

HOUSING WITH A HEART



SUMMER 2019

AFFORDABLE HOUSING FOR THE ELDERLY

The faces of
EHD OC's
wonderful senior
residents around
the country



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From our Chairman of the Board:

What is the commitment for Affordable Senior Housing in communities nationwide?

by Christopher M. Shelton, EHDHC Board Chairman

As most communities nationwide know, the cost of housing has been sharply increasing over the past few years. This escalating cost of housing has been particularly harsh for low-income older persons who rely upon Social Security as their primary source of income, including most EHDHC residents. The Census Bureau identifies housing costs in excess of 30 percent of income as an indicator of a housing affordability problem.

The Department of Housing and Urban Development (HUD) classifies persons paying more than one-half of their monthly income for rent or living in severely inadequate housing as “worst case” rent burden; and confirmed in their latest annual report to Congress, *HUD’s Worst Case Housing Needs: 2017*, that there is a growing increase in the number of older Americans with worst case housing needs. In 2015, 8.3 million households (about 40 percent) controlled by an elderly person had worst case housing needs. This represents a 2.6 percentage increase from 2013.

In its latest annual report to Congress on the shortage of affordable housing, the National Low-Income Housing Coalition (NLIHC) reported that our country has a shortage of seven million rental homes that are affordable and available to extremely low-income renters representing only 37 rental homes for every 100 households. Nearly half (48 percent) of these extremely low-income renters (having 30 percent of the area median income) are seniors or



persons with disabilities. The federal government provides a number of programs to assist low-income seniors and other eligible families with affordable housing, including public housing (40 percent are seniors) and Section 8 rental assistance (50 percent are seniors). However, the only federal housing program that is specifically for the production

of affordable housing for very low-income older persons is Section 202 Supportive Housing for the Elderly. EHDHC and other non-profit organizations have long used the Section 202 program to develop affordable senior housing; unfortunately, due to severe cuts in recent years, only one in three of eligible (aged 62 and 50 percent of area median income) very low-income seniors are assisted. Nationwide there are ten eligible very low-income older persons on waiting lists for each apartment that becomes available annually, resulting in long multi-year waiting lists.

EHDHC and other non-profit organizations also work with state and local governments to secure land, policies and funds to expand and enhance affordable senior housing, including: Low-Income Housing Tax Credits (LIHC), bonds, tax exemptions, HOME, Community Development Block Grants (CDBG) and state and local housing trust funds for seniors. Given the many critical and priority needs in local communities for each of these scarce resources, there is great competition among for-profits and non-profits for these limited resources,

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SENIOR LIVING SENIOR DIGNITY

by Steve Protulis, EHD OC President and CEO

Despite increased senior poverty the Administration continues to cut and delay funding for Affordable Senior Housing

As reported by the U.S. Administration on Aging 2017 Profile of Older Americans, over 4.6 million people age 65 and over (9.3%) were below the U.S. poverty level in 2016, and another 2.4 million were classified as "near-poor" (income between the poverty level and 125% of this level.) Even though this represents about one of every ten older persons, it under estimates the true burden of poverty since it doesn't adjust for expenses such as health care and housing. The U.S. Census Bureau's Supplemental Poverty Measure (SPM) shows a significantly higher number of older persons below poverty. Under the SPM poverty measurement, the number of persons age 65 and over have a poverty level of 14.5 percent, higher for women, persons living alone and minorities.

Most seniors rely on Social Security for their primary source of income. The cost of housing has dramatically increased in recent years resulting in low-income seniors not being able to secure safe and decent housing even if they spend most (if not all) of their Social Security payment on rent and utilities (the 2019 average monthly Social Security is \$1,300 and most of our residents receive even less) leaving little funds for food and other necessities. Between 2006 and 2016, Social Security payments rose just 6 percent in real terms while the median rent for households age 65 and over climbed at twice that rate. As noted in the accompanying article by EHD OC Chairman Chris Sheldon, HUD classifies persons paying more than one-half of their monthly income for rent or living in severely inadequate housing as "worst case" rent burden; and confirmed that there is a growing increase in the number of older Americans with worst case housing needs. We clearly need to assist low-income older persons to quickly obtain affordable senior housing.



I commend our EHD OC residents who joined more than one thousand other seniors from around the country at the U.S. Capitol several years ago to rally for the restoration of Section 202 funds to develop affordable senior housing (Housing with a Heart Summer 2017.) Our residents and others expressed their concerns that Congress had not funded Section 202 development funds for the past few years despite the critical shortage and increasing need for affordable senior housing.

It was great that their voices were heard because \$105 million for Section 202 development was included in the FY2018 Omnibus Appropriations bill that was enacted on March 23, 2018.

While the funding was not as much as the \$582 million funded in FY2010 and preceding years, it was the largest funding for Section 202 development since FY2010.

We were pleased and looking forward to the Administration allocating the funds so that EHD OC and other

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HOUSING WITH A HEART...



CHATEAU DES AMIS Ville Platte, LA

Residents celebrated Father's Day. They reminisced Cajun country living in the old days as they sat on the steps of an "old Cajun home" and snacked on chicken and sausage sauce piquante. Mmmm!



TORRE JESUS Bayamon, PR

Fourteen months after Hurricane Maria, residents



welcomed EHDOD President and CEO, Steve Protulis and the EHDOD staff with big smiles and open arms to enjoy happy conversations and tasty treats.



COUNCIL TOWERS Miami Beach, FL

The Miami Beach Senior Choir was created at Council Towers many years ago and rehearses here. These singers and dancers include doctors, dentists, lawyers and others from around the world. The City of Miami Beach proclaimed May 23, 2019 "Miami Beach Senior Chorus Day."



COUNCIL HOUSE Marlow Heights, MD

Council House held an interactive event to create awareness about World Elder Abuse Awareness Day. Residents heard the importance of ensuring that elder abuse is not tolerated and what signs to look for. They expressed their feelings and the understanding that they need to look out for one another.

JOHN MARVIN TOWER

Augusta, ME

For Anita Fecteau's surprise 100th birthday, friends selected gifts that would be most meaningful: a blessing from St. Augustine's Church, French touches on her birthday card and cake, a presidential letter, and a proclamation read by the Mayor. Anita said she, "had never had anything like this in her life!"



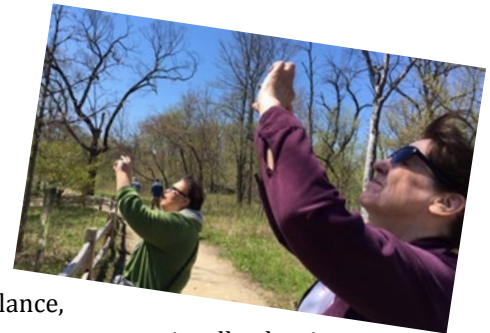
...EVERY DAY AT EHD OC RESIDENCES



EDWARD M. MARX

Chicago, IL

Smartphone Nature Photography for Seniors taught residents basic phone and camera settings, then simple photography principles such as lighting, framing, color balance, focal point, and setting up for success to ensure visually pleasing pictures. Everyone enjoyed a short walk to see some scenic spots and practiced nature photography with their own smartphone.



STEELWORKERS TOWER

Pittsburgh, PA

Residents and best friends Leona McCormick and Rosemary Baumgardner were honored by State Representative Jake Wheatley with a birthday proclamation from the Commonwealth of Pennsylvania!



JACKSONVILLE TOWERS

Jacksonville, AR

During National Donate Life Month, residents learned the benefits of organ and tissue donation, misconceptions about donating, and how to become an organ donor. Willie Walker told his personal story about the kidney he received.



Rally on Capitol Hill for Affordable Senior Housing



Calls on Congress to increase funding for low-income senior housing

B'nai B'rith International co-hosted a rally on Capitol Hill on May 8, 2019 to call attention to the need for more affordable senior housing. About 1,000 people attended the "Senior Housing Now" rally, which featured Virginia Sen. Tim Kaine; Missouri Rep. William Clay; California Rep. Katie Hill; and Florida Rep. Donna Shalala, along with residents of affordable housing for low-income seniors.

Safe and affordable housing is a lifeline for so many older adults. Ethel Young, president of the CSI board of directors in Baltimore, said, "Sometimes I learn that a person who calls to check on where they are on the waiting list for housing where she lives is sleeping in their car... The Walker coop apartments are 88 wonderful apartments in a beautiful community but we are only 88 units. I cannot create new units or wipe away the waiting lists, however, Congress



can. Members of Congress should answer the leasing office phone for a few hours a week and hear from the people I talk to.”

Evelyn Hudson, a resident of St. Mary’s Court in Washington, D.C., said, “The reason I’m here today is because senior citizens can be displaced quickly because they don’t make enough money. Some of us retired and we didn’t get the retirement we thought we would get. The American Dream seems like an illusion, and so we need affordable houses. Safe, affordable houses where we can have food, medicine and housing without scrimping and scraping.”

Lawmakers attending the rally said they understood how vital funding is. Shalala told the crowd, “I started my career at HUD, working on 202s as a policymaker at HUD in the Carter administration, a long time ago. I’m

a senior, too. But I came to tell you that the Congress is committed; that we understand what you’ve contributed to this country. And we know what we have to do to honor that contribution. Seniors all over our country are desperate for affordable housing. And 202 and Section 8s are the best vehicles to provide first-class housing to seniors. Housing is a right in this country, and quality housing for seniors ought to be a right.”

B’nai B’rith’s long history with Section 202 housing started in 1971, when they formed a partnership with the Department of Housing and Urban Development (HUD) to sponsor housing for low-income seniors. B’nai B’rith International is the largest national Jewish sponsor of non-sectarian low-income housing for seniors in the country.

Attending the rally on behalf of the B’nai B’rith Center for Senior Services were Associate Director Janel Doughten and Assistant Director for Aging Policy Evan Carmen. They noted, “It’s so exciting being at the Senior Housing Now rally on Capitol Hill. Affordable HUD senior housing is so important throughout our country, and we call on Congress to appropriate more money for the Section 202 program. Just look to our B’nai B’rith housing communities where often waiting lists to get into our sponsored Section 202 properties can be a year or longer, or even closed. This rally was critical to highlight the importance of creating more senior housing.”

The rally was sponsored by Leading Age, an association of non-profit aging services.



From Katie Smith Sloan, President/CEO, LeadingAge

LeadingAge Florida held its 56th Annual Convention & Exposition in Orlando in July. Katie Smith Sloan, President/CEO of LeadingAge shared her thoughts about priorities in Washington and key drivers in the future. A few highlights specific to affordable housing for seniors:

"...What we are working on in Washington..."

Increasing the supply of affordable housing ...and protecting what we have today. Several of you... including EDHOC - thank you, Steve! joined us to raise our voices at our Senior Housing NOW rally on Capitol Hill in May. We made it clear to members of Congress that this is an issue that they must address NOW.

What about the future?

The lack of affordable senior housing that we are seeing today will increase exponentially. I believe it is our responsibility to ensure that change happens because of us - not in spite of us... and to shape a society

in which older adults can live their best lives.

It will be incumbent on all of us to reimagine our business models, to rethink how services are delivered and to reframe our relationship with the people who benefit from our services as PARTNERS rather than PROVIDERS.

So, what can we do as a field to ensure that our voices rise above the noise?

Keep your eye on the horizon... have a long-term vision... or at least an imagination and the courage to ask the right questions.

What you are doing every day is not only essential, but it is consequential. You are changing lives, you are supporting families and you are demonstrating that - in the face of negative press, unreasonable regulations, financial challenges and steep competition - it is possible to have a steady hand on the tiller and do great things.

It's hard to imagine this country when there are 40 million people over the age of 65. It's daunting to even consider. But we must do much more than consider. We must re-invent, re-imagine, re-connect, and re-energize. And we must not just look two years down the road, but far ahead into the future.

In 2018, Steve Protulis received the Lifetime Achievement Award from LeadingAge Florida.

LETTER FROM REPRESENTATIVE DONNA SHALALA

Steve Protulis was asked by Representative Donna Shalala to read a letter she wrote to attendees of LeadingAge Florida - 5th Annual Convention & Exposition



Older adults favor Facebook and YouTube as their social media platform choices



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The same two forms of social media are the most popular among seniors (those age 65 years or more) as in younger age groups, according to recently released research from the Pew Research Group.



The #1 social media platform for seniors is Facebook.



YouTube is the second most popular form of social media among seniors.

YouTube and Facebook have dominated social media use compared with other platforms measured by Pew since at least 2012, although their use from 2018 to 2019 among all age groups has been relatively flat.

For those aged 50 to 64, No. 3. and 4 were **Pinterest** and **LinkedIn**, the same rankings as those aged 65+. For those aged 40 to 49, No. 3 and 4 were **Instagram** and LinkedIn. And for those aged 18 to 29, No. 3 and 4 were Instagram and **Snapchat**.

non-profit organizations could again use Section 202 funds to develop affordable senior housing.

It was more than a year later, however, including the historic 35 days government shutdown, when HUD finally announced on April 4, 2019 the Notice for Funding Availability (NOFA) for Section 202 development funds. We were pleased that the funds were finally available, yet annoyed and deeply concerned that HUD was allocating less than half (\$50 million) of the \$105 million that Congress had appropriated. The Administration indicated they intend to allocate the balance of the FY2018 funds next year in 2020 (as well as the additional \$51 million FY2019 funds that subsequently had been passed by Congress on February 14, 2019.) Yet again, further delays.

The Administration justified postponing these Congressionally passed Section 202 development funds to provide more time for non-profit organizations to prepare for HUD's newly imposed "leveraging" requirement for the very competitive Section 202 funds. EHD OC and other developers of affordable senior housing have already needed to obtain additional public and private funding due to the inadequate and reduced Section 202 funding over the past few years.

While EHD OC is pleased to have positive working relationships with state and local governments regarding securing additional funds to expand, enhance, and expedite our development of affordable senior housing, the Administration's newly imposed leveraging requirement could make it even more difficult to secure these additional funds since the Administration had also proposed (a couple weeks before the Sec. 202 NOFA) in their FY2020 budget to eliminate or severely cut many of the existing federal programs that state and local governments have used to assist with the development of affordable housing.

On March 11, 2019, the Administration released its proposed FY2020 budget that would impose a 5 percent cut for most non-defense federal programs. For HUD, there would be significantly deeper cuts of \$9.6 billion. Cuts include the elimination of all funding for the HOME program, Community Development block grants, and the National Affordable Housing Trust Fund.

Not only would the Administration's proposed FY2020 budget impose deep cuts to affordable housing programs, including zero funding for Section 202 development; but it would also undermine the capacity of state and local governments to have the resources that non-profit organizations need for the new HUD imposed fund leveraging requirement in the Section 202 NOFA.

In addition, the GOP tax cuts enacted last year reduce incentives by corporations and others to invest in the Low-Income Housing Tax Credits program that EHD OC and others have used for affordable senior housing. See my article on the impact of the tax cuts on affordable senior housing in Housing with a Heart Spring 2018.

I am proud that our seniors participated in the Section 202 rally in the summer of 2017, however, we are still waiting the full allocation of the \$105 million Congress passed for FY2018. This past May, our residents again participated in the "Affordable Senior Housing NOW" rally for FY2020 funding. It is vital that our voices continue to be heard to restore Section 202 development funding to at least \$600 million (approximately the funding level provided in FY2011 and earlier years.)

It is especially important this year since there are nearly one hundred new members of the 116th Congress who may not be familiar with the critical need for and benefits of this vital affordable housing program. Please continue to make your voices heard on behalf of low-income seniors nationwide struggling to obtain affordable senior housing! ■

MISSION STATEMENT

EHD OC develops and manages safe, secure and affordable housing for senior citizens across the United States. EHD OC 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

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We mourn the loss of our friend, **MORTON BAHR**

It is with a heavy heart I inform you of the recent passing of Morton Bahr. As you all know, "Morty" was an exceptionally proud CWA Union leader, a relentless and passionate advocate for seniors, and humbly honored to be a part of the EHDOC Board of Directors. I ask that you join me in expressing heart-felt condolences to his wife Florence, family and friends and to say a prayer for his wonderful soul that is now enjoying the kingdom of heaven.

As a dear, dear friend and colleague, Morty will be greatly missed.

-Steve Protulis

Morton Bahr was Chairman Emeritus of EHDOC, having served our organization with pride, thoughtfulness and dignity for many years. Chairman Emeritus of the Communications Workers of America (CWA), Morton also served as Vice President of Union Network International (UNI) and was former

president of UNI's World Telecom sector, representing 3 million workers in 120 countries. He led the CWA to develop global alliances with counterpart unions in Latin America, Europe and Asia. He was recognized as a leading voice of the labor movement in the United States and internationally.



Report shows disconnect between housing needs and market

Excerpted from article by Lois A. Bowers

A new report on housing in the United States shows a disconnect between the needs of the population and the housing market that is supposed to serve them, according to one housing policy expert.

"The market has failed a large section of the population, including older adults with low incomes," LeadingAge Vice President of Housing Policy Linda Couch said, commenting on the 2019 *State of the Nation's Housing* report, released in June by the Harvard Joint Center for Housing Studies. "What the report says is happening is that housing production is down when we need housing production to be up. What's being built is luxury at a time

when what we need to be built has to include a strong mix of affordable [housing]," she said.

More than one-fourth of renter households in the United States are older-adult households, according to the report. The number of units renting for less than \$800 per month has fallen every year since 2011, a net decline of four million units, the authors said.

Worse, according to Joint Center for Housing Studies tabulations, affordability restrictions could expire on approximately 1.2 million rental units within the next 10 years. That number includes 611,000 units added through the Low Income Housing

Tax Credit program, 352,000 units of Section 8 project-based housing, and 221,000 units under other programs such as the Department of Housing and Urban Development's Section 202 Supportive Housing for the Elderly Program.

"The report specifically calls for public efforts to close the gap between what people can afford and the cost of decent housing," Couch said. "So I do think this is a call to action for the public to see affordable housing as an investment. If you're not interested in it being a safety net, maybe you could see your way to support affordable housing because of the investment it is in people's lives." ■

77TH COMMUNICATIONS WORKERS OF AMERICA CONVENTION

Steve Protulis, President/CEO of EHDOC attended the 77th Communications Workers of America (CWA) Convention in Las Vegas Nevada July 29-31, 2019 to support and congratulate EHDOC's Chairman of the Board, Christopher M. Shelton for being re-elected President of CWA National for another four years. Congratulations Mr. Shelton!

EHDOC was invited to participate in the CWA convention by having a booth in the exhibit hall to introduce EHDOC to an estimated 2,000 union leaders, delegates and guests from across the country. The primary goal was to expose EHDOC's mission, highlight the growing demand to expand the number of affordable housing units we need in this country for seniors, and to empower more union involvement, assist EHDOC with local government relations, support and labor and to help make our goals a reality. ■



Steve Protulis and Christopher Shelton



EHDOC booth provides information to delegates at the CWA Convention

Christopher M. Shelton continued from page 2

including affordable senior housing. Unfortunately, despite the keen competition for limited funding, in recent years (including the FY2020 federal budget that is now under consideration by Congress,) there have been repeated efforts by the Administration and Congress to severely cut and even eliminate many of these programs that state and local governments have used for affordable housing. See Steve Protulis accompanying article.

In response to the affordable housing crisis, voters in many communities throughout the country are taking actions at all levels of government to increase the awareness of the critical need, as well as solutions for affordable rental housing. While the current political and funding environments are challenging, it is encouraging that effective advocacy efforts have resulted in positive actions by some

state and local governments to expand the supply of affordable housing. As reported in a recent NLIHC study, *Affordable Housing Wins*, "in 2018, advocates and voters confronted affordable rental housing shortages and skyrocketing rents by taking action at the voting booth...The vast majority of ballot measures to expand funding for housing production and preservation (22 of the 26) passed. Of those that failed, two measures passed with considerably more than 50% of the vote but failed to gain the required two-thirds threshold. Seven obligation bond ballot measures were passed."

While the NLIHC study is an encouraging indication of potential voters' support to address affordable housing needs, including senior housing; there were only a few affordable housing measures that were up for consideration by voters last year.

A key question remains: What is the commitment for affordable senior housing in your state and local community?

It is clear that much needs to be done to educate our elected officials at all levels of government of the critical shortage of affordable and suitable senior housing. The need for affordable senior housing is evident by multi-year waiting lists; increased numbers of seniors becoming homeless; projected doubling of the current 48 million elderly population within the next few decades; and the dramatic loss of existing affordable housing, as mostly for-profit owners opt out of federal contracts and convert existing assisted affordable housing to unaffordable market-rate housing (over 60 percent loss of affordable housing during the past decade.) ■



WE THANK YOU

On behalf of our residents, EHDOC and myself, we want to thank the unsung heroes, without individual acknowledgement, who continue to support the EHDOC Senior Relief Fund with their generous donations.

EHDOC continues to provide extraordinary services to our seniors unlike any other affordable housing company in the country.

You define Housing with a Heart.

Sincerely,

Steve Protulis
President & CEO, EHDOC



EHDOC SENIOR RELIEF FUND

A stolen car story has a happy ending

When one of its residents needed a helping hand, EHDOC was ready to assist.

Guillermo Ramos, a resident at Hugh Carcella Apartments in Reading, Pennsylvania, is a quiet and humble man, well-liked by everyone and known for his kindness. He drives other residents to the grocery store and medical appointments, never asking for payment. He also delivers Meals on Wheels to his neighbors and helps with the food bank.

Guillermo was in disbelief the day he looked out his window and saw that his car was not parked where he had left it the evening before. It had been stolen! He notified local police and submitted a report but wondered what he would do without his car. His monthly Social Security benefit is his only income. He could not afford to replace his car.

As soon as the Hugh Carcella Apartments Residents

Association heard of his loss, they immediately launched a fund raiser for Guillermo.

Community Manager Amy Rodriguez and Service Coordinator Sheila Rampolla shared Guillermo's story with EHDOC President and CEO, who was so moved, he requested a check to be issued from EHDOC's Senior Relief Fund.

Guillermo was flabbergasted and appreciative when Melissa Tarrant, Vice President of Field Operations, visited Hugh Carcella and presented him with a check for \$1000. Aida Alvarez, presi-



Left to right: Sheila Rampolla, Amy Rodriguez, Guillermo Ramos, Melissa Tarrant and Aida Alvarez



dent of the residents association, presented Guillermo with an additional check for \$300, which were funds donated by his fellow residents.

Guillermo was able to buy a reliable used car and is very happy that he can continue to help his neighbors. ■

**EHDOC
SENIOR RELIEF
FUND**



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 today to make your donation.

THANK YOU.

Leo W. Gerard, Vice President EHDOC Board of Directors retires



Leo W. Gerard stepped down as a Vice President of the EHDOC Board of Directors in July. At a ceremony honoring Gerard's years of service, Steve Protulis presented an award and noted how much value Gerard brought to the board and to the entire organizations.

As United Steelworkers International president, Gerard was instrumental in the formation of the Industrial Union Council of the AFL-CIO. In 2003, he was appointed to serve on the AFL-CIO's executive committee, and on its executive council. He was named chair of the AFL-CIO's Public Policy Committee in 2005. He served on the U.S. National Commission on Energy Policy and is a founding board member of



the Apollo Alliance, a nonprofit public policy initiative for creating good jobs in pursuit of energy independence. He retired as International President of the United Steelworkers after 18 years, on July 15th. ■

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

Amount enclosed \$ _____

Name: _____

Organization: _____

Address: _____ City: _____ State: _____ Zip: _____

Tel: _____ Email: _____

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

Please mail your check to:

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

EHDOC Communities Nationwide

Working to meet the need for senior housing across the country

Arkansas

Jacksonville Towers

Jacksonville
100 units | 9 story

Worley's Place

Jacksonville
44 units | 3 story

California

Dino Papavero Senior Centre

Fontana
150 units | 11 story

Murray Place

Bell
71 units | 5 story

Steel Plaza

Los Angeles
65 units | 11 story

John Piazza Apartments

Fontana
59 units | 4 story

Minerva Manor

Fontana
63 units | 3 story

Connecticut

Anthony J. DeLorenzo Towers

Bristol
90 units | 5 story

Stonington Arms

Pawcatuck
75 units | 2 story quadruplex

Florida

Council Towers North

Miami Beach
125 units | 12 story

Council Towers South

Miami Beach
125 units | 12 story

EHDOC MC Pepper Towers

Miami
150 units | 12 story

Palermo Lakes Apartments

Miami
109 units | 15 story

Robert Sharp Towers I

Miami Gardens
109 units | 7 story

Robert Sharp Towers II

Miami Gardens
109 units | 7 story

George Humphrey Towers

Miami
272 Units | 17 story

Illinois

North Park Village Apartments

Chicago
180 units | 2 & 3 story

Prete Apartments

Chicago
75 units | 4 story

Senate Apartments

Chicago
240 units | 4 story

Edward M. Marx Apartments

Chicago
31 units | 3 story

J. Michael Fitzgerald Apartments

Chicago
63 units

Louisiana

Chateau des Amis

Ville Platte
49 units | 2 story

Leisure Lane Apartments

Rayne
19 units | garden style

Morse Manor

Morse
19 units | garden style

Oakwood Apartments

Cheneyville
16 units | garden style

Pine Grove Apartments

Pineville
77 units | 2 story

Point Villa Apartments

Church Point
19 units | garden style

Riverbend Apartments

Mermentau
22 units | garden style

Savoy Heights Apartments

Mamou
54 units | 2 story

Sunshine Center Apartments

Leesville
37 units | garden style

Village de Memoire

Ville Platte
115 units | 2 story

Maine

Chateau Cushnoc

Augusta
60 units | 3 story

La Maison Acadienne

Madawaska
62 units | 3 story

Spring Rock Park Leeds

Leeds
20 units | 2 story

John Marvin Tower

Augusta
32 units | 3 story

Montfort Heights

St. Agatha, Maine
21 units | 3 story

Maryland/ Washington, DC

Council House

Marlow Heights
161 units | 9 story

Morton & Florence Bahr Towers

Washington
54 units | 5 story

Massachusetts

Robert A. Georgine Tower

Charlestown
42 units | 6 story

South Boston Elderly

Boston
50 units | 3 story

New Hampshire

Earl M. Bourdon Centre

Claremont
80 units | 3 story

New Mexico

Edward Romero Terrace

Albuquerque
40 units | 4 story

New York

Clyde F. Simon Lakeview I

Bath
150 units | 5 story

Clyde F. Simon Lakeview II

Bath
39 units | 3 story

Jack Kenny Memorial

Rochester
91 units | 6 Bldg - 2 story

Ohio

Mayfield Manor I

Canton
144 units | 6 story

Mayfield Manor II

Canton
66 units | 8 story

Mayfield Manor III

Canton
40 units | 4 story

Teamsters Residence

Maumee
52 units | 1 story quadruplex

William W. Winpisinger

Cleveland
42 units | 7 story

Pennsylvania

Hugh Carcella Apartments

Reading
120 units | 11 story

I.W. Abel Place

Pittsburgh
49 units | 6 story

Lloyd McBride Court

Millvale
58 units | 5 story

Lynn Williams Apartments

Pittsburgh
42 units | 5 story

Steelworkers Tower

Pittsburgh
79 units | 11 story

Puerto Rico

Torre Jesus Sanchez Erazo

Bayamon
100 units | 11 story



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