



Affordable Housing
For The Elderly

SPRING 2024

HOUSING WITH A HEART



In This Issue

- Transforming for the Future Page 2
- EHDHC Development at its Best..... Page 4
- Property Anniversaries Page 6
- Community Stories..... Pages 8-9



Board of Directors

Christopher M. Shelton
Chairman of the Board

Morton Bahr
Chairman Emeritus

Melanie Ribeiro
President and CEO

Steve Protulis
President and CEO Emeritus

Edward L. Romero
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

Paulo Melo
Director

Lou Moret
Director

John Olsen
Director

Cecil Roberts
Director

Roger Smith
Director

ABOUT THE COVER:

**MAYFIELD
MANOR**
Canton, OH

From the President and CEO Melanie Ribeiro

Transforming for the Future

As the President and CEO of EHDOC, I am deeply committed to propelling our organization to greater heights of success and service. With unwavering dedication and a steadfast vision, I am leading EHDOC through a transformative journey that encompasses not just what we do, but how we do it. One of the core pillars of this journey is the comprehensive redesign of our company's look and feel. This initiative is about infusing every aspect of EHDOC with a sense of warmth, inclusivity, and sincerity. It's about creating environments that truly feel like home for our residents, where they are valued, respected, and cared for in every interaction. From our dedicated frontline staff to our administrative teams working behind the scenes, we are all united by a shared commitment to serving our residents and communities with compassion and integrity.

As part of this redesign process, we are not just focusing on the services we provide to our senior residents, but also on the level of support and collaboration we extend to one another as a team. I firmly believe that our collective strength lies in our ability to work together towards a common goal. Through implementation of new policies in communication and accountability, we've already seen our effectiveness rise as we serve.

In addition to policy and procedure enhancements, we are embracing innovative approaches to meet the evolving needs of our communities.

One such groundbreaking initiative is the establishment of an entirely new accounting concept and department within EHDOC. Recognizing the need for modernization and optimization, EHDOC embarked on a comprehensive retooling process, collaborating closely with accounting industry experts Crowe, LLP to transform our financial structure. Crowe conducted thorough deep dives into our existing systems, processes, and procedures, meticulously identifying areas for enhancement and innovation. Together, we reimagined every facet of our financial operations, from budgeting and forecasting to reporting and analysis.

This forward-thinking approach not only streamlined our financial processes but also ushered in a new era of transparency and accountability. By leveraging cutting-edge technology solutions



Vendor Excellence:



We are delighted to showcase **Sam Guagliano**, Senior Vice President, Equity Production at Boston Financial Investment Management, LP for our Vendor Excellence recognition! Sam has over 26 years of experience in originating and closing affordable housing transactions, providing a depth of knowledge and solutions that have been invaluable to EHD OC. The expertise of Boston Financial in the low-income housing tax credit (LIHTC) industry and asset and portfolio management strengthens our team. We are ecstatic to have them as our newest partner in our quest to expand affordable housing opportunities for seniors, and look forward to a long and rewarding relationship.

EARTH DAY

We took time to appreciate nature – and had a day off work for Earth Day on April 22, 2024, which meant a delightful long weekend for our hardworking staff! What a wonderful day to recharge and connect with the world around us.



recommended by Crowe, we automated manual tasks, minimized errors, and optimized resource allocation. The collaborative spirit fostered during this revisioning mission strengthened our team dynamics and organizational resilience. Working hand in hand with Crowe, EHD OC employees embraced change and innovation, overcoming challenges as a unified force. Through comprehensive training programs and continuous support, our staff acquired the necessary skills to navigate the evolving financial landscape confidently.

As we face the future with our inner transformation underway, I am excited to share in this issue our significant affordable housing development progress through important renovations and yes, even new projects!

- On pages 4-5, please read about our completion of renovation in North Park Village in Chicago, near-completion of Council Towers in Florida, and progress on other community renovations around the country.
- Our team continuously works to keep our existing properties in quality condition for our seniors, but also works to pursue a primary goal, to add more available housing to the market. It has been a while since our last new development project but through diligent efforts to assemble financial resources, we also are conceiving a potential Phase II community for seniors in Albuquerque, New Mexico!

Through working together, our team is unstoppable. I am proud of our accomplishments. As we look around the corner and see the future ahead, I'm confident that we will continue to identify new tools, new methods, and progressive initiatives that help us advocate for seniors, serve our seniors, and create affordable homes that allow seniors to thrive.

Throughout this transformative journey, I wanted to take a moment to express my sincere gratitude and appreciation for the phenomenal work Maryanth Blanco does as my Executive Assistant and Operations Manager. Her outstanding performance consistently exceeds expectations, and her kind-hearted nature makes working with Maryanth an absolute pleasure. Working side by side with me has allowed my time to be focused on the bigger picture for EHD OC.

Thank you Maryanth for being such an integral part of EHD OC's success. EHD OC and I are incredibly fortunate to have someone as capable and compassionate as you on our team. I am sincerely grateful for you.



Maryanth Blanco
Executive Assistant to President
& CEO and Operations Manager



EHDOC Development at Its



By Roland J. Broussard, Senior Vice President of Operations and Development

As we enter mid-2024, EHDOC continues to make good progress in the development and creation of newly renovated and newly constructed affordable housing for seniors across the country. Over the past year with a highly qualified team of real estate professionals on board coupled with an array of industry colleagues ready and willing to assist us, we continue to search for new opportunities and to seek-out all available financing sources to make new affordable housing for seniors a reality.

In the past when the HUD Section 202 Program was in full swing, a developer like EHDOC would simply apply for capital funds needed to develop and construct a new senior property, pick up a check and build it. The HUD Section 202 Program has changed drastically, requiring developers to secure all financing sources first, then if any gap funding is needed, the HUD Section 202 Program comes to the rescue to close the deal. Developing affordable housing for seniors in today's climate requires a broad net, layers of viable resources and close relationships, a lot of time, patience, and a strong drive and determination to never give up. It will pay off in the end.

Here's a brief update on EHDOC's development pipeline:

North Park Village – Chicago, IL

The acquisition/renovation of the 180-unit circa WWI historic property reached 100% completion in September 2023. The total development cost was \$45.6M. EHDOC acquired the property from the City of Chicago in February 2021 with an initially projected completion date of February 2023. Dealing with residual Covid delays coupled with inflation, material and manufacturing



delays, labor shortage, and many unforeseen latent defects found in the process of the aged asset, the project took longer than expected with cost overruns totaling \$2M. The property received its Certificate of Occupancy in September 2023 and successfully achieved 100% stabilized lease-up in February 2024. Presently, the property is operating as designed with many deserving seniors enjoying a beautifully renovated home.

Council Towers North & South – Miami Beach, FL

The renovation of one of EHDOC's flagship properties consisting of two (2) 12-story buildings with 250 total units five blocks apart in the heart of Miami Beach commenced in June 2020 in the middle of a global pandemic. The initial projected completion period was 18 months or by November 2021. With this massive undertaking while tenants remained living in the building, EHDOC is proud to report we are 98% complete. It's been a long road since we closed on the refinance in June 2020 utilizing various sources of funding with the initial goal to complete the project in 18 months, however, due to Covid, supply chain issues, inflation, and a labor shortage, the completion date has been extended several times now to June 2024. To fund construction cost overruns, EHDOC successfully closed on an additional \$4.5M of tax-exempt bonds in February 2024 to which is used to get us to the finish line and reach substantial completion/ stabilization. At present, the property operates at 100% occupied.



BEST!



Torre Jesus Sanchez Erazo – Bayamón, Puerto Rico

EHDOC has applied for HUD’s Green and Resilient Retrofit Program (GRRP) in the amount of \$8M to assist with a projected total of \$30M in development costs, \$17M of which is direct hard renovation cost in this 100-unit project planned to occur with tenants in place. Additional funding will come from a HUD 221(d)4 40-year loan, low-income housing tax credit equity, tax exempt bonds, a seller note, and deferred developer fee. If all goes well, we are planning to close in late Q4 2024 with construction starting in early 2025.

Edward Romero Terrace II – Albuquerque, NM

ERT II is planned for 2024-25 to be another 40-unit Phase II building next door to Edward Romero Terrace. Financing sources are being researched to include 4% LIHTC tax credit equity, HUD mortgage, City/ County funds, and a host of other resources. Currently EHDOC is speaking with local city and county officials and conducting an in-depth



due diligence to put the pieces together. Again, if all goes well with fingers and toes crossed, this could be EHDOC’s first new construction project since J. Michael Fitzgerald in 2017, with hopes to have it completed by the spring of 2026.



Earl Bourdon – Claremont, NH

Our preliminary due diligence is underway in assessing what works best for the property, including options to renew the long-term Housing Rental Assistance Contract with HUD to ensure it can support the funding necessary to complete an estimated \$15M renovation for its long-term preservation. In the end, the project would receive a new exterior, including siding, windows, roof, gutters, and newly renovated units, common areas and much needed upgrades to electrical, plumbing and HVAC systems.

In closing, data shows the senior housing operators in the country’s top primary markets could return to pre-pandemic occupancy in late 2024. This will be as good a marker as any to declare that the pandemic recovery period is over. Certainly, the effects of Covid-19 will reverberate throughout senior housing for years to come, and the pandemic has forever altered the landscape. But with occupancies back to their pre-Covid baseline, 2024 will be the year when the focus will shift away from regaining what was lost and toward all that can be gained in the future. This is not to say that the industry is out of the woods, given the state of other operational metrics like staffing and operating expenses, including soaring insurance costs. However, the oldest baby boomers are slated to turn 80 in 2025, and the immediate demand outlook for senior housing has perhaps never-before looked better.

EHDOC is focused on being ready!!

EHDOC Roundup



Mayfield Manor LP, II and III Celebrate Property Anniversaries

On April 24, 2024 residents, staff, EHDOC Executive Team Members and local dignitaries celebrated three building anniversaries of our Mayfield Manor community in Canton, OH. The honors went to Mayfield Manor LP – 41 years, Mayfield Manor II – 27 years and Mayfield Manor III – 20 years of service to residents.

Special guests included the Mayor of Canton, William V. Sherer II, and Jason Scaglione, the Canton City Council Ward 3 Representative.

We recognized volunteers, veterans, the Oldest Resident Caryl Corris (98 years old) and the Longest-Term Resident of over 25 years, Diane Wiseman.

Special thank yous to Johnnie's Bakery for their donut donation and Pastor Billy Druckenbrod IV who gave the benediction and blessings.



VILLAGE DE MEMOIRE & SAVOY HEIGHTS ANNIVERSARIES:

Louisiana Property Celebrations Featured in Ville Platte Gazette



In April, Village de Memoire and Savoy Heights were excited to be featured on the front page and inside the *Ville Platte Gazette* and on *Evangelinetoday.com* for their property anniversary celebrations.



EHDOC executives and staff attending the Village de Memoire celebration included (L-R) Vice President of Field Operations Melissa Tarrant, Regional Manager Michelle Citizen, Community Manager Denise McNaughton, EHDOC President & CEO Melanie Ribeiro, Village de Memoire Board Member and Clerk of Courts Randy Deshotel, Regional Service Coordinator Rebecca Beene, and Board Member Mike Perron. *Photo credit Heather Bogard*



Rebecca Beene, Regional Service Coordinator, recognizes Village de Memoire's Oldest Resident Rosa Pitre. *Photo credit Heather Bogard*



Savoy Heights' oldest resident Vernice Ardoin posing with Community Manager Amanda Duplechin. *Photo credit Heather Bogard*

Holiday Décor Winners

In December, EHDOC held a Holiday Decorating contest among the properties. Congratulations to Village de Memoire as the winner! The Village de Memoire team received a free lunch out at El Charro Mexican Restaurant and Grille in Ville Platte, LA. **Congratulations!**



Celebrating 100 Years

Pearl Brandys has been a resident of Senate Apartments in Chicago, IL since 1990. On March 8th, Pearl celebrated her 100th birthday! Pearl was born in Chicago. The seventh child, Pearl came from a family of 8 sisters and 2 brothers, one of which also lived to 100! **Congratulations to Pearl on this milestone birthday!**



Mollie Horwitz turns 108



Mollie Horwitz, a 45-year resident of Council Towers (Miami Beach, FL) and a Holocaust survivor, celebrated her 108th birthday at the Miami Beach Botanical Garden. Her family attended and sang "Happy Birthday." Also present were Miami

Beach Mayor Steven Meiner, EHDOD's Regional Manager Michelle Juan; Community Manager of Palermo Lakes Ingrid de Varona; Administrative Assistant Enilda Thomas; Service Coordinator of Council Towers North Maria Martinez; and Service Coordinator of Council Towers South Antonio Sixto Acea. Local Channel 10 News was also there to capture the birthday joy. **Congratulations on another year, Mollie!**

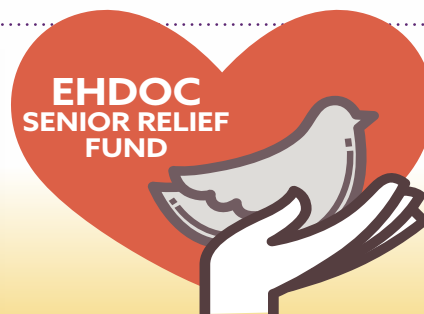
Administrative Professionals Day

April 24, 2024 was Administrative Professionals Day! Our administrative team was thanked and celebrated with flowers and popcorn. We appreciate our capable staff including (L-R) Alexandra Rodriguez (Admin), Christine Robles (Executive Assistant to Vice President of Property Management), Josh Maestre (Executive Assistant to VP of Maintenance), Maryanth Blanco (Executive Assistant & Operations Manager), Raquel Campos (Administrative Assistant), Nicole Radmand (Property Board Meetings & Special Projects Manager), Shayan Hussain (Executive Assistant to Senior Vice President of Operations & Development & Development Analyst).



You Can Help Our Seniors!

EHDOD's Senior Relief Fund is a part of our 'Housing with a Heart' mission that, among many things, assists residents who struggle with gaps in paying for monthly household and healthcare expenses. Thanks to our generous partners and friends like you, the Senior Relief Fund provides peace of mind to our seniors nationwide. **Won't you help us make a difference?**



Donations may be made by check or credit card.

They are tax deductible.

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

THANK YOU!

MISSION STATEMENT

EHDOD develops and manages safe, secure and affordable housing for senior citizens across the United States, Washington, DC & Puerto Rico. EHDOD advocates for the highest quality of life for the seniors of today and tomorrow.



HOUSING WITH A HEART

is a publication of Elderly Housing Development & Operations Corporation.



Elderly Housing Development & Operations Corporation

Cornerstone One
1200 S. Pine Island Road, Suite 725
Plantation, FL 33324
T: 954.835.9200 F: 954.835.0888
TTY: 800.955.8771 or 7-1-1
www.ehdod.org

Find Us On Your Social Networks



HOUSING WITH A HEART...



Council House Suitland, MD

In honor of Stress Awareness Month, which is every April, we held a Stress Management Seminar. Residents learned ways to manage or cope with stress through simple lifestyle changes. These included getting enough sleep, avoiding alcohol, drugs, and cigarettes, moving more and sitting less, taking a break from the news, practicing deep breathing and meditation, and eating healthily.

Mayfield Manor LP, II, III Canton, OH

Residents celebrated the Grand Opening of our new Mayfield Manor Library! Books were donated by the local Stark County Public Library and a fellow resident, Wendy Turner. Every year we will hold a book drive in honor of the late Cayetana Romero, wife of EHD OC Board of Directors Vice President Edward Romero, to keep our library full of new offerings.



Village de Memoire Ville Platte, LA

Village de Memoire celebrated its annual Easter Extravaganza, featuring a delightful surprise visit from the Easter Bunny! Residents enjoyed BBQ, games, and egg-knocking fun, thanks to the Evangeline Parish Sheriff's Department who grilled up a feast. Heartfelt gratitude goes to our generous donors: Mable Forman, Ville Platte Home Health; Tammy Parrot, Evangeline Home Health; Ocean's Behavioral VDM Resident Council, Mercy Regional Hospital, Allegiance Hospice, Jack Miller's, Allegiance Home Health, State Representative Rhonda Butler, Chief of Police Al Perry, Randy Deshotel, Evangeline Council on Aging, and our devoted staff. Your support made this event memorable!



Stonington Arms Pawcatuck, CT

On April 16, 2024, Stonington Arms hosted a Scam Workshop presented by Stonington Police Department's Community Officer, Joe Saunders. The ten residents who attended

were actively engaged in the presentation by acting out different scenarios of recent scams that are targeting our senior population. The Romance Scams, Grandparent Scams, Artificial Intelligence Scams, and the Publisher's Clearing Scams were some of the frauds that Officer Joe covered.

Stonington Arms Pawcatuck, CT

Stonington Arms hosted the Stonington High School Students' Volunteer Day on April 30, 2024. Students helped residents on Arbor Day to mulch, weed, and trim. Residents said they were very thankful for the help with their gardens and appreciated the kindness of the students. Every year, Stonington High School students visit the property to help maintain the grounds and enjoy outdoor activities with the residents.



South Boston Elderly Boston, MA

On April 30, 2024, 13 residents attended an interactive Stroke Workshop presented by Massachusetts General Hospital Institute of Health Professions, Center of Excellence in Stroke Recovery. The residents learned important tips on how to recognize symptoms of someone who may be having a stroke and what to do in an emergency. The residents participated in scenarios and games and received take-home educational materials about strokes.

STROKE



Torre Jesus Sanchez Erazo Bayamón, PR

At Torre Jesus Sanchez Erazo, we cherish the wonderful harmony that arises from generations coming together. Residents and staff participated in a study on the topic of generational diversity, which engendered an exchange of relationships and developed a sense of belonging. From the wisdom of our elders to the energy of our youth, each individual plays a pivotal role in cultivating the warmth and vitality that defines our community.



Steel Plaza Los Angeles, CA

In April 2024, residents enjoyed a health boost courtesy of Cedars Sinai's medical team, who provided blood pressure and glucose screenings alongside vital health education and resources

promoting heart health, stroke prevention, and nutritious eating. The team also announced Bingocize, a new program starting May 2024 that combines bingo fun with exercise.



...EVERY DAY JOY AT EHDOC RESIDENCES



Beat the HEAT



Heat stress, heat tiredness, heat cramps, and heat exhaustion are all forms of hyperthermia. Get out of the heat, sponge off with cool water, sip liquids and lie down. Symptoms may include:

- Pale, cold or clammy skin
- Extreme thirst
- Light-headedness
- Fainting
- Mild nausea
- Vomiting
- Excessive Sweating
- Headache
- Muscle spasms
- Extreme tiredness

Medications, particularly antibiotics and diuretics, can block the body's natural ability to cope with the sun and heat. Some medicines restrict the body's ability to sweat. Also, if you are on a low carbohydrate diet, be sure to drink plenty of fluids, as the additional proteins in this diet can cause the body to heat up more quickly.

Due to reduced ability to cool down efficiently and prolonged recovery time when overheated, seniors over age 65 are at a higher risk of experiencing heat-related illnesses. **This summer, keep these “cool” tips in mind!**

- 🔥 Keep curtains, shades or blinds drawn during the hottest part of the day.
- 🔥 Dress for the heat in light-colored cotton clothes, a hat, and high SPF sunblock.
- 🔥 Don't try to exercise, walk long distances or do a lot when it's hot.
- 🔥 Take cool baths or showers.
- 🔥 Stay tuned to weather reports.
- 🔥 Drink cool liquids like water, electrolyte-rich beverages, fruit and vegetable juices. Don't wait until you are thirsty. Limit large amounts of caffeine. Avoid alcohol which can cause dehydration.
- 🔥 Spend at least 2 hours of the heat of the day in an air-conditioned public place, such as a library, senior center, or shopping mall.

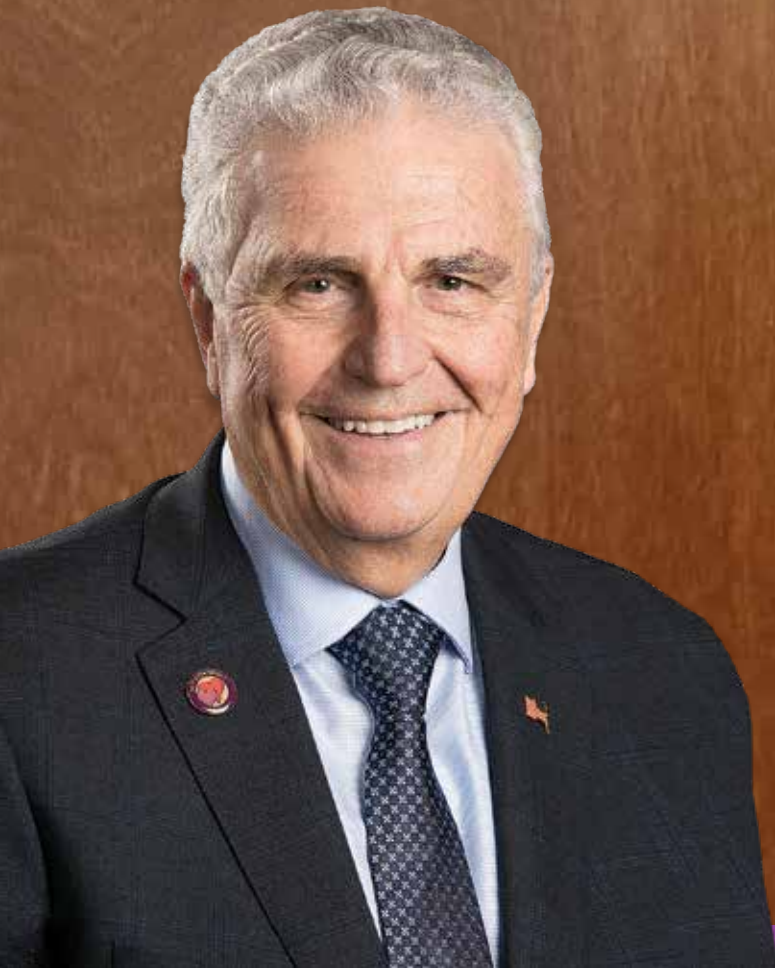




*Forever In
Our Hearts*

STEVE PROTULIS

December 19, 1941 – April 19, 2021



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

Phillip Murray Place

Bell
71 units | 5 story

Steel Plaza

Los Angeles
65 units | 11 story

Connecticut

Anthony DeLorenzo Towers LP

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

Mildred & Claude Pepper Towers

Miami
150 units | 12 story

Mosaico

Miami
271 units | 13 story

Palermo Lakes

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

Steve Protulis Tower East

Miami
50 units | 5 story

Steve Protulis Tower West

Miami
69 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

Rayne
19 units | garden style

Morse Manor

Morse
19 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

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
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

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

Ohio

Mayfield Manor LP

Canton
144 units | 6 story

Mayfield Manor II

Canton
66 units | 8 story

Mayfield Manor III

Canton
40 units | 4 story

Teamsters Residences

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

Milvale
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

EHDOC Communities as of June 2024



Cornerstone One | 1200 S. Pine Island Road, Suite 725 | Plantation, FL 33324
P: 954.835.9200 | F: 954.835.0888 | TTY: 800.955.8771 or 7-1-1
www.ehdoc.org | facebook.com/EHDOC | [Instagram:@ehdocorg](https://instagram.com/ehdocorg)

