

# HOUSING WITH A HEART

AFFORDABLE HOUSING  
FOR THE ELDERLY



SPRING 2019



▶ RHF presents 2019 Friend of the Elderly Award

▶ EHD OC excels at providing well-maintained housing for seniors

▶ It's time to restore federal funding for affordable senior housing



Elderly Housing Development  
& Operations Corporation

# Board of Directors

Steve Protulis  
*President and CEO*

Christopher M. Shelton  
*Chairman of the Board*

Morton Bahr  
*Chairman Emeritus*

Edward L. Romero  
*1<sup>st</sup> Vice President*

Leo W. Gerard  
*2<sup>nd</sup> Vice President*

Maria C. Cordone  
*Secretary*

Erica Schmelzer  
*Treasurer*

Mary Anderson  
*Director*

Maxine Carter  
*Director*

Eric Dean  
*Director*

Ellen Feingold  
*Director*

Tony Fransetta  
*Director*

Robert Martinez  
*Director*

Lou Moret  
*Director*

John Olsen  
*Director*

Cecil Roberts  
*Director*

Roger Smith  
*Director*

Thomas P. Villanova  
*Director*

## ABOUT THE COVER:

**Robert A.  
Georgine Tower**  
Charlestown, MA



## From our Chairman of the Board:

### EHDOC excels at providing well-maintained senior housing facilities

by Christopher M. Shelton, EHDOC Board Chairman

In many parts of the country, this has been a particularly long and cold winter with many of us looking forward to Spring. Springtime is a wonderful time of year with warmer and longer days, trees and flowers in bloom, and increased outdoor activities. It is also a time of year we think of “spring cleaning.” Therefore, I am very impressed each time I visit an EHDOC community to see how clean and well-kept each of our properties is throughout the country.

Our residents, local communities and others are fortunate that EHDOC has an outstanding maintenance staff who is a vital part of the EHDOC team. Our maintenance staff not only is a key factor to EHDOC fulfilling its mission to provide safe, secure, and affordable housing, but also with its goal to provide the highest quality of life for residents as they age in place.

To many of our residents, our well-trained, unionized, and dedicated maintenance staff is one of their “heroes” in providing routine care and prompt repairs to their apartments, to the community space they share, as well as to the secure and beautiful surrounding property, i.e. their home. Many of our residents are particularly grateful since they had to wait on multi-year waiting lists before being able to move into our attractive, safe, and affordable housing. Reflecting on our motto, “Housing With A Heart,” our maintenance staff is often considered like extended family because of how well they know our residents, their living environment, and their desire to age in a place that is safe, secure, well-maintained, and beautiful.



As part of our funding partnership with the federal U.S. Department of Housing and Urban Development (HUD), EHDOC’s senior housing properties are required to maintain a high standard for the physical condition of our communities. Since 1998, HUD has been conducting physical inspections for all federally-assisted housing communities, including the

Section 202 Supportive Senior Housing program that has financed most of EHDOC communities.

Using a Uniform Physical Condition Standard inspection protocol measurement standard, HUD inspects each property annually (or less if they receive high scores) to ensure that the property meets HUD’s physical standards for being safe, decent, sanitary, and in good repair.

The HUD Real Estate Assessment Center (REAC) conducts physical property inspections of all housing properties that are owned, insured, or subsidized by HUD, and each must maintain a score of at least 60 points, as well as assurance with select health and safety issues, such as air quality, electrical hazards, and tripping.

Some residents may see these HUD inspectors occasionally in their buildings as they check the physical conditions of the property in five major areas: the property site, the building exterior, the building’s water and electric systems, the common areas, as well as randomly selected apartments.

*Continued on page 8*



# SENIOR LIVING SENIOR DIGNITY

by Steve Protulis, EHD OC President and CEO

## Need to end the uncertainty and restore federal funding for affordable senior housing

An article in the October 2013, *Economist*, “No Way to Run the Government” addressed the partisan-based federal government shutdown of that year. As many of you may remember, the shutdown during President Obama’s second term was primarily over Republican concerns with the Affordable Care Act, Obamacare.

While the divisive issue was different, the general public’s anger and disgust over the shutdown expressed in the article could easily apply to the historic, longest 35-day government shutdown that began a few days before Christmas 2018, and was caused by President Trump’s determination to get Congress (taxpayers) to fund \$5.7 billion to construct additional miles (600 miles currently exist) of a border wall with Mexico.

In addition to the hardship caused to 800,000 furloughed federal workers nationwide, including the U.S. Department of Housing and Urban Development (HUD), the harm caused by the shutdown was compounded by the financial loss, frustration, and fear by countless others, including non-federal workers, companies, and organizations including EHD OC, whose employment or businesses relate to the federal government; as well as by the elderly and others who rely upon federal programs and services; and by the loss of revenues to the government and economy. It is estimated that the shutdown cost taxpayers over \$80 million a day (including back pay for furloughed workers), resulting in a loss to our economy of over \$6 billion – funds that could have been used more effectively to develop affordable senior housing.

On January 25th the government finally reopened for three weeks to give additional time for the new Congress (the election switched House leadership to the Democrats, while the Senate remained with the Republicans) to negotiate a compromised funding



agreement that President Trump would accept. Fortunately, a compromised Consolidated FY2019 Appropriations bill was passed by Congress on February 14th that included \$49.4 billion for HUD (a billion more than last year and over \$12 billion more than the budget request), but only \$1.4 billion for the Mexican border wall.

As Trump stated when he signed the bill, he remained determined to build his wall (now often referred to as a “fence” or “border security.”) One remaining issue at press time, is how and where he will get the additional funds, particularly since he also declared a national emergency that could enable the administration to take existing funds from other programs to build the wall, i.e. “to rob Peter to pay Paul.”

While it is assumed that these funds would come from the defense or other existing emergency funds, those of us who support affordable senior housing need to ensure that funds are not taken from federal programs needed by the elderly, including unobligated Section 202 elderly housing construction funds that EHD OC residents and others fought so hard to get last year

*Continued on page 11*

# Rightsizing for seniors doesn't have to be painful

by Julie Ann Soukoulis



## About the author:

*Julie Ann Soukoulis is the owner of Home Instead Senior care office in Rohnert Park, mother of two and passionate about healthy living at all ages. Having cared for her own two parents, she understands your struggles and aims, through her website [www.homeinstead.com/sonoma](http://www.homeinstead.com/sonoma) to educate and encourage seniors & caregivers.*

Even though aging in place has never been more possible, some health conditions will prevent older adults from remaining at home throughout their lives.

According to a survey of North American homeowners between the ages of 55 and 75, conducted by Home Instead, Inc., 85 percent have taken time to consider the age-friendly features they will want in a new home, while 64 percent wishing to remain in their current home have thought about necessary age-friendly modifications they will need to make.

“Downsizing – or rightsizing – can be gut-wrenching,” noted Dan Bawden, founder of the national Certified Aging in Place Specialists (CAPS) program for the National Association of Home Builders. Nevertheless, that does not have to be the case if you need to leave home for a smaller place or care community. “All of us treasure and love our stuff,” Bawden added.

What are the most important memories of home? According to the Home Instead survey of older homeowners, gatherings with family and friends led the list at 65 percent, followed by celebrating holidays at 61 percent.

Home isn't just about the physical space. When asked what it would take to build the feeling of home elsewhere, 66 percent of those in the Home Instead survey said the people in my life; 36 percent said my mementos; 35 percent said my personal décor, and 30 percent said a sense of community.

Here are ways to take home with you, according to Bawden, Danise Levine, architect and assistant director of the IDEA Center (Center for Inclusive Design and Environmental Access at Buffalo University), and Home Instead Gerontologist and Caregiver Advocate Lakelyn Hogan:

1

## Collect the best family photos

— Add the names of the people

on the photo with a label gun. Put up a bulletin board in their new place with all the names and photos of the family, so they have a family connection board.

2

## Schedule regular visits with families and their pets

—

“When my mother-in-law fell so many times, she had to move to an assisted living community,” Bawden said. “She had a Bichon-poodle mix named Murphy. We would take Murphy there, and he would be passed around among the residents. The dog had a wonderful connection with home for my mother-in-law.”

3

## Hire professionals to help you move

—

The National Association of Senior Move Managers assists families with this very thing. Bawden said. “They help seniors move from home to assisted living and they will do all the packing. They set up everything and handle the entire move. When you're downsizing, it's helpful to have someone not personally attached to your stuff.”

*Continued on page 8*

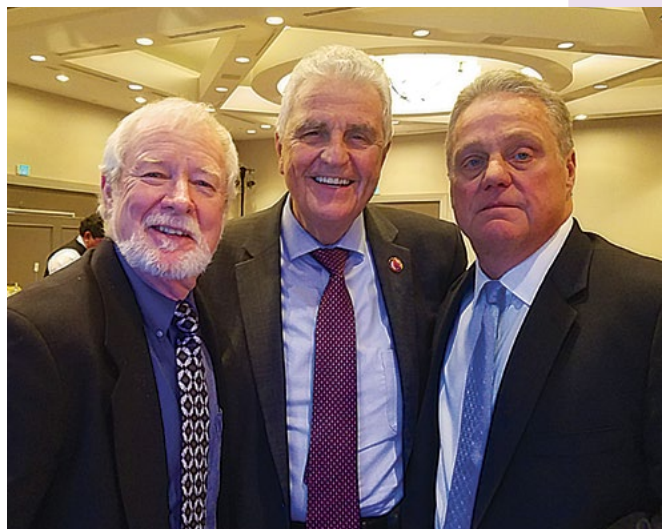
# RHF honors Steve Protulis with 2019 Friend of the Elderly Award

**R**etirement Housing Foundation (RHF) presented the 2019 Friend of the Elderly Award to Steve Protulis, EHDOC President and CEO, on Friday, February 22, 2019, at RHF's 58th Anniversary Celebration and Awards Dinner held at the Hilton Hotel in Long Beach, California.

The Friend of the Elderly Award is given annually to an individual or organization making a substantial and/or unique contribution to the health, housing, social, psychological and spiritual quality of life for older persons. Congratulations Mr. Protulis!



**Rev. Laverne R. Joseph, D.D., President, Retirement Housing Foundation presents the Friend of the Elderly Award to Steve Protulis.**



# HOUSING WITH A HEART...



**JOHN MARVIN TOWER AND CHATEAU CUSHNOC**  
*Augusta, ME*

John Marvin Tower and Chateau Cushnoc celebrated resident birthdays for those 90 to 100 years old with assorted teas, sweets, and sandwiches as a way to bring special attention to this special group. The 10 residents that attended enjoyed sharing stories and mementos from their past.



**EARL M. BOURDON CENTRE**  
*Claremont, NH*

Earl Bourdon Centre residents and staff held a pot luck dinner and dance on Valentine's Day. Music was provided by Northern Express, which is a group of local gentlemen. The fiddle player is 80 years old and the snow removal contractor. There was a lot of dancing and camaraderie, and an excellent assortment of food prepared by residents.



**ED ROMERO TERRACE**  
*Albuquerque, NM*

Ed Romero Terrace residents are celebrating a new hot food donor relationship from FoodToDonate.org. Residents are happy to receive quality food from Chick-fil-A, which is ecstatic about giving back to the community and reducing food waste and hunger.



**I.W. ABEL PLACE**  
*Pittsburgh, PA*

Residents and staff of I.W. Abel Place surprised Sandra Gilmore and Nadine Perry during one of their monthly visits. Cake was shared and certificates of appreciation were presented for their more than 12 years of volunteering with residents. The duo makes monthly visits to check blood pressures, give flu shots, and answer general questions.



## JACKSONVILLE TOWERS

*Jacksonville, AR*

A “Pink Out Day” was held at Jacksonville Towers. Residents wore pink in recognition of Breast Cancer Awareness Month and participated in an awareness walk followed by discussion about breast cancer. The Susan G. Komen Foundation educated residents on the importance of breast health and breast cancer survivors shared their personal stories.

# ...EVERY DAY AT EHD OC RESIDENCES



## JOHN PIAZZA APARTMENTS

*Fontana, CA*

A hearing screening event took place in the community room. According to the National Council on Aging, untreated hearing loss is linked to depression, anxiety, and isolation in older adults. The desired outcome of this event was to educate residents on hearing

loss prevention, have their hearing screened, and inform them about hearing aids currently available.



## MORTON & FLORENCE BAHR TOWERS

*Washington DC*

Theodore Roosevelt Alumni WE CARE came to Morton & Florence Bahr Towers with some wonderful students to celebrate Black History Month and Valentine’s Day. The theme was “celebrating our past, present and future.” These young adults and alumni spent time with the residents, served them dinner and provided fellowship. The alumni announced that they would like to adopt the seniors at Bahr Towers!



## SOUTH BOSTON ELDERLY

*Boston, MA*

Residents of South Boston Elderly were interested to learn basic First Aid and how to give basic CPR to infants and adults. Their instructor talked about heart attacks and how to recognize possible signs. Some residents watch their grandchildren so they wanted to learn how to help a choking child. Everyone received a certificate for completion of the class.



## SAVOY HEIGHTS

*Mamou, LA*

KLFY local news station broadcasted a special segment titled, “90 Plus” with Vernice Ardoin, a tenant of Savoy Heights. She was nominated by her family to be interviewed for the featured series to explain her philosophies of life from youth to senior. Vernice shared stories of her life at Savoy Heights where she has lived for the past 19 years. She has resided at Savoy Heights for the most amount of years of all residents.





*Rightsizing for seniors doesn't have to be painful continued from page 4*



**4 Personalize your space** — Take a cozy blanket and/or any

item that means the most with you. “I think it’s important for people to be able to personalize their own

spaces so they will feel at home,” Levine said. “Regardless of where they are, there will be some sense of familiarity. Not everyone has the same needs and wants. The option to personalize a space provides comfort. Environments that allow for flexibility are really great.” One family caregiver agreed: “When we brought my mom home to live with us, we put up some of her pictures and brought her lap blankets and familiar things.”



**5 Recreate the appearance of home** —

There’s a variety of ways to make your new home have the feel of what you knew to be

home, Hogan noted. Take your favorite pieces of furniture and set up those pieces in a similar way to home, including the way the pictures are hung on the wall. One family caregiver concurred: “I brought in as much of my mom’s own furniture, lamps, wall pictures, curtains, bedding and books as was allowed, and set it up the best I could to look like home. I even put the name plaque and door knocker from her house on the door to her room.”



**6 Create a photo album of the old home before you move** —

“Before our family left my childhood home, we took pictures

of every room of the house along with the back and front yard,” Hogan explained. “To the album we added pictures of the house during each season and during holidays where people are celebrating. Photos of memories of that home can be meaningful as well.” ■

## About the cover

Before Robert A. Georgine Tower became the wonderful senior residence it is today, it was known as the Charlestown Municipal Building. Known locally as the “Muni,” it had been an important focus of community life for most of its more than 140 years. Local residents referred to the building as the Lexi gym because of its location on the corner of Lexington Street and that a gym was located inside. The building sat vacant from the mid-1980s until 1993.



In 1994, the building was demolished, and Elderly Housing Development and Operations Corporation began construction of 100 Ferrin Street. The new residence celebrated its grand opening with a ribbon cutting ceremony on June 15, 1995, the day many happy senior citizens moved into their new homes. In December 1999, the property was dedicated to Robert A. Georgine.

Georgine was a retired labor union activist and leader in the United States. He was former president, chairman and CEO of the Union Labor Life Insurance Company. Georgine was a highly effective and very popular Building and Construction Trades Department (BCTD) president. In 1985, the AFL-CIO broke tradition by electing Georgine to the AFL-CIO executive council. He became the first constitutional department head to serve on the council. ■

*Christopher M. Shelton continued from page 2*

Inspections of the apartments include the kitchens, bathrooms, appliances, and concerns such as clutter, improper storage, blocked access/egress, and fire extinguishers.

I enjoy seeing photos of our properties at EHDOD headquarters that often include their REAC scores; and I am proud that EHDOD properties maintain an average REAC score of 95, which is a much higher score than

the HUD required score of at least 60 points. It is particularly impressive that over the past 10 years, 13 EHDOD properties have achieved a score of 99 and that five have received the highest score of 100 points. As an example of this excellence in our high standards in our properties, EHDOD awarded 18 properties at our Manager’s Conference last year for achieving a score of 90 or above. Plaques were presented to the staff to be placed on

display at each of these properties. On behalf of the Board, I want to express our congratulations and appreciation to those who strive to keep our facilities well-maintained. I know how proud our board members, our residents, staff, HUD, our local communities, and others are with our excellent maintenance team who contribute to EHDOD’s high standards for excellence in providing exceptional affordable senior housing. ■




# Seasonal SENIOR ACTIVITIES

## SPRING



Spring is about enjoying the outdoors and nature. Spend time gardening or prepping a window box. It is also a good time to spend relaxing with friends outdoors, going on a few day trips while the weather is good, and projects for the outdoors.

## WINTER




For winter, focus more on inside activities, but don't be afraid to go outdoors on warmer days for a brisk walk or to feed the animals.

## FALL



In fall, enjoy the crispness in the air with a nature walk. Spend time enjoying visits with friends. Traveling now can be less busy and still provide you with the outdoor climate you desire.

## SUMMER



In summer, outdoor activities are the best. Spend more time enjoying drinks on the porch. Choose to people watch or read a favorite book.

# WELCOME NEW TEAM MEMBERS

## MANAGERS



**Eric Fruge**  
Montfort Heights  
Agatha, ME



**Nicole Strebing**  
North Park Village  
and Edward Marx  
Chicago, IL



**Rebecca Zawiski**  
Jack Kenny Memorial Housing  
Rochester, NY

## SERVICE COORDINATORS



**Michael Kelly**  
Teamsters Residence  
Maumee, OH



**Jackie McClellan-Vargas**  
Prete Apartments  
Chicago, IL



**Jessica Savoie**  
La Maison Acadienne  
& Montfort Heights  
Saint Agatha, ME



**Jaclyn Smith**  
Sunshine Center  
Leesville, LA

## 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**


1580 Sawgrass Corporate Parkway  
Suite 100

Fort Lauderdale, FL 33323-2869

T: 954.835.9200 F: 954.835.0888

Email: [newsletter@ehdoc.org](mailto:newsletter@ehdoc.org)

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



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.**

*Steve Protulis continued from page 3*

(see articles on the Section 202 rally in *Housing with a Heart*, Winter 2017 issue.)

I am very pleased that EHDOC residents were unharmed during the recent shutdown. However, many low-income seniors and others residing in public and other federally assisted housing were not as fortunate and feared being evicted based on how long the shutdown would last. An additional consequence of the long government shutdown was further delays by HUD to release much-needed Section 202 funds used by EHDOC and others to expand the supply of affordable senior housing.

The shutdown took place just as HUD was about to finalize guidelines for the release of Section 202 FY2018 funds (\$105 million) for the construction of additional affordable senior housing. It was assumed that HUD was planning to combine these existing funds (that had also been delayed) with the anticipated \$51 million that was included in the just enacted Consolidated FY2019 Appropriations bill. However, when the Administration announced the notice for funding on April 4th, it only allocated \$50 million of the FY2018 funding for Section 202 new construction justified on giving sponsors more time to prepare for a newly imposed leveraging requirement.

As noted in the *Economist* article, this is no way to run the government. There is a need to end the uncertainty and to restore federal funding for much needed affordable senior housing. Normally at this time of year, we would be talking

about the proposed FY2020 federal budget that would usually have been released on the first Monday in February, as required. However, the shutdown of parts of the federal government also contributed to its delay.

On March 11th, the Trump Administration released its delayed FY2020 budget proposal that imposed a 5 percent cut for most non-defense spending. For HUD, significantly deeper cuts were requested, including no funds for Section 202 construction. Mick Mulvaney, Director of the White House Office of Budget and Management, who is primarily responsible for the preparation of the FY2020 federal budget, has also been serving as the acting White House Chief of Staff since the former chief of staff resigned in December 2018.

It is critical that we keep aware of pending congressional and administration actions with both the unobligated "current" FY2018 and FY2019 federal funding for affordable senior housing, as well as with congressional action on other federal programs assisting our residents, and also on potential funding cuts in the proposed FY2020 budget when it is released and considered by Congress. It is particularly important since there are many new members of the 116th Congress who need to hear from us on the critical needs and benefits of affordable senior housing linked with services, particularly the Section 202 Supportive Housing for the Elderly program. Remain alert and share your concerns. ■

# 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



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

P: 954.835.9200 | F: 954.835.0888 | [www.ehdoc.org](http://www.ehdoc.org)

