



SCOFIELD MANOR
Stamford's residential care home

**REQUEST FOR FY26/27
OPERATING FUNDING**

Board of Finance

April 2, 2026

Natalie Coard, Executive Director
Vincent Tufo, Chief Executive Officer

“Scofield Manor: A Lifeline for Stamford’s Most Vulnerable Residents”



Program Background

- Scofield Manor is owned by the City of Stamford.
- COC has managed Scofield Manor for 30+ years.
- Scofield Manor is the only Residential Care Home (RCH) in Stamford and the only RCH operated and managed by Charter Oak Communities (COC).
- We provide an array of supportive services:
 - personalized assistance
 - health care and medical support to meet residents’ diverse needs
- We care for up to 50 residents with limited financial means who are living with mental and/or physical disabilities.
- Many have no other affordable residential care options

Why Funding is Needed

- Scofield Manor faces a structural operating deficit due to chronic underfunding
- Costs rising; utilities, staffing , food services
- Resident population requires significant care services
- Without funding, the City risks losing its only residential care home





REQUEST FOR FY25/26 OPERATING SUPORT

- COC requests **\$578,020** to continue operating the 50-bed, City-owned RCH; Mayor's request **\$511,680**
- Maintain 50 residential care beds
- Provide health and medication support
- Deliver daily assistance and supervision
- Preserve Stamford's only residential care home

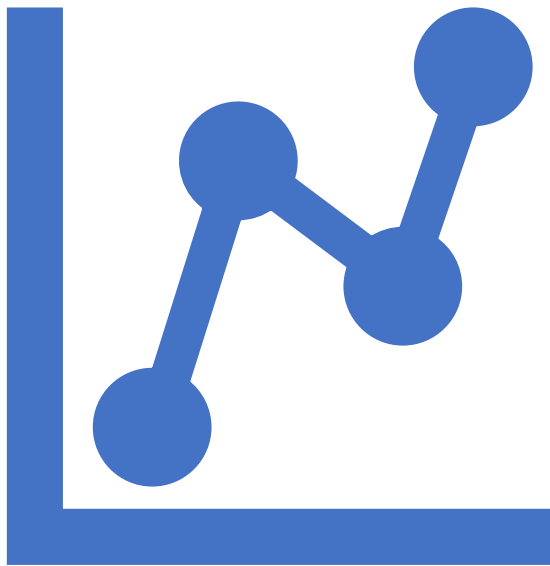
FINANCIAL SUMMARY

	<u>Budget</u> <u>FY 2026</u>	<u>Budget*</u> <u>FY 2026</u>
<i>Revenue</i>		
Resident Revenue	\$ 2,519,374	\$ 2,519,374
Other Revenue	\$ 235,344	\$ 235,344
City of Stamford Grant	\$ 578,020	\$ 511,680
Total Revenue	\$ 3,332,738	\$ 3,266,398
<i>Operating Expenses</i>		
Administrative	\$ 750,849	\$ 750,849
Maintenance	\$ 356,569	\$ 356,569
Utilities	\$ 146,908	\$ 146,908
Tenant Services	\$ 1,979,399	\$ 1,979,399
Other	\$ 99,013	\$ 99,013
Total Operating Expenses	\$ 3,332,738	\$ 3,332,738
Net Operating Gain/Loss	\$ -	\$ (66,340)

***Mayors Office Proposed Grant Funds**

TRENDING PROJECTION

	<u>Actual</u> <u>FY 2025</u>	<u>Budget</u> <u>FY 2026</u>	<u>Forecast</u> <u>FY 2027</u>
<i>Revenue</i>			
Resident Revenue	\$ 2,402,872	\$ 2,519,374	\$ 2,567,688
Other Revenue	\$ 227,619	\$ 235,344	\$ 242,842
City of Stamford Grant	\$ 492,000	\$ 578,020	\$ 584,181
Total Revenue	\$ 3,122,490	\$ 3,332,738	\$ 3,394,711
<i>Operating Expenses</i>			
Administrative	\$ 748,711	\$ 750,849	\$ 766,458
Maintenance	\$ 332,312	\$ 356,569	\$ 364,004
Utilities	\$ 131,898	\$ 146,908	\$ 149,847
Tenant Services	\$ 1,876,025	\$ 1,979,399	\$ 2,016,181
Other	\$ 80,038	\$ 99,013	\$ 98,220
Total Operating Expenses	\$ 3,168,985	\$ 3,332,738	\$ 3,394,711
Net Operating Gain/Loss	\$ (46,495)	\$ 0.0	\$ 0.00



REVENUE DRIVERS

- **Occupancy rates:** Occupancy is currently hovering at about **88%**-Equals low demand
 - Suboptimal occupancy rate impacts our Medicaid revenue.
 - A full complement of staffing is State-mandated
- **State reimbursement:** Scofield Manor was ‘flat funded’ by the State up to the 2021 fiscal year
 - State Medicaid payments have increased in the past year by \$4.76 per patient day, an increase of only 2.4%.

EXPENSE DRIVERS



Medical coordination: With high acuity level of residents, nurses are responsible for managing 600+ daily medications, all medical needs



Qualified staffing: The shortage of available staff and certification requirements, forces us to temporary outsource for licensed nursing and attendants.



Food: The Facility was forced to acquire new Food Service contractor causing a 10% increase to previous years' cost.



Extraordinary maintenance: City is responsible for capital replacement (e.g., boiler, roofing). COC provides ongoing repairs to this 90+ year old facility (e.g., piping, pumps, tanks, etc.).



SUMMARY

- Scofield Manor is not sustainable without the City Grant and requires \$578,020 to cover operating costs for the 2025 fiscal year
- Protecting Stamford's most vulnerable residents
- Preserving the City's only RCH
- Ensuring stable operations



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QUESTIONS and COMMENTS