



Affordable Housing For  
The Elderly

Spring 2022

# HOUSING WITH A HEART



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### ABOUT THE COVER:

Mosaico  
Miami, FL

# From the President and CEO Melanie Ribeiro



## Hello! I greet you today writing from our new corporate office!

If you haven't heard, EHDHC Headquarters has moved. After much intense organizing, planning, and packing, we closed our office in Sunrise, Florida on March 24 at 12 noon. By then, everyone was frazzled and tired, so we held an Office Staff Appreciation Day on March 25 – a much needed company-wide day off!



We were back open for business on Monday the 28th. Yes, I will admit everything was not perfect, as we tripped over boxes and sometimes each other, but we jumped in with enthusiasm! Our new space is a beautiful office building in Plantation, Florida, called Cornerstone One. The property manager welcomed us in their property newsletter, and even brought us “welcome” cupcakes!



We have more room here, and I feel confident we are more solidly positioned for growth. Our address on the 7th floor is just a temporary stay as our permanent space on the third floor is built out. For now, you can reach us at 1200 S. Pine Island Road, Suite 725, Plantation, FL 33324. Our phone numbers and emails remain the same.

Just as we have made a physical move to a larger space, we have also made proactive moves to occupy a larger space in the digital world as part of our change and growth for 2022 and beyond.

Have you noticed our new, beautiful website? Be sure to visit [www.ehdhc.org](http://www.ehdhc.org). It has allowed us to market our properties more easily, provide resources for seniors, and publicize our career positions available at the company.



We have also increased our social media presence and programs. We have ramped up our activity on the EHDHC Facebook page by publishing posts and ads designed to gain donations for our Senior Relief Fund and to highlight properties with vacancies. We have added an Instagram account where we post regularly, and we have enhanced our presence on LinkedIn. We are working on property and corporate Google My Business listings, and we are running Google ads to attract donations as well as potential residents.

It is very important that we keep our properties full, not only to maintain the health of our housing portfolio, but also to further spread the historic reputation of EHDHC as a provider of quality affordable senior **“Housing with a Heart.”**

We invite you to connect with us – by visiting us in our new office the next time you are in town, or by visiting us online – we appreciate your “Follows” and “Likes!” Wishing you all a wonderful spring – the perfect time for growth!

## Connect with Us! Follow, Like and Share:



[www.facebook.com/EHDHC](http://www.facebook.com/EHDHC)



Instagram: [@ehdhcorg](https://www.instagram.com/ehdhcorg)



LinkedIn: [bit.ly/ehdoc-linkedin](https://bit.ly/ehdoc-linkedin)



On April 15, we reopened the Common Areas in all EHDOC communities. COVID-19 has brought unprecedented times, and we followed guidelines carefully to protect our seniors and staff. Masks are still required in common areas and at all events.

**Exciting News!**

# EHDOC Roundup



**Dino Papavero Apartments**, a 150-unit property in Fontana, CA, reports two move-ins in April, and now has only one vacancy. Community Manager **Lakeyia Caddell** and her team carry on our mission to help seniors feel secure in quality housing. Bravo!



**Administrative Professionals Day was April 27.** We celebrated our administrative team with a lunch at Vienna Wine Bar in Davie, FL. Pictured are (L-R) Seri Barker, Annemarie Ingrao, Maryanth Blanco, Annabel Navarrete, and Alexandra Rodriguez. We couldn't do it without them!

More good news comes from **Village de Memoire** where Community Manager **Tawana Fontenot** reports that as of the end of April, the property has only one vacancy! This property in Ville Platte, LA has 114 units and had 2 move-ins in April, with hopes to be at 100% occupancy in May.



Did you know that as of May 1, **Teamsters Residences of Maumee, OH** was fully rented? Teamsters has 52 units. Congratulations to Community Manager **Tiffany Derden** and Service Coordinator **Sharon Parsons** for helping to make Teamsters a positive environment for our seniors!

## New EHDOC Holidays



This year we will take the day off on **August 15** to celebrate National Relaxation Day! A long weekend makes for a happy August!

Next year on **April 22** we will have Earth Day off company-wide as extra appreciation for all staff. It's important to make time to appreciate nature... and breathe!



 **The Liberty Group**





## Vendor Excellence:

A sincere EHDOC Thank You to our professional recruiters for helping us fill some of our staffing vacancies:

**Kevin Abramians**, The Liberty Group, Houston, TX

**Ivelices Thompson**, HR & Beyond, Coral Springs, FL

**Kathy Gallagher**, Key Technical Resources, Fort Lauderdale

# EHDOC Development Update:

## What is **DE-VEL-OP-MENT?**

By Roland J. Broussard, Vice President of Development

**Development** (*noun*) is defined as the process of growth. EHDOC's development focus is twofold: preserving our existing housing communities and expanding the availability of housing inventory for aging seniors.



**Today's older adults and those nearing retirement age are significantly more vulnerable than earlier generations as to the likelihood of finding affordable housing options.** Most seniors own their homes, but the percentage of older adults who rent is expected to increase to 23 percent by 2035. The United States has a shortage of more than 7.2 million affordable rental homes for extremely low-income renter households. The supply of quality affordable housing for low-income older adults is declining while demand is increasing, threatening the ability of our vulnerable seniors to successfully age in-place in their communities. Gentrification has increased housing costs, leaving millions of older adults with limited affordable housing options, especially in housing communities offering supportive services. Federally subsidized housing programs for seniors with low incomes have been chronically underfunded and eliminated at a time when regions have seen an increased focus on delivering non-institutional and lower cost home and community-based services to older adults.

For seniors living on fixed incomes and with little savings, affordable housing is especially critical. Low-income older adults need access to a network of affordable housing, health care, long-term care and social supports to age in their communities. EHDOC provides quality, safe and secure affordable housing enriched with services, and we **are** making an impact in the housing gap. But we need to do more! Low-income older adults who are severely cost-burdened spend 62 percent less on health care, forgoing healthy food or delaying medications to afford monthly rent payments. This decision – to choose between food, medications, and rent - may impact their overall health outcomes.

As we move into Quarter 2, 2022, our continued efforts to preserve our properties, expand opportunities and provide the utmost in quality management, maintenance, services, and customer service, are all attributed to the unsurpassed dedication and commitment of each EHDOC employee. When 'team effort' is applied, we can and will make a difference!

For those properties currently in the preservation and development pipeline, progress has been good and remains steady.....



Steve Protulis Towers West Community Room

### STEVE PROTULIS TOWERS EAST AND WEST, MIAMI, FL

As April ended, EHDOC achieved 100% occupancy at Steve Protulis Towers East and West, officially launching this beautiful newly constructed, two-building 119-unit property into the history book of yet another EHDOC success story. A big round of applause to everyone involved!



### NORTH PARK VILLAGE, CHICAGO, IL

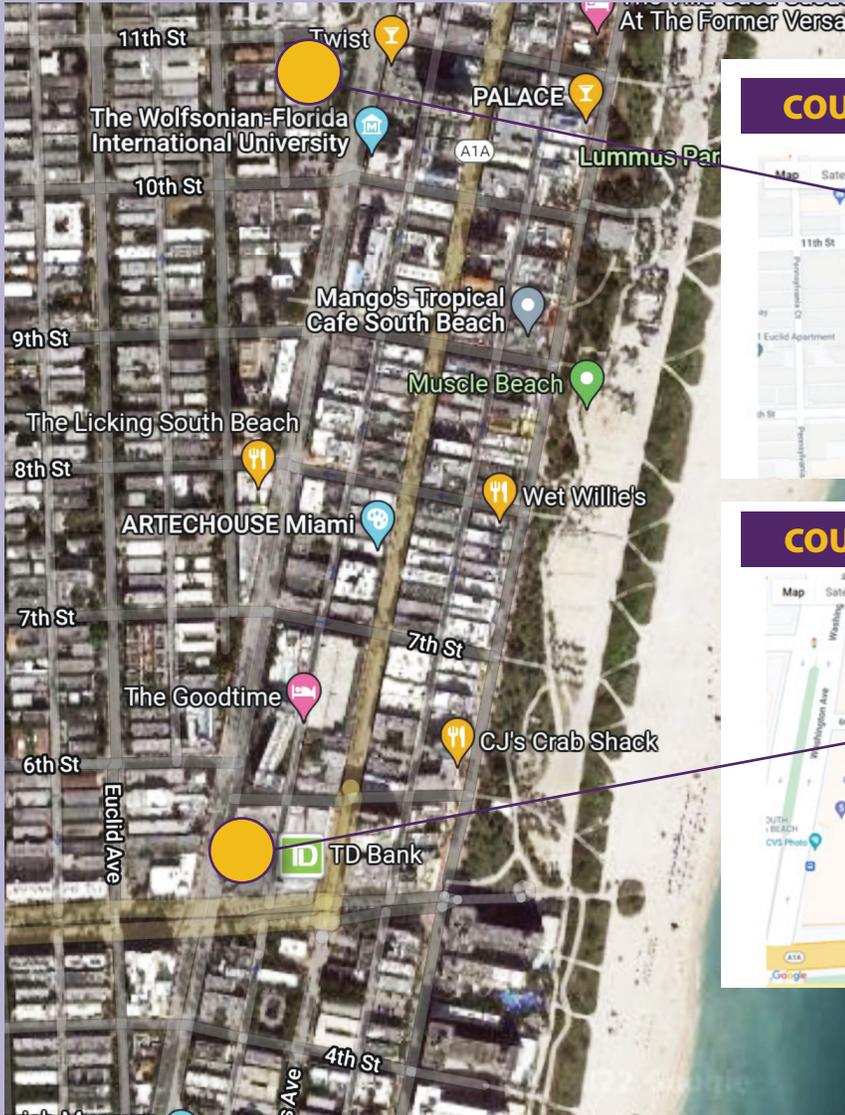
As of April 2022, renovation of this 180-unit historic property reached 46% complete. Phase I renovation, which consisted of 52 units in buildings 1000 and 3000, is now finished, and the units are re-occupied by seniors qualifying under the low-income housing tax credit program.

Phase II renovation, consisting of building 2000 with 48 units, is underway and is expected to be completed in September 2022. Phase III, consisting of building 4000 with 80 units and the community building, is expected to commence in October with a goal to reach substantial completion by early Quarter 2, 2023.



### MOSAICO, MIAMI, FL

The 271-unit new construction property called Mosaico located in the heart of the Allapattah neighborhood of Miami is about to begin lease-up with a certificate of occupancy expected to be issued in June 2022. Given the high demand for quality affordable housing in South Florida, Mosaico is expected to reach 100% occupancy in just a short few months, and once occupied, it will serve as a beacon of hope for many deserving seniors!



### COUNCIL TOWERS NORTH AND SOUTH, MIAMI BEACH, FL

The renovation of one of EHDOD's flagship properties, Council Towers North and South, is well underway with the fruit of our labor beginning to shine through as we reach 20% complete with an expected completion date of June 2023. Some say we are crazy to take on the challenges of renovating two, 12-story buildings five blocks apart with 250 total units in a condensed Miami Beach community. EHDOD's response: **"Bring it on"** if it preserves an asset and improves the quality of life for seniors!

## Looking ahead....

As we look ahead to our 2022-23 goals, we are carefully examining our portfolio to create an achievable pipeline of properties for preservation while keeping our eyes and ears open for new construction and acquisition opportunities. Our concentrated efforts will ensure that these goals are attainable while contributing to the growing challenge of the affordability housing crisis.

# DE-VEL-OP-MENT

With EHDOD's professional team committed to its mission, we are capable of harnessing every opportunity to achieve growth and success!

## Please Donate Today

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. Senior Relief Fund assistance keeps a senior from having to make a choice between housing, food or medications.



## Did you know that when you shop on Amazon, your purchases can benefit our Senior Relief Fund?

### From your computer:

When you shop, just visit <http://smile.amazon.com> instead of [www.amazon.com](http://www.amazon.com). You'll be asked to select your favorite charity. Just type in Elderly Housing Development and Operations Company. When you purchase, Amazon will donate 5% of all purchases to our Senior Relief Fund! You get the same products, at the same prices, and your donation is no extra cost to you!

### From your phone:

You can now shop from Amazon Smile on your phone to support the Senior Relief Fund. Download Amazon Smile from the App Store for iPhones or from Google Play for Android. Open the App and find "Settings" in the main menu – the three horizontal lines. Tap on 'AmazonSmile' and follow the on-screen instructions to turn on AmazonSmile on your phone.

You can also type in our special login to begin helping today.

<http://smile.amazon.com/ch/65-0665009>

Donations are tax deductible and can be made by check or credit card. Visit [www.ehdoc.org/donate](http://www.ehdoc.org/donate) to make your donation.

# THANK YOU.

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

**PayPal**

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

Please mail your check to:

EHDOC | Cornerstone One | 1200 S. Pine Island Road, Suite 725 | Plantation, FL 33324

## MISSION STATEMENT

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



### HOUSING WITH A HEART

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Elderly Housing Development & Operations Corporation

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# HOUSING WITH A HEART...



## CLYDE F. SIMON LAKEVIEW I & II *Bath, New York*

Twice a week for 12 weeks through March of 2022, residents who signed up were provided with free scrumptious, healthy meals delivered to the community from two different caterers. The meals were paid for through the Restaurant Resiliency Program of New York State which gave relief to the local restaurants that were hit hard by COVID-19 regulations. We provided a safe way for our residents to come out of their apartments to pick up a grab & go meal while wearing their masks. A reporter visited our community to do a story on the program.



## STONINGTON ARMS *Pawcatuck, CT*

Stonington Arms residents in collaboration with The Rotary Club of Stonington, Stonington Human Services, and the Stonington Commission on Aging, were able to provide "Bundles of Joy" comfort baskets to the Carriage House at The Elms in Westerly Rhode Island. The baskets will go to adult women with dementia, in hopes of providing them some cheer and comfort

## MORSE MANOR APARTMENTS *Morse, LA*

Morse Manor Apartments held a Common Area Egg Hunt for residents to celebrate the Easter holiday. Over 25 cut-out paper eggs were hidden in secret locations within the common areas of the property. Each resident needed to find and bring two paper eggs to the Service Coordinator to be entered in a prize drawing. Resident Pauline Sonnier received an Easter basket filled with candy treats.



## MAYFIELD MANOR I, II & III

*Canton, OH*

Mayfield Manor I, II, & III held an Easter Door Decorating contest on April 14. The residents decorated their apartment doors and the staff served as judges. The Service Coordinators designed winning flyers for the residents of Mayfield Manor I, II, III of who won first and second place in each building. Residents enjoyed decorating their apartment doors. The winning residents also enjoyed the prizes.



## LEISURE LANE APARTMENTS

Rayne, LA

Leisure Lane Apartments held a Common Area Egg Hunt for residents to celebrate the Easter holiday. Over 25 cut-out paper eggs were hidden in secret locations within the common areas of the property. Each resident needed to find and bring two paper eggs to the Service Coordinator to be entered in a prize drawing. Resident Talbot Roy received an Easter basket filled with candy treats.



# ...EVERY DAY AT EHD OC RESIDENCES



## VILLAGE DE MEMOIRE

Ville Platte, LA

On April 12, BBQ Lunch plate lunches were delivered to each resident's apartment. No gathering was permitted at the time of this event due to COVID-19. Each year we celebrate Easter with BBQ plate lunches that we get from donations throughout our community. Mrs. Dorothy Saucier was the winner of the drawing of an Easter Basket full of goodies for her home!



## STEEL PLAZA

Los Angeles, CA

In April, we held an In-Home COVID-19 Test Giveaway. The City of Los Angeles provided local businesses and organizations with PPE items for seniors and local workers. The Service Coordinator received the donation of PPE items and distributed face masks and in-home Covid test kits to residents so they could remain safe in their homes as they continue their daily routines.



## JACKSONVILLE TOWERS

Jacksonville, AR



Bessie Burks, resident of Jacksonville Towers, celebrated her 100th birthday on April 22, 2022. Her family traveled from various states to come and celebrate with her. The Service Coordinator and family decorated the community's dining room with balloons and flowers. Bob

Johnson, the mayor of Jacksonville, was the guest speaker for the happy event.



# Sleep Well for Brain Health

According to Dr. Sanjay Gupta in his book *Keep Sharp – Build a Better Brain at Any Age*, two-thirds of adults are chronically sleep deprived. Aside from the many physical advantages of sleeping well, good sleep helps reset the brain and supports the brain and nervous system.



## Enough sleep keeps your brain:

- Sharp
- Creative
- Attentive
- Able to process information quickly



## Sleep habits determine brain functions like:

- How insightful you can be
- How well you cope with stress
- How adept you are at learning
- How well you can remember

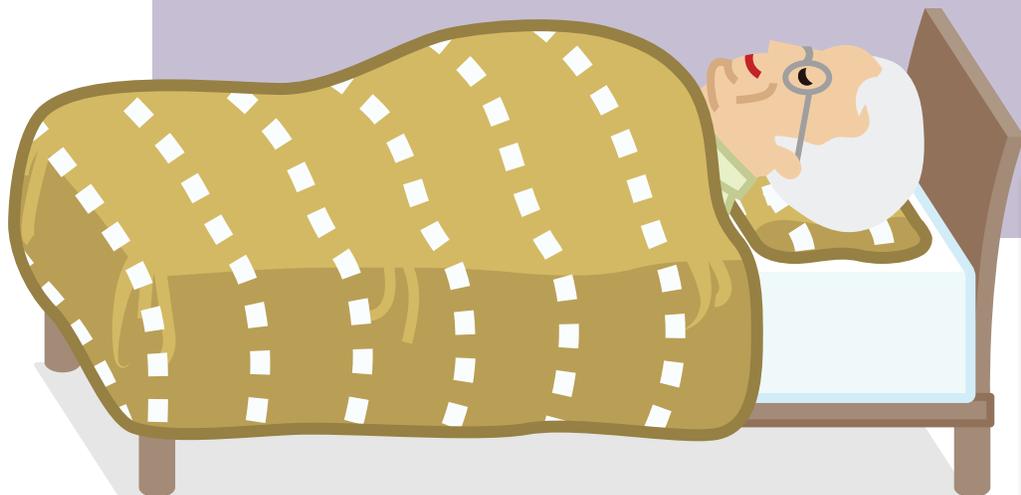
## True or False:

The older you get, the less sleep you need.

**False!** We all need seven to eight hours nightly.

## Sleep Tips:

- Stick to a schedule  
*Go to bed early and wake up early.*
- Keep your room cool and dark  
*Ideally between 60 and 67 degrees F.*
- Develop a bedtime ritual  
*Hot tea, a warm bath, stretching, and the like.*
- Keep electronic screens out of the bedroom  
*Try a good paper book or magazine.*
- Be aware of medications that cause sleeplessness  
*Try to take them earlier in the day.*
- Try a sleep mask or sound machine  
*Block out light and noise.*
- Physical activity during the day promotes good sleep.  
*Move more on purpose.*

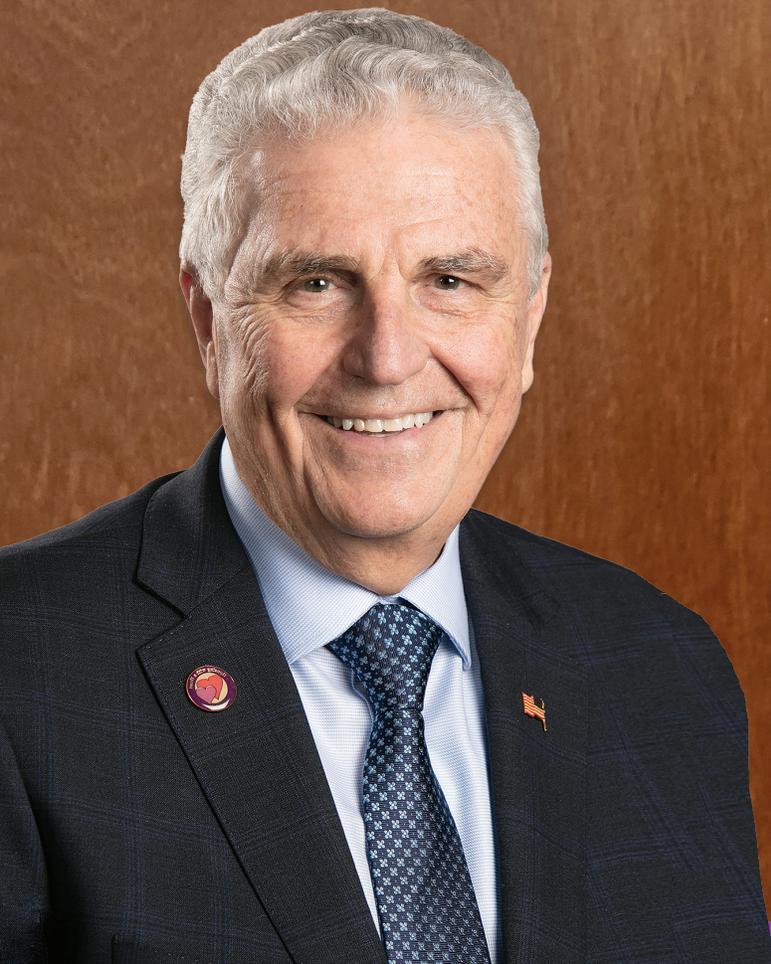




*Forever In  
Our Hearts*

STEVE PROTULIS

December 19, 1941 – April 19, 2021



# EHDOC Communities Nationwide

Working to meet the need for senior housing across the country

## Arkansas

### Jacksonville Towers

Jacksonville  
100 units | 9 story

### Worley's Place

Jacksonville  
44 units | 3 story

## California

### Dino Papavero Senior Centre

Fontana  
150 units | 11 story

### 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

### 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 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

*\*Under construction*



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