



Elderly Housing Development
& Operations Corporation

HOUSING WITH A HEART

AFFORDABLE HOUSING
FOR THE ELDERLY



SPRING 2017 ISSUE

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From our Chairman of the Board: Senior Housing with a Heart

by Christopher M. Shelton, EHDHC Board Chairman

When I was asked to join the EHDHC Board, I was honored to become part of the team that uses a logo “Housing with a Heart” to symbolize how the organization fulfills its mission to develop and manage safe, secure, and affordable housing for senior citizens across the United States.

As a non-profit organization our bottom line is our residents. The EHDHC board of directors and staff care for the well-being and quality of life of its residents. EHDHC is committed to the principles of “aging in place” to ensure opportunities for our seniors to live independently with dignity and self-determination in communities with their peers. Through the staffing of service coordinators, we assist our residents to access supportive health and social services.

Through Community Action Programs (CAP), older persons can volunteer their time and talents to assist others who have special needs, as well as to become involved in activities to tap community resources to assist older residents. CAP also benefits many older persons by reducing their isolation, and promotes older residents to become more involved in community activities, including advocacy.

In addition to our residents, EHDHC also cares for seniors who are seeking suitable and affordable housing, including many older persons on our multi-year waiting lists. EHDHC is a national leader and advocate at all levels of government in promoting independent living and life enrichment for seniors, particularly those with limited resources.

Through a partnership with the U.S. Department of Housing and Urban Development (HUD),



as well as collaboration with state and local governments, foundations, private funding and donations, investors and others, our facilities are attractive and well managed. Our staff is caring, well trained, and committed to our residents and mission.

EHDHC was founded nearly forty years ago by the National Council

of Senior Citizens, the organization that strongly advocated for Medicare, Social Security, and the Older Americans Act. Today, EHDHC advocates for the highest quality of life for the seniors of today and tomorrow.

EHDHC sponsors and manages 54 affordable senior housing communities comprising nearly 5,000 apartments in 15 states as well as Washington, D.C. and Puerto Rico. Most of our residents live on limited and fixed incomes (primarily Social Security); are women living alone; and many have physical limitations. Given the critical shortage of suitable and affordable housing for older persons, especially those with low and limited income, EHDHC actively seeks public and private funding to expand the supply of affordable senior housing. EHDHC’s Senior Relief Fund encourages private donations to support our current properties and residents, and future expansions.

As the President of the Communications Workers of America, and with a lifetime commitment to assisting working families, I am proud that EHDHC is entrusted by the nation’s unions and prominent charitable organizations to create and manage properties where residents can enjoy peace of mind, comfort and security, and have fun. As our logo and the new name of our newsletter illustrates, EHDHC provides affordable senior “housing with a heart”. ■



SENIOR LIVING SENIOR DIGNITY

by Steve Protulis, EHDOC President and CEO

Can a doctor at HUD link healthcare with Senior Housing?

In late January, Dr. Ben Carson was confirmed as Secretary of the Department of Housing and Urban Development (HUD). Many of us remember Dr. Carson during the Republican presidential primaries, as well as his reputation as a skilled neurosurgeon. Many wonder if a person with his extensive medical knowledge will promote policies and Administrative actions as the new HUD Secretary to address affordable senior housing needs, including access to services and healthcare. Can a medical doctor as HUD Secretary better link health care needs with affordable senior housing?

During his Senate confirmation hearings, Dr. Carson stated that, “there is a strong connection between housing and health. If we think holistically, we will know that it’s more than just housing. We must include the areas of healthcare. In order to provide access to quality housing for the elderly, disabled, and low-income, we need to work across silos (other agencies), and I intend to do that at HUD.” Shortly after the hearings, Dr. Carson provided written responses to several follow-up questions from the Committee specifically on senior housing, including:

:: Will you take actions to increase the supply of affordable, accessible rental housing for lower-income seniors? “I will.” He added that the 202 program is an important tool and that he would be conducting a national listening tour to find innovative examples of other ways we can support our seniors.

:: Do you support service coordination as a strategy for improving outcomes for seniors? “I absolutely do. By encouraging “light services” in conjunction with this housing, we can keep seniors in their current homes and not force them into institutional settings when they don’t have ADL (activities of daily living) impairments that would necessitate such an option.”

:: How would you foster collaboration with health care providers to meet the needs of America’s seniors? “I am very interested in the work being done across the nation, looking at the intersection of health and housing. I believe that encouraging “light services” in our senior buildings is a great way to do that.”

:: Will you take actions to help seniors modify their homes in order to help them age in place? After confirming that he would, he added, “I do believe aging in place is a far better solution for our seniors. On a macro level, keeping our seniors in their homes versus an institutional setting paid by Medicaid is a vastly cheaper option. Unfortunately HUD does not get credit for savings. That is short sighted. I will work with our OMB (Office of Management and Budget) on that question and I hope the Committee will work with the CBO (Congressional Budget Office) on the same question.”

I am encouraged by Dr. Carson’s views; and would urge him to provide his leadership at HUD as well as within the Administration, as part of an inter-agency strategy to invest in Section 202 supportive senior housing to provide suitable and affordable housing for the projected increase in elderly population, and as a means to reduce escalating health and long-term care costs, particularly Medicare and Medicaid.

In examining the issue of non-institutional long-term care services and costs, a Senior Health and Housing Task Force was established by the Bipartisan Policy Center that included two former HUD Secretaries: Henry Cisneros and Mel Martinez. In their final report published last year, the task force emphasized that

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uilding a Bipartisan Bridge with Housing for the Elderly



The U.S. Department of Housing and Urban Development (HUD) has never been a high-profile agency, but it now has a high-profile secretary in renowned neurosurgeon and one-time presidential candidate Ben Carson. Some see Carson's lack of experience in housing policy as a shortcoming, but with no policy legacy to defend (and no political axes to grind), Carson is ideally positioned to champion the kind of creative, non-partisan, pragmatic solutions that low and moderate income Americans desperately need.

In particular, Dr. Carson has a unique opportunity to change the landscape of urban and rural housing for the elderly. He can do this by demonstrating how housing and medical care clinics can be fused into a single solution to ensure that residents also have access to needed care. And to assist frail seniors, Dr. Carson should implement programs that provide "care assistance workers" to allow seniors to maximize their independence.

The housing crisis facing American

seniors is horrific. By 2024, the rapidly aging Baby Boomers will add roughly 9 million senior households with income under \$30,000 to the demographic mix. Retirees are outliving their single-family homes and desperate to find affordable alternatives that for the most part don't exist—an area of housing policy that the Trump Administration could champion to help middle class retirees.

A good place to start would be reviving HUD's Section 202 program, which

Just **13%** of care at home is financed by government, compared to 60 percent of nursing home care.

times for assisted senior housing now stretch past 2 to 3 years, and shortages will only deepen and wait times will only lengthen from here.

A creative revival of Section 202 would allow the Trump Administration to address three interconnected challenges, and demonstrate how changing the urban and rural housing landscape can also boost economic development by creating new jobs in the building and construction trades and necessitating a whole new army of care workers to help elderly and disabled Americans remain independent.

First, a revitalized Section 202 would meet the affordable housing needs for millions of American seniors. Roughly 30 percent of older renters and 23 percent of those with mortgages spend more than half their income on housing, putting immense pressure on household finances, raising the specter of homelessness and jeopardizing access to necessities like medical care and food.

Section 202 would meet this demand by encouraging private construction of affordable homes designed around the unique needs of older adults. Such homes can be difficult to find – 40 percent of housing in the U.S. lacks basic accessibility features like no-step entry and single-floor design. A Section 202 community also combats social isolation, decreasing the risk of memory loss, stroke, and heart disease.

Second, a revived Section 202 program would enable older adults to receive care at home: the cheaper and preferred option to meet care needs. Nearly 70 percent of adults over 65 will require assistance to care for themselves at some point, and professional in-home care is half as expensive as a room in a

nursing home. Given that 90 percent of seniors say they want to live at home for as long as possible, Section 202 housing could grant this wish for hundreds of thousands of older Americans who would otherwise be forced to choose between no care or more expensive, publicly provided care.

Third, by increasing access to care at home, a new Section 202 program would help reduce overall healthcare costs. As America ages, Social Security and Medicare expenditures are projected to grow from 8 percent to 12 percent of GDP by 2050. The affordable housing/care at home combination can help reduce the pinch of these increases.

Currently, just 13 percent of care at home is financed by government, compared to 60 percent of nursing home care. Care at home would also help to reduce costly hospitalizations resulting from inconsistent levels of care and medical emergencies. In 2008 alone, it's estimated the U.S. saved as much as \$25 billion in hospital costs due to the growth of care at home.

A revived Section 202 program is exactly the kind of non-partisan, forward-looking, common sense solution that older adults need and Americans of all parties want to see come out of Washington. And for a new administration coming into office at historic lows, it allows Dr. Carson and President Trump to reach across the aisle and demonstrate forward thinking, and demonstrate to middle-class retirees that their President is listening. ■

Jeffrey R. Lewis is the president of Legacy Health Endowment in Turlock Ca. and can be found at jeffrey@legacyhealthendowment.org

was gutted by Congress in 2011. This public-private partnership used capital grants and rental assistance to boost private construction of affordable housing for seniors. At its peak, the program created 20,000 units per year, and more than 250,000 of these units continue to provide housing for older adults.

Shutting down Section 202 widened a growing gap in affordable housing options for seniors. As of 2011, 3.9 million low-income older adults were eligible for housing assistance, but only 1.4 million actually received it. Wait



Lloyd McBride Court, Millvale, PA

Residents created "square" messages with Anti Bullying slogans to illustrate the importance of showing respect and how hurtful words can be. The squares, provided by the Professional Affordable Housing Management Association, will be made into a quilt for PAHMA to display at their conferences and meetings.



Anthony J. DeLorenzo Towers Bristol, CT

Connecticut Congressman John B. Larson raised a flag that had been flown above the United States Capitol in Washington, D.C. After the Pledge of Allegiance and a moment of silence, residents enjoyed meeting the Congressman, who has served the 1st congressional district since 1999. Refreshments were served. John Barry Larson is the U.S. Representative for Connecticut's 1st congressional district, serving since 1999.

HOUSING WITH A HEART...



Senate Apartments, Chicago, IL

Representatives from the Hanul Family Alliance brought their laptop computers and helped 135 residents apply for financial aid to help pay for their winter electricity. Residents can save between \$120 and \$190. Lunch was enjoyed by all.



Robert A. Georgine Tower Charlestown, MA

Chinese New Year was celebrated with residents, visitors and staff learning about Asian culture and cuisine. The Asian calendar and the significance of the color red was also explained.

...EVERY DAY AT EHD OC RESIDENCES



Savoy Heights Apartments Mamou, LA

As part of Breast Cancer Awareness Month, residents, staff and guests helped raise dollars for “Flushing Away Cancer”, a community project where toilets are decorated and delivered to homes and businesses to help eliminate cancer.



Chateau des Amis, Ville Platte, LA

To show support for its local fire and police, residents visited the Ville Platte Police Department and Fire Department. Transportation was provided by Evangeline Council on Aging. The Ville Platte Boys and Girls Club was also on hand to honor the officers.



Robert Sharp Towers, Miami Gardens, FL

Miami Gardens police officers entertained residents and staff with popular holiday songs, after which everyone enjoyed coffee and cookies. Toys from residents and staff were donated to the Children Rehab Network, which provides nursing, education, and therapeutic care to children requiring habilitative and rehabilitative services.



Edward Romero Terrace, Albuquerque, NM

Leonard Littlepage and James Tenior are “Wish Of A Lifetime” winners. Both will be guests at a 2017 Cleveland Browns game, which will start off with a sendoff party at Edward Romero Terrace. They were recognized for their life-long contributions and achievements through compassion, wisdom and sacrifice. Brookdale Home Health Care is a sponsor of WOAL.

WELCOME NEW BOARD MEMBER



Robert Martinez, Jr.

As the 14th International President of the International Association of Machinists and Aerospace Workers (IAM), Martinez is committed to aggressively grow the union and protect the contracts and careers of nearly 600,000 active and retired IAM members.

Previous to his January 2016 installment as International President, Martinez had served since 2013 as IAM Headquarters General Vice President with responsibility for the William W. Winpisinger Education and Technology Center and IAM's Government Employees and Aerospace sectors.

A United States Navy veteran, Martinez began his IAM career in 1980 as a member of Local 776A in Fort Worth, TX after being hired as an aircraft assembler at Lockheed Martin's Fort Worth Division.

From 1980 to 1994, Martinez served in various positions with his local lodge before being appointed in 1995 as a staff member in the IAM Safety and Health Department. He also served as a Project Coordinator for the Reemployment and Safety Training (IAM CREST) and for the Center for Administering Rehabilitation and Employment Services (IAM CARES).

In addition to serving on the IAM Executive Council, Martinez sits on the executive councils of the AFL-CIO, IndustriALL, Guide Dogs of America, the Labor Council for Latin American Advancement (LCLAA), the Alliance for Retired Americans, the AFL-CIO Metal Trades Council, the Elderly Housing Development and Operations Corporation (EHDOC), America's Agenda and the Economic Policy Institute.

Martinez was recently honored with Guide Dogs of America's highest honor, the Gift of Sight Award, and the Cesar Chavez Award from LCLAA for his work on behalf of the Latino Labor Community. ■

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.



Steve Protulis continued from page 3

affordable housing is essential. They concluded that "one thing is clear: all bets are off in bridging the health-housing divide if seniors lack access to affordable housing. Affordable housing is the glue that holds everything together. Without access to such housing and the stability it provides, it becomes increasingly difficult, if not impossible, to

introduce a system of home- and community-based supports that can enable successful aging." Yet, as the task force recognized, "the current supply of housing that is affordable to the nation's lowest-income seniors is woefully inadequate."

EHDOC welcomes the opportunity to work with Secretary Carson, the

Administration, and Congress in an effort to expand the supply of Section 202 affordable senior housing and to "breakdown funding silos" between housing and healthcare through a paradigm shift in the role of supportive senior housing to enable options for older residents to age in place, and to delay or avoid costly institutional care. ■

6

Ways to Eat Well As You Get Older



Know what a healthy plate looks like

See how to build a healthy plate at

ChooseMyPlate.gov

1



Look for important nutrients

Eat enough protein, fruits and vegetables, whole grains, low-fat dairy and Vitamin D.

2



Read nutrition labels

Be a smart shopper! Find items that are lower in fat, added sugars, and sodium.

3



Use recommended servings

Learn the recommended daily servings for adults aged 60+ at

heart.gov

4



Stay hydrated

Water is an important nutrient too! Drink fluids consistently through the day.

5



Stretch your food budget

Get help paying for healthy food at

BenefitsCheckUp.org/getSNAP

6

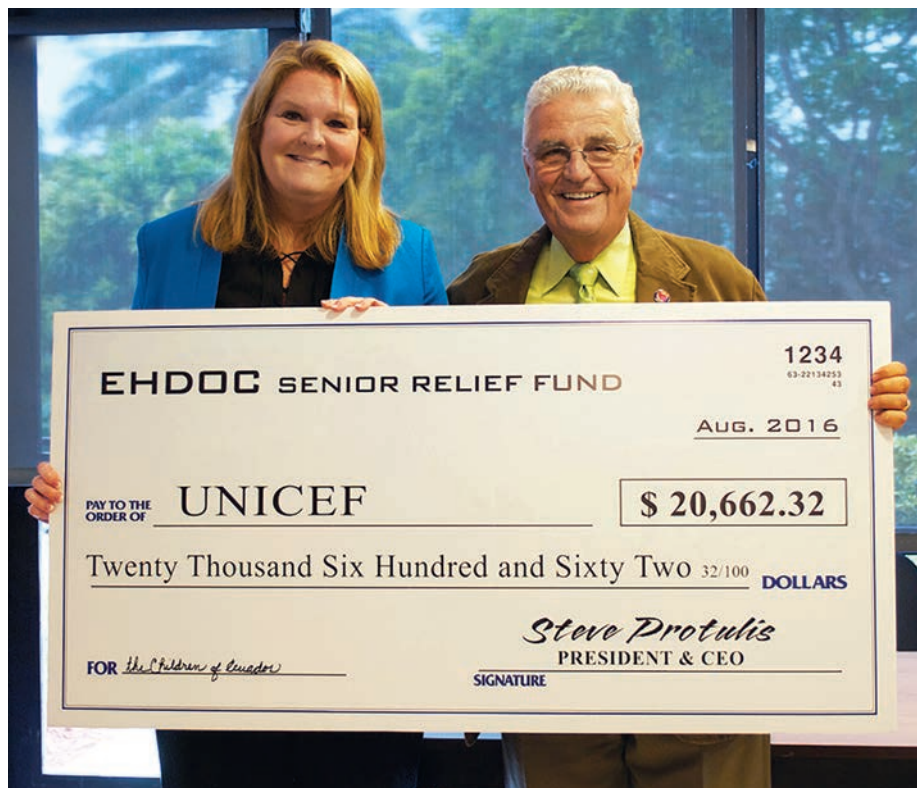
Senior residents and staff at EHDOC properties across the country pulled together to raise \$20,662 for UNICEF

Elderly Housing Development & Operations Corporation presented a check for \$20,662 to UNICEF at Robert Sharpe Towers in Miami Gardens. The check was given by Steve Protulis, EHDOC President and CEO, to Sherry White, Deputy Director, Southeast Region, and U.S. Fund for UNICEF.

The money was raised by senior residents in each of EHDOC's 54 senior housing communities who joined EHDOC staff in the campaign. Residents created a variety of handmade crafts and homemade pastries to sell at bake sales and car washes starting last April, just after the earthquake in Ecuador.

"Support of UNICEF's efforts will provide needed assistance for the children of Ecuador – a nation still working to rebuild after this devastating natural disaster," said White. "I was touched by the generous donation made by EHDOC residents and each of its communities. UNICEF is working to help children get back to school, ensure proper shelter, adequate nutrition, water and sanitation."

Protulis acknowledged the success of EHDOC residents and spoke about their campaign to raise funds. "Your donation today shows how much you care about other people. Because of you, children who were victims of tragedy and may have lost a parent will now be able to have a new home. We are grateful to you and proud. You represent what EHDOC is all about — doing something for others."



Bringing the gratitude full circle and showing his passion for the cause, Protulis shook Deputy Director White's hand and said earnestly, "We thank UNICEF for all you do!"

The EHDOC fundraisers were featured on a national UNICEF series entitled "Why I Give," about what inspired people to donate to UNICEF. The series was launched at Thanksgiving on UNICEFUSA.org and was included in UNICEF's end-of-the-year round up of inspiring givers, as well as UNICEF's Facebook, Instagram and Twitter channels.

During an interview with UNICEF, Melissa Tarrant, vice president of

field operations who spearheaded the project, said, "The spirit of helping is something practiced every day at EHDOC. Without EHDOC, many of our residents would not be able to afford to live in a clean, safe and we'll maintained environment. They understand the fear of not having a place to live and wanted to help the children."

UNICEF's Facebook post about the fundraisers reached 17,54 viewers, attracted 158 "likes" and "loves," and was shared to 30 additional networks. This story published on Facebook reached 19,396 viewers, and it also garnered 3,391 impressions on Twitter. ■

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.



HOUSING WITH A HEART is a quarterly publication of Elderly Housing Development & Operations Corporation.



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HANGING BASKETS · WAVE® PETUNIAS
HERBS & VEGETABLES · LANDSCAPE FLATS**

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Enjoy the freshest, home-grown flowers and vegetables shipped from the growers directly to you!

SUCCULENTS

6" x 9" cedar frame packed with a variety of succulents. This low maintenance/low light item is an office and workplace favorite!

WAVE® PETUNIAS

Six-pack containers of this petunia in blue, red, and rose dawn.

VEGETABLES AND HERBS

Six-pack of containers: Sweet basil, oregano, jalapeno and bell peppers, rosemary, thyme, red and cherry tomatoes.

LANDSCAPE FLATS

36-count flats of begonia mix, raspberry dianthus, dusty miller, impatiens mix, marigold mix, blue chill pansy, petunia mix, red salvia, and snapdragon mix.

HANGING BASKETS

12" hanging baskets of evening delight and primary palette mixes: red, rose and yellow begonias, violet, red and pink geraniums (with vinca vine), red, white and blue petunia mix, and pink and purple petunias.

COLOR BOWLS

Biodegradable color bowls are a convenient way to quickly plant a large mixed container. 4" x 11" insert slides into a 12" container. Choice of four combinations: choice flambeau, elemental twilight, serendipity shift, and zenith design.

To place your order or make a donation, email [Melissa Tarrant](mailto:Melissa.Tarrant@EHDOC.org), Vice President of Field Operations at mtarrant@EHDOC.org or call 954.835.9200.

**PROCEEDS BENEFIT THE
EHDOC
SENIOR RELIEF
FUND.**

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

Murray Place

Bell
71 units | 5 story

Steel Plaza

Los Angeles
65 units | 11 story

John Piazza Apartments

Fontana
59 units | 4 story

Minerva Manor

Fontana
63 units | 3 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

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

George Humphrey Towers

Miami
272 Units | 17 story

ILLINOIS

North Park Village Apartments

Chicago
180 units | 2 & 3 story

Prete Apartments

Chicago
75 units | 4 story

Senate Apartments

Chicago
240 units | 4 story

Edward M. Marx Apartments

Chicago
31 units | 3 story

J. Michael Fitzgerald

Apartments
Chicago
63 units

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

La Maison Acadienne

Madawaska
62 units | 3 story

Spring Rock Park Leeds

Leeds
20 units | 2 story

John Marvin Tower

Augusta
32 units | 3 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

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 Kenney 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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