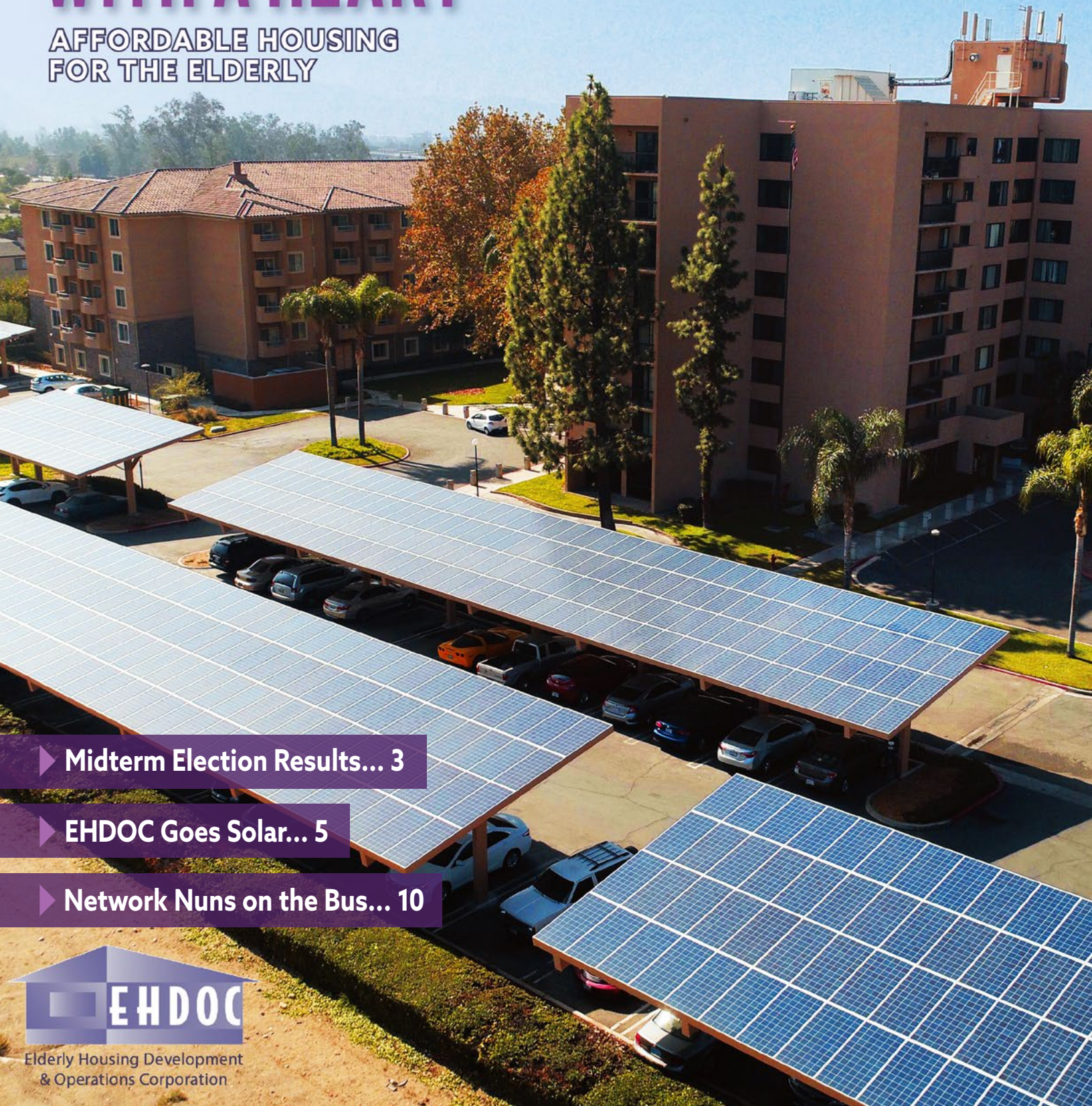


HOUSING WITH A HEART



WINTER 2018 -2019

AFFORDABLE HOUSING
FOR THE ELDERLY



▶ Midterm Election Results... 3

▶ EHDHC Goes Solar... 5

▶ Network Nuns on the Bus... 10



Elderly Housing Development
& Operations Corporation

Board of Directors

Steve Protulis
President and CEO

Christopher M. Shelton
Chairman of the Board

Morton Bahr
Chairman Emeritus

Edward L. Romero
1st Vice President

Leo W. Gerard
2nd Vice President

Maria C. Cordone
Secretary

Erica Schmelzer
Treasurer

Mary Anderson
Director

Maxine Carter
Director

Eric Dean
Director

Ellen Feingold
Director

Tony Fransetta
Director

Robert Martinez
Director

Lou Moret
Director

John Olsen
Director

Cecil Roberts
Director

Roger Smith
Director

Thomas P. Villanova
Director

ON THE COVER
DINO PAPAVERO SENIOR
CENTRE AND JOHN
PIAZZA APARTMENTS
FONTANA, CA



From our Chairman of the Board

Each EHDHC Facility is a Community Resource with a Special Story

by Christopher M. Shelton, EHDHC Board Chairman



Over the past few issues of our *Housing With A Heart*, we have featured photos of our beautiful EHDHC communities. These communities are located in all parts of the country and are diverse in size, architectural design, new construction or renovation, financing,

and service programs; and each is exemplary in their local community fulfilling EHDHC's mission of providing quality affordable housing for seniors. Each of EHDHC's facilities are recognized as a community resource with a special story with their development and operation.



JOHN PIAZZA APARTMENTS

Beginning with the Spring 2017 issue, **John Piazza Apartments** in Fontana, CA was the first EHDHC community featured on the *Housing With a Heart* front cover. Piazza Apartments opened in 2010 as a new construction five-story

building with 60 apartments. It was financed through a partnership with the U.S. Department of Housing and Urban Development (HUD) with the Section 202 Supportive Senior Housing Program as an addition to our Fontana campus that now includes three buildings consisting of 273 units. It was named after a former city official, community and national leader, including the National Council of Senior Citizens, the National Council on Aging, and Oldtimers Foundation.



J. MICHAEL FITZGERALD APARTMENTS

J. Michael Fitzgerald (Summer 2017) located in Chicago is a 63-unit addition to the North Park Village campus that now includes five communities with a total of 689 affordable housing apartments for seniors. Chicago Mayor Rahm Emanuel participated in the August 2017 grand opening of the five-story building financed as one of the last HUD Section 202 funded projects before the GOP controlled Congress eliminated funding for the critically needed senior housing program.

Continued on page 8



SENIOR LIVING SENIOR DIGNITY

by Steve Protulis, EHD OC President and CEO

Midterm Elections Results in Dramatic Congressional Changes in Leadership and Priorities

First of all, I would like to commend each of our residents, their families, our staff, and others of the EHD OC family who voted and contributed to the largest midterm electorate in over 50 years. The 2018 midterm elections resulted in dramatic Congressional changes ushering in new leadership, new funding and policy priorities, and new EHD OC representatives.

While at press time, the final count is still to be determined, the Democrats have gained at least 40 seats and have taken the leadership of the House of Representatives for the first time in eight years. The press time count of the House is Democrats 235 - Republicans 199 with an uncertainty that the Republicans can retain one undecided seat (NC 9). Before the election, the party breakdown in the House was 235 R - 193 D with 7 vacancies; and in the Senate: 51 R - 47 D - 2 Independents.

In the Senate, where one-third of seats are up for election every two years, the Republicans have retained their majority and gained two additional seats. The party breakdown is Republicans 53 - Democrats 45 + 2 Independents (who caucus with the Democrats.) While the GOP lost two of their nine seats up for election, the Democrats lost 4 of their 26 seats. Each of the nine senators representing states with EHD OC facilities has won re-election with the exception of Florida where Governor Rick Scott (R) narrowly defeated incumbent Senator Bill Nelson.

In the House where all 425 members are up for election every 2 years, all representatives of congressional districts with EHD OC facilities have won re-election with the exception of six who either retired (FL), was elected to another office (NM Governor), died (NY), was defeated in their primary (MA) or general election (ME), or re-district boundaries (PA). While the incumbent, Bruce Poliquin (R) is contesting the state's new run-off election system and has not yet conceded, it is

assumed that the seat will remain among the Democrat's flipped seats.

EHD OC congratulates each of our new and re-elected Congressional members; and would like to invite each to visit (or re-visit) our beautiful senior housing communities to discuss key priority issues affecting our residents and local communities.

As our national partners, LeadingAge, the National Low Income Housing Coalition and others have assessed, it is encouraging that the change in Congressional leadership, including key Congressional committees, may contribute to affordable housing gaining recognition as a critical national need and priority. However, shortly before the election, Senate Majority Leader, Mitch McConnell (R-KY) commenting on the escalating federal deficit and debt (including over \$1.5 trillion from the GOP tax cuts for wealthy and corporations -- see my article in the Spring 2018 *Housing With A Heart*) stated that it would require cuts in entitlement programs like Social Security and Medicare, as well as cuts in domestic programs including affordable housing.

The new 116th Congress began on January 3rd (as specified by the Constitution); however, the 115th lame duck Congress did not complete action on a number of key legislation that should have been enacted prior to their adjournment, including the HUD FY2019 Appropriations bills that fund affordable housing programs. President Trump had threatened to veto appropriations legislation should it not include billions he had requested to build a Mexican border wall; and therefore that could threaten a portion of the federal government, including HUD, shut down during the holiday season and before the 116th Congress took over leadership. We need to ensure that the new 116th Congress quickly passes the HUD FY2019 Appropriations and reopens the government;

Continued on page 8



Fontana, California

These two solar projects are EHDCC's initial forays into going solar.



EHDOC Completes Installation of Solar Panel Carports on HUD-funded Multifamily Properties in Fontana California

Elderly Housing Development and Operations Corporation (EHDOC) successfully closed two commercial PACE bonds in March 2018, totaling \$1,066,882. Each bond funded the installation of the latest in technology carport-mounted solar PV arrays on two apartment communities for seniors EHDOC owns and operates in Fontana, CA. The apartment complexes, Dino Papavero Senior Centre and John Piazza Apartments, are the first two HUD-funded properties in the country to have solar installed utilizing PACE financing.

EHDOC with HUD's full support has embraced solar technology as a means of reducing utility costs and improving

property cash flow. HUD typically limits annual rent increases to no more than 1.5%; utility expenses rising 3% or more per year potentially lead to a negative cash flow. These capital improvements allow EHDOC to stabilize the project's cash flow and reduce long-term utility spending.

The collaborative efforts between EHDOC, HUD, City of Fontana, Sunfolio, Southern California Edison, Solar Gain and PACE demonstrate a significant milestone to injecting solar technology and innovation in affordable housing. The power of the arrays for both properties totals 478.3kW DC, with an installed cost of \$2.85/kW. Both projects included the demolition of existing carports, replacing them

with upgraded steel solar panel canopies, creating 100% covered parking as a free amenity for its senior residents. The combined utility savings over the 25-year term of each PACE assessment total over \$2 million; which will directly increase each property's cash flow. In addition, each property qualified for a California Multifamily Affordable Solar Housing (MASH) grant. The MASH grants account for 30% of the projects' combined cost, reducing the PACE financing amounts and corresponding annual assessments. The two solar projects are EHDOC's initial forays into going solar. EHDOC is currently assessing its portfolio to identify the next properties for solar consideration. ■

HOUSING WITH A HEART...

ED ROMERO TERRACE

Albuquerque, New Mexico

As CASA volunteers, ERT residents served lunch at the 2nd Annual Fall Picnic, located at Los Vecinos Senior Community Center in Tijeras, New Mexico. The event was held outdoors in a gorgeous mountain backdrop picnic area for 2,500 seniors.



ROBERT SHARP TOWERS

Miami Gardens, Florida

During the November elections, the service coordinators partnered with the Department of Elections to arrange a voter registration outreach event to assure that all residents will have the opportunity to vote.

CLYDE F. SIMON LAKEVIEW APARTMENTS

Bath, New York

Resident Henry "Hank" Coil turned 99 years old! The service coordinator worked with his daughter-in-law and family to organize a party and send out invitations while the residents decorated the community room.

Hank lives with his wife Anna and is the oldest resident on the property.



HUGH CARCELLA APARTMENTS

Reading, Pennsylvania

Residents prepared for the 19th annual Halloween Treat Night. Residents get together to donate, collect, sort and package candy for neighborhood children at this intergenerational event.





VILLAGE DE MEMOIRE

Ville Platte, Louisiana

Based on the “Matter of Balance-Fall Prevention” class, chair exercise classes are held every Tuesday and Friday. Residents and staff meet in the dining room, and individuals take turns instructing the class. Participants who joined the group loved it!



I.W. ABEL PLACE

Pittsburgh, Pennsylvania

Since food education is vital to a person on a limited income, the staff partnered with 412 Food Rescue, a local agency, to provide residents with “Cooking Matters,” a six-week training class with a culinary instructor and dietitian.

...EVERYDAY AT EHDOC RESIDENCES



MONTFORT HEIGHTS

St. Agatha, Maine

Not all residents were able to get to their doctors’ office this flu season. To ensure that all residents who wanted a flu shot were able to receive one, the staff at Montfort Heights partnered with Walgreens and held a flu vaccine clinic on-site.

STONINGTON ARMS

Pawcatuck, Connecticut

Thankful for the opportunity, residents attended a MEDICARE PART D SIGN UP event where local insurance agent, Edward Bohan helped residents fill out Medicare Part D applications and explained how the Medicare plan is changing in 2019.





EDWARD ROMERO TERRACE

Edward Romero Terrace (Winter 2017-18) located in Albuquerque, NM is a new construction HUD Section 202 financed facility that opened in 2010. It is an architectural award-winning, four-story building with 40 apartments designed in the southwest adobe style. The community is named after the former EHDOD Chairman of the Board who is a local, state and national leader who President Clinton appointed Ambassador to Spain. Romero has received numerous awards including the National Hispanic Businessman of the Year.



MILDRED AND CLAUDE PEPPER TOWER

Mildred and Claude Pepper Tower (Spring 2018) located in Miami, is a nearly 40-year-old 12-story high rise

that was renovated in 2012 through the Low-income Housing Tax Credit (LIHTC) program.

Private investments raised through the LIHTC Program combined with public and private funds successfully renovated the 151 apartments for low and moderate-income seniors. The building is named after former Florida Senator (1936-1951) who was a champion for the poor and elderly, a national advocate for Social Security and Medicare, and served as the Chairman of the House Aging Committee.



MONTFORT HEIGHTS APARTMENTS

Montfort Heights Apartments (Summer 2018) located near the St. Lawrence Seaway in northern Maine, is a former convent that was adapted for reuse as affordable senior housing in 1982. A life-size statue of St. Louis Marie de Montfort, founder of a Catholic order, stands near the entrance of the historic property that has evolved from numerous uses over its forty year history. Financed by the State of Maine, EHDOD acquired the three-story facility with 21 affordable apartments for seniors in Spring 2018.

Background information on each of these communities, including maps and local contacts, is available on <https://www.ehdod.org/our-communities> ■

and that we continue to educate and collaborate with our current and newly elected Congressional members to assist them to understand and to support critically needed affordable senior housing. ■

Residents and staff of Pine Grove Apartments were happy to welcome back EHDOD President Steve Protulis!



EHDOD SENIOR RELIEF FUND

The EHDOD 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 EHDOD property.

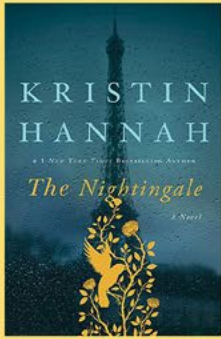
Donations can be made by check or credit card. They are tax deductible.

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

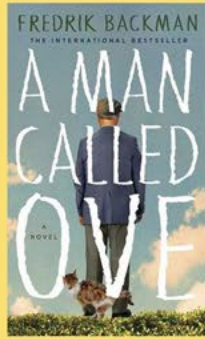
THANK YOU.



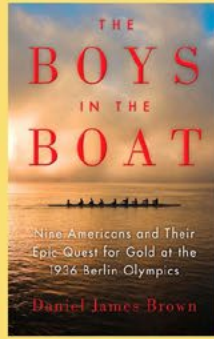
6 must READ BOOKS



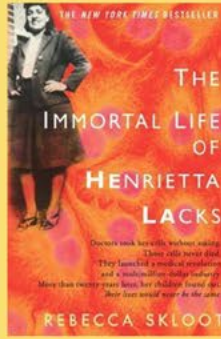
1



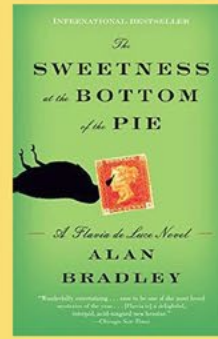
2



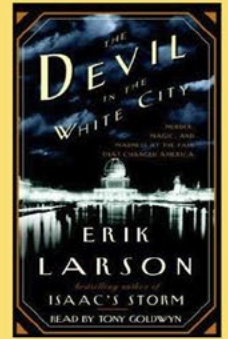
3



4



5



6

1 THE NIGHTINGALE BY KRISTIN HANNAH

The Nightingale is a must-read for anyone who loves historical fiction and cheers for the underdog. Hannah's novel is a World War II page-turner featuring two sisters with one ultimately joining the Resistance and putting her life on the line for freedom.

2 A MAN CALLED OVE BY FREDRIK BACKMAN

At times funny and at other times breathtakingly heartbreaking, A Man Called Ove explores the power of intergenerational friendship and makes us want to love our neighbors a little bit better.

3 THE BOYS IN THE BOAT: NINE AMERICANS AND THEIR EPIC QUEST FOR GOLD AT THE 1936 BERLIN OLYMPICS

BY DANIEL JAMES BROWN

The dramatic story of the American rowing team that stunned the world at Hitler's 1936 Berlin Olympics, the author draws from the boys' own diaries and journals to share their remarkable story about beating the odds and finding hope in desperate times.

4 THE IMMORTAL LIFE OF HENRIETTA LACKS

BY REBECCA SKLOOT

Henrietta Lacks, known by scientists as HeLa, was a poor Southern tobacco farmer whose cells were taken without her knowledge and ultimately became one of the most important tools in modern medicine.

5 THE SWEETNESS AT THE BOTTOM OF THE PIE

BY ALAN BRADLEY

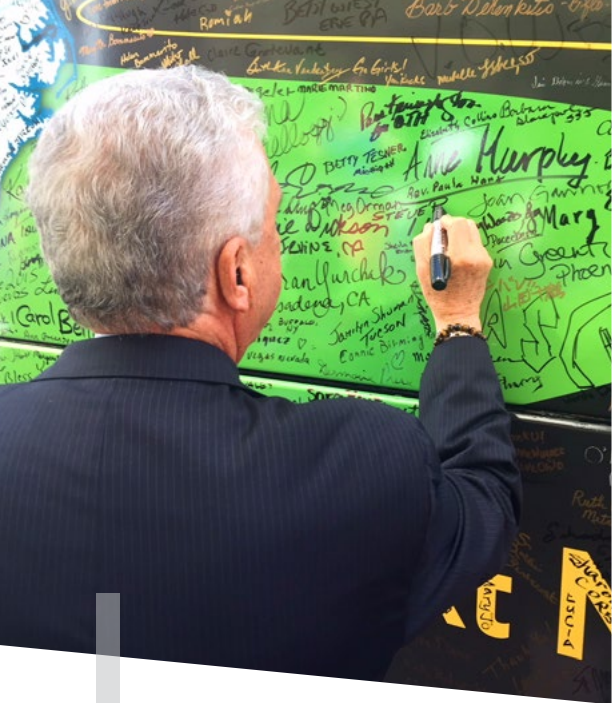
Set in the English countryside in 1950, this book is an old-fashioned mystery novel. The main character is an 11-year-old amateur sleuth and chemist who uses her skills to clear her father of a murder charge.

6 THE DEVIL IN THE WHITE CITY: MURDER, MAGIC AND MADNESS AT THE FAIR THAT CHANGED AMERICA

BY ERIK LARSON

Alternating between two men, The Devil in the White City tells the tale of the Chicago World's Fair, contrasting the fair's brilliant architect with a young doctor and murderer.





Council Towers
Miami Beach



Network Nuns on the Bus

2018 Mission Tour visits EHDOC's Council Towers before it ends at President Trump's Mar-a-Lago Resort

Early morning of November 1, 2018, on the feast of All Saints Day, the Nuns on the Bus cross-country tour gathered near the Atlantic Ocean for their contemplative prayer. Along their long cross-country road trip, the Nuns heard over and over again the concerns for more adequate, quality, affordable housing for seniors. LeadingAge Florida, a sponsor for the tour, recommended they meet Steve Protulis and visit one of EHDOC's properties. The Nuns accepted the invitation to visit Council Towers in Miami Beach and learned from Mr. Protulis that there is no money available for senior housing. They also learned of EHDOC's steadfast dedication and commitment to working with local, state and federal officials to fund

programs necessary to provide much-needed affordable housing and supportive services for seniors.

The highlight of the Nuns visit at Council Towers was the time spent over a Latin lunch with staff and residents. The Nuns loved sharing a table with a person originally from Peru, one from Argentina, one from Cuba, and another from El Salvador. The Nuns also took a tour of the building and several residential units. After lunch, the Nuns asked Steve Protulis to sign their bus as a symbol of EHDOC's admired mission-driven passion to provide "Housing with a Heart."

The Nuns on the Bus mission is a Catholic leader in the global movement for justice and peace, and educates, organizes and lobbies for economic and social transformation. ■

"The Nuns on the Bus thoroughly enjoyed their visit to EHDOC's Council Towers North. Everyone was blown away by the beauty of the facility, incredible location, programs offered, and impressive treatment of the residents. They learned about the importance of and desperate need for affordable housing for low-income seniors."

- Catherine Gillette, Grassroots Mobilization Coordinator
NETWORK Lobby for Catholic Social Justice

WELCOME NEW TEAM MEMBERS

MANAGER



Lisa Craig
Teamsters Residences
Maumee, NY

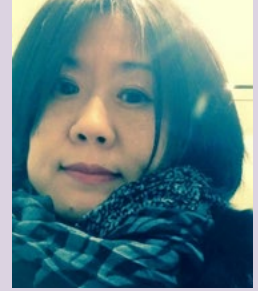
SERVICE COORDINATORS



Deborah Mansfield
Stonington Arms
Pawcatuck, CT



Lynn Boardway
Chateau Cushnoc
Augusta, ME



Sung Hui Chang
Edward M. Marx and
North Park Village
Chicago, IL

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.



1580 Sawgrass Corporate Parkway, Suite 100
Fort Lauderdale, FL 33323-2869
T: 954.835.9200 F: 954.835.0888
Email: newsletter@ehdoc.org
www.ehdoc.org



EHDOC Raised \$10,000 for Hurricane Michael Relief

EHDOC recently raised over \$10,000 during the manager's conference on October 23-25, 2018 for Hurricane Michael relief. We have chosen Bay County Council on Aging located in Panama City, FL as the recipient of an EHDOC monetary donation. Bay County Council on Aging provides services from a staff of more than 60 dedicated, caring persons and more than 100 devoted, willing volunteers. Services are provided throughout Bay County for elderly, disabled and disadvantaged persons who need assistance to maintain their independence, health and quality of life. ■



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



1580 Sawgrass Corporate Parkway, Suite 100 | Fort Lauderdale, FL 33323-2869

P: 954.835.9200 | F: 954.835.0888 | www.ehdoc.org

