services to residents of Morningside Gardens.

MRHS and the Early Alzheimer's Foundation have been working in partnership since 2006 to present the Memory Tree program. This support program was developed to address the needs of people in the early stages of Alzheimer's disease, as well as those who have identified memory issues.

As a site for interns from the Columbia University's School of Social Work and for Occupational Therapy interns from Columbia's College of Physicians and Surgeons, MRHS works alongside leading practitioners in the field. MRHS also works with cultural and service organizations such as Elders Share the Arts, Concerts in Motion, Dances For a Variable Population, ReServe, Read Ahead, and Columbia University's Wallach Art Gallery.

As a member of the West Side Inter-Agency Council for the Aging (WSIACA), LiveOn NY, the Non-Profit Coordinating Committee of New York (NPCCNY), the Human Services Council, and State-Wide Senior Action, MRHS consults and coordinates activities regularly with representatives of other community agencies. The MRHS Executive Director is co-chair of the NORC Directors meeting group, which holds quarterly meetings at the UJA Federation of New York. MRHS staff and volunteers have made presentations at the annual conference of the American Society on Aging for the past ten years, as well as at other professional meetings.

Partnership Committee

The goal of the MRHS Partnership Committee is to establish ties with the wider community beyond Morningside Gardens. The committee seeks to solicit input from the wider community regarding MRHS programs and services and to establish linkages that are mutually beneficial to MRHS and to community organizations, merchants, and other stakeholders.

New Directions in 2017

In addition to introducing a stunning new space to the Morningside Gardens community – and forming exciting new partnerships with Mt Sinai Hospital and Columbia University’s EPIC program – MRHS introduced other new programs and ideas in 2017.

A Matter of Balance

“A Matter of Balance” is an evidence-based program that was presented in conjunction with the New York City Department for the Aging (DFTA.) The goal of this program is to improve balance and help reduce the fear of falling. The program was facilitated by two trained coaches. Topics included learning fall prevention strategies, setting goals for a more active lifestyle, making changes to reduce fall risks at home, and exercise training to increase strength and balance. The program met for eight successive weeks, with twelve committed participants.

“I’ve made such wonderful friends because of MRHS and it keeps me very active!”
--- Morningside Gardens Resident

Community Seder

For the first time, MRHS held a *Community Seder*, for both Jewish and non-Jewish residents. The Seder is the service and ceremonial meal traditionally scheduled for the first two days of Passover, the spring festival that celebrates the freedom of Israelites from Egyptian slavery. With the help of former resident, Rabbi Joe Brodie, two students from the Jewish Theological Seminary led the service.

The one-hour service was followed by dinner. Although the meal was not Kosher, the traditional foods were served, some catered and some home-made. Both red wine and grape juice were made available for the traditional four drinks during the meal. More than twenty people were in attendance.

Being Mortal

This seven-part series was based on Atul Gawande’s book, *Being Mortal*. The series kicked off with a screening of the film *Being Mortal*, hosted by the Executive Director of End of Life Choices, Laurie Leonard and attended by thirty-four residents.

This was followed by a six-week discussion group led by MRHS social worker Saudia Garnette. Discussion topics followed the chapters of the book and focused on various aspects of aging and dying including: “*What is important to us as we age?*”

“*Understanding our choices (medical and otherwise).*” “*Facing our mortality.*” Total attendance for the program was ninety-nine.

“MRHS allowed my mother to remain at home until she was 104. MRHS is a spectacular organization.”

--- Morningside Gardens Resident

Dementia Care Coach Program

In 2017 MRHS worked in partnership with ReServe to offer the Dementia Care Coach program at MRHS. ReServe provides training for a cadre of retired professionals, known as Dementia Care Coaches, to work creatively with people with cognitive impairment. The goal of the Coach is to engage these individuals with a view to highlighting their strengths and gifts.

MRHS referred clients whom they felt would benefit from visits and the Care Coach was then introduced to clients. Remarkable encounters resulted from these sessions. The Coach was able to draw out the clients in a manner that created engagement, bonding and companionship.

Executive Director's Report

This past year was probably the most active of my twenty here at MRHS. It was a year of looking forward with our new program and office space. And a year of looking back, as we celebrated MRHS's fiftieth anniversary. The feeling was almost surreal as we shifted back and forth from new opening the new space celebrations to fiftieth anniversary celebrations. In April we hosted our official Open House to celebrate and welcome the Morningside Gardens community to our new space. In September Riverside Church graciously hosted our official 50th Anniversary celebration. But in between there were programs, events and parties observing one milestone or the other. At the same time we introduced more new programs in 2017 than ever before, some inspired by the new MRHS Center just as we were settling into it. Those programs, highlighted in the preceding pages, succeeded in keeping MRHS vibrant and interesting, while inaugurating the new space with new faces and new ideas as we prepare for the next fifty years.

Ron Bruno

Spring Recognition Luncheon

On June 6, 2017, MRHS hosted its twenty-fourth Annual Spring Recognition Luncheon to recognize the 181 volunteers who contributed to the program in 2016. Building I resident Beatrice Hawkins kicked off the afternoon by providing a brief history of MRHS. Special recognition was given to volunteers who contributed extraordinary service. Two of our special volunteers were involved in the renovation project.

MRHS Board Secretary Cynthia Rock is a retired architect who led the MRHS Transition Committee. As the renovation unfolded, Cynthia provided the hands-on interactions with the architect and construction company that proved invaluable in ensuring a successful project. After the project was completed and MRHS had moved into its new space, volunteer Michio Ryan, an interior designer, has been providing the finishing touches by selecting, ordering and installing the accessories that are needed in the new space.

Two special volunteers were not directly involved in the renovation. Mildred Acosta was recognized for her years of "behind-the-scenes" help at MRHS, including much needed assistance with set-up, breakdown and cleanup at many MRHS programs and events. Alice Lilly was recognized for her contributions as a volunteer in a number of areas, including membership on the Video Committee that shows films at MRHS each Saturday afternoon; leading a children's book drive in conjunction with Assembly Member Daniel O'Donnell; and providing homemade snacks for MRHS meetings and special events throughout the year.

Also honored were members of the MRHS Legacy Society, especially new members. These are individuals who have chosen to leave a bequest to MRHS. More than 75 guests attended the event and were addressed by guest speaker Maria Alvarez, Executive Director of the New York StateWide Senior Action Council. Ms. Alvarez spoke about the value that volunteers bring to the community and to an organization such as MRHS. She pointed out that this value can be quantified and amounts to a considerable contribution not only in human terms, but also in financial terms. Hot and cold refreshments followed and were enjoyed by all at this festive event.

Volunteers in 2017

Mildred Acosta
Luis Argueta
Linda Aristondo
Nora Armani
Emily Baldwin
Mark Barth
Amy Berg
Chris Berg
Robin Berson
Odete Bigote
Nick Blair
Mary Jane Brinigar
Anne Burley
Marion Butler-Mills
Anne Canty
Eileen Canty
Sharon Carr
John W. Carter
Sharon Lockhart Carter
Debbie Champlain
Rani Chaudhary
Susan Chimonas
Barbara Clark
Bob Clark
Frank Collela
Diane Cook
Anisa Costa
Len Costa
Carlotta Damanda
Gregory Darling
Mary Davidson
Mike Davidson
Roy Davidson
Michael De Borja
Skip Delano
Ralph Della Cava
Peter Dewey
Kate Dunn
Nancy Eder
Sarah Eggleston
Sandy Elkind
Tova Francus
Suzy Frazer
Ellen Fried
Conor Gaffney
Corinne Gaffney
Deanna Gates
Conchita Gonzalez
Tom Goodridge
Bea Gottlieb
Joyce Gottlieb
Shirley Graves
Candy Gulko
Eleanor Haray
Harper, Rev. Lynn Casteel
Peggy Haskins
Beatrice Hawkins
Joanna Herman
Richard Herstein
Paula Herz
Kathy Hinton
John Johnson
Margaret Johnson
Kamu Kamadoli
Sherry Kane
Joanna Kapner
John Kapner
Pamela Kellnor
Margaret Ketley
Harriet Chan King
Leslie Kiss
Liza Knapp
Maureen Knapp
Susan Kohn
Robert Komatsu
Madelyne Kraft
Lydia LaFleur
Albertina Lal
Mary Lanning
Marie Ledoux
Tiana Leonard
Elinor Levin
Joan Levine
Norman Levine
Alice Lilly
Boyd Lowry
Mary Lowry
Tina Lunley
Charles Macdonald
Michelle Mais
Rachel Martin
Aliza Mazor
Allen Mellen
Liz Mellen
Fran Miller
Susan Miller
Dana Minaya
Frank Minaya
Gregory Minaya
Melinda Moore

Galila Morahg
Gil Morahg
Joan Morford
Ozier Muhammad
Frank Munzer
Marjorie Nissen
Rev. Debra Northern
Barbara O'Farrell
Chris Pawelski
Mary Ellen Peinelt
Patricia Pell
Michele Pellar
Edna Philiba
Rita Marie Pullium
Victor Quintana
Donna Quiros
Elise Rackmill
Lisa Redd
Cecilia Ridette
Cynthia Rock
Leah Rose
Marion Rothenberg
Neil Rothfeld
Mildred Roxborough
Mary Lou Russell
Michio Ryan
Laura Brown Sands
Dorothy Savage
Angela Schramm
John Seaman
Maggie Sears
Surendra Sharma
Merryl Sheldon

Iris Shen
Reynaldo Silva
Mytri Singh
Carla Slomin
Alene Smith
Dilia Solorzano
Mark Speyer
Aidan Stack
George Stack
Will Stack
Susan St. John-Parsons
Alan Stricoff
Jonathan Stricoff
Max Stolove
Molly Sweeney
Hilah Thomas
Ken Thomas
Peggy Thomas
Karl Tiedemann
Kathleen Todd
Usa Ungsunan
Sydney Weinberg
Liz Wiesen
Audraine Wilson
Emily Woo
Marion Wright
Shuli Wu
Marion Yeh
Samuel Yeh
Margaret Yi
June Zaccone
Linda Zehnder
Theresa Thompson Ziegler



Treasurer's Report and Committee Reports

Treasurer's Report

First of all, allow me to introduce myself, my name is Conor Gaffney and I'm a Certified Public Accountant by profession. I joined the board of MRHS in March of 2016 and it has been a very rewarding experience being part of an organization that provides support and services to elderly members of our community at large. The greatest compliment I could pay MRHS is to say "if my eighty-seven (87) year old mother lived here I would want her to be a part of this community."

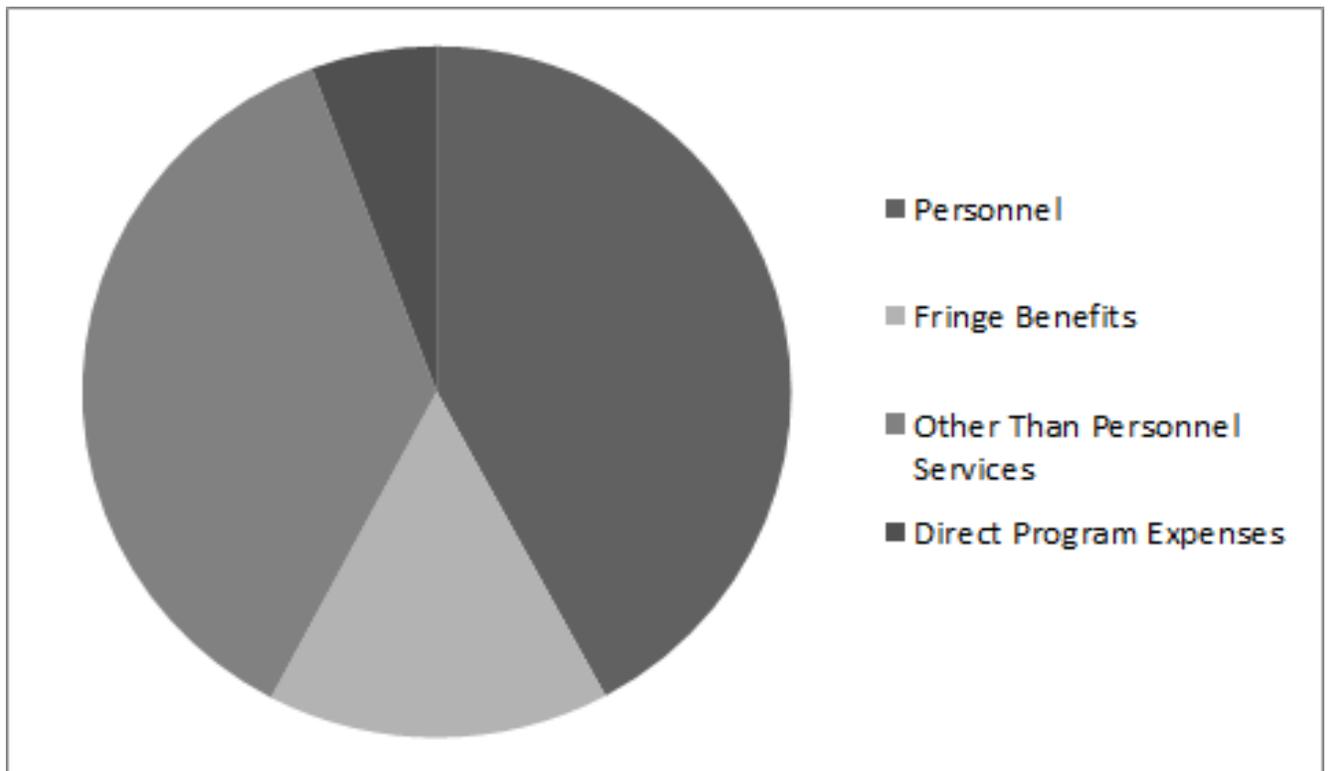
The responsibilities of the Treasurer at MRHS include presenting a financial statement at monthly board meetings, serving on the Finance & Audit committee to review and finalize annual budgets, monitoring bank accounts and balances, and signing checks. On the operating side MRHS has adequate financial resources that enable it to cover ongoing operating expenses and provide program activities that are integral to the Naturally Occurring Retirement Center (NORC) here at Morningside Gardens. It's not only the financial resources that sustain and continue to grow the activities of MRHS but the people involved in making this happen. They are the staff and the volunteers who work in partnership to serve the community and ensuring that programs and facilities are tailored to meet the requirements of the users. They do this mindful of the financial budget and have succeeded in providing programs and activities at a much lower cost than might be expected.

In fiscal year 2017, MRHS received program funding from the New York State Office for the Aging (SOFA) and the New York City Department for the Aging (DFTA). However, we were notified by New York State Office for the Aging that they had changed their current grant application process and MRHS, along with a number of other New York State NORCs, had not been successful in securing program funding for the period in question. This was a major concern for us. In association with other NORCs and local politicians advocating for a review of the NYS application process we were successful in having our funding restored. However, it made us very aware of how fragile our financial resources are and we are now in the process of undertaking a strategic review to better prepare for the future that lies ahead. Other sources of funding included Columbia University, The Metzger Foundation, UJA Federation of New York, Riverside Church Sharing Fund and West Harlem Development Corporation. In addition, MHHC has continued to provide very generous support to MRHS and without which we would not be able to provide the full range of services currently on offer. MRHS is additionally supported by contributions to our annual fund from the Morningside Gardens community. In 2017 our annual fund appeal raised approximately sixty thousand dollars (\$60,000), our best year yet! Other sources of revenue include proceeds from eBay sales, a silent auction during the Holiday Party, and bequests to MRHS from members of our Legacy Society.

MRHS holds their primary checking account along with reserve fund accounts with CitiBank. Business money-market accounts of liquid reserve funds are with CitiBank and City National Bank. Another business money-market account was established in 2015 at Chase for the purpose of separating funds earmarked for renovations from operating expenses. We also accessed a line of credit with Chase to cover costs associated with the renovations and hope to repay any outstanding balance in full by the end of 2018. A board-designated reserve fund is held with New York Community Trust Fund.

In 2017 we moved into our newly renovated center to the delight of the staff and our community at large. This has been a tremendous achievement on the part of all involved and can only expand the range of possibilities and future growth of MRHS. None of this would have been possible without the very generous support of a Legacy bequest and grants from the office of Assemblyman Daniel O’ Donnell, a tremendous advocate for MRHS, and NYC Department for the Aging (DFTA). I sincerely thank you all as well as our staff and the volunteers for making this happen.

Thank you,
Conor Gaffney, Treasurer.



(Copies of the MRHS Financial Report are available at the MRHS Office, 100 LaSalle Street, #MC, New York, NY.)

Finance and Audit Committee

The Finance & Audit Committee (a standing Committee of the Board), is comprised of the following members whose dedicated service to MRHS and the Community we would like to gratefully acknowledge:

Official Voting Committee Members:

Maureen Knapp (Chair of the Committee, VP of the MRHS Board)
Conor Gaffney (MRHS Treasurer, Director)
Cynthia Rock (MRHS Director)
Victor Quintana (Acting President of the Board; Ex-Officio)
Ron Bruno (Executive Director; Ex-Officio)
Alan Stricoff (Controller; Ex-Officio)

The MRHS By-Laws charge the Finance & Audit Committee with the following responsibilities:

1. Propose/recommend the Annual Operating Budget of MRHS;
2. Review and approve audits, financial statements, 990's and contracts;
3. Review and put into place policies governing MRHS Finances;
4. Review and direct the investment of MRHS funds;
5. Respond to the Auditor's Management Letter (if appropriate);
6. Make recommendations to the Board with respect to the overall financial health and funding of MRHS;
7. Review and approve major expenditures and contracts related to the funding, real estate and operations of MRHS.

Throughout FY 2017 the Committee met on a regular basis with a full complement of members to exercise its stewardship of MRHS Finances and Financial Reporting. The following are highlights of the Committee's specific contributions to MRHS this Fiscal Year:

1. Worked closely with the Executive Director and the Board to meet strategic challenges related to a deficit in the operating budget and to find channels for confronting steadily rising expenses);
2. Reviewed and approved major agreements, contracts and lending agreements entered into in FY 2017 and exercised oversight of the Executive Director's allocation of operating funds;
3. Continued to collaborate and advise the Treasurer, Executive Director and Comptroller about borrowing and repayment needs as they related to the funding of the major leasehold improvements accomplished by the Real Estate Transition Committee to ensure adequate liquidity and ensure MRHS could meet its debt obligations.

4. For the third consecutive year, approved an annual retirement account distribution for MRHS staff;
5. Budgeted and secured approval for MRHS staff to receive an annual cost of living adjustment (COLA);
6. Collaborated with the Personnel Committee and Executive Director to renew and fund high-quality, cost-effective health insurance plans for MRHS staff;
7. In collaboration with the MRHS Controller, continued to review and update the format and content of financial reports (including interim period budget analysis reports) to ensure the greatest degree of clarity and transparency in reporting MRHS financials, budgeting, funding, reserves and investments;
8. Upheld this Fiscal Year the investment/funds policy established in FY 2015 regarding Legacy Society donations, ensuring that the placement of significant Legacy Society Donations be fully reviewed and approved by the Committee and the Board on a case-by-case basis. This ensures that Legacy Society Donations are handled with due care and respect and that their use meets with the integrity of MRHS' Mission;
9. Evaluated funding and investment status and priorities. Made ongoing recommendations to the Board of Directors throughout this fiscal year;
10. Fully reviewed the Corporation's 990 Report, Audited Financial Statements and Management Letter with the Controller, Auditor and MRHS Board. MRHS' Accountant, (Gary Eisenkraft), together with the Committee presented this year's audited financial statements to the MRHS Board (NB: Once again, we received an Unqualified Audit. No response to the routine Management Letter issued by the auditor for FY 2016 was necessary);
11. Investigated terms of insurance coverages held by MRHS and began an active review of the adequacy of insurance lines carried by MRHS to appropriately mitigate risk in a cost-effective manner (this review continues into FY 2018);
12. Engaged actively with MRHS Administration and the Board to put into motion strategic actions and planning to adapt to the loss (or potential loss) of major segments of governmental funding to ensure the ongoing viability of MRHS under funding pressures and concentrations in the governmental contract sector.

Please note that all filed financial documents, including the Form 990 and the audited financial statements for the period ended 12/31/2017 are on file with the MRHS Office.

FY 2017 was often a challenging year, financially as well as in operational ways, as renovations of the space were finalized, disbursements for construction costs (and related incoming grant monies from NYS and NYC were managed) and the organization faced the challenge of a major shift in state funding through the threatened loss of a NYS Contract.

Through the ardent dedication of MRHS' Executive Director, its staff and its committed Board of Directors, MRHS once again offered this community extremely rich and meaningful services. We would like to recognize the savings in costs, lives, wellness, quality of life, enrichment of the entire community and deep and critical work done for particular community members who were able to face life-altering circumstances with support, compassion and professionalism.

We close this demanding Fiscal Year with deep appreciation to New York State and MHHC for their significant contributions to the funding, health, mission and community of MRHS as the organization continues to meet the needs of the Morningside Heights Housing Community.

Maureen M. Knapp, Chair

Nominating Committee

The Nomination Committee Is responsible for identifying and recruiting new board members. The goal of the committee is to recruit candidates that have skills, talent and life experiences that would help advance MRHS's Mission and that reflect the diversity of the Garden's community.

The current committee is composed of Elise Rackmill, Ozier Muhammad and Mark Speyer. This committee is looking to fill an open slot that was vacated by Victor Quintana when he reached the end of his second term.

The newest member of the MRHS board is Michael Davidson. Michael is replacing Eileen Canty as the new president of the board. Michael is retired after teaching 33 years in the department of health and nutrition sciences at Montclair State University.

The only unfinished business office this board at present is to fill the vacated seat by the departure of Quintana.

Ozier Muhammad, Chair

Personnel Committee

The Personnel Committee is responsible for reviewing issues concerning MRHS employees, often in close coordination with the Finance and Audit Committee. This year the committee members were Harriet King and Mark Speyer; Eileen Canty and Amy Berg were on the committee for part of the year.

Compensation & Benefits

In recent years the Personnel Committee has recommended important adjustments in employee retirement accounts, health care benefits, and compensation. In the past year, we recommended maintaining all these at the new levels, with cost-of-living adjustments. We recognize that MRHS must allocate its financial resources wisely and responsibly, and we feel that good support of our excellent staff is a major part of the allocation. Our recommendations were adopted by the Finance and Audit Committee and by the full Board of MRHS.

Annual Performance Evaluation of the Executive Director

The Committee chair evaluated the performance of the Executive Director during the past year and found it to be outstanding, particularly in the context of several unusual challenges: completion of a major renovation, which involved operating in temporary office space, and then moving operations into the newly renovated space; significant staff changes, including the loss of a full-time social worker also involved in fund-raising; and the announced loss of a major portion of our funding from New York State. Extraordinary efforts by the Executive Director and others resulted in the restoration of the lost funding. In the midst of all these challenges the Executive Director succeeded in keeping our regular programs and services operating at their expected level of excellence.

Mark Speyer, Chair

Education and Advocacy Committee

The Education and Advocacy Committee is a new addition to the current MRHS Board. It was formed in response to our changing political and social reality. Our goals are to educate ourselves and our community about issues and changes in policies that impact upon seniors in particular and our community in general and develop avenues to join with others to advocate for ourselves.

We have shared information, monitored changes in state and federal funding and helped to strengthen our connections to senior organizations and our local elected political representatives. We formally met with our new State Senator Brian Benjamin, joining his district wide Senior Task Force. We continue to participate in the Senior Committee of Community Board 9 and seek to develop ties with neighborhood health providers and explore new potential sources of funding utilizing the contacts, suggestions and expertise of our members and others within our dynamic community.

Elise Rackmill, Chair

Program Committee

The Program Committee continues to organize events that support the goals and objectives of MRHS. The committee meets monthly. In 2017 the programs included the following:

BLACK HISTORY MONTH: Eric Coleman directed a presentation entitled "African Life on this American Soil" underscored by Jazz. Light refreshments were served after the program.

ANNUAL RECOGNITION LUNCHEON: The 24st Annual Recognition Luncheon was held on June 6th in the Recreation Room which was decorated especially for the occasion. The Luncheon recognizes the 200 plus volunteers who contribute time and effort to MRHS throughout the year. It also recognizes the valuable support of the members of the Legacy Society. Maria Alvarez, the Executive Director of the New York Statewide Senior Action Council gave and address. Special recognition was given to Cynthia Rock for all her knowledge and hard work during the renovation. Robert Komatsu and Michio Ryan were also recognized for all their hard work during the move from our temporary quarters back to to our newly renovated space. Alice Lilly was recognized for her work with the film committee, and Mildred Acosta for her help with the Fall Fair and other activities.

ANNIVERSARY LUNCHEON: Riverside Church graciously donated space for this special event which was held on 9/10 in honor of the 50th anniversary of MRHS.

FALL FAIR: Was a well-attended event that occurred outside on the Plaza on 9/24/17 and was partnered with MHHC Family Activities Group and The Morningside Players. Eileen Canty spearheaded both the **Community Seder** on 4/9 and the **Thanksgiving Dinner** on 11/23. Both events were much appreciated by attendees.

WINTER PARTY: This intergenerational event was held on 12/13. A large turnout of residents attended. As usual the refreshments, decorations, conversations, and enjoyment of the music provided by Vocal Ease combined to make this a truly festive occasion.

MONDAY NIGHT DISCUSSION GROUP: Topics included:

Loss , led by Sydney Weinberg and Linda Zehnder

Standing Up for One's Beliefs led by Ozier Muhammad

Both discussions were very well attended.

The Program Committee consisted of Angela Schramm, Bea Hawkins ,Ozier Muhammad, Elise Rackmill, Sydney Weinberg, Linda Zehnder, Sharon Lockhart, and

Barbara Clark, Chair

Daily Money Management Committee

The Daily Money Management program addresses the needs of MRHS members who need assistance with some of the aspects of money management.

Social worker Joanna Stolove works with clients and sometimes family members who have requested this service. The clients' need for money management can arise from physical, visual or cognitive impairment.

The services include mail sorting, bill paying, reconciling bank statements, budgeting and cash management.

The need may range from the simple writing of checks and extend to the quite involved application for and ongoing involvement in Medicaid programs, which can allow clients to receive homecare while preserving some income.

The DMM members of this committee were satisfied that clients are being well served and impressed by the level of caring and professionalism shown by Joanna.

The MRHS board members currently serving on this committee are:

Anne Burley
Susan Chimonas
Angela Schramm

Angela Schramm, Chair

