PARTNERSHIPS WITH HIGHER EDUCATION
SESSION #46
Presented By:
HUDSON COMPANIES
&
AMERICAN HEALTHCARE GROUP

IT'S A JUNGLE OUT THERE!

2022 PHFA Multifamily Affordable Housing Conference
Kalahari Resort - Pocono Manor, PA
Panelists:  
Kelley Coey, Hudson Companies, Director of Development  
Steve Chopek, American HealthCare Group, Team Leader  
John Ganiear, Hudson Companies, Development Assistant
INTRODUCTION TO

- Real Estate Development
- Real Estate Investment
- General Construction

Evans Square – Conneaut Lake, PA
Adams Place – Cochranton, PA
Regency Commons – Clarion, PA
Lenz Court – Ambridge, PA
American HealthCare Group provides Supportive Services in affordable housing communities for families and seniors. Our unique health & wellness model is both cost-effective and ensures compliance with all regulations.

Pathways to SmartCare Wellness Program

- Plays a proactive role in getting your group healthy: Visit PathwaysWellnessProgram.com
COMMUNITY PARTNERING OPPORTUNITIES

- **Establishing a Connection is Key:**
  - Seek out all universities, community colleges, vocational schools, and/or nursing programs to fit the needs of your residents.
  - Find local businesses, non-profits, and volunteers that will support your mission.
  - On family deals, develop after school programs and volunteer tutors.
  - ALWAYS make sure to update and collaborate with your partners on your progress of on-site programs!
HOSTING INTERNS AT YOUR DEVELOPMENT

- **Implement Intern Students/Workers at your Property!**
  - Hosting students that are local to the area is a huge bonus!
  - Staying local always creates a deeper connection to the community.
  - Offer incentives to student workers i.e., on-site experience, fulfilling volunteer hour requirements, grants, compensation etc.
  - Many local schools offer credit hours to students while they complete internships.
BENEFITS OF HOSTING STUDENTS AND ORGANIZATIONS

- More community involvement! When residents are connected, they can become leaders.

- Residents will have access to abundant services, experiences, to promote socialization.

- Collaborating triggers new ideas and connections to a network of people and business who are willing to support programs, donate time, and often resources.

- Enhancing programs such as food, health, wellness, exercise, socialization and education.
CASE STUDY: ADAMS PLACE
“A FARMING COMMUNITY WITH ROBUST PARTNERHIPS”

The “Modern Farmhouse”

Greenhouse, raise garden beds, potting/tool shed
CASE STUDY: ADAMS PLACE

“PROPERTY OVERVIEW”

https://www.youtube.com/watch?v=XANaWtj3GLo

Click the link to view!
ADAMS PLACE
GREENHOUSE, RAISED GARDEN BEDS, POTTING/TOOL SHED
ADAMS PLACE
SMART CLASSROOM & LIBRARY
INCEPTION OF THE SMART CLASSROOM

- In 2014, Hudson Companies set out to create a new senior housing element not seen before that would aid in the process of aging in place.
- After frequent studies, surveys, polls and development of the program, the smart classroom initiative was started alongside Thiel College.
- Evans Square in Conneaut Lake, PA was the first property to launch a state-of-the-art Smart Classroom with designated learning spaces and technology equipment.
- This space is open to the residents 24/7 365 days a year!
INCEPTION OF THE SMART CLASSROOM

Residents and Staff welcome
THIEL COLLEGE to the Inaugural Educational Innovation Center at Evans SQUARE

has partnered with Thiel College to bring doorstep delivery of lifelong learning.

Susan Traverso, Ph.D.
President

Roberta J. Leonard,
Vice President for College Advancement

Elizabeth Frombgen, Ph.D.,
VP for Academic Affairs, Dean of the College

American Healthcare Group, LLC
“Well established partnerships begins with your on-site team working together like a well-oiled machine!”
MEET THE INTERNS OF ADAMS PLACE!

The Internship Program through Hudson Companies’ Senior Housing projects include a wide range of backgrounds, skillsets, and interests. Through these partnerships, we are better able to serve the needs of our senior citizens and the community at large. These are some of the interns we have hosted in the previous years:

John Ganiear – Development Assistant at Hudson Companies from Thiel College

Sarah Mackel MA. – Supportive Services at Adams Place from Edinboro University

Chad Pakozdi MBA. – Smart Classroom Intern at Hudson Companies from Thiel College

Kaitlyn Myers – Supportive Services at Adams Place from Slippery Rock University
FIND THE AREAS OF INTEREST

- **Survey**
  - Create polls and surveys to gauge interests in specific topics and understand their experience levels with technology.
  - Remember, interests can change regularly so make sure you know your residents!
ASSESS THE SURVEY RESULTS

- **Adams Place Survey Results:**
  - The residents wanted to learn how to use the internet for a wide variety of uses.
  - Residents wanted ease of use and requested a “One on One” style of learning.
  - They stated once they have an intro “How-To Use” seminar, they feel much more comfortable utilizing the technology.

![Graph showing time spent in the Smart Classroom]
3. What uses of the laptops and other technology interest you?

- Watching Videos: 4
- Social Media: 5
- New Skills: 8
- News: 5
- Video Calls: 5
- Music/Podcasts: 4
- Sports: 2
- Other: Looking up crafts, different countries, Word/Excel, watching news on TV

4. How comfortable are you with using the laptops?

<table>
<thead>
<tr>
<th>Score</th>
<th>Comfort Level</th>
<th>Number of Respondents</th>
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<tbody>
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<td>1</td>
<td>Uncomfortable</td>
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<td>3</td>
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<td>9</td>
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<td>1</td>
</tr>
<tr>
<td>10</td>
<td>Comfortable</td>
<td>1</td>
</tr>
<tr>
<td>Blank</td>
<td></td>
<td>1</td>
</tr>
</tbody>
</table>

6. Within your apartment, which items do you want help to learn more about?

- Thermostat: 10
- Kitchen Appliances: 4
- TV: 1
- Washer/Dryer: 3
- Front Door System: 5
- Other: Timer setting on thermostat

8. Outside your apartment, which areas do you want help to learn more about?

- Farm Kitchen: 8
- Pet Washing: 2
- Mail Room: 1
- Greenhouse: 10
- Fitness Center: 6
CREATE A PLAN TO FIT THE RESIDENTS

- The solution at Adams Place was to create a phased plan

  **Phase 1: Preparation**
  - Get familiar with laptops
  - Provide a binder at each station for step-by-step instructions

  **Phase 2: Introduction to the Smart Classroom**
  - Hold class sessions
  - Create tutorial videos for technology and amenities

  **Phase 3: Resident Involvement**
  - Showcase the skills of the residents through resident tutorials: canning, quilting, gardening

  **Phase 4: External Resources**
  - Podcasts, social media, streaming, and YouTube

  **Phase 5: Begin Videos and Streams from Thiel**
  - Start small with Common Hour, presentations, streaming events

  **Phase 6: Stream classes from Thiel**
  - Offer classes which would interest residents
IMPLEMENT:
SMART CLASSROOM SESSIONS AT ADAMS PLACE
Easy How-To Videos:

- Technology for seniors can be considered a curse...!!!
- Instructional videos placed on the desktop of the computers for items such as:
  - A/C equipment
  - Entry Monitoring Systems
  - Smart Thermostats
  - Fitness Equipment
  - In-unit Washer/Dryer
  - Dishwasher
  - Oven/Stove
  - Farm Kitchen Equipment
  - Water Stations
  - Pet Washing Station
  - Greenhouse
  - Meritech Automated Handwashing station
“HOW-TO” EXAMPLE VIDEO!
Meritech Handwashing Station

https://www.youtube.com/watch?v=dFJLHUfcoH4

Click the link to view!
“HOW-TO” EXAMPLE VIDEO!
BEC Smart Entry System

https://www.youtube.com/watch?v=b6E2UJB71cU

Click the link to view!
"HOW-TO" EXAMPLE VIDEO!
Climate Control System

https://www.youtube.com/watch?v=4afavMT_Uh4

Click the link to view!
Refresher Materials:

- Adams Place offers a move in welcome binder that includes everything you need to know about the property and your unit.

- Included in the welcome binder is a Unit “cheat-sheet” that includes physical guides on how to use in-unit technology and appliances.

- A physical binder for every station in the Smart Classroom was created to aid our residents on how to use our on-site laptops.

- Posters placed around the property quick reference.

- Laminated post cards on the fitness center equipment for how to use the equipment.
**Refresher How To: Posters, Cheat Sheets, and Binders**

**Adams Place: Elliptical**
1. Step onto both pedals.
2. Press the green button.
3. Press the down arrow.
4. Press the big enter arrow that is above the down arrow.
5. To increase resistance, press the plus button.
6. Just keep striding.

**Adams Place: Stationary Bike**
1. Start pedaling, the machine will turn on.
2. Press the green button until screen opens.
3. Level Bars will appear on screen.
4. Keep on peddling.
5. To increase resistance, press the plus button on the right side of the screen. It will show time and distance you have cycled.

**Adams Place: Treadmill**
1. Stand on center of Treadmill.
2. Press the green button.
3. Press the down arrow.
4. Press the big enter arrow that is above the down arrow.
5. To increase speed, press the plus button on the right.
6. To increase the incline, press the plus button on the left.
7. TO STOP: press the red button or pull the cord/clip.

**Adams Place: Computer**
1. Open up the laptop.
2. If the screen isn’t on yet, press the small rectangle button on the top left side of the keyboard.
3. To get on the web, double click the icon at the bottom of the screen.
4. If it’s not loading, press the icon at the bottom right of the screen and select Adams Place to get WiFi.
5. To shut down, close all tabs by pressing the ‘X’ in the top right corner.
6. At the bottom left corner of the screen press the start button.
7. Click the ‘shut down’ button and close the laptop.
PARTNERSHIPS AT ADAMS PLACE:

Community Partnerships:

- Senator Michele Brooks
- C.A.R.E (Cochranton Area Redevelopment Effort)
- CATA (Crawford Area Transportation Authority)
- EPAC (Economic Progress Alliance of Crawford County)

Higher Education Partnerships:

- Thiel College
- Edinboro University
- Slippery Rock University
CARE was awarded a $50,000 PA Department of Education Grant which will be used for educational programs & supplies and towards the greenhouse, Smart Classroom, farm kitchen, and activity room at Adams Place!
CARE: COCHRANTON AREA REDEVELOPMENT EFFORT

LIGHT UP NIGHT IN COCHRANTON 11/19/21
CARE: COCHRANTON AREA REDEVELOPMENT EFFORT

NEW SEWING MACHINES & A PICNIC TO CELEBRATE 1 YEAR ANNIVERSARY!

Sarah pops in for a visit

Joyce is focused!

Presenter, Vicke Dickson, demonstrates bobbin thread
CARE: COCHRANTON AREA REDEVELOPMENT EFFORT

NEW SEWING MACHINES & A PICNIC TO CELEBRATE 1 YEAR ANNIVERSARY!
The Cochranton Community Services Complex is a multi-purpose facility. The building now houses ONE Federal Credit Union, Cochranton Family Practice, Cochranton Community Pharmacy and Anderson Physical Therapy. The project was a collaborative effort between the Economic Progress Alliance and CARE (Cochranton Area Redevelopment Effort).
The Thiel College President's Pass allows access to campus cultural events (such as music, art, theater) and all athletic events! A discounted meal price at the TC Café or Bistro on Campus is also included.
## Thiel College Calendar of Events - Spring 2022

### Campus and Academic Events

<table>
<thead>
<tr>
<th>Time and Date</th>
<th>Event</th>
<th>Location on Campus</th>
</tr>
</thead>
<tbody>
<tr>
<td>11 AM – 12 PM</td>
<td>Common Hour: Dr. Zelazny Medical Ethics</td>
<td>Lutheran Heritage Room</td>
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<tr>
<td>Thursday March 17th</td>
<td></td>
<td>Howard Miller Student Center</td>
</tr>
<tr>
<td>9 AM – 5 PM</td>
<td>Community Craft Show</td>
<td>Passavant Center</td>
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<tr>
<td>Saturday March 26th</td>
<td></td>
<td></td>
</tr>
<tr>
<td>11 AM – 12 PM</td>
<td>Common Hour: Diversity Speaker</td>
<td>Lutheran Heritage Room</td>
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<tr>
<td>Thursday April 14th</td>
<td></td>
<td>Howard Miller Student Center</td>
</tr>
<tr>
<td>8 AM – 4 PM</td>
<td>Scholarship and Arts Symposium</td>
<td>Howard Miller Student Center</td>
</tr>
<tr>
<td>Thursday April 21st</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6 PM – 11 PM</td>
<td>2022 Greenville Symphony orchestra spring concert</td>
<td>Passavant Center</td>
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<tr>
<td>Saturday May 14th</td>
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</table>

### Athletic Events

<table>
<thead>
<tr>
<th>Event</th>
<th>Location</th>
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</thead>
<tbody>
<tr>
<td>Baseball vs. Hiram</td>
<td>Baseball Field at Tomcat Park</td>
</tr>
<tr>
<td>Men’s Volleyball vs.</td>
<td>Baseball Field at Beechly Gymnasium</td>
</tr>
<tr>
<td>Keckich</td>
<td>Men’s Volleyball vs. Penn State Altoona</td>
</tr>
<tr>
<td>Softball vs. Keckich</td>
<td>Softball Field at Tomcat Park</td>
</tr>
<tr>
<td>Baseball vs. Waynesburg</td>
<td>Baseball Field at Tomcat Park</td>
</tr>
<tr>
<td>Men’s Tennis vs. Keckich</td>
<td>Thiel Tennis Courts (Behind Passavant Center)</td>
</tr>
<tr>
<td>Softball vs. Grove City</td>
<td>Softball Field at Tomcat Park</td>
</tr>
<tr>
<td>Men’s Lacrosse vs. Franciscan</td>
<td>Alumnium Stadium</td>
</tr>
<tr>
<td>Baseball vs. Grove City</td>
<td>Baseball Field at Tomcat Park</td>
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<tr>
<td>Baseball vs. Westminster</td>
<td>Baseball Field at Tomcat Park</td>
</tr>
<tr>
<td>Women’s Lacrosse vs. Saint Vincent</td>
<td>Baseball Field at Tomcat Park</td>
</tr>
<tr>
<td>Men’s Lacrosse vs. Washington &amp; Jefferson</td>
<td>Alumnium Stadium</td>
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<tr>
<td>Men’s Lacrosse vs. Saint Vincent</td>
<td>Alumnium Stadium</td>
</tr>
<tr>
<td>Baseball vs. Washington &amp; Jefferson</td>
<td>Baseball Field at Tomcat Park</td>
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<tr>
<td>Baseball vs. Franciscan</td>
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<tbody>
<tr>
<td>Wednesday March 16th</td>
<td>2 PM</td>
<td>Baseball vs. Hiram</td>
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<tr>
<td>12 PM Noon</td>
<td></td>
<td>Baseball Field at Tomcat Park</td>
</tr>
<tr>
<td>Saturday March 19th</td>
<td>4 PM</td>
<td>Men’s Volleyball vs. Penn State Altoona</td>
</tr>
<tr>
<td>Saturday March 26th</td>
<td>5 PM &amp; 7 PM</td>
<td>Softball Field at Tomcat Park</td>
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<tr>
<td>Tuesday March 29th</td>
<td>5 PM &amp; 7 PM</td>
<td>Baseball Field at Tomcat Park</td>
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<tr>
<td>Friday April 1st</td>
<td>5 PM</td>
<td>Men’s Tennis vs. Keckich</td>
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<tr>
<td>Tuesday April 5th</td>
<td>5 PM</td>
<td>Softball Field at Tomcat Park</td>
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<tr>
<td>Saturday April 9th</td>
<td>5 PM</td>
<td>Men’s Lacrosse vs. Franciscan</td>
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<td>Thursday April 14th</td>
<td>5 PM</td>
<td>Baseball Field at Tomcat Park</td>
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<tr>
<td>Saturday April 16th</td>
<td>5 PM &amp; 7 PM</td>
<td>Softball Field at Tomcat Park</td>
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<tr>
<td>Tuesday April 19th</td>
<td>5 PM</td>
<td>Baseball Field at Tomcat Park</td>
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<tr>
<td>Saturday April 23rd</td>
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<td>Women’s Lacrosse vs. Saint Vincent</td>
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<tr>
<td>Saturday April 24th</td>
<td>5 PM</td>
<td>Men’s Lacrosse vs. Washington &amp; Jefferson</td>
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<tr>
<td>Wednesday April 27th</td>
<td>5 PM</td>
<td>Men’s Lacrosse vs. Saint Vincent</td>
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<tr>
<td>Saturday April 30th</td>
<td>5 PM</td>
<td>Baseball Field at Tomcat Park</td>
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<tr>
<td>Tuesday April 2nd</td>
<td>5 PM</td>
<td>Men’s Lacrosse vs. Washington &amp; Jefferson</td>
</tr>
<tr>
<td>Saturday May 7th</td>
<td>5 PM</td>
<td>Baseball Field at Tomcat Park</td>
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</tbody>
</table>
Thank You!

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Questions??