



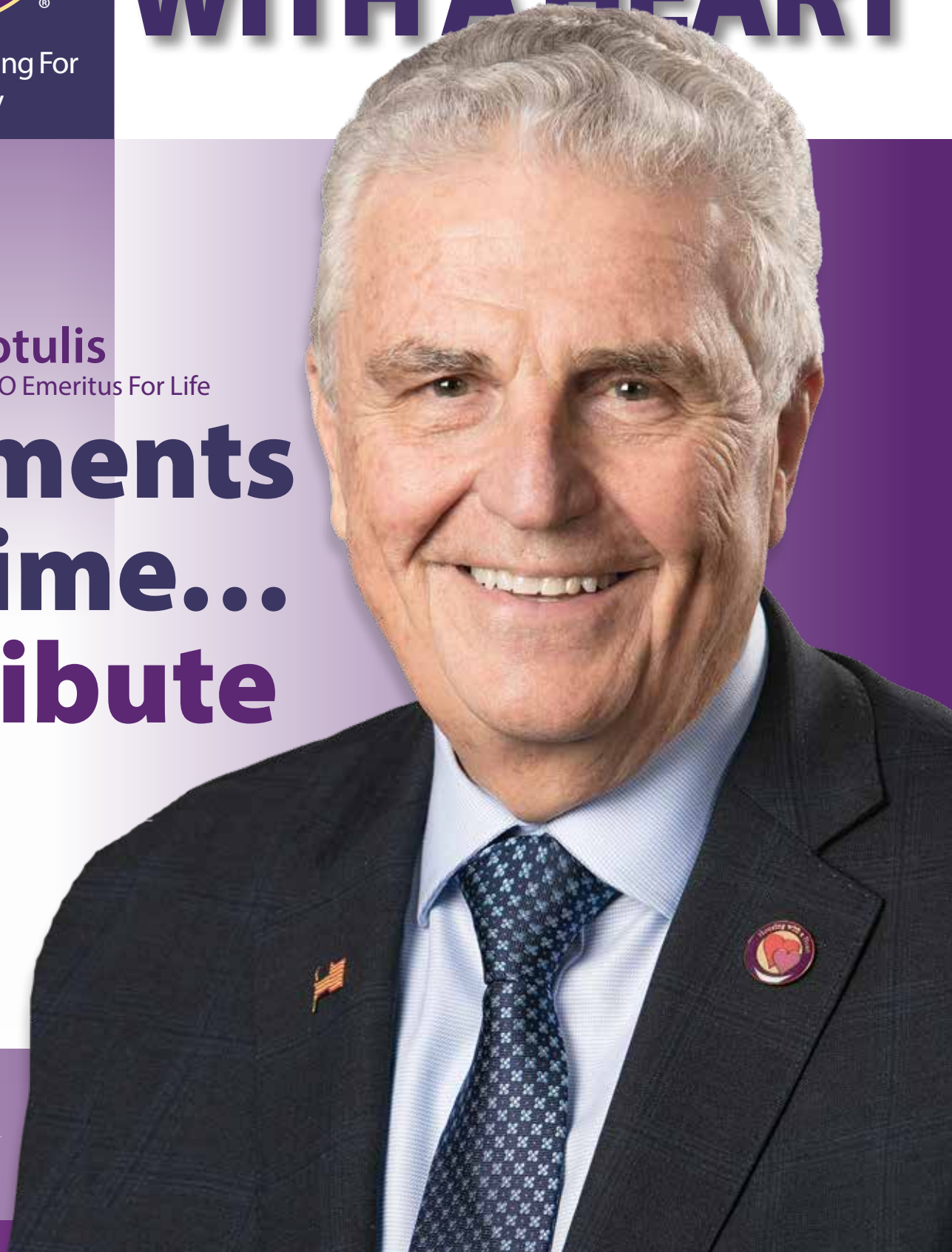
Affordable Housing For  
The Elderly

SPECIAL EDITION

# HOUSING WITH A HEART

**Steve Protulis**  
President and CEO Emeritus For Life

## Moments In Time... A Tribute



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ABOUT THE COVER:

Steve Protulis

President and CEO  
Emeritus For Life

In honor of Steve's tireless dedication to EHDOC over the last 20+ years, we've decided to create a Special Edition issue of *Housing with a Heart*. We've attempted to give you a glimpse into the man, the myth, the legend that is Steve Protulis. His unfathomable breadth of service on behalf of unions, workers and seniors creates an immense history so substantial it is not possible to capture and celebrate it all in one issue of *Housing with a Heart*.


## A Tribute to Steve Protulis ...



**Elderly Housing Development & Operations Corporation**

The Premier Provider of Quality Affordable Housing for Senior Citizens Across the United States

### MEMORADUM

**TO:** All EHDOC Staff, Friends and Vendors  
**FROM:** Steve Protulis   
**DATE:** August 6, 2020  
**SUBJECT:** My Position

It is with a heavy heart to announce that effective September 1, 2020, I will be stepping down as President and CEO of EHDOC.

Over 20 years, I have fought to bring awareness to safe, secure and affordable housing for our seniors and for the poor seniors across the country. EHDOC has become my home, my housing with a heart and all of you are my family. If I was in control of my destiny, I would fight another 20+ years for our seniors, however, God has a different plan for me.

I have chosen Melanie Ribeiro as my successor and I am leaving EHDOC in good hands. The good news is that I will become an Executive Consulting Advisor for EHDOC and provide her my guidance, when needed.

I am so proud that I was able to bring EHDOC to success and I ask that all of you continue to fight to bring awareness to the senior housing crisis.

cc: EHDOC Board of Directors

*EHDOC: Housing With A Heart*

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## Building Good Relationships: **New Miami Senior Developments to Honor Steve Protulis**

A pair of beautiful new affordable senior housing developments in Miami will bear the name of EHDOC's President and CEO Emeritus for Life, Steve Protulis Tower East and Steve Protulis Tower West are now under construction at 50% complete with a scheduled completion date expected in September 2021.

These two new properties illustrate the value of building good relationships – as between Steve and Paulo Melo, Principal of Integra Investments.

With Steve's undying commitment to searching for quality housing for seniors and Paulo's commitment to support the needs of the struggling communities, the blending of these two organizations has created a synergy that is second to none.

Developing this unique partnership came out of Steve Protulis' long standing indefatigable reputation in developing and managing HUD-subsidized affordable senior properties across the country and Paulo's own passion for seniors and his dedication for doing the right thing.

### *Steve Protulis Tower West*



This represents the great fit and strategy between both EHDOC and Integra and their tireless commitment to provide affordable housing to seniors.

The value of the incredible relationship now established between EHDOC and Integra did not stop after the first development. They decided they wanted to create even more affordable housing developments together to help low-income seniors.

### *Steve Protulis Tower East*





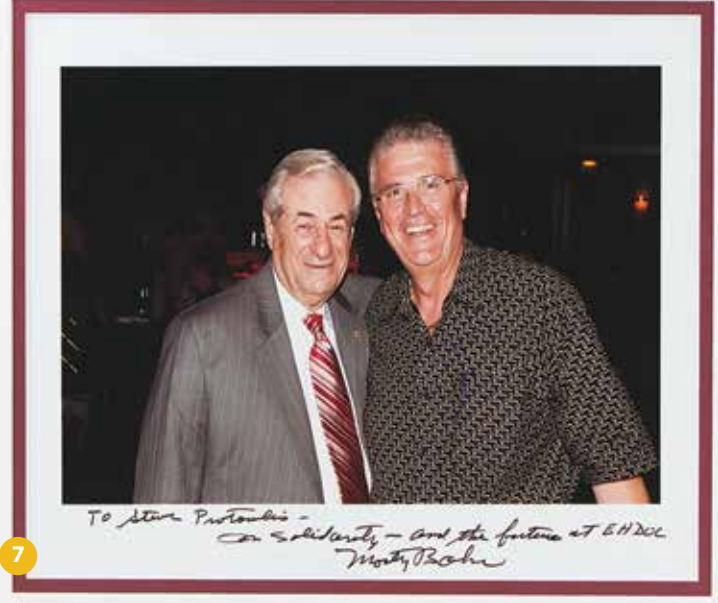
**Steve Protulis Towers East & West will be located in Miami-Dade County, Florida on two separate parcels. Adding 119 quality affordable housing units for seniors to the marketplace, the east building will contain 50 units, while the west building will have 69 units. Amenities will include spacious units with modern features, on-site health and wellness programs and activity spaces, as well as administrative offices.**

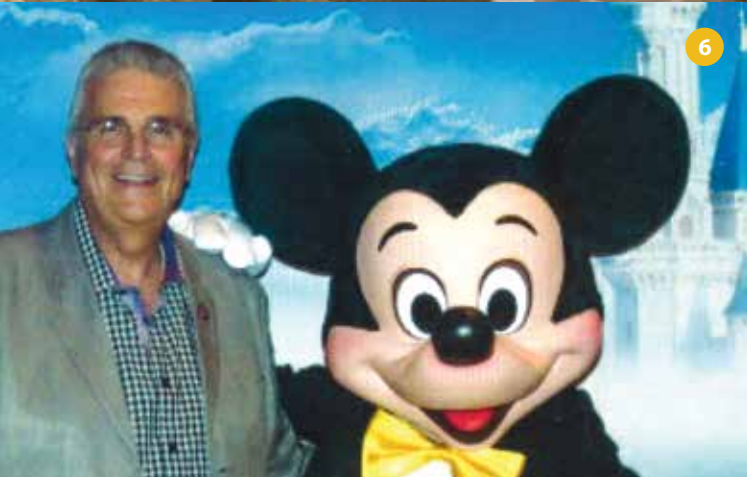




1 DEAR STEVE,  
THANK YOU FOR EVERYTHING  
YOU DO FOR OUR  
SENIORS! P. Hair

# Moments in Time





1. Christopher Shelton, President of CWA & EHDOC Chairman of the Board, Steve and former Miami Mayor Tomas Regalado
2. (L-R) Richard Bloomingdale, President, Pennsylvania AFL-CIO, Steve, Cecil Roberts, EHDOC Board Member and President of the United Mine Workers, Ellen Feingold, EHDOC Board Member, William Burga, Retired, Former President Ohio AFL-CIO
3. Steve and Morton Bahr, EHDOC Chairman Emeritus & Former President of CWA, at First Christian Towers
4. Steve with Gloria Campos, Secretary at City of Miami Beach
5. Steve and Larry Hecky, Principal, The Hecky Group, having fun
6. Steve and Mickey
7. To Steve Protulis – In solidarity – and the future at EHDOC – Morton Bahr, EHDOC Chairman Emeritus & Former President of CWA
8. (L-R) NAHMA members Wayne Fox and Steve with keynote speaker Juan Williams at the National Affordable Housing Management Association Fall Meeting in 2009
9. Former Mayor Philip Levine and Steve in 2014
10. Steve and Larry Hecky, Principal, The Hecky Group, enjoying a Cleveland Indians baseball game

## How Labor Support

# Led to Senior Housing

**How did Steve become involved in the cause for affordable senior housing?  
It started from his roots in advocacy for workers and labor unions.**



Steve Protulis was born in a small town near Montevideo, Uruguay. He came to the United States in his late teens to attend college. Steve's work on the shop floors of General Motors introduced him to the importance of supporting workers. Steve served proudly in the United States Army from 1966-1968.

By 1970 Steve became Chairman of the United Auto Workers (UAW) Local 174 union and oversaw one of the largest General Motors plants in the United States representing 6,000 members. Steve championed issues such as equal pay for women and men, the expansion of maternity leave for women, substance abuse, and retraining programs. His efforts and innovative vision of change evolved into frequently used programs that would later be implemented nationally.

Steve worked for the UAW as Administrative Assistant to UAW President Douglas Fraser, supporting campaigns and advocacy.

In October of 1982, as coordinator of the UAW Campaign for Domestic Content Legislation, Steve participated with the United Automobile Workers in a march against unemployment. The march supported pending Capitol Hill legislation requiring auto manufacturers who sold cars in volume in the United States to also build them in the United States. The passage of this legislation supporting American-made automobiles was viewed as critically important to the future employment of industrial workers.

### Plaques (L-R)

*UAW Solidarity Award - To Steve for his dedication to the United Auto Workers*

*To Steve from the Penn South Co-op honoring his leadership in the labor movement while with National Council of Senior Citizens*

*1996 Award from the Retired Members Division of 1199, National Health and Human Services Employees Union, AFL-CIO*

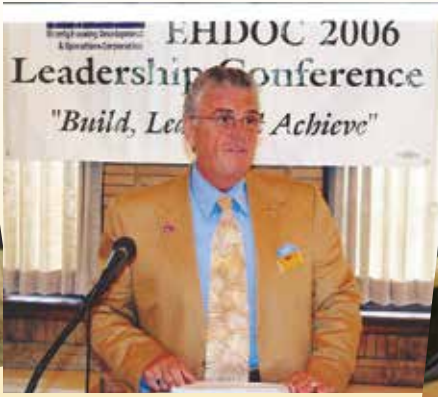
## AFL-CIO

Subsequently, Steve became a valued employee with the American Federation of Labor and Congress of Industrial Organizations (AFL-CIO) and served as Special Assistant to AFL-CIO President John Sweeney, and as AFL-CIO National Coordinator for Support Groups in Washington, DC. Steve served as the national coordinator of the AFL-CIO's Committee on Political Education (COPE) to encourage retired California union members to participate in the election process. He was also involved in the establishment of a coalition to safeguard consumers from electric deregulation through his involvement in the Alliance to Protect Electricity Consumers. Steve noted at the time, "We've been down the deregulation road before, and every time seniors are promised better service at a better price, they end up getting worse service at a worse price."





*Mayfield Manor Rededication Ceremony*



*Steve meets with Willie Spearman, HUD Director for Housing, at Section 202 50th Anniversary*

### How did Steve segue from labor advocacy into senior housing?

The AFL-CIO created the National Council of Senior Citizens (NCSC). Steve's straight talk and passion for the fair treatment of workers paved the way for his appointment to lead the NCSC. Even as Executive Director of NCSC, Steve was still recognized for his leadership in the labor movement.

NCSC's wholly owned subsidiary, NCSC Housing Management Corporation, became what is known today as Elderly Housing Development & Operations Corporation.

Steve led and grew EHDOC into a major organization with national recognition, tripling the property portfolio and creating hundreds of jobs. Steve's vision, determination and indefatigable dedication to excellence and quality, affordable senior housing cemented EHDOC's strong reputation with HUD, where his involvement on behalf of seniors positioned EHDOC as one of the premier developers and property managers in the low-income senior housing market.

A wall of building photos in the EHDOC corporate conference room displays Steve's hard work and vision creating housing for over 4,400 seniors in 56 communities across the United States, DC and Puerto Rico.





*Mildred and Claude Pepper Towers  
Rededication, Miami, FL, 2011 (L-R) Audrey  
Edmonson, Miami-Dade County Commissioner;  
Steve, and Cynthia Stafford, State Representative*

*Montfort Heights Acquisition of Dedication,  
2018, St. Agatha, ME*

*Minerva Manor Ribbon Cutting, Fontana, CA*



DEPARTMENT  
OF  
HOUSING  
AND  
URBAN  
DEVELOPMENT





*EHDOC Dino Papavero Limited Partnership*



*Robert A. Georgine Tower*



*Morton and Florence Bahr Towers*



*John Piazza Apartment*

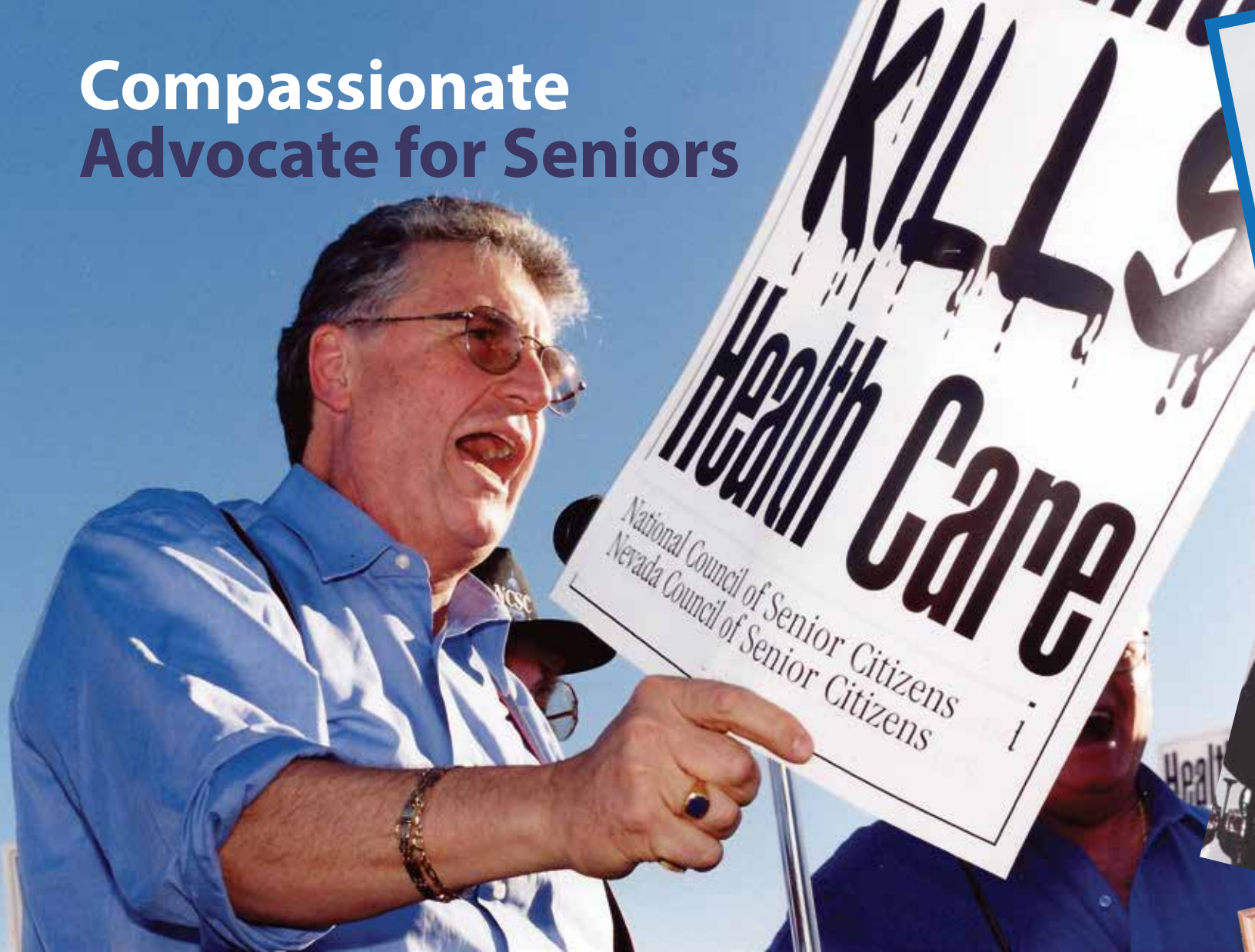
Steve's dedicated support and advocacy of workers and labor unions led him to establish strong relationships in labor throughout the years. A large percentage of the EHDOC Board of Directors are labor leaders, and many EHDOC buildings bear the name of labor leaders as well.



*Mayfield Manor*

Steve's connection with the AFL-CIO led to relationships that provided jobs to union workers through construction of affordable senior housing. Mayfield Manor Apartments in Canton, OH created 100 union construction jobs. EHDOC has provided management services since the property's completion in 1982.

# Compassionate Advocate for Seniors



*Steve rallying for health care as President of the National Council of Senior Citizens*

Steve Protulis has been a life-long and forever friend of senior citizens. A natural born advocate, Steve made a difference for seniors throughout his career in an impactful way while touching thousands of lives. Affordable senior housing was a primary focus, but Steve put his heart into improving all conditions for low-income seniors while fighting for their rights to adequate income, healthcare and services.

How did he do it? He brought attention to the needs of seniors. He drove action and rallied support. He spoke with insightful

messages that needed to be heard. He inspired, he led, he blazed new trails, and he showed up again and yet again... a man not content with unfinished or inadequate outcomes.

His impact on senior citizens around the country is felt today and for future generations. Through an all-encompassing three-pronged approach of advocacy, collaboration and community action, supplemented with vision, hard work and leadership, Steve established a remarkable legacy.

# Advocacy

Although Steve had grown into advocacy during the early years of his career (see page 8 - “How Labor Support Led to Senior Housing”) he began to learn more about the plight of low-income senior citizens in 1995 when he became the Executive Director of the **National Council of Senior Citizens** (NCSC). NCSC was one of the nation’s strongest voices for older Americans and families. This not-for-profit organization comprised of active seniors and leaders was responsible for the creation of Medicare, Social Security and the Older American’s Act.

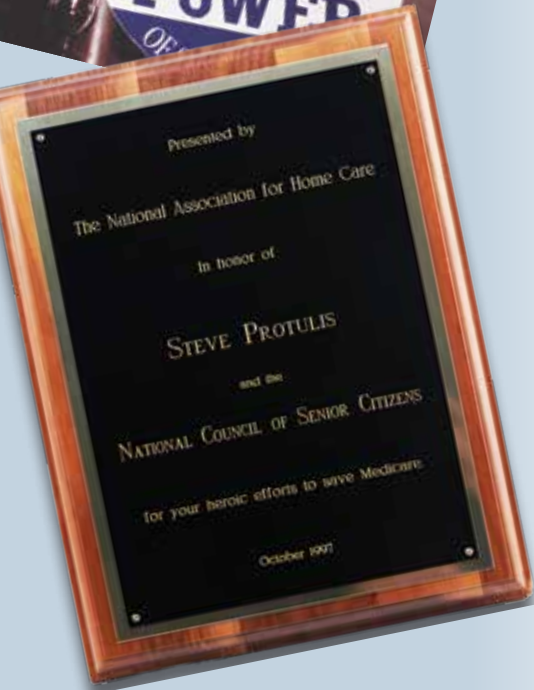
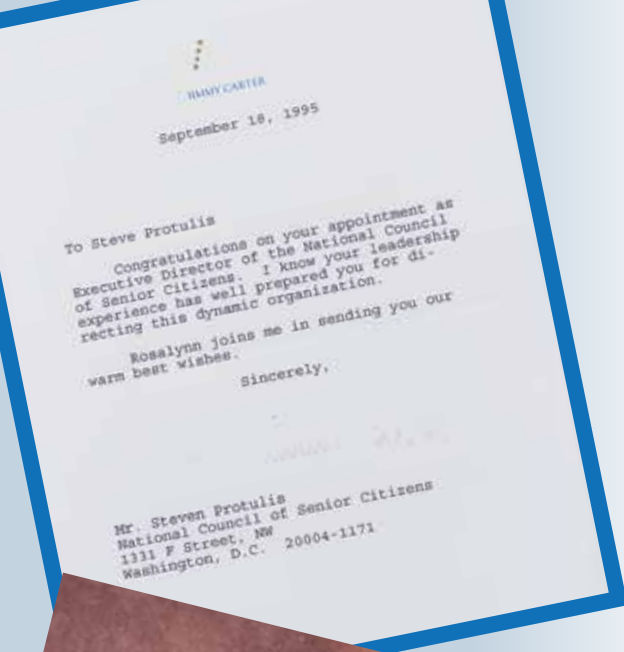
While serving as Executive Director of NCSC, Steve participated in the White House Conference in Aging. He also served as Chair of the **Leadership Council of Aging Organizations** (LCAO) based in Washington, D.C., a coalition of national nonprofit groups committed to sharing resources among its member organizations, representing the concerns of older Americans, initiating joint advocacy strategies, and representing their interests in the policy-making arena.

Steve’s enthusiasm and ideas about improving the lives of seniors grew, along with his knowledge of Social Security and Medicare. Shortly, his staunch advocacy began to be noticed, and Steve was in demand to speak at many forums concerning senior issues.

## Medicare and Social Security Support

Throughout 1998 to 2000 while with NCSC, Steve continued to align with Congressmen pushing for Medicare and Social Security protections. There were several impromptu speeches after the meetings recorded on C-Span.

- In December 1998, Steve took part in the White House conference on the future of Social Security.
- In February 1999, he was a speaker with Congressional members and others to announce a report on a national campaign to protect and expand Medicare.
- Later, he joined with many Senators to discuss the Democratic budget proposal for Social Security, Medicare and other issues. He emphasized that preserving Medicare was a matter of life and death. Steve said, “We need to stand up for those who can’t stand up for themselves.”
- In June 1999, Steve participated with Congressional members in reaction to President Clinton’s Medicare proposal.
- In February 2000, Steve accompanied senior citizen advocacy groups who met with President Clinton and advocated for a prescription drug program for seniors.



*Photos:  
Letter from Former President Jimmy Carter congratulating Steve on his appointment to the National Council of Senior Citizens*

*Steve presents at the Senior Power Conference of the NCSC*

*To Steve for his heroic efforts to save Medicare, National Association for Home Care 1997*





*Steve advocates for prescription drug program for seniors, 1999*



*Steve with EHDOC residents at House Hearings, 2007*



*Larry McNickle, EHDOC Special Assistant, Michelle Norris and Steve testifying at Senate Hearings, June 15, 2005*

### 2001: Congressional Commission

In 2001, Steve was appointed by Senator Paul Sarbanes of Maryland to serve on the prestigious 14-member **Congressional Commission on Affordable Housing and Health Facility Needs for Seniors in the 21<sup>st</sup> Century**, also referred to as the Seniors Commission. This honor gave Steve the opportunity to interact on a grassroots level with senior citizens around the country as the Commission toured city-to-city during hearings around the country, learning straight from senior citizens about their challenges in housing and healthcare.

The Seniors Commission, which was co-chaired by Ellen Feingold who subsequently serves as an active EHDOC Board member, submitted its 136-page report entitled “A Quiet Crisis in America” in June 2002 to the Committee on Financial Services - Committee on Appropriations of the United States House of Representatives and to the Committee on Banking, Housing and Urban Affairs -Committee on Appropriations of the United States Senate.

### Advocacy to Congress

By the time Steve left the National Council on Senior Citizens and joined EHDOC, he was an expert not only on affordable senior housing but on the broader needs of older people. He continued to find opportunities to advocate to Congress.

- In June 2005, as Executive Director and Vice President of EHDOC, Steve testified in hearings convened by the House Banking, Housing and Urban Affairs Committee on recommendations of the Seniors Commission to enable low income seniors to have options for aging-in-place by the staffing of well-trained professional Service Coordinators to facilitate supportive services.
- In 2007, Steve testified before the Financial Services Housing and Community Opportunity Subcommittee to encourage the enactment of H.R. 2930, the Supportive Housing for the Elderly Act of 2007.
- In March 2013, he joined a group of Florida lawmakers including Tony Fransetta, President of the Florida Alliance for Retired Americans and an EHDOC Board Member, and Senator Joseph Abruzzo to urge Congress to restore the federal funding levels for affordable housing, noting the growth of the senior population in Florida and the dire need to take action. Steve noted that by 2030, one out of five Americans will be a senior citizen, “so the need for affordable housing under Section 202 of the government is critical more than ever,” he said.



*Senator Sarbanes and Steve*



*March 2013, Steve with Florida Lawmakers and Tony Fransetta, EHDOC Board Member (center) to push for Affordable Housing funding*



*(L-R) Steve, Commissioners James Introne and John Erickson during a morning tour of low income senior housing, 2001*



*Ellen Feingold, EHDOC Board Member, Tom Slemmer, Retired CEO, National Church Residences, and Steve before testifying on HR 2930*

## Advocacy in Media

With his extensive experience and effective use of written and spoken language, Steve became a popular resource for media. He has been quoted, interviewed, featured in videos, and has written numerous articles. He knew that to get elected officials' attention and increase public awareness of a critical issue, it took visible and vocal leadership. Steve continually emphasized the consequences of inactivity and advocated to elected officials regarding the need for access to safe, affordable senior housing to control and reduce the number of seniors entering nursing homes prematurely. He continued to fight for housing with services that low income seniors could afford – so that they would not be forced to choose between paying for food and medication vs. housing.

Always ready with effective comments on critical issues, Steve was quoted in a *LeadingAge* publication in response to the inadequate Congressional FY2019 funding of \$50 million to develop Section 202 affordable senior supportive housing. Steve said, “While greatly needed and appreciated, the level of funding is significantly less than the \$582 million that had been nearly routinely funded annually for Section 202 new development in FY2010 and previous years. We hope that this action represents a reversal of recent year funding cuts that will continue in recognition of the critical need for affordable senior housing and its cost effectiveness linked with health and supportive services. These options allow seniors to age-in-place and avoid or delay more costly living settings. We must continue to have our voices heard.”



*Continued on page 18*

You are a legend that I have the utmost respect and care for, love you, man.

You have been a mentor and a friend to me, and a force to be reckoned with for EHDOC.

I wish you the best in your future endeavors.

Steve, God bless you for your continued advocacy on behalf of seniors.

Steve, congratulations on reaching the milestone of RETIREMENT! You have done a marvelous job in a wonderful career.

You have done a great job for the seniors in your care and have built a very strong organization. Thank you.

You will be missed, my friend!

My friend, I will surely miss you.

Congratulations Steve. Now have fun and goof off. You're gonna like it. Best to you my brother.

Your legacy in the elderly housing space will long be celebrated by those of us privileged to follow in your footsteps.

We will miss your leadership, energy and sense of humor very much.

Steve - you are the very best of the best!!!

I'm really going to miss working with you, my friend. You've been an inspiration to many in your belief in the mission of providing affordable housing for seniors.

Through your efforts, EHDOC became one of the leading non-profits for low-income senior housing in the country.

Mr. Steve, it has been an honor being in your EHDOC family, will miss you, and wish you the best.





ve,  
**Love**  
on!

*You have truly been one of the great leaders I've ever known.*

Thank you for all your years of service to workers and our families and to seniors in need.

Thank you for dedication and leadership throughout the years. Your vision and love for EHDOC and our seniors truly was remarkable.

**Congratulations on a job well done.**

Older persons and their families throughout the country and the field of aging have benefited from your leadership and life-long dedication to caring for others.

Your leadership has changed the lives of millions, and your advocacy has ensured that the voice of the voiceless was always heard.

Your passion and compassion has made a huge difference in the lives of so many individuals and families.

**You have a way of taking over the room when you enter in and this is a quality that very few people have. I have always viewed your life story as an amazing American success story and am praying that there are many more chapters to that book.**

*Thank you for the many valuable lessons that I have learned under your leadership.*

You have been a mentor and a friend to me, and have helped me understand the importance of housing for all.

Wish you luck and appreciate the business we've done together.

*Congratulations on an amazing career.*

# Collaboration



*Steve speaks at National Council on Aging in 2005*

One effective way that Steve brought attention to the senior housing crisis was something he did well – collaboration and leadership in advocacy organizations. Steve was a featured speaker and active participant in many national, state, local and international organizations to raise awareness of critical issues and needs of older Americans. While too numerous to list, they included labor organizations such as the **Building and Construction Trades**, to senior membership organizations such as **AARP** and more. As a

board member of the **National Council on Aging**, Steve spoke at the organization's Annual Conference in 2005. Steve was an active member of **LeadingAge** (previously named AAHSA, American Association of Homes and Services for the Aging), a national organization of nonprofit housing, nursing homes, healthcare and other community-based services providers. He spoke in September 2011 at the **Alliance for Retired Americans'** Annual Conference, "Celebrating our Past, Fighting for your Future" and in 2014 at the **National Housing & Rehabilitation Association's** Annual Meeting and Senior Housing Symposium.

As a member of the **National Low-Income Housing Coalition**, Steve participated as a member of the **Steering Committee of the United for Homes** Campaign for the National Housing Trust Fund (NHTF) in 2013. The NHTF was a fund authorized by Congress in 2008 but which had remained unfunded. The fund's purpose was to expand, preserve, rehabilitate, and maintain the supply of rental housing affordable to America's poorest families. The United for Homes campaign goal was to create 200 billion in new revenue over 10 years to fund the NHTF. As a result of the campaign's efforts to get funding off the ground, in 2016, the first \$174 million in NHTF dollars were allocated to states.

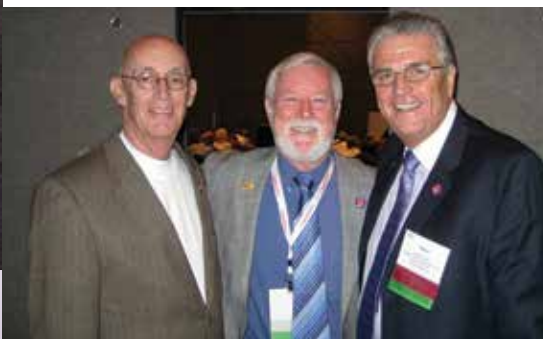
## Service Coordinators

Another collaborative alliance that has truly made a lasting difference in the story of senior housing was Steve's participation as a board member and eventually as President of the **American Association of Service Coordinators (AASC)**. Serving on the 2001 Congressional Commission gave Steve even further insight into housing issues, including recognizing the need for an informational support system to help seniors identify, locate, and connect services, resources and assistance for wellness, financial awareness and self-sufficiency. This support system was developed through the addition of a new position in senior housing called Service Coordinator. The valuable assistance of Service Coordinators helped seniors stay in place longer, delaying the more costly move to nursing homes.

Steve has a passion for the role of Service Coordinators and recognizes deserving staff with awards for outstanding work in Service Coordination annually within EHDOC properties. To Steve, tireless and caring Service Coordinators represented the heart in the EHDOC "Housing with a Heart" logo.



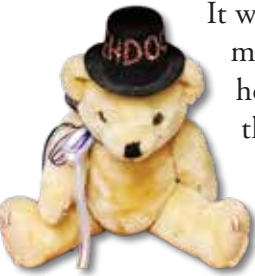
*Steve and Board members at AASC Annual Conference*



*Bill Fitch, Larry McNickle, EHDOC Special Assistant, and Steve at AASC 2007 Annual Meeting*

# Resident Engagement

It was very important to Steve that seniors and EHD OC residents made their voices heard when it came to the need for senior housing, and that residents be involved in positive activities in their local areas. Forever the advocate, he emphasized resident engagement for good at the community, state and national levels.



In local EHD OC communities across the country, Steve created CAP, EHD OC's **Community Action Program**.

Steve recognized that through Community Action Programs, many older persons can reduce their isolation and utilize their special skills through volunteering. Another advantage of the CAP program is that because the residents and facility are involved with the community, it works reciprocally to tap community resources and increase community awareness of resident and facility needs. Programs include Teddy Bears for Cops, for which seniors collect and decorate teddy bears which are given to traumatized children; a Fire Safety program in collaboration with a local fire department; Woodshop for Seniors and Kids in which seniors meet weekly with disabled children and young adults to make small wooden projects; and advocacy efforts to maintain bus routes, secure parking and seek adequate health care.

## Senior Relief Fund

One of the most significant programs that Steve began as part of the CAP involving residents at EHD OC is the Senior Relief Fund. The Senior Relief Fund was and is dear to Steve's heart, as it gives EHD OC a way to give back to the community as residents organize donation projects and fundraisers.

The fund was established to collect and distribute food to isolated seniors

during power failures, natural disasters, and other emergencies. In the wake of Hurricane Katrina, emergency assistance was funded through the Senior Relief Fund including raising \$25,000 to donate funds to assist victims, provide housing to displaced older persons and help provide necessities. Solely supported by private donors and resident service projects around the country, the Senior Relief Fund has also assisted low-income seniors with paying first month's rent as they enter an EHD OC property. See Page 30 for how you can help honor Steve's legacy through the Senior Relief Fund.

## Resident Engagement in Housing Advocacy

Knowing that the impact of senior participation could not be underestimated in its ability to bring attention to the housing crisis of the low-income elderly, Steve encouraged residents to be involved in advocacy for housing.





### 2008: Support Senior Housing Rally

In 2008, Steve and a group of local EHDOC residents organized a “Support Senior Housing Rally” at the rent-up of EHDOC’s Palermo Lakes community in Miami, handing out information and applications. Over 1,000 seniors stood in line for applications for the property’s 109 new units, strongly demonstrating the need for more senior housing in South Florida. CBS4 aired three segments on the plight of low-income seniors for affordable housing.



*Steve on South Florida's CBS 4*

Steve pressed on, dedicated to taking the voice of seniors beyond local programs. When funds for the HUD Section 202 program were in jeopardy, Steve galvanized EHDOC residents into community action once again.

### 2017: Save HUD 202 Rally

Seventy EHDOC seniors led by Steve and staff participated in the “Save HUD 202” rally in Washington, DC in June of 2017. Residents from Council House in Maryland and from Morton and Florence Bahr Towers in Washington, DC traveled to Capitol Hill for the rally sponsored by EHDOC and other organizations in partnership with LeadingAge. Holding signs and wearing red, EHDOC seniors’ presence let Congress know their concern about the lack of sufficient Section 202 funding.

## 2019: LeadingAge Senior Housing NOW Rally

Once again, Steve and EHDOC residents showed up for senior housing, as he led a group in May 2019 to Capitol Hill to the “LeadingAge Senior Housing NOW!” rally sponsored by LeadingAge and co-hosted by Bnai B’rith International. One of the speakers advocating for the HUD Section 202 program was Florida Representative, Congresswoman Donna Shalala, shown here with Steve.

## A Caring Heart

Beyond advocacy, collaboration and resident engagement, there was something else evident throughout Steve’s career - his caring heart. The spirit of EHDOC resonates with his compassionate philosophies today... philosophies of doing the right thing, never stopping, being a friend to seniors, and providing quality affordable housing and services to help seniors feel safe and secure to age comfortably in place with dignity.

Did you know that the quarterly magazine of EHDOC used to be called *New Dimensions*? Steve changed the name to *Housing with a Heart* to reflect the heartfelt caring that lies at the foundation of all that he accomplished.

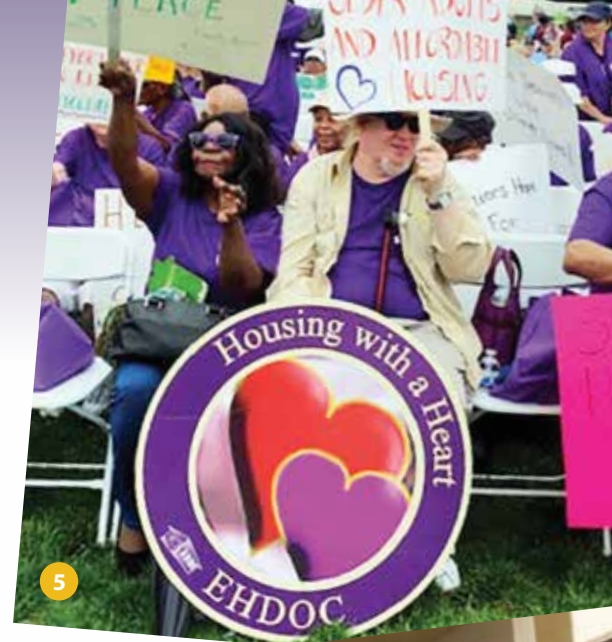


In his “Senior Living, Senior Dignity” column in *Housing with a Heart*, Steve has thoughtfully tackled topics over the years including delays and cuts in funding for senior housing, social security, congressional changes in leadership and priorities, senior poverty, federal tax cuts and their effect on affordable senior housing and residents, and much more.

Everything that Steve did on behalf of seniors was heart centered, thus the name of the magazine and a caring heart within our logo truly personifies the mission of EHDOC and Steve himself.

Photos:

- 1) Rep. Donna Shalala and Steve
- 2) 2017 Save HUD 202 Rally, EHDOC Residents and Steve
- 3) 2019 LeadingAge Senior Housing NOW Rally
- 4) Steve with LeadingAge Florida President Steve Bahmer at the LeadingAge Senior Housing NOW Rally, 2019
- 5) EHDOC Residents participated in the LeadingAge 2019 Senior Housing NOW Rally
- 6) Resident Joyce Shaw of Torre Jesus Sanchez Erazo Apartments, with Steve



# Awards & Boards

Steve's advocacy on behalf of seniors attracted some well-deserved recognition. The EHDOC corporate offices proudly display bookcases and walls laden with recognition of Steve's accomplishments. Here we present a random sampling that only scratches the surface of Steve's impact.

## National Institute of Senior Housing (NISH) Award from the National Council on Aging (NACO), 2005

Steve received the NISH Sid Spector Memorial Award in special recognition and appreciation for exemplary and long-standing service to the senior housing field in March, 2005.



*Steve receives NACO-NISH award from (far right) Dr. Mary Yearns, NISH Chair*



*Steve receives AAHSA award from Chair Peggy Mullan*

## American Association of Homes and Services for the Aging (AAHSA) Award, 2006

Steve was recognized by AAHSA, which later became LeadingAge, for his creation of the Community Action Program for seniors within EHDOC at the AAHSA conference in San Francisco in 2006.

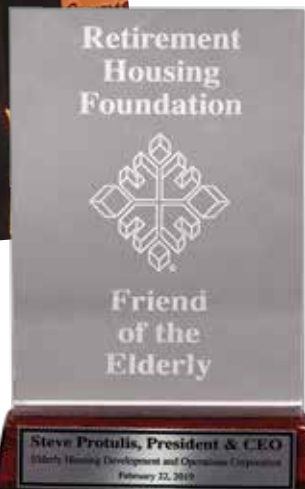
## LeadingAge Florida Lifetime Achievement Award, 2018

In 2018, Steve was recognized at the organization's 55<sup>th</sup> Annual Convention and Exposition as recipient of the Lifetime Achievement Award for his more than three decades of working to provide affordable housing for seniors.



## Retirement Housing Foundation, 2019 Friend of the Elderly Award

The Retirement Housing Foundation is one of the largest organizations devoted to building and preserving affordable housing for the most vulnerable members of society. Steve was recognized with the 2019 Friend of the Elderly Award.



*Steve receiving RHF award from Retirement Housing Foundation President and CEO Dr. Laverne Joseph*

## Special Congressional Recognition, 2019

Steve was presented with a Certificate of Special Congressional Recognition for outstanding and invaluable service to the community.

**And additional plaques of recognition and appreciation too numerous to mention!**



## Industry Involvement

Is there enough time in the day, month, or years for involvement like Steve's? He made the time, because of his passion for seniors and affordable senior housing. Serving on boards helped further the cause. Here is a partial list of Steve's activities that have not been listed elsewhere:

- Board of Trustees LeadingAge Florida
- The Global Aging Network 2009-2012 (formerly International Association of Homes and Services for the Aging, IAHSAs)
- National LeadingAge Policy Board and House of Delegates
- NISH Committee of the National Council on the Aging and the Center for Policy Alternatives
- Board of Directors for the National Home Modifications Action Coalition
- Habitat for Humanity President's Circle



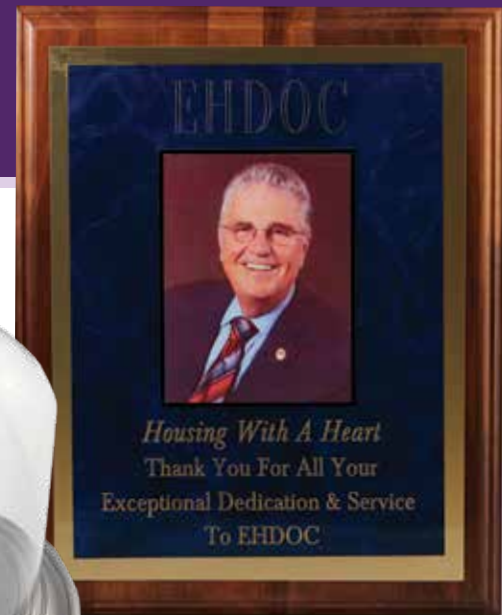
IAHSAs Board shown at conference in 2008: (L-R) Steve, Ginger Nuessle, Glenn Bunney, Charles Gould



**Last but never least, Steve was appreciated by the staff and Board of EHDOC with numerous recognition awards.**



*Steve Protulis, June 14, 2017  
You are the  
"Lifetime Key" to EHDOC's Success*



# Life According to Steve

Steve was and is an inspiration to all who meet him. Known for his s spoke out with insightful messages that needed to be heard. As pa his never-give-up mentality, Steve was always ready with quotes. E shared along his path as he touched many hearts and minds throu

The right man is the one who seizes the moment.

We will either find a way, or make one.

Lead and inspire people.

Don't wait for your ship to come in; swim out to it.

Be here...prepare to be nowhere else.

An idea is worthless unless you use it.

Delete "but" from your vocabulary.

If you don't make dust, you eat dust.

Leadership is intentional influence.

Protocol does not mean delayed decisions.

Accept your responsibility.

Obey your instincts.

Practice courage.

The devil is in the details.

Take stands, take risks, take responsibility.

Know your purpose.

Accept responsibility and keep moving forward.

One person with courage makes a majority.

The secret to success is constancy to purpose.

If opportunity doesn't knock – build a door.

Accept responsibility and keep moving forward.





skills, knowledge, passion and vision, he  
part of his personal mantra of fortitude and  
enjoy these well-loved sayings that Steve  
throughout the years.

Tackle your toughest challenges today.

It is what it is!

Actions speak louder than words.

Have the courage to ask.

Do what you know is right.

Transformation is my friend.

Never allow other people's fear to  
become your fear.

Believe in yourself.

There is no end when you reach your  
goal...there will be another.

Balance your vision with patience with  
yourself.

Your physical body and your purpose  
must be in balance.

The fork of the road provides clarity to  
act upon that moment.

It is hard to fill a niche if you don't  
know your niche.

The independence of your thoughts  
will attract some, but not all.

# The Four Agreements

## **BE IMPECCABLE WITH YOUR WORD**

Speak with integrity.

Say only what you mean.

Avoid using the Word to speak against yourself or to gossip.

Use the power of your Word in the direction of truth and  
love.

## **DON'T TAKE ANYTHING PERSONALLY**

Nothing others do is because of you.

What others say and do is a projection of their own reality,  
their own dream.

When you are immune to the opinions and actions of oth-  
ers, you won't be the victim of needless suffering.

## **DON'T MAKE ASSUMPTIONS**

Find the courage to ask questions and to express what you  
really want.

Communicate with others as clearly as you can to avoid  
misunderstandings, sadness and drama.

With just this one agreement, you can completely trans-  
form your life.

## **ALWAYS DO YOUR BEST**

Your best is going to change from moment to moment; it  
will be different when you are healthy as opposed to sick.

Under any circumstance, simply do your best, and you will  
avoid self-judgement, self-abuse and regret.

*Don Miguel Ruiz*

# Political Moments



To Steve  
With Appreciation, *Bill Clinton*

Steve has known the Clintons for many years stemming from his involvement in the Clinton Presidential campaign. Steve served as Executive Director of the National Council of Senior Citizens while Bill Clinton was President.



*To Steve  
With appreciation for your hard work,  
Bill Clinton*



# More Political Moments



Steve shown with Al Gore and again with Tipper and Al Gore during the Clinton Presidency. In the late 1970's, Steve served as Deputy Field Director for Jimmy Carter's presidential campaign. Steve receives holiday cards from the Carters to this day.



THE  
CARTER CENTER



Celebrating 30 Years

*Best wishes to Steve Pastellis -*

*Jimmy Carter*



by Jimmy Carter



*From our home to yours,  
with warm wishes for peace and joy  
at Christmas and throughout  
the New Year*

*Rosalynn & Jimmy Carter*



*"I ask that all of you continue to fight to bring awareness to the senior housing crisis."*

*~ Steve Protulis*

**EHDOC  
SENIOR RELIEF  
FUND**



The Senior Relief Fund is the support that our senior residents rely on. The fund helps not only with food and necessities but helps new senior applicants pay initial rent. The Senior Relief Fund is a cause that means the world to Steve Protulis because its assistance keeps a senior from having to make a choice between housing, food or medications.

Please donate today to honor the legacy of Steve Protulis and his contributions to the well being of senior citizens around the country.

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

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 \$ \_\_\_\_\_

Name: \_\_\_\_\_

Organization: \_\_\_\_\_

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](http://www.EHDOC.org).

Please mail your check to:

EHDOC, 1580 Sawgrass Corporate Parkway, Suite 100, Fort Lauderdale, Florida 33323-2869

## 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 publication of Elderly Housing Development & Operations Corporation.



Elderly Housing Development & Operations Corporation

### EHDOC

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



Dear Mr. Protulis,

I am sincerely humbled and privileged to have been given the opportunity to be your successor as President and CEO of EHDOC.

What I have learned from you is nothing short of priceless. I have and will continue to apply all of that rich experience to this position.

My opportunity to benefit from your leadership and guidance, along with being by your side every day has built a trust and knowledge that has prepared me for this position. You have assembled an amazing, diverse team that works together incredibly in a way that is very rarely seen. I often referred to us in your office as the “Dream Team” as we were celebrating the successes and tackling the challenges.

One important commitment that I know you expect me to mention is that I will make certain to maintain absolute adherence to all Union matters. I pledge that our Union Board Members, Brothers and Sisters can always count on EHDOC for support, and I know the feeling is mutual.

My forever responsibility, duty and promise to you is that I will work tirelessly and as fiercely as you did for our seniors. **NEVER GIVE UP!** They are our family too. I am honored to ensure that your legacy will continue to be communicated, celebrated, and honored.

You are irreplaceable. You are EHDOC’s President and CEO Emeritus For Life.

You are and always will be EHDOC’s “Housing with a Heart!”

With respect, sincerity, and heartfelt gratitude,

*Melanie*

# 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 quadrplex

## 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

### \*Mosaico

Miami  
271 units | 13 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

### \*Steve Protulis Tower East

Miami  
50 units | 5 story

### \*Steve Protulis Tower West

Miami  
69 units | 7 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  
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 quadrplex

### 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

\*Under construction



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