

# HOUSING WITH A HEART



FALL/WINTER 2019

AFFORDABLE HOUSING FOR THE ELDERLY



▶ Honoring Labor Day achievements for American families and communities PG. 2

▶ Is it Time to Change the Federal Budget Process for Affordable Senior Housing? PG. 3

▶ Tips to beat winter blues PG. 9



Elderly Housing Development & Operations Corporation

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## ABOUT THE COVER:

**Clyde F. Simon**  
**Lakeview Apartments**  
Bath, NY



## From our Chairman of the Board:

### Honoring Labor Day achievements for American families and communities

#### by Christopher M. Shelton, EHDOC Board Chairman

For more than a century, our country has ushered in the beginning of the Fall season with Labor Day. In 1894 the Federal Government established Labor Day as a federal national holiday on the first Monday in September in recognition of the contributions and achievements of labor and working families. Subsequently, all states and most private companies have made Labor Day a holiday for their employees. As stated by the U.S. Department of Labor, the "Labor Day holiday" is a creation of the labor movement and is dedicated to the social and economic achievements of American workers."

While our older generation and residents of EHDOC senior housing residences are generally aware of the numerous contributions that have been achieved over the past century for American workers; nevertheless, many present-day workers may take for granted many of their benefits without full awareness of the struggle and hard work taken over the years by the labor movement to achieve these improvements in their compensation, safety and working conditions, health insurance and other benefits for workers and their communities. Through collective bargaining, effective advocacy, and other actions the labor movement has achieved many benefits including:

- **40-hour workweek** - prior to 1870s the average work week was over 60 hours with few, if any, holidays and weekends.
- **fair wages** - most American wages were below poverty level at the turn of the century; with increased wages, salaries,

over-time benefits, pensions, and vacations there was also increased recognition of the additional value of workers as consumers of products and services.

- **employer-based health benefits** - prior to 1930 few companies provided health care or insurance, nor sick-leave.

- **safety and working conditions** - prior to labor reforms, workers often got sick or died because of the long hours, unsanitary and harsh working conditions.

- **end of child labor** - around the turn of the century, about 20 percent of children between the ages of 10 and 15 were employed, and generally in unhealthy working conditions.

In addition, the labor movement collaborated with others and had a major role with other social and economic programs to assist

American families, including Social Security and Medicare.

As the President of the Communications Workers of America (CWA), I am very proud of the many achievements of the labor movement and its contributions to American workers and communities. I am particularly proud of the roots and long-term relationship between EHDOC with labor, including the many national leaders of organized labor who volunteer to serve on the EHDOC Board of Directors. In addition, we are fortunate that our President and CEO, Steve Protulis, has gained extensive skills through his experiences in labor, including being the former Assistant to the Presidents of the UAW and AFL-CIO. Their collective

*Continued on page 8*





# SENIOR LIVING SENIOR DIGNITY

by Steve Protulis, EHD OC President and CEO

## Is it Time to Change the Federal Budget Process for Affordable Senior Housing?

For too many years, the federal budget process has been dysfunctional for funding affordable senior housing and most other federal programs. While the annual budget process should be complete by the end of September in time for the next fiscal year that begins on October 1st, unfortunately, this rarely happens.

In recent years, the annual budget rush has resulted in either last-minute intense partisan brinkmanship threatening or actual government shutdowns, or a series of delaying tactics through Continuing Resolutions (CR), or by consolidating many (if not all) appropriations bills into an omnibus appropriations bill that risks possible vetoes. It has also resulted in presidential rescissions seeking to send the money back or shift the use of the funds for other purposes, such as recent shifts from defense and disaster aid to the construction of the southern border wall.

Rather than having routine, dependable annual federal funding that EHD OC and other non-profit organizations can rely upon to develop and operate affordable senior housing for low-income seniors, we too often experience uncertainty of when and if funds will be provided. This uncertainty with funding level and time frame also makes it difficult to align these federal funds as part of a multi-funding development process, including state time frame for tax credits. As stated in my earlier article (*Housing with a Heart*, Spring, 2019), this is no way to run a government.

Yet, here we go again. Prior to their August recess, the House had passed ten of its twelve FY2020 appropriations bills (including HUD that provides funding for affordable housing). Unfortunately, the Senate had not passed a single bill. The Senate strategy was not to proceed with their appropriations bills



until after an agreement was reached with the White House on the overall budget caps, which was passed on August 1st. The next day, President Trump reluctantly signed the comprehensive two-year budget bill (PL 116-37) that would not only raise the budget caps that were imposed by the Budget Control Act of 2011 (BCA), but also suspend the federal debt ceiling caps until July 31, 2021 (after the 2020 election.) The budget bill would increase military and domestic spending levels by approximately \$160 billion for FY2020 and again for FY2021, significantly above the Administration's fiscal 2020 budget request. The 2011 Budget Control Act will expire at the end of FY2021.

The House needed to reduce appropriations bills by \$15 billion to reflect the budget caps agreement. Most of their appropriations bills had higher budget cap levels,

*Continued on page 10*

# HOUSING WITH A HEART...



## COUNCIL TOWERS

*Miami Beach, FL*

During National Hispanic Heritage Month, Mayor Gelber and Commissioner Góngora recognized local U.S. Latinos for their dedication and participation. The City of Miami Beach presented Certificates of Appreciation to Enilda Thomas, Council Towers Administrative Assistant II and Gilberto Fardales, Council Tower resident.



## EDWARD ROMERO TERRACE

*Albuquerque, NM*

Residents and staff decorated the lobby with festive Christmas decorations. Five ambassadors from Premier Distributors arrived in two vehicles filled with gifts and food. An extravagant buffet was available to all, with residents who could not attend receiving a special home visit from their Secret Santa Ambassador with personal gifts. One of our talented Cuban residents serenaded on his guitar. Each resident received a gift they had identified on their "Wish List." Feliz Navidad!

## DINO PAPAVERO SENIOR CENTRE

*Fontana, CA*

Two six-week "Diabetes Self-Management" workshops offered in English and Spanish enabled residents to better understand the human body and possible causes of diabetes. With speakers provided by Quality Improvement Organization, discussions included the importance of regular exercise and regular professional medical check-ups, tips for good foot and eye care, nutrition facts and food intake, and importance of collaboration with a diabetes care team.



## WORLEY'S PLACE AND JACKSONVILLE TOWERS

*Jacksonville, AK*

With buckets and grabbers in hand, residents from Worley's Place and Jacksonville Towers picked up trash on their adopted street that runs between both buildings.

# ...EVERY DAY AT EHDOC RESIDENCES



## MORSE MANOR APARTMENTS

*Morse, LA*

Residents wearing pink and carrying balloons received friendly honks and thumbs up as they walked for Breast Cancer Awareness in October. The goal was to create awareness of the importance of early screening.



## SPRING ROCK PARK

*Leeds, ME*

Residents became aware that local homeless individuals needed socks. Sixty-four pairs of socks for men, women and children were collected and delivered in gift bags by residents and community members to Hope Haven Shelter.

## LEISURE LANE APARTMENTS

*Rayne, LA*

To help control falls, increase in activity, and to strengthen muscles and balance, residents participated in twice weekly "Matter of Balance" classes in October. After attending eight classes, each participant received a certificate of completion.



## STONINGTON ARMS

*Pawcatuck, CT*

The newly formed Sunshine Committee held a basket raffle at their Halloween party to raise money for the Senior Relief Fund to help victims of Hurricane Dorian. In combination with donations from the French Toast breakfast, more than \$500 was raised.



# 2020 APPROPRIATIONS

## PROVIDES HUD FUNDING INCREASES

*Excerpts from blog published  
by Peter Lawrence on  
Wednesday, December 18, 2019*

On Dec. 17, the House passed H.R. 1865 and H.R. 1158, the two comprehensive fiscal year (FY) 2020 spending bills covering **\$1.3 trillion in funding for all federal agencies**, including Treasury and the U.S. Department of Housing and Urban Development (HUD), averting a potential federal government shutdown that would have begun after the temporary stop-gap funding bill, the Continuing Resolution (CR) was scheduled to expire on Dec. 20. The Senate is expected to pass both FY 2020 spending bills soon and the president is expected to sign the legislation before the CR expires at the end of the week.

For HUD, H.R. 1158 provides gross appropriations of \$56.5 billion, a \$2.77 billion (5.1 percent) increase from FY 2019, a \$12.4 billion (28.1 percent) more than the FY 2020 request, \$969 million (1.7 percent) less than the FY 2020 House THUD bill passed before the budget agreement, and \$482 million (0.9 percent) more than the Senate FY 2020 THUD bill. In general, the bill's funding level rejects most of the administration's cuts and sustains the major HUD funding increases enacted in FY 2018 and FY 2019, as well as providing a few programs with increases.


This overall funding allocation was made possible by the **Bipartisan Budget Act of 2019 (BBA19)**, which set a **cap of \$622 billion for FY 2020 non defense spending**, which is \$25 billion (4.2 percent) more than the FY 2019 cap, but \$79 billion (14.5 percent) more than the FY 2020 non defense cap prior to the BBA19. As noted above, this budget agreement was finalized after the House set its FY 2020 spending allocations for each bill, so it was not surprising that the final program funding levels were closer to the Senate bill rather than the House bill.



The final bill provides \$793 million for the Housing for the Elderly (Section 202) program, \$115 million (17 percent) more than FY 2019, \$149 million (23.1 percent) more than the request, \$10 million (1.2 percent) less than the House bill, and \$97 million (13.9 percent) more than the Senate bill. The bill also provides \$90 million for new capital advances or rental assistance contracts (SPRACs), which is \$39 million more than FY 2019, but only the third time Congress has provided such funding since 2011.

Key Programs of the U.S. Department of Housing and Urban Development Budget						
PROGRAM (Millions of dollars)	FY 2019 ENACTED	FY 2020 REQUEST	FY 2020 HOUSE	FY 2020 SENATE	MINIBUS FY20 BILL	% CHANGE FY 20 MINIBUS TO FY19
Housing Choice Vouchers	\$20,598	\$22,244	\$23,812	\$23,833	\$23,874	5.1%
Project Based Section 8	\$11,747	\$12,021	\$12,590	\$12,560	\$12,570	7.0%
Public Housing Operating Fund	\$4,653	\$2,863	\$4,753	\$4,650	\$4,549	-2.2%
Public Housing Capital Fund	\$2,775	\$0	\$2,855	\$2,855	\$2,870	3.4%
Section 202	\$678	\$644	\$803	\$696	\$793	17.0%
Section 811	\$184	\$157	\$259	\$184	\$202	9.7%
HOPWA	\$393	\$330	\$410	\$330	\$410	4.3%
CDBG	\$3,300	\$0	\$3,600	\$3,325	\$3,425	3.8%
HOME	\$1,250	\$0	\$1,750	\$1,250	\$1,350	8.0%
Homeless Assistance	\$2,636	\$2,599	\$2,800	\$2,761	\$2,777	5.3%
Choice Neighborhoods Initiative	\$150	\$0	\$300	\$100	\$175	16.7%
HUD Overall (gross)	\$53,774	\$44,122	\$57,509	\$56,059	\$56,540	5.1%

Source U.S. Department of Housing and Urban Development; U.S. Office of Management and Budget; Novogradac



### Choice Neighborhoods Initiative

The final bill does not agree to eliminate the Choice Neighborhoods Initiative, which is designed to comprehensively revitalize high-poverty public and assisted housing communities, as proposed by the administration's request. Instead, the bill provides \$175 million, \$25 million (16.7 percent) more than FY2019, \$75 million (75 percent) more than the Senate bill, but \$125 million (41.7 percent) less than the House bill.

That being said, House Ways and Means Committee Chairman Richard Neal, D-Mass., has expressed his intent to consider comprehensive infrastructure legislation in 2020, which could provide an opportunity to advance affordable housing and community development-related tax incentives, including a new federal infrastructure tax credit, permanence for the NMTC, and many, if not all, AHCIA provisions, through the House floor and represent the opening bid for such legislation in early 2021, when it likely would have a better chance at enactment in the first term of a new Democratic president or second term of a newly re-elected president Trump. ■

### ABOUT THE COVER



## Clyde F. Simon Lakeview Apartments

In 1976, the National Association of Senior Citizens (now known as EHD/OC) and S.C.E.O.P., Steuben County Economic Opportunity Program (now known as Pro-Action) had a mission to bring affordable housing for senior citizens and the disabled to the Bath, NY area. Working together with the US Department of Housing and Urban Development (HUD) Clyde Simon Lakeview Apartments came to be.

In the early '90s, grant money became available for a new pilot program that would put a person on staff as a Service Coordinator to bring community services to the residents. The application was submitted and in 1992, a Service Coordinator joined the staff. Today, the Service Coordinator Program is part of our annual operating budget.

At that time, there were 90 seniors waiting for affordable housing. EHD/OC submitted another application and was awarded a grant to expand the complex by 40 more units. In 1996, Clyde Simon II came to be.

EHD/OC strives to provide our senior residents with the highest quality affordable housing and to build a community that cares for each other. The original dream was to provide affordable housing for seniors and the disabled in Steuben County. Not only does the dream live; it is blooming. ■

# AASC Conference and Service Coordinator of the Year Award Recipient Cherene

The EHDOC Service Coordinators attended the annual American Association of Service Coordinators Conference in Colorado this year for training and networking.

EHDOC always holds a reception for their service coordinators during the AASC conference and chooses the Service Coordinator of the Year.

This year's recipient was Cherene McFadden from Steelworkers Tower in Pittsburgh, PA. Cherene has been the Service Coordinator at Steelworkers for five years, providing many services and excellent programs to EHDOC residents. At the young age of 10, Cherene knew she wanted to work with seniors and started volunteering at a local nursing home where she read, wrote letters and gave companionship to the patients there.

Cherene continued to work with the elderly as an administrator of several assisted living facilities, where



for more than 30 years she supervised staff, managed patients and provided direct care services.

A few weeks before the AASC conference, Cherene was also awarded the 2019 Partnerships Reaching the Organization Mission (PROM) Distinguished Community Service Award. This award was for her contributions, achievements and service to the community.

The residents of Steelworkers Towers truly appreciate all that Cherene has done for them, and EHDOC is very fortunate to have Cherene on staff. Her compassionate leadership has created an environment of care and trust that truly makes a difference in the lives of all those she touches. ■

*Christopher M. Shelton continued from page 2*

expertise, experiences, and passion contribute to our ability to achieve our mission to provide quality affordable senior housing. Our residents and communities have also benefited from contributions, donations and other resources from unions and labor organizations, including the AFL-CIO Housing Investment Trust Funds.

In recognition of these many benefits and shared vision, I am proud that EHDOC has named many of our senior housing residences, to honor workers, national and local labor leaders.

• **Steelworker Tower** - a 79-unit residence in Pittsburgh named to honor the many workers involved in the steel industry in Pittsburgh, surrounding communities, and country.

- **Morton & Florence Bahr Towers** - a 54-unit residence in Washington, D.C. named to honor our recently deceased board chair and his wife who was a long-term president of the Communications Workers of America and an iconic leader of the labor movement.
- **J. Michael Fitzgerald** - a newly constructed 63-unit addition to our North Park Village campus in Chicago was named to honor the local leader of the International Brotherhood of Electrical Workers.

As we reflect on Labor Day and the many benefits that U.S. workers and communities have gained from the labor movement, it is important that we not only remember and honor those who contributed to our improved working conditions and higher quality of life, but also to recognize that these hard-

earned benefits should not be taken for granted since they can be eroded, eliminated or dramatically changed. It is no coincidence that income inequality was reduced during a time when organized labor was strongest; and conversely, over the past few years as union membership has declined in our country that income inequality has dramatically increased.

We need to ensure that our country continues to seek fair and equitable compensation, health benefits, and working conditions that is mutually beneficial as producers and consumers of high-quality goods and services that contributes to our strong economy and high standard of living. We can continue to honor the achievements recognized by Labor Day through our daily actions that benefit American families, our communities, and nation. ■



# 7 TIPS to BEAT

# Winter Blues



## 1. Brighten Your Home

Vitamin D from natural light can help to improve your mood. Make it a daily routine to open your blinds and curtains.

## 2. Anticipate An Event

Anticipate an upcoming event, or create something to look forward to such as inviting your grandchildren or friend to visit. This can create positive feelings and excitement.

## 3. Stay Active

Exercise can be vital to lifting up your mood during the winter months. Stretching, walking and lifting light weights are a few ideas to get you started.

## 4. Stick To A Schedule

Avoid the temptation to alter your schedule to avoid activities and socialization. Stick to your every day schedule.

## 5. Accomplish A Goal

Motivate yourself by adding a goal to your to-do list, big or small, and once it's finished, cross it off.

## 6. Eat A Balanced Diet

Eating the right combination of proteins, carbohydrates, dairy, fruits and vegetables is a natural way to boost your mood and energy.

## 7. Socialize With Others

Lift your spirits and shift your perspective by being around others. Attend a church service or volunteer in your community.

including the House-passed HUD bill (part of a 5-bill omnibus appropriations) that would have provided \$803 million for Section 202 senior housing, including \$140 million for new development.

The Senate passed funding for HUD in October that would have provided \$696 million for Section 202, but no additional funds for new development. The House and Senate resolved differences between their bills only a few days before the December 20th deadline provided by the 2nd continuing resolution. The consolidated FY2020 Appropriations provided \$793 for Section 202, including \$90 million for new construction.

After threatening another veto that would have shut down the federal government, President Trump signed the bill just before the midnight deadline. Last year, disagreement over funding border wall construction was a key factor to the veto of in the omnibus appropriations bill that led to the historic 35-day government shutdown that began shortly before last Christmas. Congress passed the Consolidated FY2020 Appropriations the same week that the House voted to impeach President Trump, and then recessed for the holidays to return only a few weeks before the Administration was scheduled to release its proposed FY2021 budget the first week of February when the annual process starts all over again.

Given these delays and disruptions, is it time to explore whether there is a better way to provide timing and steady funding for crucial federal programs such as affordable senior housing? There are several legislative efforts being considered to reform the federal budget process. One could be to revise and strengthen the use of the annual Congressional Budget

Resolution that sets limits on total spending and revenue (including Social Security, Medicare and Medicaid - - about two-thirds of the federal budget.) Under a Budget Resolution, the House and Senate Budget Committees each pass a budget resolution setting spending targets for the upcoming fiscal year. After a compromise budget resolution is reached, changes to existing laws can be made through an expedited reconciliation process to conform tax and spending levels to the levels set in the budget resolution.

Unfortunately, Congress has had difficulties adopting budget resolutions because of partisan differences between the House and Senate. The Budget Resolution was used only three times in the past nine years, and then for the sole purpose of achieving partisan GOP objectives through use of the reconciliation process: 1) attempts to repeal Obamacare in FY2016 and FY2017; and 2) tax cuts in FY2018. With the budget process broken and overdue for changes, there is an opportunity to reform and use the Budget Resolution, including multi-year budgets to address cross-cutting issues, such as affordable senior housing linked with health care and supportive services.

During this time of possible changes to the budget process, it is critical that members of Congress, especially congressional and presidential candidates, understand the need for affordable senior housing, as well as the cost-effectiveness of investing in affordable senior housing as part of a health and long-term care strategy that may be achieved through a reform budget process that includes mandatory (Medicare and Medicaid) and discretionary funding for affordable senior housing. ■

## 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.



**Elderly Housing Development & Operations Corporation**

**EHDOC**

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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](http://www.ehdoc.org) today to make your donation.

**THANK YOU.**



Yes, I want to support the **EHDOC Senior Relief Fund.**

**Amount enclosed \$** \_\_\_\_\_

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Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Tel: \_\_\_\_\_ Email: \_\_\_\_\_

Please make your check payable to the EHDOC Senior Relief Fund or you can use our secure website: **www.EHDOC.org.**

Please mail your check to:  
EHDOC, 1580 Sawgrass Corporate Parkway, Suite 100, Fort Lauderdale, Florida 33323-2869

# 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

### Montfort Heights

St. Agatha, Maine  
21 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 Elderly

Boston  
50 units | 3 story

## New Hampshire

### Earl M. Bourdon Centre

Claremont  
80 units | 3 story

## New Mexico

### Edward Romero Terrace

Albuquerque  
40 units | 4 story

## New York

### Clyde F. Simon Lakeview I

Bath  
150 units | 5 story

### Clyde F. Simon Lakeview II

Bath  
39 units | 3 story

### Jack Kenny Memorial

Rochester  
91 units | 6 Bldg - 2 story

## Ohio

### Mayfield Manor I

Canton  
144 units | 6 story

### Mayfield Manor II

Canton  
66 units | 8 story

### Mayfield Manor III

Canton  
40 units | 4 story

### Teamsters Residence

Maumee  
52 units | 1 story quadruplex

### William W. Winpisinger

Cleveland  
42 units | 7 story

## Pennsylvania

### Hugh Carcella Apartments

Reading  
120 units | 11 story

### I.W. Abel Place

Pittsburgh  
49 units | 6 story

### Lloyd McBride Court

Millvale  
58 units | 5 story

### Lynn Williams Apartments

Pittsburgh  
42 units | 5 story

### Steelworkers Tower

Pittsburgh  
79 units | 11 story

## Puerto Rico

### Torre Jesus Sanchez Erazo

Bayamon  
100 units | 11 story



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