



NEW DIMENSIONS

ELDERLY HOUSING DEVELOPMENT & OPERATIONS CORPORATION

Winter 2011

Congress Passes Legislation to Improve Affordable Senior Housing

One of the last actions of the previous Congress was to pass legislation that would improve funding and the preservation of affordable senior housing. President Obama signed into law on January 4th, the "Section 202 Supportive Housing for the Elderly Act of 2010", that will bring about a number of reforms to one of the most successful federal senior housing programs.

EHDOC Executive Director, Steve Protulis, who testified before Congress in support of the legislation, praised the Section 202 program as one of the most important federal resources to enable non-profit organizations like EHDOC to provide quality affordable housing for millions of seniors. EHDOC has received national recognition for its effective use of the Section 202 program to develop and operate some of

the best quality senior housing in the country.

The new act will improve how the Section 202 program can be used with other state and local government resources to expand the number of senior housing apartments; as well as to attract resources to refinance existing Section 202 senior housing facilities. In addition, the act will enable additional resources to be available to improve the physical condition and to expand supportive services in existing Section 202 facilities.

Steve Protulis commended not only Congress and other national organizations who had provided leadership to get the law enacted, but also the many residents, family and friends of EHDOC senior housing facilities who had written and communicated with their Congressional members in support of this important legislation.

NEW COMMUNITIES



John Piazza Apartments is EHDOC's newest community in Fontana, CA. The Grand Opening ceremony of this 60-unit community took place in December 2010.



In July 2010, EHDOC celebrated the Grand Opening of Ed Romero Terrace, a beautiful 40-unit community in Albuquerque and EHDOC's first project in the state of New Mexico.



Elderly Housing Development
& Operations Corporation

Mission Statement

EHDOC develops and manages safe, secure and affordable housing for senior citizens across the United States. EHDOC advocates for the highest quality of life for the seniors of today and tomorrow.

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Executive Director's Views

By Steve Protulis

How Long is the Wait?

During my visits to the EHDOC properties across the country I experience a series of mixed emotions. I am delighted to see first hand that EHDOC continues to provide quality affordable housing for 5,000 seniors and to personally hear from them how grateful they are to be in safe housing with needed support services. I am equally saddened when I know that each of the properties has a waiting list. In some cases, the waiting lists are 3 to 4 years long.

The shortage of affordable senior housing becomes real when you look into the face of a senior who is desperately seeking housing. When they ask "how long is the wait?" and you know you to have to tell them it will be years you are face to face with a crisis.

I recall the 1,000 seniors who stood in line for the chance to get an application for Palermo Lakes, knowing only 109 of them would actually get housing. In California the day we opened John Piazza Apartments and moved in 60 seniors, we had another 35 already on a waiting list. And with the baby boomers turning 65 this year, the lists will grow longer. When I served on the congressionally appointed "Senior Housing Commission" in 2001-2002, the commission recommended 40,000 new housing units per year. Since 1979 we have been building less than 10% of that number.

It is this reality that causes great concern when proposed federal budget cuts would eliminate \$90 million from the senior housing new construction budget. With an already low allocation for new construction in the proposed

HUD budget, this cut means even longer waiting lists and more seniors having to choose between food and housing. I find this choice unacceptable and decidedly un-American.

While we all recognize that the nation is facing record deficits, we cannot balance the budget on the backs of the poor, seniors, the disabled, and the disenfranchised. Properties for seniors and for the disabled are necessary and in the long run cost effective. Seniors living in EHDOC properties and other HUD Section 202 properties have greater disposable income for groceries, occasional movies, a new pair of shoes, or going to a restaurant, which is more than they would have if they had to spend their entire Social Security check on rent. This helps drive local economies. Construction of new senior housing creates jobs in the building trades and long term employment for site staff.

I am encouraged by the new Section 202 legislation that will make development of new housing more efficient. However these new procedures are of no use without proper funding to build new housing. With all of the discussions about debt reduction, we can never forget the impact those cuts would have on our most vulnerable citizens. Franklin D. Roosevelt once said "The test of our progress is not whether we add more to the abundance of those who have much; it is whether we provide enough for those who have little".

EHDOC will continue to be an advocate for affordable senior housing. Every one of us should be aware of this senior housing crisis and join together to make it a top priority in our nation.





President's Comments

By Morton Bahr

Healthcare The Time to Act is Now

America's seniors have an enormous stake in what members of the newly elected House of Representatives are attempting to do with the health care reform bill passed last year. As this column is being written, efforts are underway to repeal the law. All Americans, particularly seniors, should be concerned by efforts that will dismantle the legislation piece by piece.

There has been considerable mis-information regarding the health care reform. Some of the information proffered by opponents has been designed to scare people, especially seniors, into opposing the legislation.

Let me set the record straight. This year, in accordance with the new law, seniors will receive significant new benefits. Of major importance is that there will be relief when the senior hits the "donut hole." For the first time, there will be a discount on prescription drugs when you hit the donut hole, thereby greatly reducing the cost to many seniors. Further, beginning this year, seniors will be entitled to free screening for various types of cancers as well as for wellness exams.

While these benefits accrue directly to Medicare recipients, our seniors are also concerned about how plans to dismantle the health care legislation, if success-

ful, would impact their children and grandchildren. The new law currently includes:

- No child can be refused coverage because of a pre-existing condition.
- Children up to the age of 26 can now be carried on their parent's policies.
- You cannot be charged extra for emergency medical care if the hospital happens not to be in your insurance company's network.

Providing healthcare for all is not something we can put off until tomorrow.

- Coverage can no longer be cancelled just because the policyholder got sick – as has been done.
- The law sets a percentage of premiums that the insurance company must spend on health care for its insured.
- Insurance companies can no longer impose an annual maximum or lifetime maximum on benefits they would pay. This is extremely important as we all know that costs associated with cancer and heart disease can easily exceed previous maximum amounts. Many families have been forced to file for bankruptcy

because of these high medical bills.

Other benefits continue to become effective in the years ahead. Knowing these facts, can any of us, especially seniors, sit back and watch the health reform be dismantled?

For the first time, we are on the threshold of seeing millions of our citizens receive needed health care. This certainly should be a basic right of every American. To protect what has already become effective and what will become effective in the near future, it requires all of us to become politically active. For many who have forgone medical treatment, for those suffering long term illness this new legislation provides a much needed lifeline. For everyone, affordable health care defines their quality of life.

All of us working together can win this fight. Providing health care for all is not something we can put off until tomorrow. It is time for all concerned Americans to let their office holders - at every level of government - know just how they feel about this issue. Our seniors can set the pace by rallying their families for the fight that looms ahead. And, it is certainly time now for all to write to their Members of Congress making it clear that you support the new health care legislation. The time to act is now.

In the News

Helping the Community

Chateau Des Amis
Ville Platte, Louisiana



Resident Association President, Flora Isbell and Vice-President, Anna Siffert receive a thank you letter from Ville Platte Fire Department Chief, Ted Demoruelle.

The Chateau Des Amis' Resident Association collected money from their fellow residents to give to the Ville Platte Volunteer Fire Department. President, Flora Isbell, and Vice-President, Anna Siffert, presented Fire Chief, Ted Demoruelle, with a donation on behalf of the residents at Chateau Des Amis. Mr. Demoruelle thanked the residents for their participation in the 2010 Fund Drive and informed them that their contribution would be used to purchase Fire Safety packets that will be given to school children. In recognition of their donation, the residents of Chateau Des Amis received a letter of appreciation from the Ville Platte Volunteer Fire Department.

Staying in the Game

I.W. Abel Place
Pittsburgh, Pennsylvania



IW Abel resident Henry Bobeck built a corn toss game for his community and hopes to get other seniors in the area interested in future competitions.

Henry Bobeck, a resident of I.W. Abel, lent his carpentry talent to build a corn toss game for the residents in his building. Corn Toss is easy for all age groups to play. Mr. Bobeck hopes that other senior properties in the area will join in on the fun, so they can someday host a friendly competition. Sandra Niemetz a resident of I.W. Abel started playing darts at age 66 in July of 2010. Several weeks later she received two medals; one gold medal from the Pittsburgh City-Parks and a silver medal from the Pennsylvania State Senior Olympic games held in York Pennsylvania. Congratulations to Ms. Niemetz on her achievements!



Creating Partnerships

Council House - Marlow Heights, Maryland

Council House residents have partnered with Gov. Martin O'Malley's Public Service Commission in a fact-finding mission concerning PEPCO billing practices. Council House Residents are working with the Prince George's County Sheriff's Office S.A.L.T/Triad Program to create awareness about crimes against senior citizens. Upcoming projects involve launching a computer learning center for the residents and seniors in the Marlow Heights community and hosting continuing education classes through Prince George's County Community College.

A Great Residents Association Jack Kenny Memorial Housing Rochester, New York



(Left to-right) Association Officers: Marge Bridgeland Secretary, Sandy Schaffer President, Paulette Mestler Treasurer, Paul Moran Vice president

Since its creation in April, the Jack Kenny Memorial Housing Resident Association in Rochester, New York, has made great strides in improving the lives of the residents who call Jack Kenny home. The Association has already held 2 pot luck dinners, open to all the residents; a sidewalk and bake sale; a clothing drive for a battered women shelter in Rochester; "Coffee and Donut Sundays" and has been holding a very popular "Bingo Saturday" as well. The Association is currently working to organize a winter clothing drive to collect coats, hats, scarves and gloves for the local homeless shelter. As the Association grows in numbers so shall the good they are accomplishing! Congratulations and continued success!

Beanie Babies for the Holidays Leisure Lane Apartments Rayne, Louisiana



(Left to right): Leisure Lane residents, Preston Verrett, Ruth Wright, and Adam Burliegh prepare the beanie babies for shipment to the New Orleans Children Hospital.

After losing her daughter a few months ago, Ruth Wright and her fellow residents at Leisure Lane, took upon themselves the assignment of packing and shipping the Beanie Babies Ruth's daughter used to collect. The Beanie Babies were then shipped to the New Orleans Children Hospital where they were distributed to children before going home for the holidays.

*For more information on our communities
please visit our website:*

www.ehdoc.org

or call us at (954) 835-9200

Bringing Smiles to Children Palermo Lakes Miami, Florida

Residents at Palermo Lakes got together to bring smiles to the faces of many children and families during the holiday season. With the help of their Community Manager and Service Coordinator, the residents collected, wrapped and delivered presents to many children at the McDonald House at Jackson Memorial Hospital.

(Left to right): Residents Nieves Hernandez; Georgina Turner; Sara Valladares, Rosa Alvarez, Service Coordinator; Lia Luzardo and Odalis Diaz, Community Manager.



EHDOC Leadership Conference 2010

Success is the Result of a Winning Team



EHDOC staff members gathered for three days of training and team building activities last fall in Las Vegas.

The EHDOC Leadership Conference took place last September in Las Vegas, Nevada. Managers, Assistant Managers, Administrative Assistants, Maintenance Personnel and Service Coordinators from all over the country gathered for three days to receive training from professionals in the housing industry.

The conference was also attended by dear friends of the EHDOC family and Board of Directors members such as Susan Phillips, Maria Cordone, Tony Fransetta and John Olsen. This event brings together our field staff, corporate support staff and friends for training and to ensure that we are current on HUD regulations.

Awards were presented to recognize the hard work of many staff members who go above and beyond their call of duty to ensure the well being of our residents and properties.



Community Manager Nancy Graybill receives an award from Mr. Protulis recognizing the fundraising efforts of her residents and staff for the Haiti Relief fund.

Service Coordinators

Housing with a Heart

EHDOC Service Coordinators are committed to enhancing the lives of our senior residents. Our mission in assisting seniors to age in place drives our Service Coordinators to continuously look for innovative programs that will benefit our residents. Seniors are faced with many challenges such as complicated health programs, limited finances, ever changing supportive services and the need to remain active within their community. The role of the Service Coordinators is vital since they offer our residents help and guidance they would not find elsewhere.

This year, EHDOC Service Coordinator Antonio Sixto Acea, Service Coordinator at Council Towers North, was named the recipient of the



EHDOC Executive Director, Steve Protulis, presents Antonio Sixto Acea with the 2010 Service Coordinator Award.

Service Coordinator Award for his outstanding service to our residents. We appreciate all our Service Coordinators!

Tenant Apartment Safety

A Focus on Individual Safety from EHDOC

Often, as residents, we look at apartment safety as just being the responsibility of the Community Management Company or the Community Manager. That is just not the case. There are certain factors that simply cannot be monitored or controlled every minute of every day by any management company or its on-site manager. We need every resident to be aware and alert to safety situations. Here are some safety tips that every resident can use to help make sure our properties remain safe.

1. Door Locks, Door Chains, and Dead Bolts

Always lock your door and deadlock, if provided, when you leave and after you get home. Do not prop your door open or leave it open for friends or deliveries.

2. Window Locks and Ventilation Locks

Always lock your windows. All first floor windows or windows and sliding doors accessible by a balcony should be kept locked. These locks, when installed and used properly, will not allow entry without breaking glass. If locks are missing or don't work, request repairs immediately.

3. Key Use Policy

Never label your keys or key chain with your house or unit number. If you lose them, your residence will be at risk. If you lose your keys, the manager will have new keys made for you. (You may be required to pay a fee for lost keys.)

4. Security Locked (Controlled Access) Entrances

Controlled entrance doors are only secure if the common doors remain closed and locked when not in use. Remember, if you prop them open, you are compromising the safety of the whole building. Key codes should not be given out, if this applies to your property.

5. Sliding Door Locks and Secondary Security Devices

Unsecured sliding doors are a common target for unauthorized entry. Be sure your patio door lock mechanism locks securely when closed. A secondary locking device such as a broom or mop stick can be placed in the sliding track to prevent the door from opening.

6. Common Area/Parking Lot Lighting

If bulbs are burned out, notify the Community Manager right away.

7. Window Coverings

Keep your curtains or blinds closed if you are away from home for an extended period of time. Open window coverings make it easy for an intruder to see that you are either not home or home alone.

8. Door Viewer

Always use your door viewer before you open your door for someone. If the door viewer is broken, notify the Community Manager immediately.

9. Be Aware

In this day and age it seems no one is safe from crime. Remember to be aware of your surroundings. If you spot something that seems to be unusual to the normal setting of your residence, let your Community Manager know.

10. Don't take matters into your own hands

Don't confront anyone that seems out of the ordinary, just tell your Community Manager or a member of the staff, and they will deal with the situation. Remember to call 911 in emergencies.

*Courtesy of:
Jack Bailey
CPCU/ARM*



Residents Corner

Life at Village de Memoire

In two short years, Ms. Jimmie LeCoq has become a true member of the Village de Memoire community through selfless acts of service. She presently calls Bingo, paints ceramics in the Ceramic Center, volunteers her time in the computer room and library, and is a Commissioner at the Village de Memoire voting polls.

Ms. Jimmie was married for 45 years to Winfield LeCoq. He made an occupation out of serving in the United States Army. After he retired from the Army they both joined the Ville Platte VFW (Veterans of Foreign Wars). Ms. Jimmie served the VFW ladies' auxiliary as President for 20 years planning many activities and fundraising events for veterans and their families. She also attends the VFW Convention every year where she runs a Cancer Booth in which



Ms. Jimmie LeCoq paints ceramics and serves as a volunteer in the computer room at Village de Memoire.

donated items are sold to raise money for cancer research at Tulane University and LSU School of Medicine. She has raised as much as \$3,000 in one convention.

Ms. Jimmie moved to the Village de Memoire two years ago following the untimely death of her beloved husband and sister in a car accident. She states, "I believe Village de Memoire is a great place mostly because of the people but also for the many activities planned here. I enjoy living here and feel that moving here was my best choice amongst other apartment complexes in this area."

We are truly blessed and appreciative to have Ms. Jimmie LeCoq as a resident of Village de Memoire.

EHDOC Development News

In 2010-2011 EHDOC will invest over \$21 Million into six currently operating EHDOC Communities. Robert Sharp Towers I, Miami Gardens, FL; Johnson Towers, Washington DC; Jacksonville Towers, Jacksonville, AR, Mayfield Manor I, Canton, OH; Teamsters Residence; Maumee, Ohio; and MC Pepper Towers, Miami, FL were the recipients of the funds through special HUD programs and property refinancing.

Part of the \$21 Million came from the American Recovery and Reinvestment Act of 2009, through the Green Retrofit Program. EHDOC successfully applied for and received three grants totaling over \$3.75 Million to make energy and green retrofit improvements to the properties.

Mildred Claude Pepper Towers, a 150 unit community in Miami, Florida is currently under redevelopment as EHDOC's first low-income housing credit refinance. Through the use of tax credits the property will receive a nearly \$8 million dollar renovation that



Architect rendering of Edward M. Marx Apartments, EHDOC's newest project in Chicago, IL.

will include a host of upgrades to the units and common areas. The remainder of the funds came through conventional refinancing.

EHDOC has also been busy with the construction of three new Section 202 communities. We recently completed Ed Romero Terrace in New Mexico and Piazza Apartments in California, creating 40 and 60 new units respectively. Construction has commenced on Edward M Marx apartments, a 33 unit substantial rehab located in Chicago, Illinois.