



Summer 2026

HOUSING WITH A HEART

Preliminary Renderings of approved LIHTC Property in Albuquerque, NM:

Edward & Cayetana Romero Terrace II



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ABOUT THE COVER:

**Preliminary
Renderings of
Edward & Cayetana
Romero Terrace II
Albuquerque, NM**

From the President and CEO Melanie Ribeiro

New 21st Century ROAD to Housing Act Brings Renewed Optimism for Senior Living

Applause is in order! As an affordable housing developer dedicated to creating quality, supportive environments for low-income seniors, I am thrilled to share news of a major legislative step forward. With strong bipartisan support, the 21st Century ROAD to Housing Act was signed into law on July 11, 2026. Driven by congressional leaders committed to removing barriers and expanding critical housing options for families who need them most, this sweeping package delivers targeted solutions across 59 key areas, transforming how our nation approaches housing supply, disaster recovery, public housing, and improving affordability.

A complete section-by-section breakdown produced by the U.S. Senate Committee on Banking, Housing & Urban Affairs is available online at bit.ly/4ghpC7T.

While the law covers immense ground, I want to highlight a few key provisions that stand to make a meaningful difference for older adults and the communities we build for them:

- **Sec. 101 – Reforms to Housing Counseling and Financial Literacy Programs:** Strengthens HUD's oversight of housing counseling agencies and counselors, helping promote greater accountability and quality within programs that individuals and families rely on when navigating important housing and financial decisions.
- **Sec. 207 – Grants for Planning and Implementation Associated with Affordable Housing:** Authorizes a competitive grant pilot program for state, local, and tribal governments to encourage regional planning and community development activities that make it easier to bring specialized affordable senior developments from concept to reality.
- **Sec. 212 – Rental Assistance Demonstration (RAD) Program:** Strengthens the RAD framework by extending coverage by 100,000 additional units, a critical win for long-term senior housing preservation.

Beyond these individual sections, three landmark acts incorporated directly into the bill caught my attention for the direct impact they will have on our mission:

- **The Reforming Disaster Recovery Act (RDRA):** Building on years of advocacy led by partners like the National Low Income Housing Coalition (NLIHC), this legislation secures HUD's Community Development Block Grant-Disaster Recovery for three years. This versatile federal support ensures that restoring affordable homes remains a top priority when disaster strikes vulnerable communities.
- **The Rural Housing Service Reform Act:** Protects affordable rental and homeownership opportunities for low-income seniors in rural areas by lightening administrative hurdles and unlocking collaborative public-private investments. The Act is expected to preserve housing access for 400,000 rural families.
- **The Choice in Affordable Housing Act:** Removes bureaucratic friction for Housing Choice Voucher (HCV) holders by streamlining home inspections – encouraging landlord participating and empowering voucher holders to secure housing in the neighborhoods where they feel most connected.



Mom's Corner

*Dedicated to my
Mom, Elaine*

The Warmth We Carry With Us

Summer has a way of bringing us back to the simple things. The warmth of the sun on our faces. Laughter drifting through an open window. Long afternoons that move a little more slowly. Family gathered around a table, familiar stories being told again, and memories of summers past that still feel vivid. For me, summer also brings thoughts of my mom, Elaine. Some people leave us with a love we carry no matter how much time passes. A mother's love can be like that. It is warmth. It is comfort. It is home. My mom remains an important part of who I am. Her lessons, the love she gave so freely, and the memories we shared are woven into my heart. I find her in the way family comes together, in acts of kindness, familiar sayings, and moments when the sunshine brings back a beautiful memory.

Of course, as anyone in our industry knows, passing a law is only the first step—implementation is where the real work happens. Some provisions will require additional federal action, guidance, appropriations, or rulemaking before their full impact is realized. As these details are finalized, advocates and operators like us will have vital opportunities to shape how these programs serve residents on the ground.

Seeing Congress demonstrate a clear, bipartisan commitment to addressing our nation's housing challenges is deeply encouraging. Just as lawmakers persevered to pass this historic legislation, we at EHD OC remain unwavering in our mission: putting our seniors' needs first by providing manageable rents, enriching services, and welcoming communities where older adults can live independently, age with dignity, and truly thrive.

Melanie

As we enjoy this season, I also think about the seniors we are privileged to serve. They have experienced countless summers filled with family vacations, neighborhood gatherings, children running through sprinklers, grandchildren visiting, favorite songs, and ordinary moments that became treasured memories. Each carries a lifetime of stories, love, sacrifice, wisdom, and family. They remind us that the most meaningful parts of life are often simply the moments when we were together. So this summer, make a little extra room for those moments. Call your mom or dad. Visit a grandparent. Ask an older loved one about the summers they remember most. Hug your children a little longer. Tell your siblings you love them. Spend time with the people who feel like family. To every mother, grandmother, aunt, sister, daughter, caregiver, and family member who has loved, encouraged, protected, or simply shown up, you are part of what makes a family feel like home. Summers come and go, but the love we give one another has a beautiful way of staying. I know my mom's love always will.



EHDOC Roundup



Capturing the Warmth of Community

Announcing the Winners of our “Moments that Matter” Video Campaign

Across the country, EHDOC senior living communities offer stable, vibrant environments where residents find true peace of mind as they age. Every day, our dedicated staff members witness the remarkable warmth, connection, and genuine joy that make our properties feel like home. To showcase these authentic experiences, we launched our **“Moments that Matter”** social media video campaign. Properties were challenged to record short, candid clips capturing the special interactions and activities that define life in an EHDOC community. **Our goal is simple:** to help families see the heartwarming atmosphere waiting for their senior loved ones.

We are thrilled to announce our official contest winners:



First Place:
**Savoy Heights Apartments,
Mamou, LA**
“Bubbles”

Second Place:
**Council Towers
North & South, Miami, FL**
“Painting Class”



Third Place:
**Village De Memoire
Ville Platte, LA**
“Behind the Scenes”



We were deeply touched by the spirit and creativity shown across all submissions. As a token of our appreciation, the staff teams at our top three winning communities will enjoy a celebratory team lunch on us! We also thank the other properties who participated. They earned a small EHDOC gift for their creativity and effort!

Keep an eye on our social media pages, our YouTube channel and EHDOC TV (<https://ehdoc.org/ehdoc-tv/>) in the coming weeks as we share these heartwarming videos. Be sure to like, comment, and share them with friends and family!

Wishing a fulfilling retirement to Rafael Hernandez who worked as an Engineer for our Chicago properties. Rafael retired in August after 21 years with the company. Thank you and congratulations, Rafael!



Excellence Recognized: Janette Gonzalez

Honored with the LeadingAge CT Aging Services Award of Excellence

We are thrilled to celebrate Janette Gonzalez, Service Coordinator at Anthony J. DeLorenzo Towers in Bristol, CT, for receiving the prestigious LeadingAge Connecticut Aging Services Award of Excellence!

Janette was recognized at the LeadingAge CT & RI Conference and Tradeshow at the Aqua Turf Club in Plantsville, CT in May. Over her eight years of dedicated service, Janette has proven to be a true changemaker—implementing innovative programs that foster health, social engagement, and strong community connections to help residents age in place with dignity and purpose.

Members of our leadership team, including Della Koester, Service Coordinator Quality Assurance Director, and Manuel DelValle, Regional Service Coordinator, were on hand to celebrate Janette as she accepted her award.

Janette, thank you for all you do to make EHD OC shine in Connecticut!"

LeadingAge



Staff Anniversary Milestones

Loyalty, hard work and a caring heart. We appreciate our EHD OC employees who are celebrating milestone work anniversaries in June, July and August while exhibiting these qualities every day.

**Thank you for being a part of
the EHD OC family!**

**-HAPPY-
=WORK=
ANNIVERSARY**

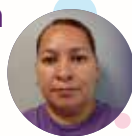
Congratulations!

15th
ANNIVERSARY



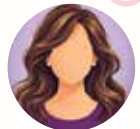
Landie Thompson
Service Coordinator
Chateau des Amis – LA
Joined 7/25/2011

10th
ANNIVERSARY



Griselda Flores
Janitor
Minerva Manor
John Piazza and
Dino Papavero – CA
Joined 7/5/2016

5th
ANNIVERSARY



Susan Smalt
Administrative Assistant I
Clyde Simon Lakeview
Apartments – NY
Joined 6/14/2021

HOUSINGWITHAHEART





Giving Back

Morton Bahr Homeless Awareness Day Drive

In honor of former leader & Chairman Emeritus Morton Bahr's July 18th birthday, EHDHC residents and staff across the country participated in our annual collection drive for the homeless. Here is a look at how a few of our communities gave back!



Palermo Lakes, Miami, FL

Kicking off their drive on July 1st, residents collected gently used clothing and personal hygiene items throughout the month. Our partners at The Caring Place picked up the generous donations to support local individuals in need.



Mayfield Manor I, II & III, Canton, OH

Residents gathered food, new undergarments, and hygiene products for Refuge of Hope. The team delivered an entire cart of supplies to help restock the local shelter.





Teamsters Residences, Maumee, OH

Staff set up a collection box in the community room, and residents quickly filled three large boxes with hygiene supplies. Jason McClellan from Cherry Street Mission picked up the donations to distribute to local unhoused neighbors.

Steelworkers Tower, Pittsburgh, PA

Residents collected essential hygiene products and clothing for The Open Door homeless shelter, proving once again how dedicated our seniors are to supporting their local community.



Savoy Heights

Apartments, Mamou, LA

Tenants and staff collected food and essential items to support the annual drive at the Lord's Pantry at St. Peter's Catholic Church, helping restock shelves for local families and individuals in need.



Council Towers North & South, Miami Beach, FL

Residents and staff united to collect essential donation items for neighbors in need. Representatives from The Caring Place picked up the generous contribution to aid their ongoing work supporting individuals experiencing homelessness.



Pine Grove Apartments, Pineville, LA

Residents packed multiple boxes and bags with essential supplies, which were donated directly to the Central Louisiana Homeless Coalition.



The Graying of America:

Why Affordable Senior Housing Has Become the Nation's Most Urgent Real Estate Problem

A Perfect Storm of Demographics and Dollars

Drive through almost any American city or suburb and you will find waiting lists for affordable senior housing that stretch not months, but years. EHDOC's waitlists are staggering! Behind those lists is a demographic wave decade in the making, now crashing into a housing market that simply was not built to absorb it.

Math is stark. The U.S. is projected to face a shortage of 550,000 senior housing units by 2030, with demand far outpacing current inventory, driven by the aging baby boomer population entering their 80s – the age group most likely to need care. Meanwhile, only about 2,500 new senior housing units broke ground in the fourth quarter of 2025, even as roughly 2 million people are expected to turn 80 in 2026.

That imbalance is not a temporary blip. It is the collision of a generation reaching old age all at once with a construction industry that has quietly stalled.

The Numbers Behind the Headlines

By the end of the decade, the sheer scale of the older population will reshape American life. By 2030, the number of adults over 65 is estimated to reach 73 million – about one in five Americans – meaning that, for the first time in the nation's history, seniors will outnumber children. Many of them will not be financially secure. In 2026, more than 17 million Americans age 65 and older are considered economically insecure, living at or below 200% of the federal poverty level, and the senior poverty rate under the Supplemental Poverty Measure has climbed to 15%.

The growth is not limited to the lowest income tier, either – it is squeezing the middle class too. Researchers at National Opinion Research Center at the University of Chicago project there will be 16 million middle-income seniors aged 75 and older by 2033, with three-quarters of them unable to afford private-pay assisted living without selling their home equity. That's created what industry analysts



increasingly call the “forgotten middle,” households too well-off for subsidized housing but far too stretched for market-rate senior living. Typical middle-market developments in 2026 run from \$3,500 to \$4,500 a month, yet national median assisted living costs sit near \$5,900 – well above what that middle-income cohort can sustainably pay.

Census projections add another layer to the demand curve. The population aged 75 and older is expected to grow by more than 4 million people by 2030, and older adults aged 65 to 74 are now the fastest-growing cohort of renters nationwide. The number of adults 75 and older living alone is projected to more than double by 2040, leaving many without the informal caregiver safety net that once kept them in their own homes longer.

Why Developers Aren't Keeping Up

If demand is rising so obviously, why isn't new supply following? The answer is economic. Elevated construction costs, interest rate pressures, regulatory requirements, and staffing limitations have extended development timelines and reduced the feasibility of new projects, creating a growing investment gap in the sector. Labor is a particular bottleneck: a 2026 investor survey by Cushman & Wakefield identified labor availability as the single greatest risk to senior living valuations, cited by 37% of respondents.

The lag between breaking ground and opening doors compounds the problem. Supply has been structurally constrained by interest-rate pressure on construction lending and an average 29-month build cycle, meaning any project started in 2026 will not open until at least 2028.

The result shows up immediately in occupancy data. Senior housing occupancy climbed to 89.5% in the first quarter of 2026, up from 89.1% the previous quarter – the 19th consecutive quarter of increases – even as new development continues to lag the growth of the older adult population. Overall occupancy crossed 91% in the first quarter of 2026 for the first time since 2019, with same-store rents growing 9.1% across 2025 – the strongest of any senior housing segment.

Wall Street Notices What Families Are Living Through

Where families see a crisis, institutional investors see an opportunity – and money is following the demographic curve. Investors poured \$12.1 billion into senior housing real estate in the first quarter of 2026, the strongest quarter for the sector in at least 20 years, according to MSCI data. Major operators are expanding aggressively: EHD OC has set a goal of expanding and preserving senior housing properties in 2027, building on an existing 4,500-unit portfolio.

That capital is not necessarily translating into relief for lower-income seniors, though. The most acute pain is being felt in the affordable segment specifically. In South Florida alone, EHD OC has over 3,500 applications aged 62+ on waitlists. Aging workers with nowhere else to turn are increasingly ending up either on these lists or moving in with family members, making the issue a growing priority for affordable housing developers.

What's Driving Demand, in Short

Several forces are converging at once, and none of them are temporary:

- The baby boom is aging into acute need. The oldest boomers turned 80 in 2026, entering the age bracket where care needs rise sharply – and that generation is far larger than the one before it.
- Incomes are not keeping pace with costs. Social Security cost-of-living adjustments have not kept up with rising housing and care costs, squeezing seniors on fixed incomes.
- More seniors are aging alone. Fewer built-in family caregivers mean more reliance on affordable housing that comes with services and support.
- Construction and rehabilitation have stalled just as demand accelerates. High interest rates, limited funding sources, labor shortages, and long build timelines mean today's shortage will take years to correct even if developers break ground immediately.
- The "middle" is falling through the cracks. Too many seniors earn too much for subsidized housing but too little for market-rate assisted living, leaving a widening gap that few developers are building for.



Looking Ahead

Industry forecasters do not expect the pressure to ease soon. Analysts project the senior housing industry will reach 90% occupancy in 2026 and potentially stabilize near 93% by 2028, with limited construction starts ensuring a near-term supply imbalance even as it underscores a longer-term shortage.

For policymakers, developers, and families alike, the challenge is no longer theoretical. It's showing up in waitlist applications with double-digit odds against applicants, in adult children opening their homes to aging parents, and in a generation of Americans discovering that the housing system built for their parents' retirement wasn't designed for a country where seniors will soon outnumber children. Closing that gap – through public investment, zoning reform, or new financing models for “affordable” housing – is shaping up to be one of the defining infrastructure challenges of the next decade.

EHDOC continues to be front-and-center on finding creative solutions to expanding and preserving affordable housing opportunities for seniors and will not let off the gas pedal until noticeable success is achieved.





Foundation Support Creates Lasting Impact

The generosity of our foundation partners continues to strengthen EHDOC's mission of providing affordable housing and enriching the lives of the seniors we serve. We are honored to recognize several recent grant awards that will directly support our residents and communities.

The Ruth Anderson Foundation awarded \$10,000 to help enhance the quality of life for seniors through accessibility improvements. **The Fisher Charitable Foundation** contributed \$5,000, further supporting initiatives that promote resident well-being and engagement. We are also deeply grateful to the **Ada L. and Albert M. Wibel Foundation** for its generous \$12,000 grant, which will help expand opportunities and resources that allow our residents to age with dignity, independence, and connection.

Every grant awarded represents more than funding—it represents confidence in EHDOC's mission and a shared commitment to ensuring that older adults have access not only to affordable housing, but to vibrant communities where they can thrive. We extend our sincere appreciation to these foundations for investing in the lives of our residents and helping us create meaningful impact across our communities.

Summer of Impact Fundraiser Making Waves

This summer, EHDOC communities across the country came together for our inaugural **Summer of Impact: Road to National Senior Citizens Day** fundraising campaign—and the response has been nothing short of inspiring. Properties, staff members, and supporters rallied around a shared mission of giving back, raising funds that will directly benefit the communities where our residents live. Along the way, teams embraced friendly competition, participated in exciting flash challenges, and found creative ways to engage donors while celebrating the incredible spirit of collaboration that defines EHDOC.

Beyond the dollars raised, which to date has been over \$8,000, the campaign has strengthened connections across our organization, introduced new supporters to our mission, and demonstrated the extraordinary impact that can be achieved when we work together toward a common goal.

As we honor National Senior Citizens Day, we are grateful to every employee, donor, and community partner who has helped make this campaign such a tremendous success. Together, we're proving that every act of generosity creates waves of positive change.

There's always time to be part of the impact. If you'd like to support EHDOC's mission and help enrich the lives of low-income seniors across our communities, we invite you to make a donation by visiting www.ehdoc.org/donate.



New Housing Development Approval:

9% Low-Income Housing Tax Credits Awarded to Edward and Cayetana Romero Terrace II, Albuquerque NM

Housing New Mexico Mortgage Finance Agency (“HNMFA”) awards EHDOC IRS Section 42 Low-Income Housing Tax Credits (“LIHTC”) under its 9% Qualified Application Plan in the 2026 cycle to proceed with the development and construction of the project.

On May 20, 2026, HNMFA Board of Directors unanimously approved the Low-Income Housing Tax Credit Allocation Review Committee’s recommendation of EHDOC’s application, including approving a \$3M construction and permanent loan to assist with financing the project.

In attendance were EHDOC’s Melanie Ribeiro, President/CEO; Roland Broussard, Chief Development Officer; Lisa Rucker, Development Manager; and Shayan Hussain, Development Analyst. Most notably, Ambassador Edward L. Romero, at 92 years old, also proudly joined the EHDOC team to represent EHDOC and to support the new development.

During the visit, Melanie Ribeiro, along with Roland Broussard, Lisa Rucker, and Shayan Hussain, had the opportunity to share a beautiful lunch together with Ambassador Romero. It was a warm and memorable gathering, and as they spent time together, their conversation turned to Ambassador Romero’s beloved late wife, Cayetana, and the deep love and devotion he has always expressed for her. Moved by that love and the extraordinary life they shared, Melanie asked Ambassador Romero how he would feel about having both buildings named in their honor — Edward and Cayetana Romero Terrace I and Edward and Cayetana Romero Terrace II. Ambassador Romero was overwhelmed with joy by the idea. It was a deeply meaningful and heartfelt moment, and EHDOC is proud to honor that special bond by naming both communities Edward and Cayetana Romero Terrace I and II.

After EHDOC’s impressive presentation to the packed audience of competitors and the HNMFA Board, Angel Reyes, Chairman, interrupted the regimented agenda, stood up and walked to the rear of the room where EHDOC staff was sitting. He assisted Ambassador Romero to his feet and shook his hand to honor and personally thank him for being there and for his dedication and service to the City of Albuquerque, the State of New Mexico, and the United States of America.

Their conversation was personal, unscripted, heartwarming, and brought tears to many. Ambassador Romero was asked to say a few words and was handed a microphone. As he always does so eloquently, he expressed his sincere gratitude for the recognition and immediately turned the conversation toward the desperate need for more affordable housing for seniors. He shared how HNMFA’s consideration and approval of funding under the 9% LIHTC award would represent a great leap forward in EHDOC’s quest to fulfill its mission in Albuquerque and across the United States.

All heads turned toward Ambassador Romero and EHDOC staff when the room erupted into applause that could be heard outside. At the conclusion of the HNMFA Board meeting, Mr. Reyes once again jumped up from his seat and quickly made his way toward Ambassador Romero as he exited the room to thank him for his service and express what an honor it was to have him present.



Ambassador Romero, whose name and legacy will now be honored alongside that of his beloved late wife, Cayetana, is an American entrepreneur, activist, and former diplomat appointed by President Clinton who served as the 62nd United States Ambassador to Spain and Andorra from 1998 to 2001. A longtime resident of Albuquerque, New Mexico, he has been a prominent civic and cultural leader, including as a founder of the National Hispanic Cultural Center, and currently proudly serves as Vice Chairman of the Board of Development for EHDOC. Mr. Romero has been a longtime advocate for Hispanic/Latino communities in the U.S., involved in numerous education, civil rights, and leadership initiatives, and has supported programs focused on seniors, youth development, and equal opportunity.





In EHD OC's determined quest to develop Phase II for the past several years, we have partnered with an architectural firm – Lantz/Boggio Architects, a general contractor – NEI General Contracting, and others to design and construct the new project, all experienced in the affordable multifamily housing for seniors arena. EHD OC will oversee all facets of the development, design, construction, lease-up, and long-term management of the community.

Edward and Cayetana Romero Terrace II Apartments will represent superior excellence in quality affordable apartments, which are in high demand in the area according to our market study. Edward and Cayetana Romero Terrace I, next door to the proposed development, has remained fully occupied with a waitlist since opening its doors in 2010. The combination of a large share of rent-overburdened households, a rising senior population, and lower household income levels bodes well for the demand for additional senior housing.

Edward and Cayetana Romero Terrace II will create fifty-one (51) additional age-restricted apartment homes in the Albuquerque Near Heights Metropolitan Redevelopment Area. This five-story, one-elevator building over concrete podium parking design is comprised of 52,055 gross square feet, with 42 one-bedroom units and nine two-bedroom units ranging from 694 to 998 square feet.

This apartment community will include a spacious Community Room with a serving kitchen where we will provide our robust supportive services; a health and wellness office; a service coordinator office; a community manager office; a business center; common-area Wi-Fi; laundry centers on all residential floors; in-unit laundry connections; storage rooms; controlled access; perimeter fencing; and onsite security and video surveillance.

Edward and Cayetana Romero Terrace II Apartments will primarily serve seniors 55 and older with income levels ranging from 30% to 70% of Area Median Income. The development dedicates 20% of the units to the Section 811 Project Rental Assistance Program, which provides project-based rental assistance for extremely low-income people with disabilities who are linked with long-term services, supporting long-term stabilization and independent living within an integrated community environment.

The development plan presents several notable strengths. The project site is situated in a mixed-use area with convenient access to essential services, employment centers, public transportation, and retail options. Immediately to the east of the site is the University of New Mexico Hospitals SE Heights Center for Family and Community Health. The City of Albuquerque ABQ Ride bus stop at Texas Street S.E. and Central Avenue S.E. is located across the street from the project site, and a grocery store offering fresh meat and produce is within walking distance. Major shopping, employment hubs, and recreational amenities are also located within a reasonable distance.

Guided by our principle of "Housing with a Heart," EHD OC continues to build on its housing investments in Albuquerque to further serve area seniors. This Phase II expansion will broaden access to high-quality affordable housing and essential health and social services, allowing residents to age in place with independence and dignity for as long as possible.



Affordable Housing Briefs

1

Bipartisan Bill Offers Tax Incentives for Affordable Housing Sales

A new bipartisan bill could make acquiring properties easier for organizations like EHDOC. Introduced by Reps. Scott Peters (D-CA) and Brian Fitzpatrick (R-PA), the **Affordable Housing Incentives Act** (H.R. 9870) gives multifamily and apartment owners a powerful tax incentive to sell directly to affordable housing developers.

Currently, selling to a mission-driven operator carries the same tax burden as a market-rate sale. H.R. 9870 levels the playing field by extending Section 1033 tax deferrals to these transactions. To qualify, properties must maintain affordability consistent with Low-Income Housing Tax Credit (LIHTC) standards for at least 30 years. Endorsed by the National Low Income Housing Coalition (NLIHC), the bill provides meaningful tax relief while helping convert existing market-rate apartments into protected affordable housing, expanding options for low-income families and addressing the national housing crisis.

Read more here: <https://scottpeters.house.gov/press-releases/peters-fitzpatrick-introduce-bill-to-create-more-affordable-housing>

2

Over 100 Nonprofit Fair Housing Organizations Face Potential Loss of HUD Funding

The Department of Housing and Urban Development's (HUD) Fair Housing Initiatives Program (FHIP) created in 1987 provides critical grants to nonprofits, local agencies, and other organizations working to enforce the Fair Housing Act, combat discrimination, and educate the public about housing rights.

That crucial support is now in jeopardy. HUD is considering ending FHIP funding for more than 100 nonprofit fair housing enforcement organizations nationwide. In response, the National Fair Housing Alliance (NFHA), along with the Massachusetts Fair Housing Center, has filed a lawsuit seeking to stop the proposal.

Housing advocates warn that eliminating the funding would leave communities across the country with far fewer resources to fight illegal housing discrimination.

Read the official NFHA Press Release: <https://nationalfairhousing.org/lawsuit-to-halt-hud-fhip-decision/>

MISSION STATEMENT

At EHDOC, 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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SAFETY FIRST ON WORLD ELDER ABUSE AWARENESS DAY



Every June, our communities champion senior safety by observing World Elder Abuse Awareness Day (June 15). Our residents gained insight through speakers and programs about scam prevention, and how to recognize mistreatment and neglect.



EHDOC Home Office: Plantation, FL

A beautiful "awareness cake" was a symbol of the Home Office celebration for World Elder Abuse Awareness Day. Staff wore purple shirts with enamel purple ribbons to support our seniors.



Morse Manor: Morse, LA

Morse Police Chief Barton Kibodeaux spent time with residents going over the extra precautions they can take to make sure they are not being scammed, whether it be via mail or telephone calls. Chief Kibodeaux also discussed physical and mental abuse and how to report it.



Point Villa: Church Point, LA

Church Point Police Chief Dale Thibodeaux, and Officer Pattie with the local police department provided great awareness of local monetary scams as well as ways to report physical or mental abuse. Residents understood they can call upon local officials during a time of need.



Mayfield Manor I, II & III: Canton, OH

Residents wore purple to signify awareness of elder abuse. They were excited about showing their support and learned more about causes, types of abuse, and prevention.



World Elder Abuse Awareness Day

Monday, June 15, 2026

Today we stand together to honor, protect, and support older adults in our communities. Let's raise awareness, show compassion, and help ensure every elder is treated with dignity, respect, and care.

Kindness
Respect
Care

Together, we can make a difference.

EHD OC honors and celebrates the safety, dignity, and well-being of all seniors.



Savoy Heights: Ville Platte, LA

Purple and red decorations brightened our front pavilion. Mayor Leisa Deshotel addressed the crowd and signed a proclamation observing WEAAD. Police Chief Hall, Ms. Wanda Verrett, and City Councilman Brooks Chapman also spoke. Ice cream was donated by All Saints Hospice, and the cones were donated by Mou Latte of Mamou.

Housing with a Heart

For an older adult on a fixed income, a stable home changes everything. Your support ensures thousands of seniors nationwide have a community that truly cares. Join us in providing the dignity and wellness initiatives our seniors deserve by making a tax-deductible gift today.

Support
EHD OC
Today!



Give today at
www.ehdoc.org/donate

Thank you for supporting our seniors and their communities.



WAVES OF IMPACT

EHDOC Team Comes Together in Fort Lauderdale

This year, EHDOC did something we haven't done in many years: we extended a company-wide invitation to every EHDOC staff member to join us for Waves of Impact, a conference that brought colleagues together in Fort Lauderdale for a day of connection, learning, and shared purpose. It was a powerful reminder of the collective strength behind our mission to provide quality, affordable housing for the seniors we serve.

Chosen by the Team, For the Team

Before a single detail was set, we asked our staff where they'd like to gather. The answer was clear: the sunny shores of South Florida. So, we brought everyone together at the W Hotel Fort Lauderdale Beach and gave the conference its own guide for the journey: EHDOC Ehdy, a larger-than-life purple heart mascot ready to lead staff through every moment of Waves of Impact.

Bringing Everyone Together

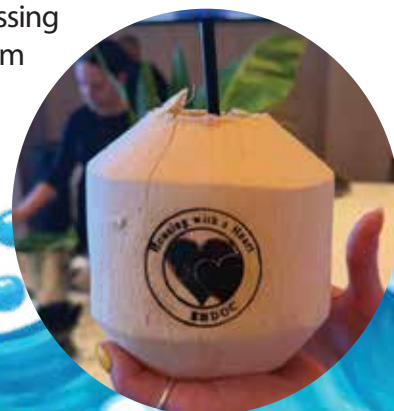
From the moment travel plans were set, the goal was simple: make it easy for every attendee to focus on what mattered most, the people and ideas in the room. Behind the scenes, the team coordinated flight bookings, shuttle logistics, and hotel details, keeping attendees informed every step of the way. For many team members, this was their first trip to Florida, and for some, it was their very first time flying. Upon arrival, attendees were greeted at registration with a bag full of EHDOC swag, including a t-shirt, beach tote, and hat, along with pens, mints, notebooks, towels, and more from our generous sponsors.

An Evening to Reconnect

On Tuesday, July 21, 2026, registration led into a Sunset Mingle, where conference attendees and their families gathered over EHDOC-branded coconuts, signature mocktails, and delicious bites. Staff from all 14 states EHDOC serves, plus Puerto Rico and Washington, DC, finally met in person with the colleagues they had previously known only through video calls, bringing the group chat to life. A magician disguised as a "new employee" wove through the crowd, fooling everyone with impressive sleight of hand and keeping the evening lively and fun.

A Day Built on Connection

The conference took place the next day, Wednesday, July 22, 2026. The team, sporting their conference shirts, was greeted by EHDOC Ehdy on the big screen while breezy beach music set the tone for the day ahead. Raquel Campos, Executive Assistant to the Chief Field Operations Officer, and Alexzina Tompkins, Field Operations Project Coordinator, kicked things off with an energetic welcome, tossing beach balls through the room to get everyone smiling.





Once the room settled, Melanie Ribeiro, EHDOC President and CEO, and Melissa Tarrant, Chief Field Operations Officer, delivered heartfelt remarks that resonated deeply with attendees, emphasizing teamwork, collaboration, growth, and above all, the seniors EHDOC serves. Each member of the executive team shared their own journey with EHDOC and introduced their direct teams to the group. When the CFO took the stage, she was met with a standing ovation.

Later, each department broke into intimate breakout sessions with the executive team, creating an open forum where staff could ask candid questions and engage in meaningful discussion. Every member of the executive team spent time rotating through the various sessions, sharing their experiences, offering guidance, and answering questions that had been submitted before the conference, as well as those raised in the room. These conversations sparked valuable exchanges among attendees as they discovered common challenges, shared successful approaches, and learned practical solutions from colleagues across the organization. For many, the sessions provided a renewed sense of energy and purpose, offering fresh perspectives and reinforcing the idea that while our communities may be spread across the country, we are all working toward the same mission. The opportunity to learn directly from leadership while also learning from one another proved to be one of the most impactful parts of the conference.

A Wave Felt Across Departments

Perhaps most telling of the conference's reach was the breadth of participation: 115 attendee survey responses came in from across 9 different departments. That kind of cross-departmental engagement speaks to just how many corners of EHDOC came together under one roof. It was proof that the "wave" in Waves of Impact truly touched every part of the organization. Many attendees left with a broader understanding of EHDOC as a whole and a deeper appreciation not only for leadership, but for their own communities and colleagues as well.

Community Partners Making an Impact

Waves of Impact was made even more meaningful through the support and participation of several valued partners who joined us throughout the day. Representatives from Structural Waterproofing, PNC Bank, Chadwell Supply, and Crowe spent time with attendees, shared insights, and helped make the event a memorable experience. Other sponsor partners we appreciate included Merchant's Capital, Wells Fargo, and EBI.

During the luncheon, generously sponsored by Jana Kelly and the Crowe team, attendees heard from Jana and representatives from Chadwell Supply, Ray and Alec, who brought both professional expertise and genuine enthusiasm to the conference. Their presentations highlighted the importance of strong partnerships, thoughtful planning, and a shared commitment to ensuring EHDOC communities continue to thrive for years to come.





Attendees were also delighted by thoughtful gifts from our sponsors, including the plush beach towels provided by Crowe that were included in every conference tote bag. Together, the generosity and participation of Structural Waterproofing, PNC Bank, Chadwell Supply, and Crowe helped exemplify the spirit of collaboration that not only made Waves of Impact a success but continues to strengthen EHDHC's mission every day.

Looking Ahead

Conferences like Waves of Impact are more than a few days on a calendar. They are an investment in the people who carry out EHDHC's mission every day. The connections made, ideas exchanged, and feedback gathered in Fort Lauderdale will continue to ripple through our work in the months ahead.



Waves of Impact Conference Staff Awards

Property Assistant of the Year:
Elizabeth Castillo

Maintenance Person of the Year:
Paul Wayne Rose

Janitor of the Year:
Griselda Flores

Service Coordinator of the Year:
Hyun Joon Lee

Regional Manager of the Year:
Michelle Citizen

Compliance Team Member
of the Year:
Sara-Lynn Snyder

Accounting Team Member
of the Year:
Heather Suhor

Home Office Employee of the Year:
Raquel Campos

WELL DONE!

...EVERY DAY JOY AT EHD OC PROPERTIES



Earl Bourdon Centre Claremont, NH

On June 5, the Earl Bourdon Centre community gathered for a solemn Flag Day ceremony honoring our nation and its veterans. Featuring

the Honor Guard and a moving rendition of Taps, this year's service was dedicated to the memory of a beloved resident and Vietnam veteran who recently passed away. The heartfelt tribute made the occasion deeply meaningful for all in attendance.



Village de Memoire

Ville Platte, LA

Residents gathered on May 8 for a Mother's Day Pancake & Juice Breakfast hosted in partnership with Claudia from Compass Behavioral, who also provided a insightful presentation on mental health. Attendees enjoyed delicious pancakes, shared cherished memories of motherhood, and received custom Mother's Day cards from the Village de Memoire team.

Morse Manor

Morse, LA

On July 17, community partner Lamm Family Care visited Morse Manor to host free monthly blood pressure screenings and an energetic game of prize bingo. Residents tracked their wellness stats using personalized monthly logbooks before enjoying an afternoon of games and fellowship.



Robert Sharp Towers II

Miami, FL

Bright smiles were on full display recently as residents unpacked a bounty of engaging board games sent by the Home Office. Everyone enjoyed an afternoon of Dominoes, Checkers, Monopoly and other favorites. It was a wonderful time of connection, strategy, and friendly competition. After all, passing "GO" and gathering with friends is always a winning move!



Leisure Lane

Rayne, LA

Acadia St. Landry Hospital visited Leisure Lane on July 29 to provide comprehensive biometric health screenings, checking oxygen levels, blood pressure, and glucose levels. To help residents proactively manage their health, each participant received a personalized summary sheet to share with their primary care physician at their next appointment.





Every Role Matters

At EHDHC, our mission is about more than providing housing – we create communities where older adults can live with dignity, independence, and a sense of belonging. Every interaction we have with a resident, coworker, applicant, volunteer, or vendor helps shape that experience.

The Human Resources team is committed to supporting the people who make our mission possible. Whether we're welcoming new employees, providing learning opportunities, helping managers develop their teams, administering benefits, or supporting employees through life's challenges, our goal is to help every employee succeed.

This Month's HR Reminder

A few simple actions can make a big difference:

- Treat one another with respect, even during busy or stressful days.
- Address concerns directly and professionally rather than through gossip.
- Recognize a coworker who has gone above and beyond.
- Stay current on required trainings and compliance requirements.
- Ask questions – we're here to help.



Investing in Our People

Professional growth is one of the best investments we can make. Throughout the year, you'll continue to see opportunities for leadership development, technical training, resources, and programs designed to help each of us grow both personally and professionally.

Thank You

Thank you for the compassion, dedication, and professionalism you bring to our residents and to one another every day. The work you do changes lives. Together, we continue building communities that truly embody Housing with a Heart.

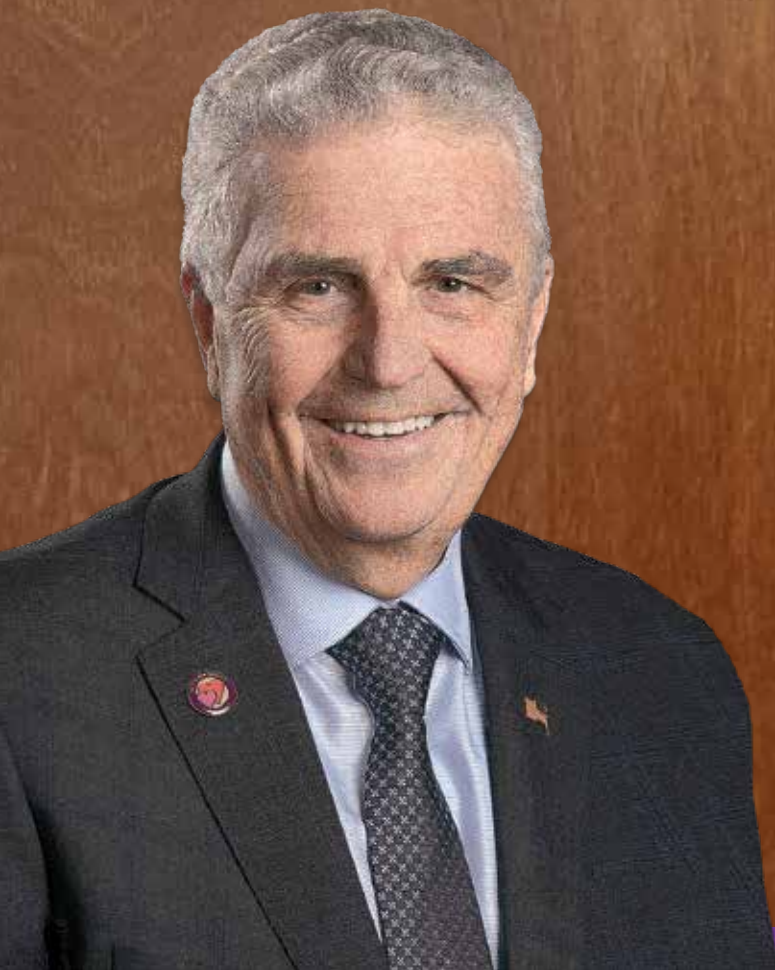
If there's an HR topic you'd like featured in a future newsletter, we'd love to hear from you. Reach out to the HR team with your ideas, questions, or suggestions.



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

Apartments
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 September 2026



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