



# NEW DIMENSIONS

Summer 2012

## ELDERLY HOUSING DEVELOPMENT & OPERATIONS CORPORATION

### *Preservation of Affordable Housing for Seniors*

The preservation of our existing affordable housing stock is more important than ever. Anyone paying attention will notice a growing disparity between the availability of safe and affordable housing for low-income seniors and ever increasing demand.

The Harvard University Joint Center for Housing Studies estimates a 6.4 million unit deficit of affordable housing for people making less than 50 percent of area median incomes. This has increased sharply, from a deficit of 4.3 million units in 2003. The price seniors are paying for housing is increasing drastically. It's estimated that more than 18 million households are spending more than half of their income on housing. According to an analysis of HUD housing data 800,000 HUD-assisted apartments will reach the end of their affordable-use restrictions over the next five years, giving property owners the ability to opt out of their restrictive contracts. This amounts to nearly 60 percent of units with federal project-based rental assistance.

Many affordable units are lost each year due to a lack of adequate maintenance, abandonment, or conversion. For-profit and non-profit owners alike are opting-out at the expiration of their Section 8 rental subsidy contract. The result -- low-income residents are displaced, often finding them-

selves with no alternative housing options, while the property will likely be converted to a market-rate community.

Luckily, this growing issue has not gone unnoticed. Recently there have been some notable programs rolled out at all levels of government. A number of key changes and programs are poised to make a positive impact on the preservation of affordable housing. On a national level, HUD has recently implemented two new programs intended to preserve properties within their portfolio. The Rental Assistance Demonstration (RAD) program will allow public housing and Section 8 Moderate Rehab properties to voluntarily convert to a long-term project based Section 8 rental assistance as a means of preserving these units. Approximately 60,000 units may be converted under this program.

HUD began a pilot program that aims to speed up the processing time for FHA-insured loans used in conjunction with low-income housing tax credits (LIHTCs). Their goal is to close loans within only 90-120 days of submission. The program is geared toward rehabilitation projects such as existing Section 8 and LIHTC deals that will be receiving new tax credits. States are increasingly dedicating more of their 9% LIHTCs to preservation projects. Sixteen states set aside a portion of their annual tax credits toward these deals, with

four states dedicating more than 40 percent of their tax credits to preservation. In addition, at least 30 states maintain housing trust funds that support preservation. On the local level, municipalities administer a number of proprietary and federal funding programs such as HOME and CDBG. We are seeing more communities prioritizing the rehabilitation of subsidized rental housing in their distribution of these funds.

EHDOD has been an active leader in the preservation of affordable housing. We continue to creatively utilize various preservation incentives with the purpose of substantially renovating our existing portfolio and acquiring new properties. By taking advantage of current beneficial economic conditions and various federal, state, and local initiatives EHDOD has recently preserved over 600 units with many more in the pipeline.

EHDOD properties are extensively renovated to ensure that it meets the modern needs of our residents and will remain viable and in regulatory compliance for the duration of an up to 50 year affordability period. In April of 2012 EHDOD completed the substantial renovation of Mildred & Claude Pepper Towers in Miami, Florida -- committing to keep this 150 unit property affordable for an additional 50 years.



Elderly Housing Development  
& Operations Corporation

### **Mission Statement**

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

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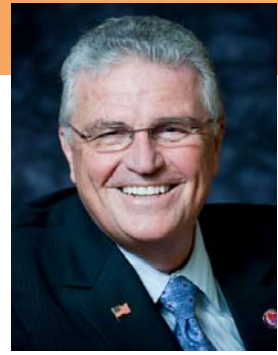
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## ***Executive Director's Views***

By Steve Protulis

### ***Concerns for Increased Number of Older Americans and Others Getting Poorer***



On January 1<sup>st</sup>, 2011, a dramatic milestone occurred when the first wave of baby boomers turned 65 years of age ushering in profound changes in our nation's demographic characteristics.

As the nearly 77 million baby boomers (those born between 1946 and 1964) reach the age of 65, some will begin to retire, become eligible for Social Security, Medicare and other public services, influence changing demand for consumer goods and services, affect preferences for housing and other living arrangements, impact health care and costs, influence political actions and nearly every other aspect of an aging America.

On average over the next 20 years, daily nearly 10,000 Americans will reach the age of 65 – that represents an average of over 400 additional older Americans every hour or 7 every minute with a projected total of 2.6 million by 2030. Between 2010 and 2030 the number of those 65 and older will significantly increase from the present 40.4 million (13% of U.S. population) to over 72 million (19.3%).

Many Americans believe that Social Security, Medicare and other programs have sufficiently addressed the needs of the elderly. While Social Security is the primary source of income for most elderly and has successfully kept 35% of older Americans out of poverty; poverty among the elderly remains a serious and persistent problem.

Under the present census system there are 3.5 million persons aged 65 and over living in poverty plus an additional 2.3 million "near poor". In 2010, the poverty level for a single older person was \$10,458. The rate of poverty doubles for older African Americans and Hispanics, and is higher for older women, those who live alone, and increases as older people age.

Based on a new method for measuring poverty, taking into consideration medical and housing expenses, the results are a 90 percent increase in the number of older Americans living in poverty. Under this more accurate means of measuring poverty, the U.S. Census supplemental report last year indicated that the rate of poverty for older Americans increased from 9 percent to 15 percent -- which is higher than non-elderly adults.

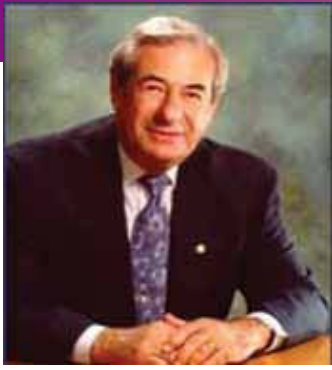
I have many concerns with this revelation of the nearly double rate of poverty among older Americans, particularly when combined with the dramatic increase in the projected numbers of older Americans over the next few years and the current debate taking place in Congress over the future of Social Security, Medicare, affordable senior housing, and many of the other programs that many low and moderate income older persons rely upon.

What will happen to federally assisted senior housing, particularly the Section 202 program that EHD OC has used in partnership with the federal government to provide quality affordable senior housing? As reported in previous *New Dimensions*, despite multi-year waiting lists and projected need as the elderly population increases, last year for the first time in the 50 year history of the programs, Congress provided no funds (zero) for new construction of Section 202 senior housing – and may do so again this year.

In addition, there has been an increase in homelessness among the elderly and near-elderly and over 1.3 million seniors experience "worst case" housing needs as documented by HUD. If someone in this great Country of ours has a better idea to support and fund affordable housing for low income seniors – other than the Section 202 Program, please, please, let us know now!

What actions will this 112<sup>th</sup> Congress do in its remaining days or what actions will the next 113<sup>th</sup> Congress do to continue funding affordable senior housing, Social Security, Medicare, Medicaid, food stamps, Older Americans Act

Continued on Page 6



## *President's Comments*

By Morton Bahr

### *November 6 – A Critical Date for Older Americans*



We all know that every election is important – that all elections have consequences. But, I am convinced that Election Day 2012 is the most important election in several decades because the consequences of this one will determine just how well hundreds of thousands seniors will be able to live out their lives. As always, however, we know that consequences do not impact equally on the entire population. It usually affects the most vulnerable among us, particularly those who largely depend on their Social Security checks as their only source of income. They know just how difficult it is to stretch that check until the next one arrives.

As was reported by EHDOP General Counsel Jamie Broder in the last *New Dimensions*, federal programs that permit companies such as EHDOP to receive federal funds to build and operate buildings that provide subsidized housing to low-income seniors are drying up. Over the past two years Congress did not provide a single dime to provide for new housing, although there is a desperate need as the ranks of poor seniors continues to grow. It is estimated that we need approximately 50,000 new apartments each year just to stay even. Just enough money has been provided by Congress to permit EHDOP, for example, to barely maintain its current level of service.

Last May I had the opportunity to meet with the residents of EHDOP's Johnson Towers in Washington, D.C., and Council House in Maryland. I wanted to use this opportunity to make them aware of the serious threat to their future as residents of these buildings.

While Congress has already signaled its intentions not to fund low-income housing as has been done for so many years, the problem becomes absolutely critical when there is talk of eliminating the Department of Housing and Urban Development (HUD). It is HUD that supervises all low-income subsidized housing.

If there is no HUD it seems clear the programs that exist today will disappear. Clearly, if the federal government does not provide EHDOP with operating funds,

our ability to meet the payroll and other expenditures necessary to keep a building running efficiently and with good living conditions would quickly disintegrate. Not only would the buildings deteriorate, but it would not be long before real estate companies would be making offers to buy those buildings that legally could be sold. And, you can bet your last dollar that the day after such a sale, the residents would receive their eviction notices. Those building that would not be demolished instead would be run for a for-profit entity – at rents no EHDOP resident could afford.

Recently, when discussing this with the legislative director of a key U.S. Senator, she was quickly able to visualize the disaster that would befall tens of thousands of low-income seniors. Her anger – and disbelief – was evident as she said: “You should bring key Members of Congress and their staff to visit your buildings and talk with the residents. Seeing the victims of their policies might cause them to relent.”

We wish it were this easy. If it were, we would have a stream of buses bringing legislators – assuming they would even agree – to visit our residents on a daily basis. In reality, however, some members of Congress want to privatize Social Security and change the cost of living provision because they claim the current COLA pays out too much. And, for those still to retire, they want to raise the Social Security age to 70. Further, there are Members of Congress who want to change Medicare to a “voucher” system and in other ways change Medicare into a system where everyone would be paying much more out of pocket.

There is an answer, however. That is November 6 at the ballot box. But we, particularly America's retirees, cannot wait until Election Day to act. Action is required today and every day until the day we cast our ballot. Everyone MUST be registered to vote. If you and/or members of your family are not registered

Continued on Page 6



## *Newsworthy Happenings*

### **Celebrating Older American's Month May 2012**

#### **Chateau Cushnoc & John Marvin Tower Augusta, Maine**



To celebrate Older American's Month we provided a meal of grilled hamburgers, hotdogs, coleslaw, chips and drinks. Also, the theme for Older American's was **"You're Never Too Old To Play."** We provided a bean bag toss game and a ball loop game which several residents participated in. We also had a game of Jeopardy and a cake walk. Fun was had by all the participants.

#### ***EHDOC welcomes Lia Winston to the Senior Staff as Regional Manager***



#### **Chateau Des Amis Ville Platte, Louisiana**



Chateau Des Amis held a ceremony with residents, their friends, family and community. The Mayor of the town graciously opened the ceremony and signed the proclamation. Elected officials escorted the women in the fashion show. With the generosity of local community businesses, and home health agencies plaques, certificates, and other gifts had been donated to honor the winners of fashion and hat show. Women in the community offered their time to judge the fashion show, others offered their time and beauty skills to help beautify the residents. The residents had a great time participating in the activity with the support of their friends, family, and the staff of Chateau Des Amis.

#### **Palermo Lakes Miami, Florida**



The Older Americans Month was celebrated by the staff and residents of Palermo Lakes. This event was a huge success. We had a barbecue, residents played dominos and bingo. We had DJ music and karaoke and the exercise teacher supervised some dance activities.

## ***EHDOC's Community Action Program***

**Innovation in Aging Expo**  
Council House  
Marlow Heights, Maryland



*Maryland Secretary of Aging, Gloria Lawlah and Council House Residents*

Maryland Secretary of Aging, Gloria Lawlah presented the Innovation in Aging Expo at the National Harbor Gaylord Hotel on May 5, 2012 for Older Americans Month. Secretary Lawlah is a friend, ally and supporter of Council House and provided residents with their own bus transportation to the Expo. Council House had the greatest number of attendees/participants at the Expo.

**Mother's Day Celebration**  
Council Towers  
Miami Beach, Florida



Mother's Day was celebrated with a wonderful evening of a "Potluck Dinner," a traditional event in America that may have been a new experience for Hispanics and Russian-speaking residents, who were delighted to bring plates from their native countries. There was bonding, camaraderie and a sharing. Residents were highly pleased with the outcome and success of the event and that such a large crowd attended. There were over 40 diversified entrees, salads and desserts, and a Kosher table! Residents were enthusiastic and joyful at having the 30 Teen Club Members who served our seniors joyfully, and demonstrated a great kindness, making them feel special for the night. The music provided served all languages helping to maintain the mood of the festivity of the evening. Nothing much was left. There were also so many raffle prizes that it seemed everyone won something!

**Alex's Lemonade Stand**  
I.W. Abel Place  
Pittsburgh, Pennsylvania



In order to give back to the community, residents of I.W. Able Place recently hosted their annual Alex's Lemonade Stand. Alex's Lemonade Stand's serves the purpose of educating the public about childhood cancer and raising funds for cancer research. It is estimated that 12,500 children in the United States and over 240,000 children worldwide develop cancer every year. This year money was raised in memory of Maggie Elder, a 12 year old girl who spent a large part of the past year at Children's Hospital in Pittsburgh. Ultimately, Maggie succumbed to Ewing's Carcinoma, but during her cancer fight residents sent her cards of encouragement and resident Lou Emma Karl sewed her a Sponge Bob pillow to hug!

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

*[www.ehdoc.org](http://www.ehdoc.org)*

*Or call us at (954) 835-9200*



***November 6—A Critical Date for Older Americans  
continued from Page 3***

today, it is time to take action. And, perhaps more important, it is essential to speak with every family member, neighbors and friends. There really is that much at stake. What is at stake for tens of thousands of seniors, like EHDOC residents, is whether you can continue to enjoy independent living in a place where you are treated with respect and dignity or be forced to ask a relative to take you in or, in many cases, the only option available is to join the growing number of homeless in our nation.

I believe the residents I met with at Johnson Towers and Council House took what I said to heart. But it needs repeating over and over again. We need to support individuals running for office that are committed to senior issues. It is urgent – Make your vote count on November 6.



***FLARA Meeting, Orlando, Florida — June 2012  
Steve Protulis, EHDOC Executive Director and Tony  
Fransetta, FLARA President and EHDOC Board  
Member met with seniors at the FLARA conference in  
Orlando. Seniors were very concerned about Medicare  
cuts and the lack of senior housing.***



In Memory of Mr. Mark H. Ayers, President of the AFL-CIO's Building and Construction Trades Dept. (BCTD), EHDOC Board Member and friend who died suddenly on April 8, 2012. Mr. Ayers was dedicated to senior issues and working people. His contribution and caring will be sorely missed by EHDOC and the Nation.

***Concerns for Increased Number of Older Americans and  
Others Getting Poorer  
Continued from Page 2***

programs for meals, transportation and numerous other programs needed to assist many low and moderate income older Americans? At present time, it is uncertain, but epic partisan fights are underway to set present and future policies and funding priorities.

I believe that it is vital that EHDOC residents and others who have concerns for older Americans and programs that assist them, to learn the issues; to understand the views and position of their existing Congressional members and candidates; to make your voices heard; and to exercise your rights and responsibility to vote. This is a very critical election; and the outcome will determine funding priorities that will affect the future of our nation's commitment to older Americans and programs that they need.

## *EHDOC Happening News*



*Mildred & Claude Pepper Towers  
Miami, FL*



*Newest Property, Edward M. Marx Apartments  
Chicago, IL*

With the help of many, including Wells Fargo, HUD, and the State of Florida, we were able to provide over \$9 million dollars in renovations to Mildred and Claude Pepper Towers.

When this property was built, there was considerable funding for new construction of low-income senior housing. Over the past 50 years, the HUD Section 8 program has worked to build new units each year. Unfortunately funding for new construction has not been included in the new federal budget.

On May 8, 2012 we celebrated this success. This ceremony of “Renovation for Life Enrichment and Renewal” celebrated the lives of our seniors and demonstrates that together we can accomplish much.



*From left to right—Rick Davis, Tony Fransetta, Commissioner Audrey Edmonson, State Rep. Cynthia Stafford, John Benton, Steve Protulis*

EHDOC is very pleased with the completion of Edward M. Marx Apartments. This new community will provide 31 additional units for seniors on the beautiful North Park Village campus. With the cooperation of HUD and the City of Chicago, we were able to bring an adaptive reuse to this historic building while providing hundreds of union construction and support jobs.

As an organization dedicated to providing housing for the nations seniors, it is our responsibility to make every effort to rehabilitate existing properties so that they may continue to provide housing for the future. On June 26, 2012 we celebrated this success while knowing that our work to secure federal funding for new construction must go on.

We continue our work knowing that 31+ seniors can now have a wonderful place to call home and that they can become part of the other 600 seniors living in EHDOC properties on the North Park Village Campus.



*From left to right— State Rep. John D’Amico, William Povalla, Tom Villanova, Shirley Marx, Alderman Margaret Laurino, Steve Protulis*



## Residents Corner

### There Are Always Flowers for Those Who Want to See Them



*Resident, Phyllis Marker  
Teamsters Residences, Maumee, OH*

Phyllis Marker, of Teamsters Residences, surprised all of the staff and tenants with 50 extra tulips growing on the property. In the fall of 2011, she planted over 50 tulip bulbs, and kept it a secret. This spring, when the weather started to change, we were surprised with pink, purple, and other colored tulips throughout the property. They are all gorgeous!



### Celebrating a 100th Birthday

Velma Jones, who has lived at Mayfield Manor for 11 years with her cat, celebrates her 100th birthday with a party hosted by the Mayfield Resident Organization and served by the Mayfield staff. Velma's memory is still very sharp, she is a long-time cancer survivor, and it's possible that if her hearing, vision and knees would just cooperate a little more, she maybe could go another 100! Velma was born in Canton, OH, and moved to a farm in a neighboring county after first grade. She quit high school at age 16 to work as a live-in nanny for a rich family in a country mansion, where she recalls getting paid \$7 the first week, and a whopping \$10 the next week (because they liked her), plus her room, bus fare, and paid telephone bill, a very good wage at the time.

Velma has a very loving supportive family, and is fortunate that her two daughters and two sons (who call her "Mother", never mom) are still alive. She has 21 grandchildren, and she cannot guess how many great-grand, and great-greats are living in Ohio, Florida, Georgia, Texas, Virginia, California, and beyond.

On the day she was being interviewed, Velma was going to visit a kindergarten class. Velma could not wait to tell them that they did not have a radio back then, let alone TV! She recalled travelling by horse and buggy, or in the winter by sled and a team of horses, or a sleigh pulled by one horse, and clearly remembered cranking up their first Model T car to start the engine.

Back in 1949, Velma knew what it meant to be a single mother raising her kids by herself, the youngest son only 9 or 10 at the time, when it was rare and unusual to be a

divorced mother. It took independence and courage that many women of the era could not fathom to get out of a bad marriage, and squeak out a living for her and her family, but she found work in a dress shop and her parents helped out. Later, she worked as a nurse's aide at Aultman Hospital and at Molly Stark, which at the time had been converted from a TB sanatorium to a nursing home.

Velma shares what many seniors come to feel, that the sad part of living so long is losing all your friends; one younger friend is still alive, but can no longer talk to her on the telephone. And Velma does still enjoy to laugh—she dressed in a cowboy hat and an inflatable rodeo horse for Mayfield Manor's last Halloween party, taking first prize for best costume.



*Resident, Velma Jones  
Mayfield Manor, Canton, OH*