

HOUSING WITH A HEART



SUMMER 2018

**AFFORDABLE HOUSING
FOR THE ELDERLY**

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From our Chairman of the Board

Political power of older voters - when they register and vote

by Christopher M. Shelton, EHD OC Board Chairman

The feature article in the May, *AARP Bulletin* was “The Power of the Older Voters” by Dena Bunis. As the article points out, 71 percent of Americans over 65 voted in the 2016 presidential election compared to 46 percent among 18-29 year-olds; and while there has been increased energy with younger voters in recent elections, “people over the age of 65 continue to show up at the polls far more than any other age group.”

I am very proud of our older residents and others who fulfill their civic responsibility to vote. It is vital given the current uncertainty with our political environment. There is difficulty sometimes in recognizing the difference between facts and “fake” news, escalating federal deficits, and efforts to cut federal spending (including Social Security, Medicare and Medicaid). Older voters continue to vote to elect public policy makers at all levels of government who understand and support issues that are vital to older Americans, their families, local communities and our nation.

I was pleased to learn that AARP has launched a voter engagement campaign, “Be the Difference. Vote.” a multifaceted campaign designed to maximize the influence of America’s 50-plus voters in this year’s midterm elections. The campaign website www.aarp.org/vote serves as a one-stop portal for voters to get information about the election, including issue briefings, polling results and voter guides. In addition, other organizations including EHD OC’s national partners LeadingAge and National Low-Income Housing Coalition (NLIHC) also provide helpful guidance for older voters. LeadingAge provides background information on public policy issues important to older

Americans, including affordable senior housing, www.leadingage.org/keep-senior-housing-affordable. NLIHC has a comprehensive program, “Our Homes, Our Votes.” www.ourhomes-ourvotes.org focuses on issues, background, and resources to assist renters.

Are you registered to vote? A critical first-step for older voters is to know if they are properly registered to vote and if there are recent changes to their local voting requirements, as well as time and place for voting. There are

a number of helpful resources to assist with voter registration, including a state-by-state registry and location of voting places at www.vote.org. The need to ensure that you are properly registered is particularly important in light of a recent Supreme Court decision and actions by some states to change voting requirements. In June, the Supreme Court upheld



Ohio’s method for removing infrequent voters from their voting rolls. While federal law prohibits removing voters simply because they failed to vote, states are allowed to develop their own systems for removing voters believed to have moved or died. For example, if a voter in Ohio skips a single federal election cycle, the State of Ohio will send them a notice and if the voter fails to respond and does not vote in the next two federal elections or four years, that person is presumed to have moved and is removed from the voter polls. There is a concern that some states will take this Supreme Court decision as justification to implement more aggressive voter purges prior to the 2018 elections. Are you aware of what your state is doing?

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ABOUT THE COVER

Montfort Heights

St. Agatha, Maine



SENIOR LIVING SENIOR DIGNITY

by Steve Protulis, EHDOC President and CEO

Senior advocacy helped restore funds for Section 202 Affordable Senior Housing

Most of us are familiar with the expression, “the squeaky wheel gets the oil.” This adage, when applied to advocacy, reinforces the belief that politicians generally respond to constituents who make their voices heard most. Last year, we were fortunate to see evidence of positive results based upon effective advocacy to increase federal funding for the Section 202 affordable senior housing program.

As featured in the Summer, 2017 issue of *Housing With A Heart*, “EHDOC Residents Make Their Voices Heard on Capitol Hill to Save Affordable Senior Housing,” EHDOC residents joined more than a thousand seniors from around the country in a SAVE HUD 202 rally sponsored by LeadingAge and others. The purpose of the rally was to educate Congress and to draw public attention to the critical need, benefits, and cost-effectiveness of affordable senior housing.

As illustrated by the senior demonstrators and others with posters, colorful messaged T-shirts, speeches and chanting, Congress has not provided funding for Section 202 new development over the past few years. In addition to the rally, follow-up actions were taken with Congressional offices and senior housing visits, letters, phone calls, emails, social networking, and other advocacy efforts with Congressional representatives to inform them of the need and benefits of the Section 202 senior housing program in their home state and local communities.

We were very pleased that Congress provided \$105 million for Section 202 new development funding in the FY2018 Omnibus Appropriations bill that passed Congress on March 23, 2018. The Trump Administration had proposed zero funds for Section 202 new development in their proposed FY2019 budget. This was the first time since the FY2011 budget that Congress passed any funds specifically for Section 202 new development of affordable senior housing.

While the level of funding was significantly less than the \$582 million that had been funded for Section 202 new development in FY2010 and previous years, hopefully, it will represent a reversal of recent year funding cuts in recognition of the critical need for affordable senior housing, including: 1) the projected increase in the elderly population; 2) increasing cost of housing for low-income seniors on fixed incomes; 3) the projected increase of homelessness by older persons; and 4) the significant potential savings in health and long-term care costs through affordable senior housing linked with services to enable options for older persons to avoid or delay more costly institutional care.

It is important to recognize the positive impact of our collective advocacy efforts, however, it is also critical that we do not let our guard down and continue with effective advocacy for affordable senior housing. To pass these restored FY2018 funds for Section 202 new development, Congress needed to increase the Federal budget cap for both FY2018 and FY2019 that Congress had imposed earlier (2011 Budget Control Act) to address deficit spending and the national debt. Yet, despite these deficit projections, the GOP controlled Congress in December, 2017, passed significant federal tax cuts (see my article on the impact of the federal tax cuts on senior housing in the Winter 2018 issue of *Housing With A Heart*) that will result in adding \$1.8 trillion to the deficit and national debt over the coming decade.

We can anticipate that the Trump Administration and Congress will cut federal spending based upon the projected increase in the national debt. As example, in February, the Trump Administration proposed significant cuts for funding for most domestic programs in its FY2019 proposed budget, including more than \$11 billion for the Department of Housing and

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EHDOC Residences create awareness for World Elder Abuse Awareness Day

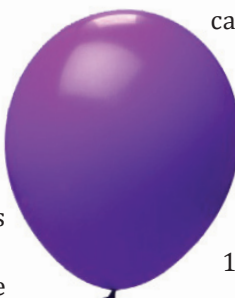
The United Nations designated June 15 as World Elder Abuse Awareness Day (WEAAD). The day aims to focus global attention on the problem of physical, emotional, and financial abuse of elders.

According to the Administration of Community Living, an estimated 5 million older adults are abused, neglected, or exploited each year. Older Americans lose an estimated \$2.6 billion or more annually to elder financial abuse and exploitation. This is money that could

be used to pay for basic needs, such as housing, food, and medical care. It is estimated that only one in five of these crimes are discovered.

World Elder Abuse Awareness Day brings together senior citizens, their caregivers, national and local government, academics, and the private sector to exchange ideas about how best to reduce incidents of violence towards elders, increase reporting of such abuse, and to develop elder friendly policies.

EHDOC senior living facilities across the country observed WEAAD by educating the community about the role everyone can play in preventing elder abuse while promoting respect and dignity for older adults. Residents wore the awareness color purple. Close to 60 senior housing communities in 14 states held events. ■



Hugh Carcella Apartments, Reading, PA

Residents met to discuss how to reduce abuse of seniors, then released purple balloons.



Murray Place, Bell, California

Residents, family and friends, community members, staff members walked 1.1 miles with Mayor Fidencio Gallardo to City Hall.



Worley's Place, Jacksonville, Arkansas

Residents and representatives from local hospitals and family members learned about local legal services for the elderly, walked in recognition of WEAAD and released balloons.



Morton & Florence Bahr Towers, Washington, DC

Residents launched purple balloons at the same time as other EHDOC residences in solidarity.



Montfort Heights rededication ceremony

Elderly Housing Development and Operations Corporations (EHDHC), which owns La Maison Acadienne in Madawaska, recently purchased Montfort Heights. On Thursday May 17, 2018 a rededication ceremony was held at the St. Agatha location.

Genevieve Pelletier, community manager of La Maison and mistress of ceremonies oversaw the event. The Pledge of Allegiance and Presentation of Colors was led by the American Legion Post 143; the Star Spangled Banner was played by La Maison Acadienne resident Philip Martin, and Invocation was given

by Deacon Don Clavette.

Special recognition for 101-year-old resident Marie Marin and 24-year resident Alma Chasse were made along with a special tribute to previous Montfort Heights owners Francis and Claudia Morin, Leo James and Rita Chamberland.

Speakers were representatives for Senator Susan Collins, Phil Bosse and St. John Valley Chamber of Commerce Executive Director Brian Bouley.

Representing EHDHC: Vice President of Field Operations Melissa Tarrant,

Regional Director Alison Gagnon, Senior Analyst Roland Broussard, and Vice President of Quality Assurance Shirley Pendergraft.

Closing remarks were given by EHDHC President and CEO Steve Protulis who shared his plan to leave the establishment as is while making it even better. He announced that Theresa Albert will be the new manager of the 36 year-old establishment. Mr. Protulis shared stories of his life and his service and commitment to fighting for seniors citizens throughout his career. A ribbon cutting took place and a time capsule was buried with plans to uncover it in 2038. ■

HOUSING WITH A HEART...



MORSE MANOR Morse, Louisiana

Each year, kindergarten students from Morse Elementary visit our residents, who have dyed colorful Easter eggs. Everyone enjoyed egg pocking, playing games and hunting for Easter eggs. The children, their teacher and parents enjoy visiting our property.



ANTHONY J. DELORENZO TOWERS

Bristol, Connecticut

“Think Spring Living Color” was a one-day event that enabled residents and staff to admire and purchase beautiful hanging baskets and flowers to support the Senior Relief Fund. Donuts and coffee were enjoyed by all.



STEEL PLAZA LOS ANGELES, CA *Reading, Pennsylvania*

A Walk, Roll and Stroll event offered fitness workshops, nutritional snacks, and health resources. Residents enjoyed music and experienced a “marathon” 30-minute walk complete with t-shirts for participants.



JOHN PIAZZA APARTMENTS *Fontana, California*

Residents enjoyed receiving free haircuts and were pampered again on Mother’s Day with free hand massages and professional manicures from Salon Success Academy. Everyone had their choice of nail color and enjoyed socializing with neighbors while waiting for their appointment.



TORRE JESUS SANCHEZ ERAZO

Bayamon, Puerto Rico

Judges, bailiffs and secretaries from the judicial center in Bayamon who were not able to return to work after Hurricane Maria helped clean the inside and outside of our residence and repaired and replenished the garden with freshly grown vegetables.



EDWARD ROMERO TERRACE

Albuquerque, New Mexico

Residents helped wash, prep, chop, and slice. After tasting their vanilla yogurt/ berry surprise, there was an interesting discussion on nutrition and heart health.



...EVERY DAY AT EHD OC RESIDENCES



EARL M. BOURDON CENTRE

Claremont, New Hampshire

During Older American's Month, staff and residents held a donation drive for the Humane Society. This year's theme "Engage at Every Age" emphasized that you are never too old to take part in activities that can enrich your physical, mental, and emotional well-being.



SENATE APARTMENTS

Chicago, Illinois

Residents made calls to senators and congressmen during "Our Homes Our Voices" group call-in to send a message to Congress for increased investments in affordable housing for seniors. Calls were made in the cafeteria, so everyone could call together and help one another.

LeadingAge Florida presents Steve Protulis with Lifetime Achievement Award



LeadingAge Florida President and CEO Roger Stevens presents the 2018 Lifetime Achievement Award to Steve Protulis.

Steve Protulis was honored with the 2018 Lifetime Achievement Award from LeadingAge Florida. The award recognized Protulis for his more than three decades of work in providing affordable housing for seniors. The presentation was made at LeadingAge Florida's 55th Annual Convention and Exposition held at the Gaylord Palms Resort and Convention Center.

"These award recipients are the best of the best senior living professionals and volunteers in Florida, and they work tirelessly to ensure their residents receive the best possible service and care," said Roger Stevens, LeadingAge Florida President and CEO. "It is our honor to recognize each of them. They inspire everyone they touch with their commitment to helping older adults live fully as they age." ■

Christopher M. Shelton continued from page 2

Do you know your candidates' position on issues that are important to you?

There are many candidates running for election or re-election in 2018 who have a wide range of personal backgrounds and hold very different positions and values on issues important to older voters (both older homeowners and older renters.) The midterm election could change leadership in Congress, as well as governors, state legislatures, and local offices.

The AARP voter engagement campaign recognizes voters will be bombarded with information from candidates, and identifies ways to become better informed of candidates and priority issues:

- Explore the candidates' websites to see where they stand on your priority issues.
- If the candidate is an incumbent of Congress, go to www.Congress.gov and research their voting record, what issues they concentrate on, and how to contact them.

- Attend campaign events, including town halls. Local party offices, public libraries and other community organizations often have information on such events.
- Find the campaign office (candidates want your vote) to speak to the candidate or staff to get questions answered about your key issues.
- Check candidates' answers on important issues including at www.Factcheck.org to keep track of candidates' statements and positions.
- Go to trusted sources such as AARP, the Alliance for Retired Americans, LeadingAge, and National Low-Income Housing Coalition to find out more about the candidates and how they voted on your key issues.

EHDOC's concern is not with a specific candidate, but rather what their views are regarding the need for suitable and affordable senior housing, and other priority issues affecting our residents and older voters. ■

Winpisinger resident turns 100



Sarah Crawford

one of the first residents at William W. Winpisinger in Cleveland, Ohio celebrated her 100th birthday on July 28th. Ms. Crawford says her secret to a long and healthy life is due to her belief in God. Thank you, Ms. Crawford for your words of wisdom.



HEALTH BENEFITS OF SPENDING TIME OUTDOORS

1 LIFT YOUR SPIRITS

Nature walks can significantly reduce levels of depression, along with a lowered perception of stress and better mental health and well-being. Smelling the fresh-cut grass, seeing the vivid colors, breathing fresh air and feeling the sunshine on your face simply makes most people feel happier.

2 KEEP YOUR VITAMIN D LEVELS HEALTHY

Research indicates that vitamin D — known as the “sunshine vitamin” — may help protect against osteoporosis, heart disease and some types of cancer.

3 GIVE YOUR ENERGY A JOLT

A number of studies have identified a link between time spent in nature and greater energy. Being outdoors provides you with greater feelings of vitality and makes you more resistant to illnesses.

4 IMPROVE YOUR SLEEP

When you’re outdoors, you’re more likely to be exercising. And when you exercise, research has found, you sleep better and more restfully. As a result, you’re more bright-eyed and bushy-tailed the next day, ready to engage in vitality-promoting activities.

5 STRENGTHEN YOUR IMMUNE FUNCTION

Research has found that being outdoors increases your count of white blood cells, and the effect can stretch over several days.

6 ENHANCE RELATIONSHIPS

Getting outdoors is a wonderful way to interact socially with other people, whether through participating on a recreational sports team or spending time with friends and loved ones.

Chateau Cushnoc rededication after 35 years

In recognition of Chateau Cushnoc's 35th anniversary, a ceremony was held on August 8th at the Augusta, Maine facility, where residents joined in acknowledging the 35 years since the residential facility for seniors and individuals with disabilities was originally built.

Melissa Tarrant and Shirley Pendergraft from EHDOC were on hand to help coordinate the event, which included a lunch for residents of Chateau Cushnoc and John Marvin Tower. Gifts were presented to three military residents, to residents age 90 and older, and to the longest residing resident. Resident Fred Partridge sang the National Anthem and resident Lloyd Bradford said the prayer before the meal. All was followed by a lunch and cake on the back patio.

Chateau Cushnoc has housed hundreds of seniors over the years, and its residents say it is still a comfortable place to call home. ■



L-R: Terry Redlevske, Chateau Cushnoc Community Manager; Patrick Paradis, Chateau Cushnoc Board of Directors; Steve Protulis, President & CEO, EHDOC; Mayor David Rollins; and Jennifer Day, Guest At-Large City Councilor.

EHDOC SENIOR RELIEF FUND

The EHDOC Senior Relief Funds assists seniors in paying their security deposit, and provides needed support in order for them to be able to live in a safe and secure EHDOC property.

Donations can be made by check or credit card. They are tax deductible.

Visit www.ehdoc.org today to make your donation.

THANK YOU.



WELCOME NEW TEAM MEMBERS

MANAGER



Theresa Albert
Montfort Heights
St. Agatha, ME

SERVICE COORDINATORS



Luke Skala
Prete Apartments
Chicago, IL



Elizabeth Zarate
Council Towers South
Miami Beach, FL

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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**Elderly Housing Development
& Operations Corporation**

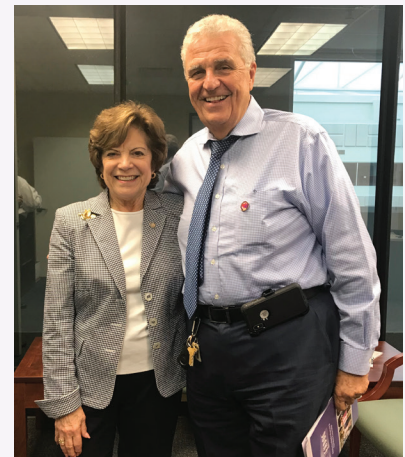
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Working to provide affordable housing to seniors in Broward County

Broward County Commissioner Nan H. Rich. and EHDOC President & CEO Steve Protulis met to discuss the lack of affordable housing for seniors in Broward County. They agreed to work collaboratively at both the State and County levels in order to move legislation toward funding and expanding affordable housing.



Steve Protulis continued from page 3

Urban Development (HUD), and again, requested no funds for Section 202 new development. In June, the House passed its FY2019 budget resolution that sought to cut federal spending by \$302 billion over the next ten years, including Social Security, Medicare, Medicaid, and freeze funding for non-defense federal programs, including affordable housing.

At press time, Congress was still working to complete action on FY2019 funding (appropriations) that usually starts October 1st, including funds for HUD that administers the Section 202 affordable senior housing program. It was encouraging to see Congresswoman Debbie Wasserman-Schultz of Florida be successful during the House Appropriations Committee action with her amendment that would provide \$46 million for Section 202 new development. In August, the Senate passed its HUD FY2019 appropriations bill that would provide \$51 million for Section 202 new development. The next step will be House and Senate action on their respective bills to compromise their differences and then to get presidential signature (President

Trump has threatened to veto funding above his proposed budget.)

It is important to build upon our successful advocacy efforts to increase Section 202 funds for new development that was funded at over \$100 million for FY2018, and to restore greatly needed (long multi-year waiting lists) Section 202 senior housing that was almost routinely funded annually with bipartisan support at nearly \$600 million in FY2010 and in previous years. Since this is an election year, we can assume that Congress may be reluctant to cut critically needed affordable housing programs for low-income seniors, particularly if they are aware of the critical need and cost-effective benefits of the program in their state and local communities. Therefore, it is vital that our Congressional members, as well as candidates for election or re-election are aware of our critical needs (see previous article by Chris Sheldon on older voters), and that we continue to make our collective voices heard.

We must be the squeaky wheel. ■

EHDOC Communities Nationwide

Working to meet the need for senior housing across the country

Arkansas

Jacksonville Towers

Jacksonville
100 units | 9 story

Worley's Place

Jacksonville
44 units | 3 story

California

Dino Papavero Senior Centre

Fontana
150 units | 11 story

John Piazza Apartments

Fontana
59 units | 4 story

Minerva Manor

Fontana
63 units | 3 story

Murray Place

Bell
71 units | 5 story

Steel Plaza

Los Angeles
65 units | 11 story

Connecticut

Anthony J. DeLorenzo Towers

Bristol
90 units | 5 story

Stonington Arms

Pawcatuck
75 units | 2 story quadruplex

Florida

Council Towers North

Miami Beach
125 units | 12 story

Council Towers South

Miami Beach
125 units | 12 story

EHDOC MC Pepper Towers

Miami
150 units | 12 story

George Humphrey Towers

Miami
272 Units | 17 story

Palermo Lakes Apartments

Miami
109 units | 15 story

Robert Sharp Towers I

Miami Gardens
109 units | 7 story

Robert Sharp Towers II

Miami Gardens
109 units | 7 story

Illinois

Edward M. Marx Apartments

Chicago
31 units | 3 story

J. Michael Fitzgerald Apartments

Chicago
63 units

North Park Village Apartments

Chicago
180 units | 2 & 3 story

Prete Apartments

Chicago
75 units | 4 story

Senate Apartments

Chicago
240 units | 4 story

Louisiana

Chateau des Amis

Ville Platte
49 units | 2 story

Leisure Lane Apartments

Rayne
19 units | garden style

Morse Manor

Morse
19 units | garden style

Oakwood Apartments

Cheneyville
16 units | garden style

Pine Grove Apartments

Pineville
77 units | 2 story

Point Villa Apartments

Church Point
19 units | garden style

Riverbend Apartments

Mermentau
22 units | garden style

Savoy Heights Apartments

Mamou
54 units | 2 story

Sunshine Center Apartments

Leesville
37 units | garden style

Village de Memoire

Ville Platte
115 units | 2 story

Maine

Chateau Cushnoc

Augusta
60 units | 3 story

John Marvin Tower

Augusta
32 units | 3 story

La Maison Acadienne

Madawaska
62 units | 3 story

Montfort Heights

St. Agatha
21 units | 3 story

Spring Rock Park Leeds

Leeds
20 units | 2 story

Maryland/ Washington, DC

Council House

Marlow Heights
161 units | 9 story

Morton & Florence Bahr Towers

Washington
54 units | 5 story

Massachusetts

Robert A. Georgine Tower

Charlestown
42 units | 6 story

South Boston Elderly

Boston
50 units | 3 story

New Hampshire

Earl M. Bourdon Centre

Claremont
80 units | 3 story

New Mexico

Edward Romero Terrace

Albuquerque
40 units | 4 story

New York

Clyde F. Simon Lakeview I

Bath
150 units | 5 story

Clyde F. Simon Lakeview II

Bath
39 units | 3 story

Jack Kenny Memorial

Rochester
91 units | 6 Bldg - 2 story

Ohio

Mayfield Manor I

Canton
144 units | 6 story

Mayfield Manor II

Canton
66 units | 8 story

Mayfield Manor III

Canton
40 units | 4 story

Teamsters Residence

Maumee
52 units | 1 story quadruplex

William W. Winpisinger

Cleveland
42 units | 7 story

Pennsylvania

Hugh Carcella Apartments

Reading
120 units | 11 story

I.W. Abel Place

Pittsburgh
49 units | 6 story

Lloyd McBride Court

Millvale
58 units | 5 story

Lynn Williams Apartments

Pittsburgh
42 units | 5 story

Steelworkers Tower

Pittsburgh
79 units | 11 story

Puerto Rico

Torre Jesus Sanchez Erazo

Bayamon
100 units | 11 story



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