

HOUSING WITH A HEART



Affordable Housing
For The Elderly

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ABOUT THE COVER:

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Romero Terrace**
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From the President and CEO

Melanie Ribeiro

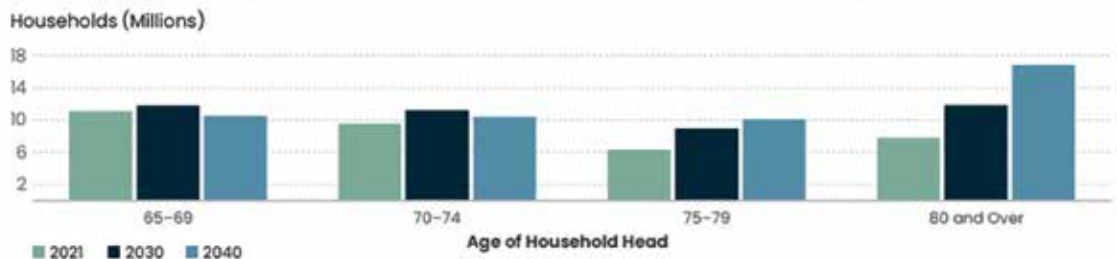
Aging Population Emphasizes Senior Housing Shortfalls

At EHDOC, our Executive Team, our Board of Directors, and our Development Team are always keeping watch on trends and legislation that affect the heart of our business and mission. Allow me to share with you some difficult facts:

- US households are aging;
- This expanding population of seniors increases the need for senior housing;
- A decline in income as seniors age means affordable housing is more in demand than ever;
- There is not enough affordable housing, therefore homelessness is on the rise;
- Lastly, Congress has been slow to finalize HUD budget levels for 2024.

We must be seeking solutions and advocating for more government subsidies and development dollars to take care of a rising population of seniors seeking affordable housing. *Housing America's Older Adults*, a study developed by the Joint Center for Housing Studies of Harvard University in 2023, as well as other sources, explain more about the serious situation affecting senior housing that gives us an overview to put things in perspective.

Households Headed by Someone in Their 80s and Over Will Double in Number by 2040



Notes: Projections use Census 2017 population projections with low immigration scenario. Projections have been re-benchmarked with 2021 actual population.

Source: 2018 JCHS Household Projections.

Aging

The Joint Center for Housing Studies has projected that the number of households headed by an adult age 80 and over will more than double between 2021 and 2040, to nearly 17 million. Greater longevity and aging of the earliest baby boomers has fueled growth in this sector, which will increase demand for senior housing spaces.

Rentals for Seniors

The majority of older adults own their own homes. But over 7 million – more than 1 in 5 older households – rent. Owning a home can present challenges for seniors, particularly maintenance responsibilities and costs.

Declining Senior Incomes

Whether it is due to retirement or loss of a spouse and their income, the older we get, typically our income slows down. Compare these Median Household Income ranges by age group in 2022:

- Ages 50-64 - \$87,800
- Ages 65-79 - \$54,900
- Ages 80 and up - \$37,100

That's quite a decrease! In 2021, older households with annual incomes between \$15,000 and \$30,000 had a median of \$1,000 per month available to cover other expenses like food and healthcare after paying for housing. This pattern of income decline holds across race and ethnicity as well as for both homeowners and renters.

Availability of Affordable Senior Housing

And what impact will the future growth of the low-income senior elderly sector have? When considering the 75+ or 80+ population, The National Investment Center for Seniors Housing and Care (NIC) conducted a January 2024 survey which predicts that there is a need for:

- 156,000 additional senior housing units by 2025
- 549,000 additional senior housing units by 2028
- 806,000 additional units by 2030.

The study stated that the correlated amount of capital needed to support this increased housing inventory would require a \$400 billion investment by 2030. At the pace of current construction, they estimate that only 40% of that estimate is in line to be fulfilled.

Sadly, government programs that EHD OC properties participate in, like HUD’s Section 202 program and Low Income Housing Tax Credits (LIHTC) - both of which provide construction funding for affordable senior housing development - are not keeping up with demand. In 2021, the number of renters aged 62 and over who were eligible for rental assistance was 5.9 million. The available housing assistance was only sufficient to serve 36.5 percent of eligible households, leaving 3.7 million households unserved.

Homelessness

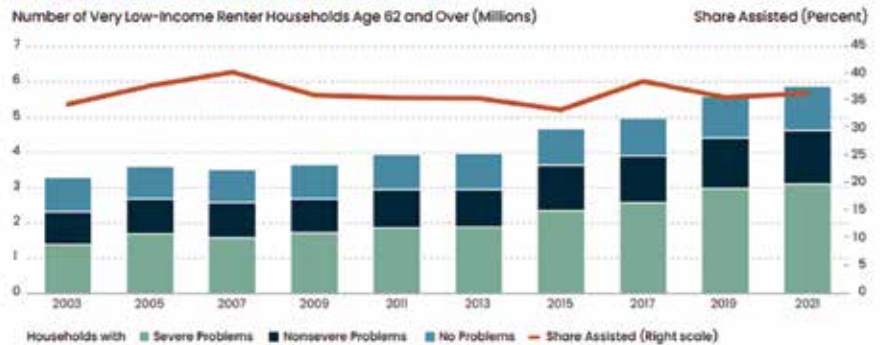
This gap between those assisted and those who are not, of course has consequences. In a February 5, 2024 letter to Congress, Linda Couch, LeadingAge Vice President of Housing and Aging Services Policy, stated that a HUD study in 2021 found that the number of older adults experiencing chronic homelessness increased by 73% between 2019 and 2021. During that same two-year period, the number of older adults experiencing sheltered homelessness increased by 10,000, meaning older adults make up almost half of the total homeless population.

Legislation

To date, Congress is yet to reach agreements on twelve Appropriations bills, necessary for formulating the U.S. Fiscal Year 2024 budget. Progress has been sluggish, necessitating the implementation of continuing resolutions (CR’s) to maintain spending levels from the previous fiscal year. The most recent CR, enacted on January 19, 2024, extends the deadline for the Transportation and HUD appropriations until March 1, 2024, a rapidly approaching date. Failure to reach a final agreement by then will result in the enactment of another CR or potentially trigger a partial government shutdown.

Increases to HUD’s budget must be settled by the appropriators, including a 10% House spending bill versus a 13% Senate spending bill. Unfortunately, neither bill supports current levels of Housing Choice Voucher renewal, thus the bill is poised to cause the loss of 112,000 vouchers.

Even as the Number of Older Renters in Need of Housing Assistance Has Climbed, Federal Programs Still Support Just Over a Third of Eligible Households



Notes: Very low-income households earn up to and including 50% of area median income. Severe problems are defined as spending more than 50% of income on housing, living in severely inadequate housing, or both. Nonsevere problems are defined as paying between 30-50% of income for housing, living in moderately inadequate housing, or both. Assisted households have very low incomes and receive federal housing support. Households include only those without children at home.

Source: JCHS tabulations of Worst Case Housing Report to Congress, 2005-2023.

HUD’s housing programs rely almost exclusively on annual appropriations to expand new development as well as preserve and improve existing affordable housing. We await those decisions, which by the time of printing, may be determined.

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Though the facts I presented at the outset are not encouraging, our team is facing the senior housing crisis head-on. We hope for positive news in legislation through appropriations for senior housing programs. Meanwhile, we are starting new projects, exploring fresh ventures, and embracing innovative approaches to meet the evolving needs of our communities.

The increased number of people entering their 80s and 90s are deserving of affordable housing, deserving of government support, and deserving of our diligence as an affordable housing developer and manager. We will keep moving forward with our goal - to be able to invite new residents into safe and secure EHD OC senior housing with a caring **“Welcome! We are so happy you’ve joined our ‘Housing with a Heart’ family.”**

.....

EHDOC Roundup

Lunch with Former President Clinton



EHDOC Board of Directors Vice President Edward L. Romero recently had lunch with former President Bill Clinton. Ambassador Romero and former President Clinton spoke about EHDOC. Ambassador Romero expressed how proud he is of EHDOC and how well the organization is serving the elderly with senior housing. He also asked President Clinton for his assistance to support EHDOC's goals. Former President Clinton was very receptive and excited to fight the senior affordable housing crisis.



EHDOC Receives Partnership Award



Clyde F. Simon Lakeview Apartments Receives Spirit of Partnership Award

Congratulations to Clyde F. Simon Lakeview I & II Apartments for receiving the "Spirit of Partnership Award" from the Cornell Cooperative Extension of Steuben County. This recognition acknowledges their significant contributions to enhancing the lives of fellow citizens. The programs offered, including nutrition courses, grocery tips, Veggie Van access, and Farmers Market coupons, have greatly impacted community vitality. Furthermore, the staff received heartfelt appreciation from Senator Tom O'Mara, Assemblyman Philip Palmesano, Assemblywoman Marjorie Byrnes, and Assemblyman Joseph Giglio.



In Ville Platte, Louisiana, EHDOC's properties Village de Memoire and Chateau des Amis were honored by the Evangeline Community Action Agency. Executive Director Carleen Bellard presented EHDOC with the 2023 Partnership Award, recognizing their exceptional service and commitment to our

community's citizens. The agency offers vital social service programs for low-income residents, including LiHeap, Free Fans, and Food Cards. EHDOC's collaboration with these programs, represented by Lisa Deshotel and Landie Thompson from Village de Memoire and Chateau des Amis respectively, underscores their dedication to community welfare.



Vendor Excellence:



Crowe

We extend a **BIG** EHDOC Thank You to Crowe, LLP, our accounting consultants who have assisted us with redesigning our accounting procedures and department for efficiency and future growth.

Affordable Housing Briefs

1

From McKnight's Senior Living:

LeadingAge Letter to Congress Urges Senior Housing Program Support

With the fiscal year 2024 appropriations package not quite finalized to date, Linda Couch, LeadingAge Vice President of Housing and Aging Services Policy, sent a letter to House and Senate appropriations leaders on February 5, 2024 encouraging Congress to provide the "highest possible funding" for affordable senior housing programs. With LeadingAge funding priorities in mind, a sample of her requests included:

- \$1.08 billion for Section 202 to fully renew all Project Rental Assistance Contracts (PRAC), and \$152 million for new Section 202 homes funding;
- \$120 million for full renewal of grant-funded service coordinators, as well as additional funding for new service coordinators.

View the letter with more details here: <https://leadingage.org/wp-content/uploads/2024/02/LeadingAge-FY24-February-2024.pdf>



2

From National Low Income Housing Committee (NLIHC) Memo, January 16, 2023:

Supreme Court to Rule on Homelessness Criminalization Case

The City of Grants Pass, Oregon, like many cities, is facing a shortage of thousands of housing units, insufficient to meet the needs of its population. A 2018 court ruling, *Johnson v. Grants Pass*, determined that it is cruel and unusual punishment to punish, arrest, or ticket people for sleeping outside with a pillow or blanket when they do not have a safe shelter option. Grants Pass lost an appeal to reconsider the 2018 ruling against allowing them to issue tickets, and petitioned the Supreme Court to hear the case, which will be in April.

See www.johnsonvgrantspass.com.



You Can Help Our Seniors!

EHDOC's Senior Relief Fund is a part of our 'Housing with a Heart' mission that, among many things, assists residents who struggle with gaps in paying for monthly household and healthcare expenses. Thanks to our generous partners and friends like you, the Senior Relief Fund provides peace of mind to our seniors nationwide. **Won't you help us make a difference?**



Donations may be made by check or credit card. They are tax deductible.

Visit www.ehdoc.org/donate today to make your donation.

THANK YOU!

MISSION STATEMENT

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



HOUSING WITH A HEART is a publication of Elderly Housing Development & Operations Corporation.



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TAKE A TOUR OF THE HISTORIC HAMPTON HOUSE

The Historic Hampton House is the only Green Book museum in the world dedicated to sharing this unique experience of the segregated era. The restoration and vision are clear and intentional. Our mission is to improve perspectives in race, gender, socio-economic and religious discrimination in America and throughout the world.

Let's travel back to the dazzling 50's and 60's of Miami Beach. Icons like Frank Sinatra, Sammy Davis, Jr. and the rest of The Rat Pack cavorted in glittering nearby nightclubs such as The Fontainebleau. It was a tumultuous time in Miami, with racial inequality and segregation laws strictly enforced. Blacks, Latinos and Jews could work on Miami Beach, yet were forbidden to reside and play there.

FREE ADMISSION FOR STEVE PROTULIS TOWERS EAST AND WEST RESIDENTS

Date: Tuesday, January 16th 2024
Time: 1:00 PM
Bus Pick-up: Residents will meet
at the ground floor community
room.

More Information

- This is a walkable tour. For ADA assistance, notify the property team.
- Refreshments and snacks will be available on the bus.
- 2:00 PM Bus transportation.
- Overall, 3 hours max.

RSVP BY JANUARY 10TH, 2024
SIGN-UP SHEETS LOCATED IN THE
PROPERTY MANAGEMENT OFFICE

BROUGHT TO YOU BY:



INTEGRA



A Cultural Journey Through Time:

Steve Protulis Towers Residents Explore Historic Hampton House

In a culturally enriching initiative proposed by Miami-Dade Mayor Daniella Levine Cava during a holiday luncheon at Steve Protulis Towers, residents of Steve Protulis Towers East and West, two splendid properties nestled in the Brownsville area of Miami, were treated to an exploration of Miami's history from the segregation era. This insightful journey unfolded during an enlightening tour of the nearby Historic Hampton House.



HISTORIC HAMPTON HOUSE

The partnership between EHD OC and Integra Investments in the development of Steve Protulis Towers has not only established a comfortable and welcoming senior housing environment but also paved the way for residents to embrace happiness and thrive. Jake Morrow, Executive Vice President of Integra Investments, joined hands with EHD OC's President and CEO Melanie Ribeiro and EHD OC personnel, including Regional Manager Michelle Juan, Regional Service Coordinator Manuel Del Valle, Steve Protulis Towers Community Manager Roxanne Perdomo, Steve Protulis Towers Administrative Assistant Nahomy Gonzalez, Service Coordinator of the nearby EHD OC property, Mildred & Claude Pepper Towers Belinda Parker, and Home Office Administrative Assistant Raquel Campos. Together, they orchestrated a memorable tour that took place on January 16, 2024 at the renowned museum located at 4240 NW 27th Ave, Miami, FL 33142.

Residents enjoyed a journey aboard a bus, indulging in beverages and snacks that enhanced their experience. The seamless execution of this outing was made possible thanks to the gracious assistance of Jacqui Coyler, Executive Director of Historic Hampton House. With her expertise, she adeptly facilitated a three-hour exploration for our group of residents and staff members.

The Historic Hampton House holds a unique distinction as the world's only Green Book Museum, previously serving as a Green Book Hotel during a time when African American travelers sought safe havens during the dark days of segregation. The museum's exhibits offer a profound glimpse into one of America's most challenging eras through its dedication to cultural exchange and appreciation.

In 1964, when Muhammad Ali secured his first heavyweight title by defeating Sonny Liston, the discriminatory Jim Crow laws prevented him from celebrating in Miami Beach. Instead, Ali chose to revel in victory at the Historic Hampton House, making it a place of significance in his legendary journey. The venue also played host to numerous iconic stars of that era on its illustrious performance stage.

As history evolved and the Civil Rights Act of 1964 opened doors for people of color to perform, live, and play wherever they desired, the Hampton House faced a decline in business and eventually closed its doors in 1976. However, its story did not end there. Restoration efforts, driven by an advocacy group and the Historic Hampton House Community Trust, commenced in 2015. Today, it stands tall as a National Historic Landmark Museum, featuring captivating galleries and programs celebrating the realms of music and art. You can explore a brief video detailing the hotel's history here: bit.ly/Hamptonvid or visit their official website at www.historichamptonhouse.org.

For the residents of Steve Protulis Towers, this remarkable journey was a trip back in time to the 1950s and 1960s, where they had the privilege of visiting the very rooms that once provided refuge to luminaries like Martin Luther King and Muhammad Ali. They also had the chance to step into the Hampton House's night club and lounge, where legendary stars including Josephine Baker, Louis Armstrong, Sam Cooke, Ella Fitzgerald, Sammy Davis Jr., Stevie Wonder, and Marvin Gaye graced the stage with their unparalleled talents.

The field trip proved to be an absolute success, leaving our residents with cherished memories and a deeper appreciation for the rich tapestry of history that surrounds them. EHD OC is grateful for the partnership with Integra to enhance seniors' lives with cultural experiences such as this.





// EHDOC's independent living communities are a great option for seniors do not want the burden of home ownership. //

Housing Options

for Older Adults

By Roland J. Broussard, Senior Vice President of Operations and Development

One of the most important decisions seniors make is their choice of housing. Their future contentment, comfort and even safety may depend on careful consideration of all the housing options available to them. Seniors have diverse housing preferences, from staying in cherished homes to seeking safer, more convenient options after life changes. Some prefer group settings for companionship and support. EHDOC plays a vital role in providing community options by offering quality affordable housing under professional management with an array of superior resident services.

Matching housing to seniors' needs is crucial, but terms can be confusing and vary widely. An example is the term "assisted living." The term "assisted living" lacks a standard definition, leading to varied interpretations, particularly in states with lax regulation. Facilities may not offer expected services in such instances. Conversely, in regulated states, it refers to a specific housing option. Seniors exploring housing options should verify features and services provided by landlords or providers.

EHDOC's "independent living" communities are a great option for seniors who do not want the burden of home ownership. Personal care services, such as help with bathing or dressing, are not offered by independent living communities, but residents can receive these services through third-party providers, such as home health aides that are coordinated through EHDOC's quality resident services programs. Independent living communities typically offer a full calendar of social activities for residents, from community outings to on-site classes, concerts, and games.

The majority of EHDOC's portfolio targets seniors 62+ with extremely low, to low incomes in need of a rental assistance subsidy through the United States Department of Housing and Urban Development (HUD). While EHDOC apartments don't offer housekeeping or personal care services, they foster a caring community and provide shared spaces, programs, and social services. Seniors in HUD-subsidized housing pay 30% of their income as rent, e.g., \$450 for a \$1,500 monthly income. Due to high demand, EHDOC works vigorously to expand affordable housing stock for seniors.

Other EHDOC properties gear toward seniors who are 55+ when financed using IRS Section 42 Low-Income Housing Tax Credits (LIHTC). These communities are sometimes called "55 and better" communities, and are for active, often still working seniors desiring a low-maintenance lifestyle. These communities typically include amenities such as fitness centers, computer labs, craft rooms, a library, and communal gathering and eating spaces. Senior apartments may offer a welcome sense of sociability, with the same resident services provided beyond the building's amenities.

Independent living encompasses various options, including EHDOC's aging in-place concept, so moving to a seniors-only apartment building, or becoming a member of an independent living community, may be the right fit for many. Dependency on mobility aids doesn't negate independence; it simply implies occasional assistance may be needed.

Whatever the housing decision, the best choice is the one that ensures that the senior's comfort, safety, well-being, quality of life, health, social and financial needs are met, and that the senior's legal rights are protected. EHDOC prides itself for being an industry leader in this arena and it will continue to seek ways to improve upon and expand the supply of quality affordable housing in the United States and beyond.



Solar Panel Initiative

at Phillip Murray Place



Phillip Murray Place in Bell, California recently qualified to be a participant in the Solar on Multifamily Affordable Housing (“SOMAH”) program that provides financial incentives for installing solar panel systems that benefit low-income tenants and property owners throughout California. The Program is designed to deliver renewable energy and issue credits on energy bills to hundreds of thousands of residents and property owners. SOMAH’s unique, community-based approach ensures long-term financial benefits for low-income households and property owners and not only saves energy costs but it also creates jobs in disadvantaged and low-income communities. The SOMAH Program is overseen by the California Public Utilities Commission. The SOMAH solar panel initiative commenced in late 2023 and will be completed by April 2024. EHD0C will continue its commitment to look ahead to find ways to reduce operating costs.

HOUSING WITH A HEART...



JACKSONVILLE TOWERS

Jacksonville, AR



On January 22, 2024, staff from the Central Arkansas Library set up a Smart Cell Phone class in the Community Room at Jacksonville Towers to educate residents about the features and apps on smart phones. Many residents attended and stated that they felt more confident about how to use the basic functions on their phones.



I W ABEL PLACE

Pittsburgh, PA

Community volunteer Annette Hall and her family provided a Christmas party for the residents at IW Abel Place. The residents enjoyed a visit from Santa and his helpers. They were treated to an amazing Christmas party that included chicken fingers, a veggie tray, cookies and candy. Each resident received a pair of pajamas and slippers as a gift.



ROBERT A. GEORGINE TOWERS

Charlestown, MA

A Chinese New Year celebration on February 2, 2024 brought residents together to learn more about how the Asian culture celebrates their holiday. 2024 is the year of the Dragon. A few Asian residents made appetizers, and everyone chipped in to get pizza, salad and refreshments. Ethos (a local restaurant) donated desserts, and the Resident Association bought a piñata and contributed raffle prizes.



VILLAGE DE MEMOIRE

Ville Platte, LA

Our Christmas gathering on December 15, 2023 was full of holiday hijinks. The Grinch (Michael Buys, Maintenance) came in to steal Christmas but Cindy Lou Who (Casey Chaddrick, Administrative Assistant) showed up to save the day along with one of Santa's Elves (Tammy Parrott, PHH). Residents and staff enjoyed the fun, refreshments, and dancing by the tree with music provided by DJ Jude Dardeau.



TORRE JESUS SANCHEZ ERAZO

Bayamón, PR

Resident Rafael Mercado celebrated his 100th birthday on January 1, 2024. Rafael and his wife have been living in Torre Jesus for more than 30 years and are healthy and active. Our Community Manager Liza Nizaro, Janitor José Alvarez, and Service Coordinator Sylvia Garcia visited them in their unit for a private celebration. We brought Rafael a cake and chocolates, and presented his wife with a bucket of roses.

BIRTHDAY





STONINGTON ARMS

Pawcatuck, CT

On January 23, 2024, Stonington Arms held a 'Beat the Winter Blues' comfort food and game day. Residents brought hot dishes to share like homemade alfredo, lasagna and stuffed peppers. Residents enjoyed playing the Family Feud game with three Stonington School System vocational students. Residents said that they enjoyed good food, great company, and the fun game.



CLYDE F. SIMON LAKEVIEW I & II

Bath, NY

On Christmas evening, Rich Jacquier, a resident of Bath, NY, whose mother resides in Lakeview II Apartments, tragically lost his home and vehicles to a fire. Mr. Jacquier is special to Lakeview tenants. During the warm months, he operates a produce stand offering fresh fruits and vegetables. Additionally, he donates leftover foods from our Mobile Food Pantry to local churches and homeless programs. He has generously provided furniture, small kitchen appliances and more to tenants who move in without furnishings.

Inspired by his kindness, Lakeview residents Sharon Hamilton and Lois Force organized a Bake Sale to raise funds to support Mr. Jacquier and his family. After two days of the bake sale and contributions to a donation jar, the Lakeview community raised over \$800 for the Jacquier family. Additionally, members of Lakeview Fellowship Church, who host a weekly service at Lakeview, also collected donations for Mr. Jacquier.

It's heartening to witness the compassion within our community for our neighbors in need!



LEISURE LANE

Rayne, LA

The staff at Acadia Saint Landry Hospital asked each resident to fill out a Santa Wishlist. When the gifts were delivered, each resident received beyond what was requested, from new bed linens to toasters. The hospital staff generously included another EHDOC property, Point Villa Apartments. They provided gifts for over 40 residents combined.

MORSE MANOR

Morse, LA

Our community hosted the Midland High School Future Farmers of America (FFA) and Family, Career and Community Leaders of America (FCLA) on December 20, 2023 for a Christmas Cheer event.

Students and high school staff joined us to spread Christmas joy through singing and foot-stomping Cajun music accompanied by a guitar and a French accordion! Each student and staff member received a goodie bag of treats baked by our residents.



SOUTH BOSTON

Boston, MA

Osco Pharmacy visited our community on February 5, 2024 and provided information to the residents about the Respiratory Syncytial Virus (RSV) vaccine. The vaccine will help protect against RSV, which attacks the lungs and breathing passages. Ten residents received the vaccine.



...EVERY DAY JOY AT EHDOC RESIDENCES

Remembered for His Service:

Latest Carter Mondale Letter Notes Steve Protulis' Passing

THE Carter Mondale Letter

Fall 2023

Vol. 18, Issue 1

The Carter Mondale Letter is a publication distributed to those associated with former President Jimmy Carter's administration. EHDOC Board of Directors member Ellen Feingold shared the recent issue of *The Carter Mondale Letter* with us, which observed the passing of EHDOC's former President and CEO Emeritus, Steve Protulis. Enjoy some history of Mr. Protulis, President Carter, and Ms. Feingold.

In the 1970's, Steve Protulis became Chairman of the United Auto Workers (UAW) Local 174 and supervised one of the largest General Motors plants in the United States. In addition to standard labor issues such as pay and benefits, Mr. Protulis constantly worked on issues including equal pay for women, expanded maternity leave, substance abuse and retraining programs. He also served as Administrative Assistant to UAW President Douglas Fraser, where he continued to advocate and support campaigns and legislation.

Part of this role included becoming involved in the 1976 Democratic primary, specifically in Ohio, where Mr. Protulis had the opportunity to meet then-presidential candidate Jimmy Carter, former governor of Georgia from 1971 to 1975. Mr. Protulis served as Deputy Field Director for Mr. Carter's campaign, helping Carter to win in the Ohio Democratic primary and the presidency for his 1977-1981 term.

Subsequently, Mr. Protulis worked for the American Federation of Labor and Congress of Industrial Organizations (AFL-CIO) advocating for labor unions, coordinating programs on political education and leading advocacy for seniors. In 1995, Mr. Protulis was appointed as the Executive Director of the National Council of Senior Citizens, (NCSC) which had been founded by the AFL-CIO. President Carter sent Mr. Protulis a note of congratulations and encouragement.

Ellen Feingold also served in the Carter administration, although this is not how she and Mr. Protulis met. Beginning in 1977 when President Carter took office, Ms. Feingold was appointed as the Director of the Departmental Office of Civil Rights for the U.S. Department



Ellen Feingold

of Transportation. Prior to this, Ms. Feingold's career accomplishments had been many, including working as a lobbyist for low-income housing and civil rights, developing policies and legislation for low-income housing and transportation, and serving on the faculty at the University of Massachusetts at Boston.

After the Carter presidential term came to an end, in 1981 Ms. Feingold became president of Boston-based Jewish Community Housing for the Elderly until 2010, during which time she served concurrently in several appointed and elected positions.



Steve Protulis

Steve Protulis was assistant to the president of the AFL-CIO and former executive director of the National Council of Senior Citizens, one of the nation's strongest voices for the interests, dignity, and security of older Americans and families. He was a former chair of the Leadership Council of Aging Organizations, a coalition of national nonprofit groups committed to representing the concerns of older Americans.

Protulis came to the U.S. from Uruguay in 1961 to attend university, but he received his real education on the shop floor at a General Motors plant in Detroit as a member of UAW Local 174. By 1970, Protulis was chairman for 6,000 UAW workers in the largest cut-and-sew plant in the U.S. He was a deputy field director for Jimmy Carter's presidential campaign; former administrative assistant to UAW President Douglas Fraser; and former AFL-CIO National Coordinator for Support Groups in Washington, D.C.

Protulis served on the board of directors of the National Council on Aging and the Center for Policy Alternatives. He was executive vice president/executive director of the Elderly Housing Development and Operations Corp.; vice president of Americans for Democratic Action; secretary of Citizens for Tax Justice, and a member of the editorial advisory board of CARING Magazine.

From The Carter
Mondale Letter



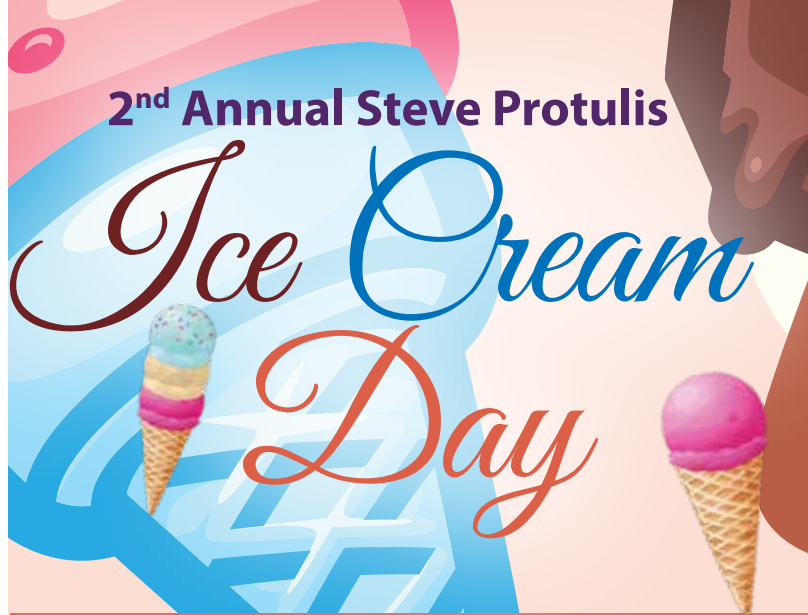
One of these positions is the answer to how she met Steve Protulis. In 2001, Ms. Feingold was appointed by Congressman Barney Frank to serve as Democratic Co-Chair of the Commission on Affordable Housing and Health Facility Needs for Seniors in the 21st Century. The Congressional Commission developed comprehensive aging-in-place strategies that linked affordable shelter with compassionate services through public and private partnerships to assist the growing number of aging Americans.

Mr. Protulis was appointed one of the 14 members of the Commission by Senator Paul Sarbanes. The group held hearings around the country to learn directly from senior citizens about their challenges in housing and healthcare, and published its detailed report in June 2002.

In working together on the Commission, Ms. Feingold quickly appreciated Mr. Protulis for his union-honed Commission working style. She told us, "He would express his point of view, but when a decision was made, he accepted it and moved on." The two respected each other immensely. Ms. Feingold continued, "Steve was genuinely one of a kind. He was committed to the task at hand and to doing the right thing. He was a delight to work with."

Ms. Feingold, among her other involvements, joined the EHDOD Board of Directors as a Director, continuing to work with Mr. Protulis while using her experience to help guide the company in its growth to provide relief to seniors through affordable housing, even to the present day.

We are proud of Mr. Protulis and Ms. Feingold for serving the country during the Carter administration and for helping identify and expand elderly housing opportunities through the Commission on Affordable Housing. Thank you to *The Carter Mondale Letter* for recognizing the passing of our beloved former leader, Mr. Protulis.



Every year on Steve Protulis' birthday, December 19th, EHDOD communities hold ice cream socials in his honor. Ice cream was **Steve's favorite dessert!**



Communities Pictured:

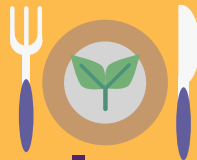
- Savoy Heights, Mamou, LA | Palermo Lakes, Miami, FL
- Morton & Florence Bahr Towers, Washington, DC
- Prete Apartments, Chicago, IL | Steelworker's Tower, Pittsburgh, PA
- Village de Memoire, Ville Platte, LA | EHDOD Home Office

Eat Well As You Age

Eating well is important to keeping frailty at bay, according to the Cleveland Clinic. It is important for mental agility and emotional health as well. Seniors should focus on some key diet needs like:

1. **Get your fiber.** Whole grains, raw fruits and vegetables.
2. **Eat healthy fats:** Olive oil, avocados, salmon, walnuts
3. **Reduce salt consumption.** Season with other spices.
4. **Limit “white foods.”** White bread, rice, potatoes.
5. **Stay hydrated.** Limit caffeine and alcohol.
6. **Maximize Vitamin D intake.** Exposure to sunlight, plus foods like fatty fish, tuna, egg yolks, fortified milk, and more.

Good nutrition as you age can help you be the best you!



Why eating healthy can get harder as you age:

- Medical conditions/medication can hinder your ability to exercise and your appetite.
- If you don't drive, it may be hard to shop for nutritious foods. Packaged foods are not necessarily nutritious.

Prioritize a healthy diet:

1. Maintain a regular eating schedule.
2. Don't skip meals.
3. Eat with friends or loved ones.

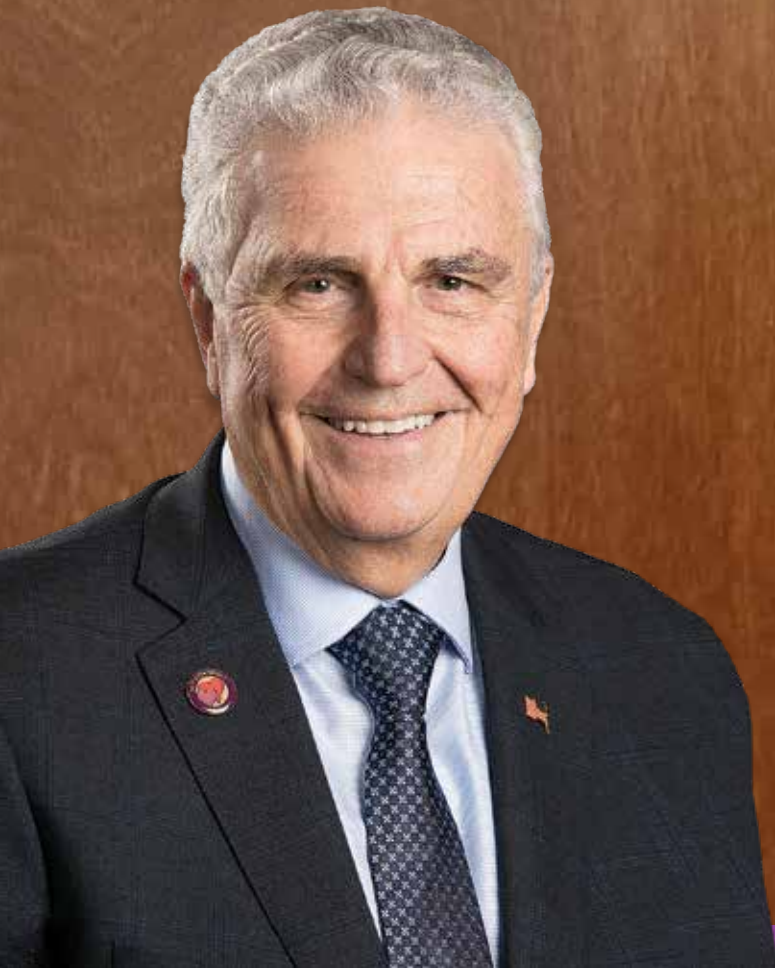




*Forever In
Our Hearts*

STEVE PROTULIS

December 19, 1941 – April 19, 2021



EHDOC Communities Nationwide

Working to meet the need for senior housing across the country

Arkansas

Jacksonville Towers

Jacksonville
100 units | 9 story

Worley's Place

Jacksonville
44 units | 3 story

California

Dino Papavero Senior Centre

Fontana
150 units | 11 story

John Piazza Apartments

Fontana
59 units | 4 story

Minerva Manor

Fontana
63 units | 3 story

Phillip Murray Place

Bell
71 units | 5 story

Steel Plaza

Los Angeles
65 units | 11 story

Connecticut

Anthony DeLorenzo Towers LP

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

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 | 3 story

J. Michael Fitzgerald

Apartments
Chicago
63 units

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

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

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 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

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 March 2024



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