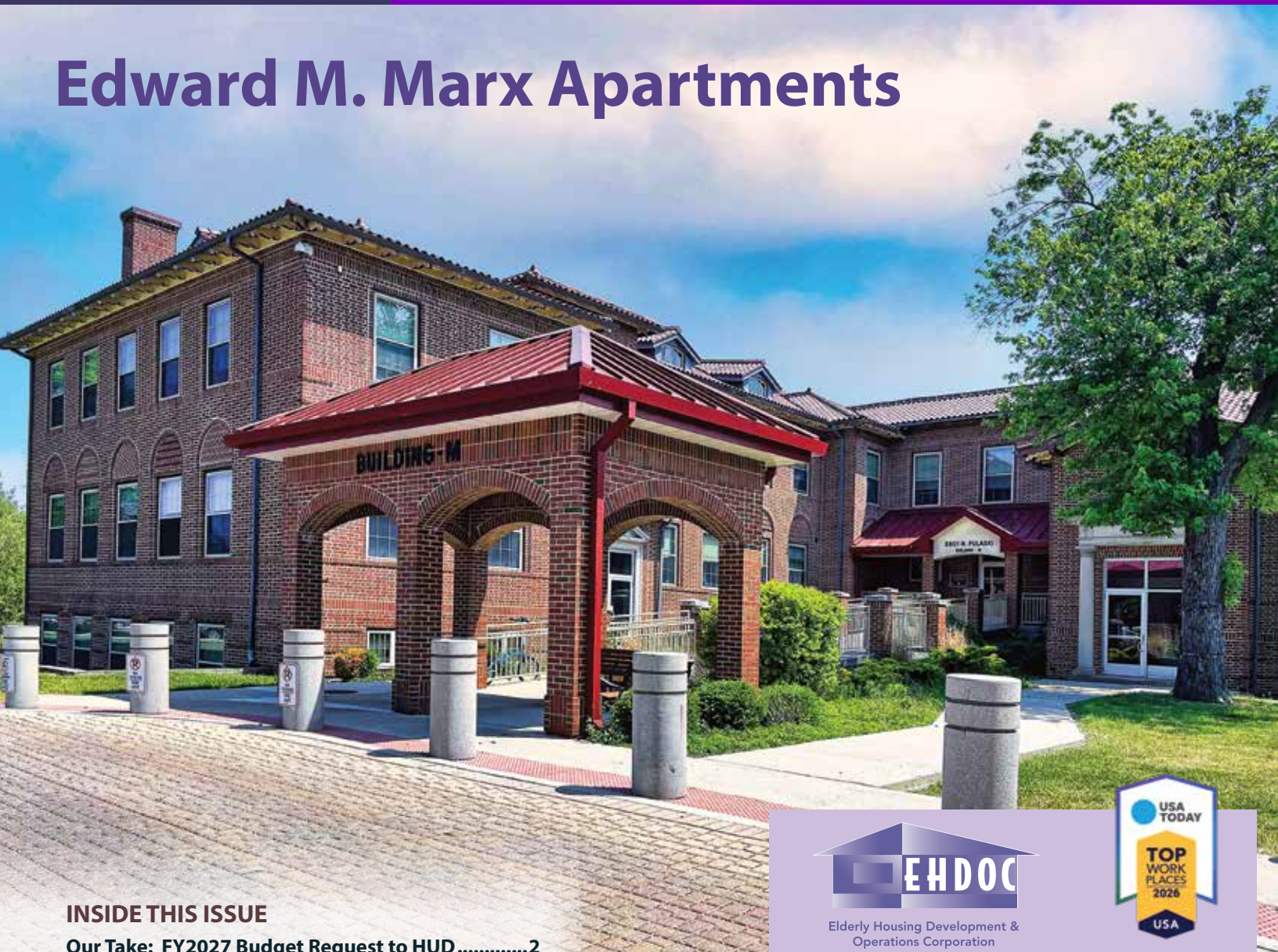




Spring 2026

HOUSING WITH A HEART

Edward M. Marx Apartments



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Elderly Housing Development &
Operations Corporation



EHD OC Earns National Recognition

— See Page 4

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ABOUT THE COVER:

Edward M. Marx
Apartments
Chicago, IL

From the President and CEO Melanie Ribeiro

The FY2027 Budget Request to HUD: Our Take

It feels like we just caught our breath after the final 2026 appropriations bills were signed into law and yet, the cycle never stops. On April 3rd, 2026, President Trump released the FY2027 Budget Request for HUD, and Congress is already back to work, with October 1st looming.

I won't sugarcoat it; this proposal concerns me deeply.

There are many moving pieces, and I highly recommend reviewing Shelterforce's detailed breakdown (link below) for the full picture. But as I read this budget through the lens of EHDOC and the seniors we have served for nearly four decades, my position is firm: affordable housing programs must be fully funded, not rolled back.

Here is what demands our attention most:

A \$10.7 Billion Cut. The request proposes a 13% decrease in HUD's gross discretionary funding targeting Section 202, project-based Section 8, and Housing Choice Vouchers. These are not line items. These are people's homes.

No New Housing. The Section 202 program faces a \$70 million reduction with zero funding to build new properties or preserve existing ones through RAD. Meanwhile, the demand from low-income senior renters has never been greater, and elder homelessness continues to rise. The response from this budget? Silence.

One Win Worth Noting. I am relieved that Service Coordination funding is maintained at 2026 levels allowing us to renew our supportive services grants and keep our Service Coordinators doing the vital work our residents depend on every day.

We will be watching closely as Congress negotiates in the months ahead and we will be speaking up every step of the way.

<https://shelterforce.org/2026/04/17/breaking-down-the-numbers-the-2027-white-house-budget-proposal-explained/>



**Our seniors deserve affordable and dignified housing.
That is not a political position. It is a promise we intend to keep.**



Mom's Corner

Dedicated to my
Mom, Elaine

A Heart for Seniors: Honoring Larry McNickle

EHD OC Family Spotlight

For over 30 years, Larry McNickle has been a cornerstone of the EHD OC family – a tireless champion whose dedication to seniors and affordable housing has touched countless lives. His dedicated advocacy across many platforms continues to amplify the mission of Housing With A Heart, reminding us all why this work matters.

Larry, we are deeply honored by your commitment – for every visit, every conversation, and every moment you have dedicated to doing what is right. Your passion, your integrity, and your heart inspire us every single day.

EHD OC is proud and grateful to call you family. We look forward to many more visits, continued partnership, and the great work still ahead. Thank you, Larry – for everything you are and everything you do. We respect you more than words can express.

— With Gratitude, The EHD OC Family

Planted with Love, Grown with Grace

Spring has a funny way of reminding us of the people who made us bloom. There is something about the way flowers push through the earth that makes me think of mothers. Of caregivers. Of the ones who stayed up late, showed up quietly, and loved without needing a reason. You are seen, you are celebrated, and you are deeply appreciated.

I think of this often when I consider the incredible seniors we serve at EHD OC. So many of our residents are those very people. They are the mothers who sacrificed, the grandmothers who held families together, and the caregivers who gave decades of themselves to others.

They have lived full, complex lives, and they deserve to spend every season in a place that feels like home. At EHD OC, we strive to provide more than just affordable housing; we provide a foundation. A place to keep blooming. To our residents: we honor you, and we do not take lightly the privilege of being part of your story. The world is softer because of you.

And as always, this corner would not exist without my own personal spring, my mother, my rock, my reminder that grace is not something you find, it is something you are shown.

"A mother is she who can take the place of all others, but whose place no one else can take." – Cardinal Mermillod

Happy Spring, Elaine.
I love you endlessly.



Melanie

EHDOC Roundup



EHDOC Earns Prestigious 2026 USA TODAY Top Workplaces Award

Big news for our team! Elderly Housing Development & Operations Corporation (EHDOC) has won a 2026 USA TODAY Top Workplaces award – a national honor celebrating organizations that put people first. Out of 42,000 invited companies, EHDOC stood out for cultivating an exceptional workplace culture driven by employee engagement.



Project Coordinator Alexzina Tompkins; Philanthropy and Finance Operations Specialist Debbie Hernandez; and Philanthropy Director Toni Diaz.

This honor is based entirely on confidential feedback from our own team members via an Energage survey. As Energage CEO Eric Rubino noted, earning a Top Workplaces award is “proof that employees believe in the organization and its leadership.”

Melanie Ribeiro, EHDOC President and CEO, and Rachel Shaw Callahan, Chief Human Resources Officer, shared: **“Our ‘Housing with a Heart’ culture is rooted in kindness and respect. You can truly feel that radiant positivity and genuine care flowing from our people across every property, every day. We are deeply proud to have that recognized.”**

At EHDOC, we know that when you invest in people, everything else follows. We are proud to build not only quality affordable senior housing, but a workplace where our team feels valued, heard, and inspired every day.



Culture Excellence Awards

As part of the Top Workplaces Awards, EHDOC also earned a NonProfit Industry Top Workplace award, and seven Culture Excellence Awards including:

- **A Culture badge** – Top 25% in Work-Life Balance
- **Top Workplace honors** for: Purpose and Values, Appreciation, Professional Development, Compensation & Benefits, Employee Well-Being, and Work-Life Flexibility.

Visit our Careers web page to see more details at www.ehdoc.org/careers.



BLOOMS & GRATITUDE:

Celebrating Our Home Office Administrative Professionals



April 22nd started like any ordinary Wednesday – emails to send, calls to answer, and a calendar full of tasks. But this particular Wednesday was anything but ordinary. It was Administrative Professionals Day, and Melanie had a few surprises up her sleeve.

One by one, the home office team started to receive the most stunning arrangements of fresh flowers with a cheerful “Happy Admin Day!” balloon dancing above it. Tucked beside each arrangement was an adorable gift bag, carefully curated with thoughtful and unique gifts selected just for each person.

A heartfelt appreciation email from Melanie landed in everyone’s inbox - warm, sincere, and a beautiful reminder that the work being done every single day does not go unnoticed.

It was a simple gesture, but it meant the world. Because that is exactly who Melanie is — a leader who never misses an opportunity to remind her team just how valued and appreciated they truly are. To say it was a good Wednesday would be an understatement.



A Century of Smiles at Senate Apartments

In the last issue of *Housing with a Heart*, our President & CEO, Melanie Ribeiro, highlighted the link between independent living and healthy longevity. Recently, Senate Apartments in Chicago brought that philosophy to life.

We celebrated two centenarians in our community with a joyful birthday party honoring our 100- and 102-year-old residents, both proudly wearing pink birthday crowns.

The celebration was organized by the property’s Service Coordinator and the Resident Council. More than a party, it recognized the wisdom, experience, and joy these residents bring to the community.

Neighbors enjoyed cake, ice cream, and refreshments while enjoying social connections and community spirit. Here’s to many more years of health, happiness, and birthday high-fives at Senate Apartments!

Staff Anniversary Milestones

We appreciate the loyalty of our EHDOD team members! In this issue we honor those with work anniversaries in March, April, and May. Thank you for your dedication to our mission, to your work, and for your love for our senior residents.

We are proud of our EHDOD family.

Your milestones are an inspiration!

Congratulations!

10th
ANNIVERSARY



Manuel Del Valle
Regional Service Coordinator
Communities in MD, DC, CT,
PR, ME, FL & NH
Joined 5/12/2016



Tracy Campbell
Service Coordinator
South Boston &
Robert A. Georgine – MA
Joined 5/16/2016

5th
ANNIVERSARY



Christine Day
Service Coordinator
Mayfield Manor I – OH
Joined 3/2/2021



David Bentley
Shuttle Bus Driver
North Park Village – IL
Joined 3/22/2021

**-HAPPY-
WORK-
ANNIVERSARY**



A Smiling Goodbye: Retirement Party for Delia Sanchez

On April 10th, 2026, Palermo Lakes in Miami, Florida hosted a heartfelt retirement celebration for Service Coordinator Delia Sanchez. Delia joined EHDOD in 2012 as an Administrative Assistant I at Council Towers before transferring to Palermo Lakes in 2014, where she faithfully served residents until her retirement.

After 13 years of dedicated service, Delia was honored with an afternoon of music, laughter, dancing, and heartfelt tributes from residents and staff who shared stories about her impact on the community. She also received an EHDOD suitcase filled with special gifts from President and CEO Melanie Ribeiro and the EHDOD family.

The celebration was made possible through the efforts of Regional Service Coordinator Manuel del Valle, Community Manager Ingrid De Varona, onsite staff, and generous resident contributions. The occasion became even more special with the surprise arrival of fellow Service Coordinators who traveled to celebrate her career.

Later that evening, Delia shared, "I have never had a party like that before." While bittersweet, her retirement was filled with love and appreciation from the Palermo Lakes family.

Congratulations, Delia! We wish you all the best in your next chapter.

Celebrating Pedro Martinez: Happy Retirement!

Not one, but two celebrations were held to honor maintenance employee Pedro Martinez after nearly 27 years with EHDOD. Pedro began his career at Senate Apartments as a Janitor before moving into a Maintenance role, faithfully serving the community for decades.

On February 25th, 2026 residents gathered to celebrate Pedro with heartfelt cards, stories, and well wishes recognizing his years of dedication. Cupcakes and ice cream made the send-off even sweeter.

Two days later, staff hosted a second farewell celebration in the Senate Meeting Room. Balloons, cakes, gifts, and a giant gold "Happy Retirement" sign created a festive atmosphere as EHDOD team members from across the Chicago campus including Regional Manager Yvette Hill and HR Generalist Gracie Tijerina

stopped by to celebrate Pedro's career and contributions.

Pedro also received a special gift from President & CEO Melanie Ribeiro and the EHDOD family in recognition of his many years of service.

Pedro, we wish you a maintenance-free retirement!



Affordable Housing Briefs

1

LeadingAge Urges Comprehensive Federal Investment in Housing Stability



In a recent formal communication to the House and Senate Appropriations Committee members, LeadingAge addressed the escalating housing crisis facing low-income older adults. Projections indicate that without a proactive national housing policy, homelessness among the older adult population could triple by 2030 due to increased longevity. To address this, the letter calls for a significant expansion of the Section 202 program through capital advances and the provision of \$50 million for 5,000 new Older Adult Special Purpose Vouchers. The proposal also emphasizes the full renewal of Project Rental Assistance Contracts (PRACs) and the expansion of service coordination programs, plus many other initiatives to advance affordable housing for future generations.

Read the full letter at: <https://leadingage.org/resources/leadingage-to-congress-continue-to-support-housing-programs-in-fy27/>

2

HUD's Office of Policy Development and Research Traces 250 Years of Infrastructure

Managed by HUD's Office of Policy Development and Research (PD&R), "HUD User" recently featured a study titled *A Brief History of Housing-Related Systems in the United States*. This research explores the 250-year evolution of critical infrastructure systems-including water and wastewater, waste management, electricity, and fire response-from colonial times to the modern era. By analyzing how these systems developed and became standardized, the article concludes that planning ahead with infrastructure improvements in mind will ensure that U.S. housing continues to be affordable and supportive for future generations.

View the full article at: <https://www.huduser.gov/portal/pdredge/pdr-edge-housingat250-article-031926.html>



MISSION STATEMENT

At EHD OC, our mission, guided by the principle of 'Housing with a Heart', is to develop, manage, and preserve affordable independent living communities where seniors can thrive and age in place.

We empower our residents to maintain their independence, dignity, and quality of life within a compassionate, supportive health and wellness focused environment.



HOUSING WITH A HEART

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Elderly Housing Development
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Building the Financial Stack in Affordable Housing Projects

By Roland J. Broussard,
Chief Development Officer

Why affordable housing projects are so hard to finance, and what EHDOC is doing to improve its odds.

If you have worked on even one affordable housing project, whether it be new construction, acquisition/ rehab, or preservation, you know preparing the financial capital stack is often the hardest phase of the project. It is not just about finding the money; it is about combining multiple third-party funding sources that rarely fit together neatly. Whether the goal is new construction or preserving an aging property, the challenges are the same: balancing project costs with what the project can realistically support in debt for its long-term success.

The core problem is simple: in affordable housing, it usually ends up costing more to build or preserve a property than the property can earn in rent given imposed rent restrictions under various programs to keep it 'affordable.' Revenue is intentionally capped to preserve affordability, while development costs continue to rise alongside the broader market.

Projects usually do not generate enough income to support a traditional loan financing structure. Since lenders size a property's loan based on its cash flow, lower rents usually mean smaller loans, which leaves large gaps in sourcing the financial capital stack. Even Low-Income Housing Tax Credit (LIHTC) equity, the backbone of most affordable housing projects today, is usually not enough on its own to close that funding gap. As a result, nonprofit developers such as EHDOC are left doing what they often do best: assembling multiple sources to make the numbers work, or be forced to utilize valuable working capital resources to fund the gap.





What makes the financial capital stack so complicated is that affordable housing projects rarely rely on just one or two sources.

If you have ever modeled one of these deals, you have watched the Sources & Uses page keep growing. That is because affordable housing projects rarely rely on just one or two sources of funding. Instead, they often require layers of multiple financing sources, sometimes four, six, or more, drawing from federal, state, and local affordable housing loan programs. On paper, that sounds like flexibility, however, in practice, it creates a lot of extra work, an exhausting amount of time and resources, and often friction because each source of funding brings its own set of requirements, including income restrictions, rent limits, compliance rules, and reporting obligations, and those requirements do not always work neatly together.

Timing adds another layer of difficulty. LIHTC tax credit allocations granted by state agencies follow extremely strict cycles, soft funding often depends on local approvals and community support, and construction and long-term debt is tied to underwriting conditions. If you miss one deadline or assumption, the whole project can start to unravel.

That complexity comes at a cost.

It is not just frustrating; it is also expensive for nonprofit developers. The more sources you add, the more coordination, legal structuring, and compliance the deal requires. Over time, that complexity can push development costs higher and make projects less efficient, and often never materialize.

Another major pressure point is the equity side of the financial stack.

Long-term debt (Mortgage) is generally available, but equity, especially LIHTC equity, can be harder to secure from private syndicators or investment firms. Market shifts, tax appetite sways, and pricing fluctuations can all affect how much LIHTC equity a project ultimately receives. When equity pricing drops, the impact is immediate: nonprofit developers may need to defer more of their developer fee, rely on additional soft loans from other sources if they can find them, make cuts in the planned scope of work which they would rather avoid, or fund the difference. For new construction projects, that can be the difference between a deal penciling or not.

New construction and preservation deals are both challenging, but for varied reasons.

New construction tends to be more straightforward conceptually, but often much harder financially. Nonprofit developers are dealing with rising construction costs, long timelines for entitlements, approvals, supply chain issues, build-out, and larger funding gaps. Because costs are so high, these projects usually lean heavily on competitive funding like 9% LIHTC. That means you not only have to make the deal work, but you also have to win an allocation award from the competitive state process to even get started.



Preservation projects can look easier at first because the properties already exist, but they come with their own layers of complexity. Nonprofit developers are often dealing with aging buildings that need significant deferred maintenance and repairs, existing debt that must be restructured, some with unrealistic prepayment penalties, investor exits around Year 15, and expiring affordability restrictions. On top of all that, a large number of affordable housing units nationwide are at risk of losing affordability in the near future because owners are frustrated with the red tape and no longer want to deal with it or it's an opportunity to capitalize on the ever-increasing market value conditions, which adds urgency without necessarily bringing more funding. Financially, preservation deals are still under a lot of pressure because operating costs are rising, interest rates have shifted, and recapitalizations are becoming harder to structure.

There is also a tradeoff at the center of affordable housing finance: the more sources you add to make a project work, the harder the project becomes to execute and bring to a reality.

More capital can help fill the funding gap, but it also brings more coordination, more compliance, and more risk, and usually the nonprofit developer is forced to provide all guarantees. At a certain point, you are not just solving financial problems, you are managing an entire system and placing the nonprofit developer at the center of risk of the project does not continuously perform or operate year-to-year as it was underwritten.

What tends to work in practice is identifying the funding gap early, before chasing sources, and aligning the deal with the right funding priorities such as the state Qualified Allocation Plan (QAP) and local housing goals. QAP is a state-level guide that outlines the eligibility requirements, housing priorities and scoring criteria for distributing federal Low-Income Housing Tax Credits to affordable housing developers.

It also helps to build flexibility into the project so it can absorb pricing changes or cost swings, keep the financial capital stack as simple as possible even when layering more sources is tempting, and rely on strong relationships with lenders, investors, and housing agencies. Unfortunately, there is no single solution to the affordable housing crisis when it comes to creating a workable and feasible financial capital stack, but there is a clearer path forward: define the gap early, align the project with the right funding programs, simplify the structure wherever possible, and leave enough room to adapt to market shifts. Affordable housing financing will always remain complex, but with a strategic approach from the start, that complexity becomes far more manageable.



In Summary

Because EHDOC faces many challenges in raising capital for its heart-felt mission to expand development and preservation of affordable housing for seniors across the country, it is equally about managing risk across a fragmented system of public, private, and mission-driven stakeholders. For nonprofit developers like EHDOC especially, the difficulty is compounded by limited balance sheet capacity, staffing constraints, and the pressure to deliver long-term community outcomes alongside financial feasibility.

Affordable housing projects can require years of work before construction financing is even secured. During that period, nonprofits may spend substantial amounts on pre-development costs such as architectural plans, engineering reports, legal fees, zoning work, environmental studies, and consultant expenses with no guarantee the deal will ultimately close. If the project fails to secure tax credits, financing sources, or local approvals, much of that investment may not be recoverable and written off.

This creates a difficult dynamic where nonprofits are expected to solve deeply complex housing problems while operating with significantly less financial flexibility than private-sector developers. Another challenge is that affordable housing finance is highly competitive, especially in the 9% LIHTC environment. Many viable projects do not fail because they are poorly conceived. They fail because there are simply not enough allocations available. State housing finance agencies routinely receive applications requesting far more tax credits than can be awarded. As a result, success often depends on how well a project aligns with state QAP priorities, local political support, readiness to proceed, and demonstrated community impact.

For nonprofits like EHDOC, this means its mission alone is not enough. Execution capacity matters. That is why strategic partnerships are one of the most important ways nonprofits can overcome financing obstacles. Many successful nonprofit developers reduce risk by partnering early with experienced development teams, syndicators, CDFIs, housing authorities, or healthcare and education institutions that share aligned community goals. These partnerships can strengthen applications, improve credibility with lenders, and provide additional guarantees or balance sheet support that smaller nonprofits may not otherwise have.

Ultimately, affordable housing finance is difficult because it attempts to solve a social need using financial structures that were not originally designed for deeply constrained economics. Organizations that succeed are usually not the ones with the most complicated capital stacks. They are the ones that understand how to simplify complexity wherever possible, align projects with clear policy priorities, and build enough resilience.

Empowering Our Mission: Welcome to Our New Philanthropy Team!



At the heart of every thriving nonprofit is the generosity that fuels its mission. As a 501(c)(3) organization, EHDOC relies on the power of philanthropy to transform lives—supporting vital wellness programs, providing financial relief for our seniors, and ensuring our communities remain stable, welcoming havens for aging in place.

We are absolutely thrilled to introduce the key professionals who will deepen this impact! They have already hit the ground running, bringing an incredible wave of energy, fresh outreach strategies, and funding development skills that are already strengthening our communities.



Toni Diaz, Philanthropy Director

Throughout her 15-year career in the nonprofit sector, Toni has helped drive multimillion-dollar revenue growth through her expertise in cultivating meaningful, long-lasting relationships with donors, partners, and community stakeholders.

In addition to her professional accomplishments, Toni proudly serves on various city boards and remains deeply engaged in community initiatives. She has been recognized by the City of North Miami Beach with a Champion Award and was honored by the Ancient Spanish Monastery Foundation for her outstanding community service and nonprofit leadership.

When asked about her greatest achievements, Toni often points not to awards or professional milestones, but to the meaningful time she spends bringing joy and companionship to older adults. She also treasures the experiences and perspectives gained through her travels around the world.

At EHDOC, Toni is committed to expanding philanthropic support, strengthening community partnerships, and increasing brand awareness to further the organization's mission of serving low-income seniors with dignity and compassion.



Debbie M. Hernandez, Philanthropy & Finance Operations Specialist

Debbie plays a key role in advancing the organization's fundraising initiatives, grant development, donor engagement, and strategic growth efforts.

Debbie's over 20 years of professional expertise includes nonprofit financial management, grant accounting, operational strategy, compliance oversight, donor stewardship, and organizational development. She is recognized for her collaborative leadership style, strong analytical skills, and passion for mission-driven work that strengthens communities and improves the lives of underserved populations.

Deeply committed to serving older adults and vulnerable communities, Debbie is passionate about building sustainable partnerships and funding opportunities that help seniors age in place with dignity, stability, and connection.



Gifts from the Heart

The generosity of our EHD OC friends and family makes it possible for us to continue our senior housing mission of Housing with a Heart. We are humbly grateful to these donors who have recently supported our nonprofit and our seniors.

Giving Back to Improve Lives

Dr. David and Mrs. Susan Mactye have dedicated much of their lives to philanthropy and giving back to causes close to their hearts. From donating acres of land in Maine to The Nature Conservancy to providing a transport van to the Humane Society, they have continually demonstrated their commitment to improving the lives of others.

Their most recent gift of \$250,000 to support our seniors is among their most impactful contributions and will make a lasting difference in the lives of those we serve.

We are deeply honored to recognize Dr. David and Mrs. Susan Mactye today, and all of us at EHD OC are sincerely grateful for their compassion, kindness, and extraordinary generosity.

A Heart Beyond Business

When we think of the people who have stood by EHD OC through the years, Manny Gonzalez of All State Clean is always among the first to come to mind. Manny is more than a vendor; he is a true friend who has supported our communities with dedication and kindness far beyond any contract. This year, Manny took his commitment even further by making a generous donation to our organization, a beautiful reflection of the kind of person he truly is.

Manny, thank you for your friendship, your loyalty, and your giving heart. We are honored to call you part of the EHD OC family.



Support Seniors. Stronger Communities.

Every senior deserves to age with dignity, independence, and peace of mind. Your gift provides more than just an affordable home—it sustains the vital programs, wellness initiatives, and community enhancements that brighten our residents' lives every day.

Join us in making a lasting impact.



**Support
EHD OC
Today!**

Visit www.ehd oc.org/donate to make your tax-deductible gift today.

**Thank you for supporting
Housing with a Heart.**

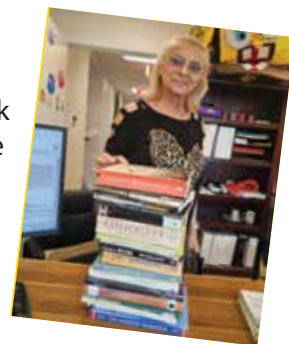


Book Drive Honors Cayetana Romero

We lovingly remember Cayetana Romero, the late wife of our Board Member Edward Romero, who created a library area stocked with books for residents at Edward Romero Terrace, our senior community in Albuquerque, N.M. Each year, EHDOC communities celebrate her heart for seniors and reading through the Cayetana Romero Memorial Book Drive, promoting literacy and community connection.

Council Towers North, Miami Beach, FL

In March, residents contributed to the annual book drive, donating titles in the Community Room. The EHDOC Service Coordinators organize this event every year in memory of Cayetana Romero to continue her legacy of literacy and education.



Village de Memoire, Ville Platte, LA

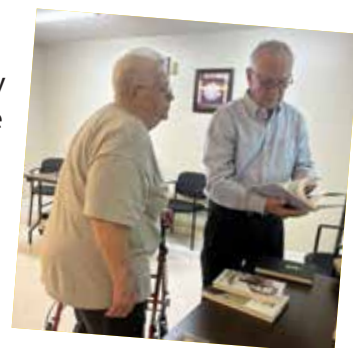


Evangeline Parish Library's Keishia Ford visited to share information about the local library's programs and resources, providing books, magazines, and a calendar of events to residents. After her presentation, residents enjoyed prize bingo, and Keishia donated additional books to our library. Our Service Coordinator also shared the story behind the annual Cayetana Romero Memorial Book

Drive, honoring Mrs. Romero's love for reading and community learning.

Morse Manor, Morse, LA

Residents welcomed local author John T. Landry for our Cayetana Romero Book Event. He gave a slide presentation, discussed his book *The Roads I've Traveled*, and shared stories about local history and the writing process. The event honored Cayetana Romero's enduring passion for books and community storytelling.





Pine Grove, Pineville, LA

Books, puzzles, and DVDs collected during the Cayetana Romero Memorial Book Drive were donated to the Oaks Care Center library, a nearby rehabilitation and skilled care facility. The center's Activity Supervisor gladly accepted the donations from our Service Coordinator on behalf of residents and staff.



Steelworkers Tower, Pittsburgh, PA



Our residents continue to support the Cayetana Romero Memorial Book Drive each year, with books donated by family and friends in honor of her devotion to reading.

This shared tradition keeps her spirit alive in library areas throughout all EHDOC communities.

Mayfield Manor, Canton, OH

Residents enjoyed hearing about the life and accomplishments of Cayetana Romero, wife of EHDOC Board Member, Edward Romero, and her love for books. We also had a speaker from the Stark County Public Library that came to provide book donations and talk about the library's new reading programs.



EHDOC Advocates for Resident Nutrition

Representatives from Council Towers North and South recently attended the Miami Beach Commission Meeting to advocate for a vital cause: the re-establishment of the Little Havana Activities Center Hot Meals Program.

The EHDOC delegation included Jack Cline (Community Manager), Antonio Asea (Service Coordinator, South Tower), and Manuel Del Valle (Regional Service Coordinator), who were joined by three dedicated residents.

During the session, both Jack Cline and Manuel Del Valle addressed the Mayor and Commissioners directly. They provided a detailed look at the program's impact, explaining how it provides more than just a hot lunch five days a week; it serves as a lifeline for residents by offering transportation to grocery stores and fostering community through lunchtime events.

While on-site, the team also extended a formal invitation to the Commission to attend the upcoming Resident Inauguration of the new Service Coordination Program at both buildings.

The presentation clearly resonated with city leadership. Following the testimony, EHDOC was immediately contacted by several commissioners and the Mayor's Senior Advocate. These officials requested additional information and expressed a desire to stay informed on future property events.



This level of immediate outreach suggests that our advocacy successfully highlighted the urgent needs of our residents and moved the Commission toward action.

HOUSING WITH A HEART...



Council Towers North & South *Miami Beach, FL*

Thanks to the generosity of the City of Miami Beach, our community enjoys an hour-long painting workshop

every other Wednesday.

The program began in March, alternating between the North and South communities. Residents enjoy socializing while drawing and painting together. We have some creative "artists in residence"!



Stonington Arms *Pawcatuck, CT*

Stonington Arms hosted a spring health and wellness fair featuring six community providers. Residents enjoyed coffee while gathering free elder service information from Senior Resources (aging agency), Stonington Human Services (counseling and elderly programs), Connelly Senior Law (end-of-life planning), and LedgeLight Health District (nutrition and health programs). Additional agencies also shared vital wellness information for seniors.

Mayfield Manor LP, II, III *Canton, OH*

Bring out the brushes! Residents participated in a painting class presented by Karina Rapalo from Silver Lining Medicare.



Karina provided all the supplies, plus snacks and drinks to enjoy while the paint dried between layers. Our creative residents painted a beautiful evening sky scene and had fun laughing together while showing off their artwork.



Hugh Carcella *Reading, PA*

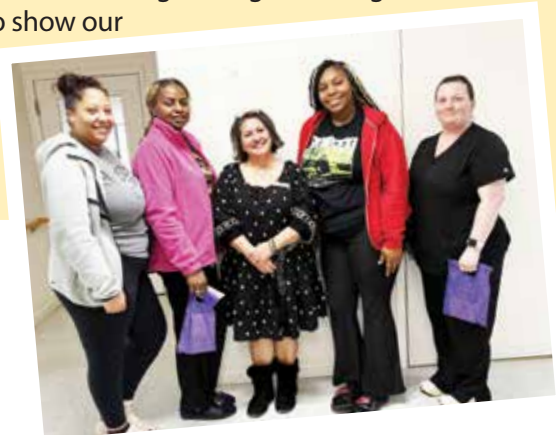


Residents and staff alike generously participated in our 6th annual clothing drive. Over a month's time, we collected 19 bags of new and used clothing, shoes and coats. The Hope Rescue Mission was pleased to

accept our donations and sent a truck for pickup, followed later by a thank you letter to the property for our continued efforts.

Leisure Lane *Rayne, LA*

We recognized National Caregivers Day on February 24th by celebrating with four caregivers who help residents at Leisure Lane. Caregivers encourage aging in place by assisting with the daily activities of living that keep our seniors housed in our communities. Each was given a goodie bag and a thank you card to show our appreciation for their kind-hearted service.





Earl M. Bourdon Centre

Claremont, NH

On April 3rd, our Easter egg hunt at the Earl Bourdon Centre was nothing short of delightful. Residents embraced the celebration with enthusiasm, baskets in hand and smiles all around. Their playful banter and friendly competition transformed a simple tradition into a lively adventure, proving that fun has no age limit. The day was filled with shared joy and connection.

Clyde F. Simon Lakeview I & II

Bath, NY

Purple, green and gold brightened the day on March 18th as residents enjoyed a festive Mardi Gras celebration. The event featured a variety of themed snacks and punch, lively music, colorful beads, and an opportunity to learn fun facts about the origins and traditions of Mardi Gras. Residents also elected the 2026 Mardi Gras King and Queen!



Village de Memoire

Ville Platte, LA

We recently celebrated Maintenance Workers Day by honoring our wonderful team for always being there and doing incredible work! To show our deep appreciation for everything they do, we treated them to breakfast donuts, a pizza lunch—featuring both crawfish and meat lovers—and a \$25 gift card for each team member. We truly appreciate them more than they know!



Robert Sharp Towers I & II

Miami, FL

In April, Robert Sharp Towers residents raised their voices against a proposed USDA budget cut that would eliminate the Commodity Supplemental Food Program (CSFP) in 2027. Residents were encouraged to advocate for the program by sending more than 100 letters to Senator Rick Scott, Senator Ashley Moody, and Representative Frederica Wilson, urging them to oppose

eliminating this vital, nutritional resource for low-income seniors.



Steel Plaza

Los Angeles, CA

Staff and residents co-hosted a wonderful Valentine Social on February 12th. The festive afternoon featured pizza, desserts, and live piano music by a talented resident. Additionally, community health provider K-Day PACE sponsored a hands-on Art & Craft activity. It was a fun, engaging celebration filled with great food, creativity, conversation, and plenty of laughter.

...EVERY DAY JOY AT EHDOC PROPERTIES



HR Spotlight

Recognized for our Housing with a Heart Culture

Our organization was recently recognized with a 2025 Top Workplaces Nonprofit Industry Award. This honor is a direct result of the culture we have intentionally built—one rooted in mission, respect, collaboration, and genuine care for both our employees and the residents we serve.

Driven by Purpose

As a mission-driven non-profit, we believe that people do their best work when they feel valued and connected to a greater purpose. Our team is united by a shared commitment to:

- Creating vibrant communities where older adults live with dignity and independence.
- Fostering belonging for both residents and staff.
- Driving engagement at every level of the organization.

A Culture of Compassion and Accountability

What makes our workplace exceptional is a balance of support and professional standards. We strive to maintain an environment where:

- **Voices Matter:** Leadership is approachable and transparent, and employees are encouraged to bring forward new ideas.
- **Holistic Recognition:** Team members are celebrated not only for their results but for the kindness, integrity, and respect they show to residents and colleagues every day.
- **Collaboration and Support:** By celebrating successes together and supporting one another through challenges, we create a workplace where every individual feels truly appreciated and empowered.
- **Employee Well-being:** By prioritizing flexibility, teamwork, and professional development, we ensure that caring for our employees enables them to better care for others.

A Reflection of Dedication

Ultimately, this award reflects the passion and heart of our staff. Their commitment to serving seniors and strengthening communities is what makes this organization a truly special place to work. **Valued Employees, thank you for all you do!**

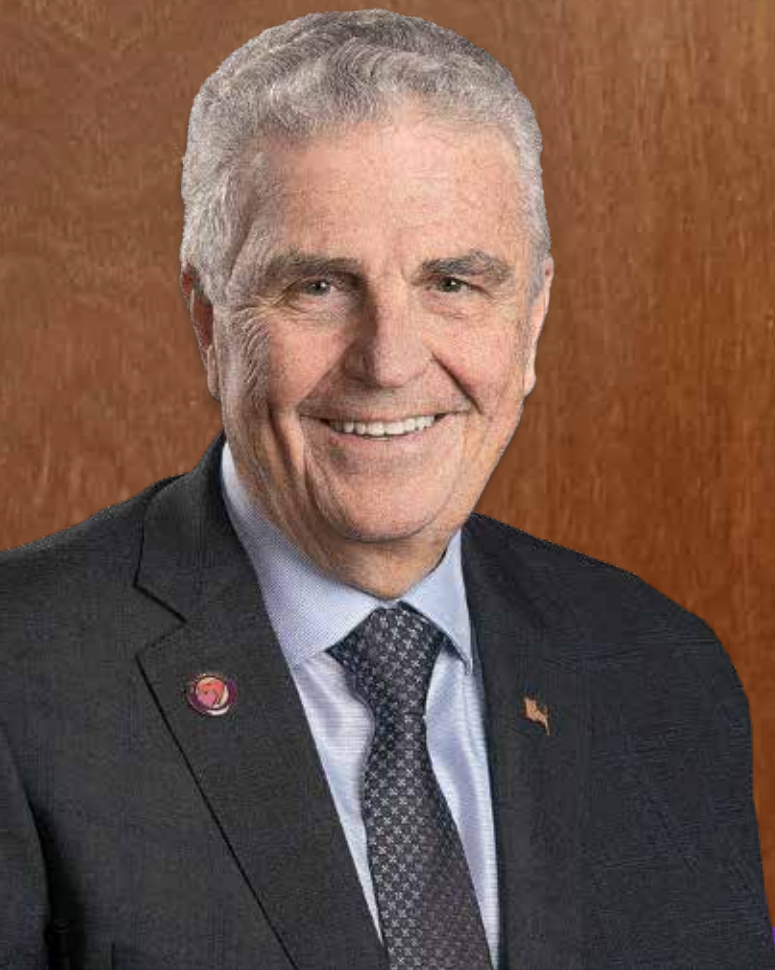




Forever In Our Hearts

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 | 8 story

John Piazza Apartments

Fontana
59 units | 5 story

Minerva Manor

Fontana
63 units | 3 story

Phillip Murray Place

Bell
71 units | 5 story

Steel Plaza

Los Angeles
65 units | 5 story

Connecticut

Anthony DeLorenzo Towers LP

Bristol
90 units | 5 story

Stonington Arms

Pawcatuck
75 units | 2 story quadraplex

Florida

Council Towers North

Miami Beach
125 units | 12 story

Council Towers South

Miami Beach
125 units | 12 story

Mildred & Claude Pepper Towers

Miami
150 units | 12 story

Mosaico

Miami
271 units | 13 story

Palermo Lakes

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

Edward M. Marx Apartments

Chicago
31 units | 2 story

J. Michael Fitzgerald

Chicago
63 units | 5 story

North Park Village Apartments

Chicago
180 units | 2 & 3 story

Prete Apartments

Chicago
75 units | 4 story

Senate Apartments

Chicago
240 units | 4 story

Louisiana

Chateau des Amis

Ville Platte
49 units | 2 story

Leisure Lane

Rayne
19 units | garden style

Morse Manor

Morse
19 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

Leesville
37 units | garden style

Village de Memoire

Ville Platte
115 units | 2 story

Maine

Chateau Cushnoc

Augusta
60 units | 3 story

John Marvin Tower

Augusta
32 units | 3 story

La Maison Acadienne

Madawaska
62 units | 3 story

Montfort Heights

St. Agatha
21 units | 3 story

Spring Rock Park

Leeds
20 units | 2 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

Charlestown
42 units | 6 story

South Boston

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

Ohio

Mayfield Manor LP

Canton
144 units | 6 story

Mayfield Manor II

Canton
66 units | 8 story

Mayfield Manor III

Canton
40 units | 4 story

Teamsters Residences

Maumee
52 units | 1 story quadraplex

William W. Winpisinger

Cleveland
42 units | 5 story

Pennsylvania

Hugh Carcella Apartments

Reading
120 units | 11 story

I.W. Abel Place

Pittsburgh
49 units | 6 story

Lloyd McBride Court

Milvale
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

EHDOC Communities as of June 2026



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