



Affordable Housing  
For The Elderly

Winter 2026

# HOUSING WITH A HEART



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### ABOUT THE COVER:

**John Marvin Tower**  
**Augusta, Maine**

# From the President and CEO Melanie Ribeiro

## INDEPENDENT LIVING: A STRONG FOUNDATION FOR AGING WELL

For older adults, independence matters both emotionally and practically. Being able to manage daily life helps people feel confident, dignified, and well. And when seniors can age in place remaining in a familiar, secure home as needs evolve, it provides stability without disruption or housing insecurity, regardless of income.

At EHDOC, creating environments where seniors can live independently and age in place is at the heart of what we do. As President and CEO, I have the privilege of hearing residents' stories firsthand, and I'm continually reminded that housing is about so much more than a roof and four walls. It's about peace of mind. It's about belonging. It's about home. Our communities are designed to support independence while also providing access to services and social connection so residents can not only live well today but continue to thrive over time.

### Independent Living Communities

EHDOC develops and manages independent living communities across the country ([www.ehdoc.org/our-communities](http://www.ehdoc.org/our-communities)). For many low-income seniors, housing stability depends on affordability. Our properties are subsidized through HUD, allowing residents to pay rent equal to 30% of adjusted gross income, an essential factor in remaining securely housed.

"EHDOC, creating environments where seniors can live independently and age in place..."

Our apartments are designed with independence in mind, including full kitchens, off-street parking, and features that support everyday living. Common areas create space for reading, exercise, and programs, while our outdoor areas invite residents to walk, relax or enjoy recreational activities. Our maintenance teams are readily available, and security features such as key fob protected entry, emergency call systems, and safety pull cords offer added peace of mind.

### Supportive Services Are Built In

In my view, independent living is strongest when it's supported, because independence doesn't mean doing everything alone. EHDOC's Service Coordinators connect residents to community-based resources such as meal programs, healthcare, transportation, and benefits that promote housing stability and continued independence. Special attention is also given to residents who are frail, vulnerable, or at risk. Through wellness, education, and health-focused programs, our Service Coordinators help residents navigate changing needs while preserving their quality of life.

Social connection is equally important. Alongside Resident Associations and community partners, Service Coordinators help foster community through gatherings such as holiday events and monthly birthday celebrations. Residents are also encouraged to engage in advocacy and service whether writing to elected officials about senior programs like Medicare or collecting food and clothing for local shelters. This kind of involvement builds purpose, strengthens community ties, and contributes to longer tenancy.



### **Our Seniors: Stability, Community, and Longevity**

Across EHD OC communities nationwide, our residents' longevity reflects the strength of our aging-in-place model, and I consider this one of the most meaningful measures of our work. Today, we are home to 213 residents ages 0-61 including the disabled, 869 residents ages 62 to 69, 2,086 residents ages 70-80, 1,038 residents ages 81-90, 200 residents ages 91-99, and eight remarkable residents ages 100-110. What a wonderful testament to healthy independent living for our 4,414 incredible residents!

One of those remarkable residents is Mollie, who has been recognized multiple times by the City of Miami Beach on her birthday and turns 110 this March. She moved into her EHD OC home in 1979 and has now enjoyed 47 years of aging in place. Another centenarian resident, who moved into Council Towers North in Miami in 1989, shared: "I feel really good. I feel happy and have no complaints. Everyone here is really good to me."

### **Housing with a Heart**

Growing older in a single-family home or market-rate apartment can leave seniors feeling isolated, financially strained, and disconnected from services that could make life easier and safer. In EHD OC independent living communities, residents find comfort, security, friendship, and a true sense of home. As one resident put it, "I wish I'd moved here sooner."

I'm deeply grateful for the opportunity to lead an organization that believes every senior deserves stability, dignity, and community. Thank you to our residents, our staff, our partners, and our supporters for making it possible for seniors to age in place today, tomorrow, and for years to come.

# Mom's Corner

*Dedicated to my  
Mom, Elaine*

## Warm Hearts in Winter: A Mom's Corner Note

Winter has a way of slowing the world down just enough to remind us what matters most. The days grow shorter, the air turns crisp, and we find ourselves reaching for warmth...warm drinks, warm blankets, and the kind of warmth that can't be bought or borrowed: the comfort of family.

In this season, I want to take a moment to celebrate the hearts at the center of so many homes and so many lives...mothers. And not only the mothers who gave birth, but the mothers in every sense of the word—the grandmothers, aunts, mentors, "second moms," and caregivers who show up with a steady hand and a soft voice when life gets hard. The ones who love through quiet acts of service, encouragement, and presence, even when they're tired.

At EHD OC, we're reminded daily that family is not just who shares our last name, it's who shares our burdens, our joy, and our everyday moments. Our residents, our staff, and our communities are filled with people who have raised families, supported loved ones, and carried strength through seasons of change. That strength deserves recognition not only in loud milestones, but in the quiet perseverance of everyday life.

This winter, I hope every mom and caregiver reading this feels seen and appreciated, and knows that the care you give matters more than you may ever realize. Your love shapes people. Your presence steadies them. Your sacrifices build futures.

And on a personal note, I want to include a special dedication to my own mother, Elaine. Mom, thank you for the love you've poured into my life. The lessons, the prayers, the patience, and the strength you modeled long before I understood what it truly meant. Thank you for being my foundation and my constant reminder that love is not just something we say, it's something we live. I carry you with me in every season.



To all mothers and families by blood, by choice, and by circumstance, may this winter bring you peace, comfort, and the gentle reminder that you are deeply valued.

*Melanie*

## Heart of the Community Award



In fall of 2025, our Employee/Resident Morale and Engagement Committee developed an award program that recognizes an EHDOC employee who truly exemplifies our “Housing with a Heart” spirit in their community. The EHDOC Heart of the Community Award invites nominations of staff from around the country. It was a difficult decision with so many qualified candidates exhibiting passion and commitment! In November, our Community Manager at Teamsters Residences – Constance Vergowen, ARM® – was named our first recipient!

The heart of the Community Award is an honor that celebrates individuals who go above and beyond to make a positive impact in the lives of seniors and to strengthen our communities.

Teamsters Residences is a 52-unit one-story community of senior apartment homes in Maumee, Ohio. As Community Manager of the property since October of 2023, Constance has demonstrated exceptional dedication, compassion, and leadership, making a lasting difference through her work and commitment to our mission. Her efforts truly embody the heart and spirit of community.

Constance was awarded company-wide recognition, a beautiful commemorative plaque, and a gift card. She commented on the honor, “Receiving this award was so unexpected, and a truly humbling experience. I am so overwhelmed with joy that I was nominated and won our Heart of the Community Award! I am so fortunate to be able to be a small part of the whole here at EHDOC, and it is my honor to carry our mission with pride, each and every single day. Again, thank you so very much for hiring me, and allowing me to steward Teamsters Residences!”

**Congratulations, Constance! Together, we continue to put our heart into building stronger, more vibrant communities for seniors everywhere.**



# OUR HOLIDAY DECORATING CONTEST WINNERS!

Once again, EHDOC challenged our properties to send in their photos of holiday decorating around the community. We enjoyed all the festive pictures that showed imagination and special holiday cheer! Winning properties were chosen in two categories:



**A Merry & Bright Single Public Space**  
**Winner: Village de Memoire**



**Holiday Spirit Community Wide**  
**Winner: Sunshine Center**



We treated the staff at both winning communities to a lunch of their choice as a Thank You for the joy they helped create for our residents! Village de Memoire enjoyed lunch at Nino's Italian Restaurant. The team noted, "We love decorating the Village and making memories with our residents. They are not just residents...they are family! At Village De Memoire, it feels like a home full of love." Meanwhile, the Sunshine Center team relished a wonderful lunch at Joe's Italian Restaurant. They also brought back a pizza for the residents. Looks like the theme for our winners was Italian!

**Congratulations to our Holiday Décor winners!**

# Staff Anniversary Milestones

**25<sup>th</sup>**  
**ANNIVERSARY**



**Della M. Koester**  
Service Coordinator Quality Assurance Director  
EHDOC Home Office – FL  
Joined 1/25/2001

In this issue, we recognize EHDOC team members celebrating January and February work anniversaries. Each milestone represents years of commitment, care, and pride in the work we do.

**Thank you for the difference you make for the seniors we serve!**

**-HAPPY-  
=WORK=  
ANNIVERSARY**

**20<sup>th</sup>**  
**ANNIVERSARY**



**Kenneth Stone**  
Maintenance Supervisor  
Earl Bourdon Centre – NH  
Joined 1/25/2006

**5<sup>th</sup>**  
**ANNIVERSARY**



**Casey Chaddrick**  
Service Coordinator  
Village De Memoire – LA  
Joined 2/8/2021



**Joseph Johnson, Jr.**  
Maintenance  
Morton & Florence Bahr Towers – D.C.  
Joined 2/8/2021

**Congratulations!**



## *Celebrating the Renovations and New Chapter of* **Council Towers North and South**

### **REHABILITATION HIGHLIGHTS**

Hurricane-impact windows and sliders

New roof and balcony railings

Exterior weatherproofing and repaint

Controlled-access parking gates and fencing

Ceramic tile in all common areas

New VRF HVAC system

Electrical, plumbing, and lighting upgrades

Modernized elevators

24 new ADA-accessible apartments

### **Apartment Interiors:**

Updated kitchens and bathrooms

LVT flooring and tile

Individually controlled thermostats

ENERGY STAR® appliances

Updated fixtures and LED lighting

Window coverings

EHDOC staff, along with Miami politicians, dignitaries, development partners, and residents, gathered to celebrate the completion of renovations at Council Towers North and South. Built in 1979 and located in Miami Beach at 1040 Collins Avenue, the two buildings contain 250 apartment units and now enter a new chapter following a comprehensive five-year rehabilitation.



The rehab began in June 2020 with tenants in place and was substantially completed in fall 2025. Financing combined low-income housing tax credit equity, tax-exempt bond financing, a HUD-insured permanent loan, and additional support from EHDOC.



A Grand Re-Opening Luncheon on November 12, 2025 brought together EHDOC leadership, public officials, and development partners. Speaking at the event were President and CEO Melanie Ribeiro and Chief Development Officer Roland Broussard. Miami dignitaries included Miami Beach Mayor Steven Meiner; Gloria Campos, Liaison to the Mayor's Office; Kevin Sanchez, Administrative Officer; and Cheree Gulley, Executive Director, Housing Finance Authority of Miami-Dade County.

Council Towers staff attending included Community Manager Jack Cline, Service Coordinators Maria Martinez and Antonio Sixto Acea, retired Administrative Assistant Enilda Thomas, and Regional Service Coordinator Manuel Del Valle, along with EHDOC Home Office staff. The Community Room featured EHDOC colors with purple décor and floral centerpieces.

The celebration continued on March 5, 2026. Residents gathered for a Cuban-catered luncheon with lively entertainment, including a resident DJ and a beautiful vocal performance by another resident. Mayor Meiner and city representatives joined the celebration.



Together, these events reflect EHDOC's ongoing commitment to reinvesting in its communities and delivering secure, high-quality housing that meets today's standards. For senior residents, EHDOC remains committed to environments that support aging in place with dignity in homes built for long-term needs.



# Affordable Housing Briefs

# 1

## FY2026 Appropriations Bill Enacted with Increased HUD Funding

In late January, Congress approved a final Fiscal Year (FY) 2026 spending package for HUD programs, following House passage on January 22 and Senate approval, with minor revisions, and enactment into law on February 3. As outlined by the National Low Income Housing Coalition (NLIHC), the bill raises overall HUD funding by \$7.2 billion compared to FY2025, bringing total funding to \$77.3 billion. The measure includes additional resources for key priorities such as housing vouchers, homelessness assistance, and Project-Based Rental Assistance (PBRA).

# 2

## FY2026 Spending Bill Delivers Section 202 Service Coordinator Support

The FY2026 spending bill increases funding for HUD's Section 202 Supportive Housing for the Elderly program by more than \$100 million over the prior year. Total funding reaches \$1.03 billion, including \$122 million for two-year service coordinator grants that support staff providing supportive services for older adults living in Section 202 properties. The bill also allocates funding to support the preservation of aging Section 202 properties through the Rental Assistance Demonstration (RAD) and provides a \$31 million increase for the Section 811 Housing for Persons with Disabilities program, for a total of \$287 million.

*Read the NLIHC's full analysis of the final FY2026 HUD spending bill provisions:*

*[https://nlihc.org/sites/default/files/FY26\\_Final\\_Analysis\\_021726.pdf](https://nlihc.org/sites/default/files/FY26_Final_Analysis_021726.pdf)*



## MISSION STATEMENT

EHDOC seeks to provide its residents with safe, affordable housing and access to supportive health and social services to help residents live independently and with dignity.



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



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& Operations Corporation**

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# Development On the Move

By Roland Broussard,  
Chief Development Officer

The latest news, views, and announcements

## INSIDE

### **Baby Boomers on the Brink**

Over 58% of older renters are considered cost-burdened, meaning they spend more than 30% of their income on housing

### **Why This Crisis Matters**

By 2040, senior renter households (65+) are projected to grow from about 7.4 million to 12.9 million

### **EHDOC's Focus**

Preservation - RAD/PRAC  
Conversions - Refinance/  
Rehabs - New Construction -  
Acquisitions



### ***“Boomers on the Brink: How America’s Aging Generation is Getting Squeezed by the Rental Housing Crunch”***

The narrative that only younger people struggle to afford rent in the U.S. is outdated, and fast changing. Once the generation most closely associated with stable homeownership, Baby Boomers (born 1946–1964) are increasingly finding themselves caught in the crosshairs of the affordable rental housing crisis despite their years of economic participation and contributions to the housing market.

# The Surprising Rise of Boomer Renters

Contrary to the stereotype that older Americans overwhelmingly own homes, 18.6%, or about 12 million Baby Boomers, are renters as of 2023. What's more, more Boomers are choosing, or are forced, to rent instead of owning as they age. In expensive metro areas like Miami, New York, and Los Angeles, almost 1 in 3 baby boomers rent, driven in part by lack of inventory, prohibitive affordability, and lack of supportive services.

## The Cost Burden: Renting Isn't Getting Easier

Renting isn't just common, it's increasingly financially stressful for older Americans:

- Over 58% of older renters are considered cost-burdened, meaning they spend more than 30% of their income on housing, a proportion that has climbed sharply in recent years.
- Many of these cost-burdened renters are also severely burdened, spending 50% or more of their total income on rent and utilities, leaving little-to-nothing left for essentials like healthcare, food, and transportation.
- Older renters tend to live on fixed incomes (Social Security, pensions), which don't keep pace with skyrocketing rents in many cities.

What used to be a "Rule of Thumb" – spending no more than 30% of income on housing – is now a distant memory for many older households.

## Boomers Are Staying in Rentals Longer

Anecdotal evidence from recent surveys suggests a generational shift: Baby Boomers are among the most likely to stay long-term in their rental homes, treating them not just as temporary stops, but as semi-permanent housing solutions. Some Boomers stay in the same rental for seven years or more, reflecting both preference and limited alternatives.

## Why This Crisis Matters

This trend has several important consequences for both Baby Boomers and the broader affordable housing rental market:

- **Rising Senior Renter Population**  
The number of older adults renting is already rising rapidly and is expected to keep rising. By 2040, senior renter households (65+) are projected to grow from about 7.4 million to 12.9 million, including a disproportionate share of Black and Hispanic households.
- **Fixed Incomes vs. Rising Rents**  
Rent increases are outpacing incomes across the board; older renters on fixed incomes feel this most acutely since they often lack wage growth or retirement savings that keep up with living costs. Most Boomers are forced to seek affordable housing options that include subsidized rents, owner-paid utilities, and supportive services to make the housing affordable and long-term. Unfortunately, the inventory of quality subsidized housing is limited, and most, like EHDOC properties, have large waiting lists that make finding a place to live very difficult.





- **Impact on Retirement Security**

High rental costs erode disposable income that could otherwise go toward healthcare, transportation, and even savings, pushing some Boomers into financial insecurity later in life.

### In Short

- **Boomer renting is real:** 12 million Boomers rent today.
- **Older renters are cost-burdened:** Six in ten older renters spend more than 30% of income on rent.
- **A major demographic shift:** The number of senior renters is set to grow dramatically by 2040.
- **Affordable options are scarce:** With limited affordable housing stock and flat incomes, Boomers are squeezed both financially and in choice.

## EHDOC's Focus

***EHDOC continues to focus on expanding affordable housing opportunities for seniors across the country. Advocacy is not enough ... it takes determination, action, and often not taking NO for an answer.***

### New Construction

Over the past year, EHDOC has broadened its quest to develop and preserve quality affordable housing for seniors wherever possible. With the successful completion of Council Towers North & South rehabilitation in Miami Beach, Florida, a targeted focus on expansion and preservation is a top priority. In January 2026, EHDOC successfully submitted a 9% competitive low-income housing tax credit application with New Mexico MFA for a planned Phase II of Edward Romero Terrace in Albuquerque, New Mexico. The planned Phase II, pending the award of tax credits to secure much-needed investor capital, will consist of 51 affordable housing units next door to Edward Romero Terrace I. The community will offer spacious one- and two-bedroom non-subsidized units with modern, all-inclusive amenities such as in-unit washer and dryer connections, individually controlled central air and heat, ENERGY STAR®-rated appliances, 24/7 surveillance, and community space. If awarded, closing could be as soon as January 2027 with construction starting in February 2027.

### Refinance, Preservation & Acquisitions

EHDOC remains diligent in its efforts to preserve its existing aging housing inventory for years to come, while also maintaining a focused strategy to refinance dated mortgage loans with high interest rates to improve operating cash flow. Most importantly, these efforts allow EHDOC to capitalize on portfolio equity to establish working capital, enabling expanded opportunities, including on- and off-market



acquisitions of quality affordable senior rental housing properties, preferably near existing EHDOD communities. In the fall of 2025 EHDOD pursued an acquisition of an 84-unit senior property for sale in Reading, PA, just blocks from Hugh Carcella. After intense contract negotiations and the deployment of an experienced EHDOD team to inspect the property and dive into its financial, management, and maintenance operations, plus its physical condition, it was a unanimous decision that the asset was not a fit for EHDOD. Nonetheless, we continue our pursuit for acquisitions to expand affordable housing opportunities for seniors whenever and wherever possible.



## **RAD/PRAC Conversions: Strengthening Senior Living, Stability, and Comfort Across Our Communities**

The RAD-to-PRAC conversions for John Piazza, Steel Plaza, Phillip Murray Place, Palermo Lakes, IW Abel Place, Lloyd McBride, and Edward Marx are currently under review by HUD. RAD (Rental Assistance Demonstration) allows properties to convert to PRAC (Project Rental Assistance Contracts), providing stable, long-term funding for senior housing. This conversion supports updated HUD-approved rental levels aligned with current operating costs, strengthening financial stability and enabling long-awaited capital improvements that directly benefit residents and their communities.

For many seniors, housing is not just a physical space; it is a source of routine, connection, safety, security, and independence. RAD for PRAC conversions helps protect that stability of the asset by securing long term funding and allowing for meaningful renovations that directly support senior living. Once the conversion is approved, the capital upgrades will focus on upgraded systems, comfort, safety, and accessibility areas that matter deeply to our aging residents.

Renovations include improved HVAC systems for more consistent indoor temperatures, brighter and safer lighting, upgraded elevators, modern kitchens and bathrooms designed for ease of use, surveillance, and accessibility enhancements such as grab bars, widened doorways, and smoother pathways throughout the communal areas. These updates help reduce fall risks, improve mobility, and allow our residents to navigate their homes with greater confidence.

Beyond the physical changes, the renovations will bring peace of mind: fewer unexpected maintenance interruptions, more reliable building systems, and a renewed sense of pride in the place they live.

As HUD continues its review, we look forward to moving one step closer to providing our seniors with modern, dignified, and thoughtfully improved homes that support their needs today and for years to come.



# Board Game Donations

What began as a simple visit turned into something truly special. During a visit to Hugh Carcella Apartments in Reading, PA, Chief Human Resources Officer Rachel Shaw Callahan learned from Service Coordinator Diana Espaillat that the seniors would like to have more board games available for their community activities. Wanting to help, Rachel reached out to the Home Office to explore ways to support the request.

EHDOC has a strong history of successful donation drives, from Morton Bahr Homeless Awareness Day, to holiday toy drives, to back-to-school collections. Office Operations Manager Maryanth Blanco immediately offered to organize a new drive dedicated entirely to board games. She contacted the building's management at Cornerstone One where the Home Office is located to see if they would be willing to share the initiative with their tenants. Shout-out to Michelle Huertas at Cushman Wakefield for helping us spread our goal throughout the entire building! Every day, the supply of games in the EHDOC board game box grew larger and larger, with fun favorites including Monopoly, Scrabble, and Yahtzee, just to name a few!

President and CEO Melanie Ribeiro, Executive Assistant to President & CEO & Office Operations Manager Maryanth Blanco, Chief Human Resources Officer Rachel Shaw Callahan, Chief Financial Officer Irene Phillips, the Home Office staff, and many building tenants contributed with love and generosity. What started as a simple request quickly blossomed into a full-spirited effort from the entire EHDOC family and beyond.

Soon, there were so many donated games that Maryanth reached out to Service Coordinator Director of Quality Assurance Della Koester to see whether any other properties were also in need. The answer was yes, and because of the incredible outpouring of support, EHDOC was able to share board games with several communities across our portfolio. What began as one property's wish ended with multiple communities receiving joy, connection, and opportunities for residents to gather together.

This effort beautifully reflects who we are: **a team with a mission centered on compassion, community, and "Housing With a Heart."**



EHDOC  
Home Office,  
Plantation, FL



North Park Village,  
Chicago, IL



Hugh Carcella  
Apartments,  
Reading, PA



Palermo Lakes,  
Miami, FL



Teamsters  
Residences,  
Maumee, OH



William  
Winpisinger,  
Cleveland, OH



4TH ANNUAL

# STEVE PROTULIS ICE CREAM DAY



## Steelworker's Tower Pittsburgh, PA

Happy Birthday, Mr. Protulis! Steelworkers Tower residents enjoyed a variety of ice cream flavors, one scoop at a time in memory of Mr. Steve Protulis.



## Savoy Heights Mamou, LA

We celebrated and honored Mr. Steve Protulis with an ice cream party. Thank you to Mercy Regional Medical for your donations to assist in making this celebration a success!



## Torre Jesus Sanchez Erazo Bayamón, P.R.

In our annual custom, we commemorated our President and CEO Emeritus Steve Protulis by enjoying his favorite dessert: ice cream. After our monthly Community Manager meeting in December, the staff and Residents' Association distributed Strawberry Cheesecake ice cream and themed accessories among the residents. This year, we chose the theme "Jíbaro" (Puerto Rican country folk, a symbol of our culture). Ladies received hibiscus hairpins, and gentlemen received handkerchiefs. The Service Coordinator can attest that Mr. Protulis greatly enjoyed visiting Puerto Rico. We remembered fondly a Mr. Protulis saying, "Give Me Five: Teamwork, Respect, Service, Community Action and Resident Organization!"



## Phillip Murray Place Bell, CA

Twenty residents participated in our Ice Cream Social Event honoring our former leader, Steve Protulis. The Resident Association provided the ice cream and cones and we enjoyed remembering Mr. Protulis while eating his favorite dessert.

## South Boston Elderly Boston, MA

Our Steve Protulis Annual Ice Cream Event at South Boston Elderly brought our seniors together for delicious ice cream and toppings. The residents socialized with some Christmas music playing in the background in honor of Mr. Protulis.



# Human Resources

## HR Spotlight: Supporting the People Behind the Mission

At EHDOC, Human Resources is more than policies and paperwork - we're here to support the people who make our mission possible. From your first day and throughout your journey with us, HR is a resource, a guide, and a partner in your professional growth.

Have a question about benefits, time off, payroll, professional development, or a workplace concern? Not sure where to start? That's what we're here for. HR serves as a supportive and confidential resource to help you navigate questions, explore options, and find solutions. If we don't have the answer right away, we'll work to get it for you. Our goal is to ensure you feel informed, supported, and confident in your role.

We also recognize that the work you do each day is both meaningful and demanding. Supporting our residents and communities requires dedication, compassion, and heart. In the midst of caring for others, it's important to remember to care for yourself, too. Work-life balance isn't just a phrase - it's essential to sustaining the energy and commitment that make our organization strong.

If you need time to recharge, manage personal responsibilities, or focus on your health, please remember that your accrued paid time off (vacation, sickness, etc.) is there for a reason. Taking time when needed allows you to return refreshed, focused, and ready to continue making a difference. And you also have the free Employee Assistance Program (EAP), with licensed counselors ready for your call.

Strong communities are built on support, communication, and care - for our residents and for one another. HR is always here for you. Don't hesitate to reach out.



### MEET THE TEAM



**Rachel Shaw Callahan**  
Chief Human Resources Officer



**Amy Schryver**  
Human Resources  
Assistant Director



**Millie Abreu**  
Payroll & Benefits Manager



**Gracie Tijerena**  
Recruiting



**Kaydee Amador**  
Executive Assistant to  
Chief Human Resources Officer



Happy  
**100**  
Years!

A resident of Robert Sharp Towers celebrated her 100th birthday with family and friends in November. Miami Gardens Councilman Reggie Leon presented her with a proclamation, proclaiming November 2nd in the City of Miami Gardens as a day named after her. With all gathered around, she gave thanks to her God for getting her this far and having great family and friends in her life. She expressed that she is grateful and blessed to be in good body and mind at this age. EHDOC and staff surprised the birthday resident with a cake during last month's resident meeting and wished her Happy Birthday. She was elated by all of the birthday wishes. Congratulations on the milestone!

**HAPPY BIRTHDAY**



## 96 Years Young

Family and friends gathered in the Steelworkers Tower Community Room with a cake, balloons and flowers to wish our resident a happy 96th birthday. Born in Pittsburgh, PA, she is a graduate from Allegheny High School. Our birthday resident owned and operated a seamstress shop



in the Oakland neighborhood of Pittsburgh. She has lived at Steelworkers Tower for 30+ years and served as the Bible Study Teacher in our community for over 15 years. Wishing her many more birthdays ahead!

# 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 and helps them age with dignity.

**Won't you help us  
make a difference?**

**EHDOC  
SENIOR RELIEF  
FUND**



Donations may be made by check or credit card.

They are tax deductible.

Visit [www.ehdoc.org/donate](http://www.ehdoc.org/donate) today to make your donation.

**THANK YOU!**

# HOUSING WITH A HEART...



## Phillip Murray Place Bell, CA

Our residents gathered toys to donate for the City of Bell's annual holiday toy giveaway. By combining unused toys from last year with

new donations, they

created a generous collection. Residents were thrilled to give back, and City Hall expressed its appreciation. The contribution helped brighten the holidays for local children and fostered a shared sense of generosity among residents.



## Morse Manor Morse, LA

The Acadia Parish Librarian visited our community

to lead a December Christmas Ornament Decorating class. Our residents got into the Christmas spirit as they made ornaments with wooden beads, ribbon and snowflakes hanging on twine. Each then hung their creative ornament on our community Christmas tree.

## Robert Sharp Towers I & II Miami, FL



Miami Dade Health Department hosted a Flu Shot Clinic on November 5, 2025 at Robert Sharp Towers, arranged by our Service Coordinators. Many residents took advantage of this convenient and accessible opportunity to receive a flu shot. Residents expressed how happy they are to have this service available to them every year.



## Savoy Heights Apartments Mamou, LA

2025-2026 Royalty was crowned! Our annual Fall Festival was exceptional. The weather was beautiful. Everyone enjoyed the fellowship, games, crafts, door prizes, fresh cooked popcorn, gumbo, pasta salad, and desserts. We would like to extend our gratitude to Mercy Regional, Savoy Medical Center, Mayor Leisa Deshotel, Mamou Police Chief Pat Hall, Sheriff Charles Guillory, LAMM Family Care, Ville Platte Home Health, Heritage Manor of Ville Platte, Harbor Hospice and I Care Home Care for all the support and donations to make our event so special.

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

At Mayfield Manor, Halloween is a big celebration! Not only did our residents decorate the halls with and apartment doors with witches, spider webs, skulls and ghosts, the staff held a Halloween party for the seniors! They embraced the day and several came in costume to enjoy refreshments and bewitching fun!





## Anthony J. Delorenzo Towers

Bristol, CT

Who doesn't love a tree house? Residents participated in an Arts & Crafts workshop in February sponsored by Oak Street Health Care. Originality flourished as the residents enjoyed painting small wooden tree houses, followed by refreshments. Residents said they had fun and look forward to more arts and crafts activities that let them express their creativity.



**Merry Christmas from Village De Memoire!**

## Mayfield Manor LP, II, III

Canton, OH

A Corn Hole game on a lazy afternoon brought out the competitive side of our residents! It was a fun way to relax at the end of the day, and our players took their bean bag tosses very seriously. Everyone improved by the end of the game and we sharpened our skills for next time.



## Phillip Murray Place

Bell, CA

The Resident Association worked with our Service Coordinator to create a residents' January birthday celebration. Eighteen residents participated, enjoying luscious desserts including cake, fruit and coffee. One of our residents celebrated her birthday of 99 years young! We would like to wish a happy birthday to every EHDOC resident who celebrated his/her birthday in January. We hope you enjoyed your special day!



## Robert Sharp Towers I & II

Miami, FL

Over 80 residents enjoyed a Thanksgiving Luncheon provided by the City of Miami Gardens Mayor, Rodney Harris. Residents shared with each other what they were thankful and grateful for. They thanked Mayor Harris for continuing to show support over the years. Some residents even sang their favorite songs for the crowd! Many have expressed what a wonderful time they had together.



## Savoy Heights Apartments

Mamou, LA

Joy, smiles and laughter were delivered! North Eunice Church brought surprise goodie bags to all the tenants at Savoy Heights, and we even had a surprise visit by the Gingerbread Man! Thank you to North Eunice Church for providing this special treat for the holiday season.

# ...EVERY DAY JOY AT EHDOC PROPERTIES



# Fold Your Way to a Sharper Mind

Origami is more than paper folding. It's a simple, enjoyable way to keep minds and hands active. Rooted in traditional Japanese culture, this creative craft encourages focus, coordination, and calm, all with just a square of paper.



## Why origami is great for seniors:

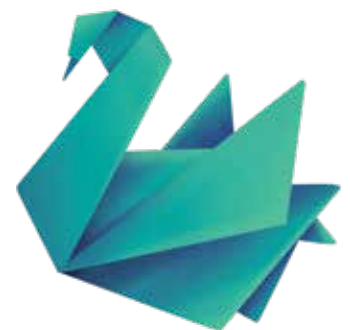
- Strengthens hand-eye coordination and fine motor skills
- Encourages focus and mental engagement
- Promotes relaxation and stress relief
- Builds confidence as each project is completed
- May help improve hand strength and dexterity



Origami is affordable, accessible, and easy to try. Thin paper works best, and patterned designs add extra fun. Popular shapes include birds, flowers, fish, and the classic Japanese crane. Finished pieces also make thoughtful homemade gifts.

Make it social by starting an "origami circle" with friends or neighbors to fold and learn together. Ready to try the crane? Search online for Origami crane instructions or visit [The Spruce Crafts](#) for step-by-step guidance.

**Stay sharp—one fold at a time!**

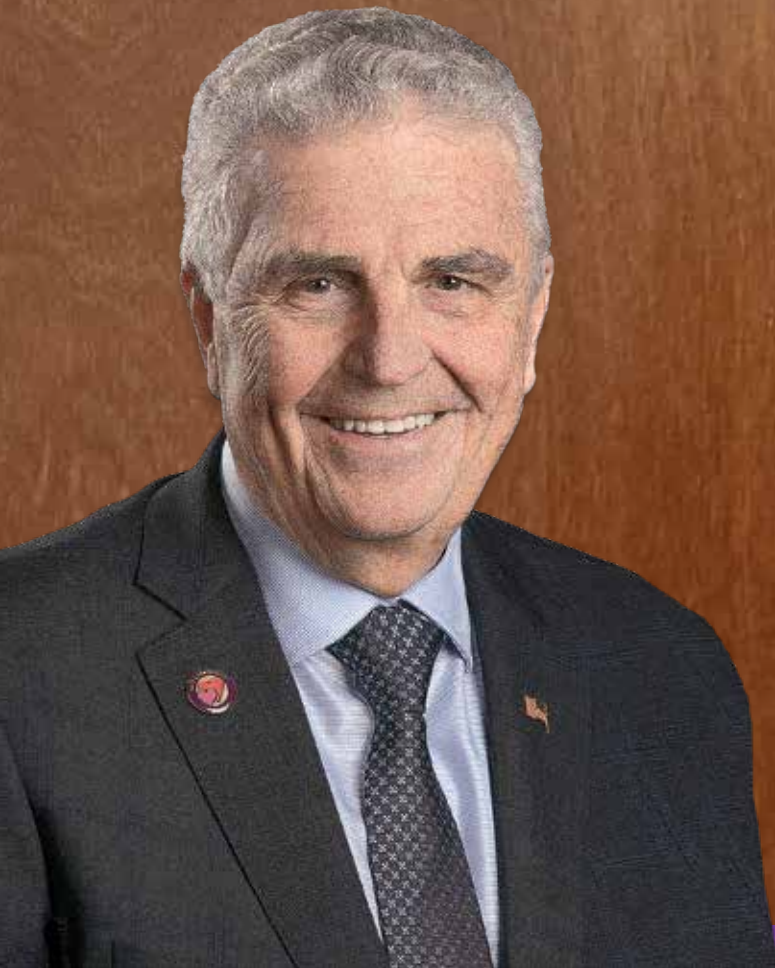




*Forever In  
Our Hearts*

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 | 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 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 2026



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