2022 Annual Report
Retirement Housing Foundation

Dedicated to Excellence

RHF
The **Vision** of RHF is a society in which all people have quality, affordable housing.

The **Mission** of RHF is to provide housing and service coordination for persons with limited incomes in an inclusive environment that enhances their quality of life physically, mentally, and spiritually.
## 2022
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2022 marked the first full year of operation following the implementation of RHF’s Strategic Plan.

The Four Pillars

RHF’s Strategic Plan is organized into four pillars; Asset Optimization & Growth; Operational Excellence; Philanthropy & Communications; and Resident & Staff Experience.

Three of the pillars (Operational Excellence, Philanthropy & Communications and Resident & Staff Experience) talk about implementing systems and programs that will impact the day-to-day operations of the organization, including our communities.

Team members at the national office have been working hard on the logistics of what that means: hiring additional staff in certain departments, identifying what programs we need to implement, and determining the cost involved in that implementation.

One example of this is regarding our Human Resources department. Plans are to integrate the payroll system with a Human Capital Management (HCM) system. Staff will be hired to convert RHF’s HR current manual processes into an on-line automated system. This includes centralizing the entire HR processes at the national office. The goal is to better manage our workforce through the entire employee lifecycle.

Staff and residents should start seeing the results of those efforts beginning in 2023.

A Difficult Decision

In December of 2021, with the RHF Board concurrence, we made the difficult decision to divest 16 senior living/healthcare communities. We entered into a purchase and sale agreement with Pacifica Companies, a senior living provider, headquartered in San Diego, California.
Greetings …

Greetings and welcome to the 2022 Annual Report of the Retirement Housing Foundation.

Thank you for taking the time to read these pages and become more familiar with the rich history and the current mission of RHF.

One of the joys of serving on the RHF board is to visit some of our communities. We missed these opportunities during the Covid 19 pandemic, but the board did visit several communities in the fall of 2022 as the pandemic protocols eased.

At one community a woman offered words of thanks for a daily devotional and prayer page that RHF had provided to residents and staff during the depth of the pandemic. She said, “I just want to thank RHF for the daily devotional and prayers you sent out during Covid. It gave me such hope and encouragement in a dark and lonely time.”

As a person who had been one of the writers on the devotional project, I was delighted to hear the appreciation in this woman’s comment. It was a powerful reminder that as a faith-based organization, RHF isn’t just about building and managing properties but is about building and nurturing community that respects the dignity and worth of all persons. Home is clearly more than bricks and mortar and life more than days and years.

This past year saw us working to reset our priorities toward a sharp focus on affordable housing and the development of new communities that will contribute to the growing need for housing in this country, especially among seniors, persons with modest incomes, and those with special needs. We currently have more than 20,000 residents in our communities, but our waiting lists have several times this number, making the challenge clear to both staff and board.

Thank you to all who support the mission of RHF through financial gifts, volunteer time, services, and prayers. You are part of the community that is Retirement Housing Foundation and you are partners in our mission and vision.

As I complete my term as board chair, I want to thank our staff and my colleagues on the board. It has been a joy and a privilege to work with you. I also thank our many residents who trust us to offer not only housing but opportunities for community. Much hope and many blessings to you all.

Rev. Dr. David S. Moyer
RHF National Board Chair
Throughout 2022, executive staff worked on the disposition of six of the properties (with work continuing in 2023 on the other dispositions). Our decision and related work grew out of the RHF “strategic plan” and modification of the RHF mission. We believe it is important for us to focus on the development and operation of affordable housing, recognizing that all members of society deserve a decent place to live. We further believe now is the right time to focus on those who are underserved. Transitioning our market rate retirement communities to another owner/operator will enable us to dedicate more resources to meeting the needs of lower-income older adults, families and people with disabilities. It is a responsibility our mission compels us to fulfill.

Diversity, Equity and Inclusion

As next steps to implementing our new strategic plan, RHF launched its DE&I initiative in February 2022. Working with a consultant, the RHF Board of Directors and senior leadership, we focused on 5 initial areas:

1) Understanding our why and taking stock of RHF’s progress to date
2) Creating a space for dialogue, learning and forward movement
3) Identifying a common language and understanding around DE&I
4) Framing the work ahead
5) Identifying opportunities and measurements of success

Additionally, a cross-section of RHF team members across the organization and representing a variety of job functions, geographies and backgrounds were asked to serve as a DE&I Core Group to help shape and lead the development of the framework of RHF’s DE&I plan.

Last year, affordable housing and national office staff were invited to participate in two surveys to help provide baseline data around perceptions, needs, experiences, barriers and opportunities. Recognizing that our collective work to adopt and maintain a culture of DE&I is a journey, this assessment illuminated RHF’s current state (current Culture of Equity – COE) related to those efforts and identified best practices.

Four key pillars were outlined for RHF’s Diversity, Equity & Inclusion work in the years ahead.

1) Strengthening organizational culture
2) Training and development
3) Policy review, analysis and updating
4) Building internal communications structures and processes

We look forward to sharing updates to our work and practices in the months ahead as our DE&I plan rolls out across the organization.

COE Findings

Perceptions do not always reflect reality. However, organizational perceptions matter and offered a window into opportunities for Retirement Housing Foundation to strengthen its commitment and practice of inclusion and equity. The following represents a summary of the weighted averages for each of the 10 organizational factors measured by its COE assessment (seen on page 9). They are ordered by weighted average (highest to lowest).

Opportunities and RHF’s DE&I plan focus was based on the COE findings:

1) Developing a consistent understanding of what DE&I is and why it matters to RHF’s work, mission and organizational development

(Continue on page 8)
## Strategic Plan Framework: 2022 - 2025

### Pillars - Where will we focus?

<table>
<thead>
<tr>
<th>ASSET OPTIMIZATION AND GROWTH</th>
<th>OPERATIONAL EXCELLENCE</th>
<th>PHILANTHROPY AND COMMUNICATIONS</th>
<th>RESIDENT AND STAFF EXPERIENCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rebalance portfolio to optimize asset management; expand partnerships and strategically grow assets through new affordable housing development and acquisitions</td>
<td>Activate RHF’s vision and strategy through enhanced staff recruitment, training and retention; governance; internal systems and technologies; and DE&amp;I commitment across the organization</td>
<td>Increase visibility and philanthropic support</td>
<td>Continue to leverage and grow resident and staff loyalty and satisfaction</td>
</tr>
</tbody>
</table>

### Goals - What do we want to achieve?

<table>
<thead>
<tr>
<th>ASSET OPTIMIZATION AND GROWTH</th>
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<td>Continue to leverage and grow resident and staff loyalty and satisfaction</td>
</tr>
</tbody>
</table>

### Strategies - How will we achieve our goals?

<table>
<thead>
<tr>
<th>ASSET OPTIMIZATION AND GROWTH</th>
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<th>PHILANTHROPY AND COMMUNICATIONS</th>
<th>RESIDENT AND STAFF EXPERIENCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rebalance portfolio to maximize sustainability and mission alignment</td>
<td>Attract, train and retain talented staff</td>
<td>Develop organization-wide brand strategy and refine core messaging to better tell our story and convey our value</td>
<td>Strengthen and grow RHF’s organizational culture of caring, belonging and community</td>
</tr>
<tr>
<td>Pursue strategic asset growth in affordable housing</td>
<td>Strengthen board recruitment and succession</td>
<td>Establish a culture of philanthropy and encourage donors to engage with residents and communities</td>
<td>Identify and implement an online resident and staff satisfaction survey within two years, or determine feasibility of doing so</td>
</tr>
<tr>
<td>Strategically expand housing options for homeless and near-homeless seniors and veterans and work synergistically with partners</td>
<td>Develop senior leadership succession plan</td>
<td>Diversify sources of philanthropic funding</td>
<td>Develop a comprehensive approach connecting resident experience to property management expectations and benchmarks for success, advancement, competitive compensation, etc.</td>
</tr>
<tr>
<td></td>
<td>Align systems and structures with the overall strategy</td>
<td>Create a plan for organization-wide information sharing</td>
<td></td>
</tr>
</tbody>
</table>
2) Formulating a DE&I vision that builds on that consistent understanding of what DE&I is and why it serves RHF’s work
3) Ensuring consistent leadership perspective, commitment, understanding and communication aligned with that vision
4) Developing HR approach and policies and internal communications to support that vision
5) Building knowledge and capacity around foundational DE&I principles and best practices

We Are Growing
During 2022 we acquired two more affordable senior housing communities.

Slate Creek Apartments
Our third community in Illinois, Slate Creek Apartments, is located in the south central part of the state in Effingham. This two story, 113 unit community is for seniors over the age of 62 or over the age of 18 and mobility impaired.

Effingham is known as the “Home of The Cross at the Crossroads.” The Cross stands 198 feet tall and 113 feet across and is considered the largest cross in America.

Regency Apartments
Regency Apartments is our second community located in Mason City (the other is Pilgrim Place) and our seventh affordable community in Iowa. This three-story, 40 unit community is for older adults 62 years of age or older or over the age of 18 and mobility impaired.

Since we are sharing fun facts about the communities that our facilities are in, did you know that Mason City, Iowa has the largest collection of Frank Lloyd Wright architecture in the United States?

In The Future
Looking forward, 2023 is going to be an exciting year at RHF. We will be in our second full year of our strategic plan and will incorporate our new DE&I program into that plan.

We will continue our commitment to expand the use of technology by increasing the areas where technology is applied. A few communities are currently testing programs in the areas of maintenance and accounts payable and, when appropriate, they will be rolled out to other communities.

Growing Our Portfolio
While it is common knowledge that our Development and Acquisitions Department is always looking for affordable communities to add to our portfolio, what isn’t as well known is the fact that they are also looking for land in areas that would be suitable to build affordable housing.

RHF is working on two projects where land has been purchased and now we are working on locating funding to build affordable housing communities.

In 2012 RHF entered into a partnership with Congregational Community Development Corporation (CCDC) and the First Congregational UCC in Chula Vista, California to refinance and rehab their 186-unit affordable senior community. We are pleased to report that our relationship with them continues today. Additional land was purchased in Chula Vista in 2022 with the intent to build another affordable housing community for seniors in Chula Vista.

In 2022 RHF purchased land in Westminster, California with plans to build an affordable community for seniors at that location.

RHF is committed to providing affordable housing for seniors, working class families and persons with disabilities. The need has never been greater.
Summary of the 10 Organizational Factors by its Culture of Equity (COE) Assessment

<table>
<thead>
<tr>
<th>Assessment Factor</th>
<th>Weighted Average out of 4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Donors &amp; Volunteers</td>
<td>2.95</td>
</tr>
<tr>
<td>Communications</td>
<td>2.94</td>
</tr>
<tr>
<td>Mission Impact</td>
<td>2.90</td>
</tr>
<tr>
<td>Board Leadership</td>
<td>2.87</td>
</tr>
<tr>
<td>Senior Staff</td>
<td>2.84</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Assessment Factor</th>
<th>Weighted Average out of 4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff &amp; HR Policies</td>
<td>2.73</td>
</tr>
<tr>
<td>Commitment to Equity</td>
<td>2.70</td>
</tr>
<tr>
<td>Date &amp; Metrics</td>
<td>2.69</td>
</tr>
<tr>
<td>Vendors</td>
<td>2.66</td>
</tr>
<tr>
<td>Organizational Culture</td>
<td>2.63</td>
</tr>
</tbody>
</table>

Slate Creek Apartments in Effingham, Illinois was added to the RHF portfolio in 2022.

Regency Apartments in Mason City, Iowa was added to the RHF portfolio in 2022.
A young resident of Shepherd Park Apartments (Hartford, CT)

• RHF Charitable Foundation’s Unwrap a Smile with RHF program for the annual toy drive raised more than $45,000 for Toys for RHF Kids, providing toys and gift cards to more than 1,700 children living in RHF communities.

• RHF communities opened their doors to 1,109 organizations, allowing them to use community and conference rooms to hold their meetings.

• 1,247 RHF staff and residents volunteered 45,031 hours to 910 nonprofit and community organizations. In addition, 643 RHF staff and residents donated $6,515 to 147 nonprofit and community organizations.

“As a manager, I get several calls a day from desperate people who lack the basics like food and shelter. I see them on my way to and from work as well, crowded in tents and street corners. I wonder how I can make a difference in people’s lives. One easy way is being an RHF Team Giver. I know my money is going for a good cause and the team distributing the proceeds is caring and thoughtful in all they do. Thank you, RHF!”

Kathleen Zalesny, Manager
Redding Pilgrim House / Redding RHF Housing
Redding, CA

• Team Givers donated $43,521 to RHF Charitable Foundation and RHF Communities through monetary and in-kind gifts throughout the year.
• Project H.A.N.D.S.® continues to be the largest organization of volunteers at RHF with 657 residents from more than 90 communities volunteering 32,097 hours; 143 outside agencies and businesses involved; and 33,929 handmade items donated to community shelters, hospitals, and people in need.

College students Christian and Mitzy are residents of RHF’s Rio Vista Village (Los Angeles, California) and are both proud RHFCF’s Youth Education Scholarship recipients. They have a passion for giving back and hearts for serving others. Christian is a first-generation college student who is studying Philosophy and Law at the University of Southern California (Los Angeles, California). He dreams of going to law school after he receives his undergraduate degree, so he can serve vulnerable populations, including children and older adults. Mitzy is a Criminology and Justice major at Humboldt State University (Arcata, California). Her dreams are to join the Los Angeles Police Department and work as a detective, serving and protecting those in need.

• Through donors’ contributions to the Youth Education Scholarship Fund, young residents residing in our family communities received scholarships totaling $12,000 in 2022. Support through the Youth Education Scholarship Fund invests in the education of youth residing in RHF family communities and helps cover the cost of tuition, tutoring programs, school uniforms and supplies, as well as after-school and summer educational programs.

• 2,615 persons volunteered 52,917 hours to RHF communities and the national headquarters office, helping in a variety of ways. This does not include the numerous governance hours that our national, local and advisory board members contribute each year.
Our National Board of Directors come from different backgrounds, different parts of the country and all walks of life - but they are committed to a common goal - RHF's Mission, Vision and Values.
Total RHF Housing Units/Beds Equals 16,865

State | # Units/Beds
--- | ---
AZ | 163
CA | 7,889
CO | 226
CT | 516
DC | 69
FL | 267
GA | 333
HI | 82
IA | 234
ID | 40
IL | 287
IN | 1,188
KY | 249
MA | 1,994
MI | 48
MO | 109
NC | 48
NE | 116
NJ | 55
NV | 226
OH | 235
OK | 30
OR | 117
PA | 113
PR | 60
RI | 265
SC | 147
TX | 852
VA | 340
VI | 55
WA | 317
WI | 195

Residential (13,892)

Senior Housing

- Assisted Living (574)
- Skilled Nursing (661)

Total Senior Units/Beds: 14,827 (# Units/Beds)

Special Needs Housing

- Mobility Impaired (208)
- Chronically Mentally Ill (56)
- Developmentally Disabled (12)

Total Special Needs Units/Beds: 2,038 (# Units/Beds)

Legend:
- Greater than 1,600 Units
- 750 to 1,500 Units
- 100 to 750 Units
- 0 to 100 Units

Housing and Services Information
Consolidated Statements of Financial Position
(000’s omitted)

<table>
<thead>
<tr>
<th>Assets</th>
<th>September 2022</th>
<th>September 2021</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Assets</td>
<td>$ 63,760</td>
<td>$ 71,525</td>
</tr>
<tr>
<td>Long Term Investments</td>
<td>23,268</td>
<td>71,942</td>
</tr>
<tr>
<td>Land, Buildings, Equipment (Net of depreciation)</td>
<td>5,285</td>
<td>5,642</td>
</tr>
<tr>
<td>Other Assets</td>
<td>306,325</td>
<td>269,445</td>
</tr>
<tr>
<td><strong>Total Assets</strong></td>
<td><strong>$ 398,638</strong></td>
<td><strong>$ 418,554</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Liabilities and Net Assets</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Liabilities</td>
<td>$ 46,714</td>
<td>$ 14,420</td>
</tr>
<tr>
<td>Long Term Liabilities</td>
<td>46,442</td>
<td>51,949</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td><strong>93,156</strong></td>
<td><strong>66,369</strong></td>
</tr>
<tr>
<td><strong>Net Assets</strong></td>
<td><strong>305,482</strong></td>
<td><strong>352,185</strong></td>
</tr>
<tr>
<td><strong>Total Liabilities and Net Assets</strong></td>
<td><strong>$ 398,638</strong></td>
<td><strong>$ 418,554</strong></td>
</tr>
</tbody>
</table>

Consolidated Statements of Activities
(000’s omitted)

<table>
<thead>
<tr>
<th>Year Ending 9-30-28</th>
<th>Year Ending 9-30-21</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Revenues - Unrestricted</strong></td>
<td></td>
</tr>
<tr>
<td>Management Fees</td>
<td>$ 16,245</td>
</tr>
<tr>
<td>Development Fees</td>
<td>4,416</td>
</tr>
<tr>
<td>Distributions from Affiliates and Other</td>
<td>15,050</td>
</tr>
<tr>
<td>Gain on Sale of Assets</td>
<td></td>
</tr>
<tr>
<td><strong>Total Operating Revenues</strong></td>
<td>$ 35,711</td>
</tr>
<tr>
<td><strong>Operating Expenses</strong></td>
<td></td>
</tr>
<tr>
<td>General and Administrative</td>
<td>$ 19,167</td>
</tr>
<tr>
<td>Depreciation and Amortization &amp; Other</td>
<td>10,458</td>
</tr>
<tr>
<td><strong>Total Operating Expenses</strong></td>
<td>$ 29,625</td>
</tr>
<tr>
<td>Operating Income</td>
<td>6,086</td>
</tr>
<tr>
<td>Net Non-operating Revenue &amp; Other</td>
<td>(52,428)</td>
</tr>
<tr>
<td>Change in Net Assets, w/out Donor Restrictions</td>
<td>(46,342)</td>
</tr>
<tr>
<td>Change in Net Assets, with or w/out Donor Restrictions</td>
<td>(361)</td>
</tr>
<tr>
<td>Change in Total Net Assets</td>
<td>$(46,703)</td>
</tr>
</tbody>
</table>

**Total Assets and Net Assets include with Donor Restrictions balances of $75,197 and $76,004 in 2022 and 2021, respectively. RHF financial statements are presented for convenience and information purposes only, and while reasonable efforts have been made to ensure the integrity of such information they should not be relied upon. A copy of the audited financial statements will be provided upon request.**
The financial information presented is for the parent organization only. As such, the entities included are the following:

- Retirement Housing Foundation
- Foundation Property Management, Inc.
- RHF Foundation, Inc.
- RHF Charitable Foundation
- United Congregate Care, Inc.
- Retirement Enterprises, Inc., Delaware
- Retirement Enterprises, Inc., California
- RHF Management, Inc.

The following is a summary of affiliated entities, which are not consolidated in these financial statements:

**Entity Classification**
- Not-for-profit single-purpose entities owned and receiving government subsidy, currently in operation: 118
- Not-for-profit healthcare facilities owned, currently in operation: 16
- Not-for-profit properties owned, managed by others: 14
- Tax Credit Partnerships: (ownership interest ranging from .01 percent to 16.9 percent) 43
- Not-for-profit properties managed for third party owners: 1
- Not-for-profit properties owned, currently in development: 3
- Not-for-profit Corporate entities owned: 2

**Total Entities Not Consolidated:** 197
1965
Mayflower Gardens
Lancaster, CA

1966
Bixby Knolls Towers
Long Beach, CA
Pioneer House
Sacramento, CA

1970
Plymouth Square
Stockton, CA

1971
Bixby Knolls
Health Care and
Rehabilitation Center
Long Beach, CA
Mayflower Gardens
Convalescent Hospital
Lancaster, CA

1974
Pilgrim Tower North**
Pasadena, CA
Ralston Tower
Modesto, CA
+ Trinity United
Presbyterian Church
(MACHCO)

1975
Sun City Gardens
Sun City, CA

1976
Harbor Tower**
San Pedro, CA
+ Warren Chapel Christian
Methodist Episcopal Church
MacArthur Park Towers**
Los Angeles, CA

1978
Pioneer Towers**
Sacramento, CA

1979
Auburn Ravine Terrace
Auburn, CA
+ First Congregational
Church of Auburn
Pilgrim Tower East
Pasadena, CA

1980
Mayflower Gardens II
Lancaster, CA
Southpointe Villa
Rialto, CA

1981
Angelus Plaza**
Angelus Plaza North**
Los Angeles, CA
The Towers at Crooked Creek
Indianapolis, IN
The Towers at Southdale
Anderson, IN

1982
The Heartland
Peoria, IL
Plymouth Place**
Stockton, CA
Yellowwood Terrace
Clarksville, IN

1983
Diakonia Housing I
Rancho Cordova, CA
Diakonia Housing I
Sacramento, CA
Marple Manor
Modesto, CA
+ MACHCO
West Valley Towers**
Van Nuys, CA

1984
Gold Country
Health Care Center
Placerville, CA
Longfellow Plaza
Anderson, IN
Monona Meadows
Monona, WI

1985
Charles Major Manor
Shelbyville, IN

1985
Culver City Rotary Plaza**
Culver City, CA
Donald Jordan, Sr. Manor
Garden Grove, CA
+ Acacia Adult Day Services
Lake Ella Manor
Tallahassee, FL
Pioneer Manor
Geneva, NE
+ First Congregational UCC
Redding RHF Housing
- Butte Home
- Cottonwood Home
Redding, CA
Round House Manor
Kaukauna, WI

1986
300 Main
Estacada, OR
Anciano Tower
Montrose, CO
Carbon Creek Shores
Anaheim, CA
+ Dayle McIntosh
Center for Disabled
The Carolinian
Florence, SC
Gold Country
Retirement Center
Placerville, CA
Great Plains Housing
North Platte, NE
+ Great Plains Mental
Health Center
LaFontaine Center
Huntington, IN
+ Historic Landmarks
Foundation of Indiana
Lomita Kiwanis Gardens
Lomita, CA
+ Lomita Kiwanis Club
Malone Manor
Lincoln, NE
1986 (cont.)
Pauahi Kupuna Hale
Honolulu, HI

Pinehurst Apartments
Palestine, TX

Pinewood Manor
Bremerton, WA
+ Mt. Zion Baptist Church

University Center
Indianapolis, IN
+ University Methodist Church

Villa at Sacred Heart*
Indianapolis, IN
Hispanic Housing Services, Inc.

Vistas**
Van Nuys, CA

1987
Centennial Manor
Boise, ID
+ University Christian Church

Escalon Heritage House
Escalon, CA
+ Saron Lutheran Church
+ Escalon Christian Reformed Church
+ Escalon Presbyterian Church

Fajardo Elderly Apartments
Fajardo, Puerto Rico

Madison Heritage Apartments
Madison, IN

Mission Palms
Mission, TX

Pilgrim Place
Mason City, IA
+ First Congregational Church

Prairie Grove Apartments
East Prairie, MO
+ East Prairie Chamber of Commerce

Redding Pilgrim House
Redding, CA

River City Residence Club
Sacramento, CA
+ Transitional Living and Community Support, Inc.

The Tower at Crooked Creek
Indianapolis, IN.

1988
Dogwood Apartments
Milledgeville, GA

The Gateway
Poway, CA

Guadalupe Senior Apartments
Denver, CO

Maple City Square
La Porte, IN

Marymount Manor
Tacoma, WA

Olson Rotary Village
Delano, CA
+ Delano Rotary Club

Richardson Manor
Milwaukee, WI

Vacaville Autumn Leaves
Vacaville, CA
+ California Grange

1989
Anaheim Memorial Manor
Anaheim, CA

1989 (cont.)
Camelot Village Council Bluffs, IA

Casa de Pinos
Prescott, AZ

Cimarron Court
Kearney, NE

Colonial Heights
Florence, KY

The Concord**
Pasadena, CA

Gaslight Apartments
Converse, IN
+ Kokomo OIC, Inc.

Lakeview Manor
Storm Lake, IA

Loess Hills Estates
Glenwood, IA

+ Co-sponsor
* Third Party Management
** Syndicated Project
1990
Bennett Place
Pittsburgh, PA
+Action Housing
+Operation Better Block

1991
Mill Pond Manor
Saline, MI
+Evangelical Homes of Michigan

1992
Adam and Bruce Apartments
Fort Wayne, IN
+True Love Missionary Baptist Church

1993
Virginia Park Apartments
Des Moines, IA

1994
Cocalico Place
Ephrata, PA
+Bethany UCC

1995
Harry and Jeanette Weinberg
Philip Street Apartments
Honolulu, HI

1996
The Carlin**
Arlington, VA

1997
Cardosa Village
Sacramento, CA
+Transitional Living and Community Support, Inc.

1998
Creekbend Gardens
Houston, TX

2000
Abbey Apartments
Indianapolis, IN

2001
Colonia Jess Lopez
Los Angeles, CA

2002
Amistad Plaza**
Los Angeles, CA

2003
Binnall House**
Gardner, MA

2004
Los Arcos**
Poway, CA

2006
Douglas House**
Brookton, MA

2007
Farrfield Manor
Columbus, GA

2008
Bexton Place
San Antonio, TX

2009
Mount Beulah Terrace
Pagedale, MO

2010
Desert Sage
Hermiston, OR

1989 (cont.)
Miracle Manor
Edna, TX

Westover Manor
Cedar Rapids, IA

1990
Capital Court
Corydon, IN

Grace Place
Norfolk, VA

La Mirada Vistas
La Mirada, CA

Lindsay Place
Lindsay, OK

Mill Pond Manor
Saline, MI

Pecan Place
Bonham, TX

Sangnak Villa
Los Angeles, CA
+Korean American Christian Evergreen Assn.

Villa Nueva
Los Angeles, CA

Winslow Manor
Winslow, AZ

Yorkshire Place
Cape May, NJ

1991
Crescent Manor
Mesquite, TX

Kemet House
Chesapeake, VA

Klein Manor
Los Alamitos, CA

Mesquite Gardens
Mesquite, TX

Towne Creek Apartments
McKinney, TX

1991 (cont.)
Verde View
Camp Verde, AZ

1992
New Hampshire Apartments
Los Angeles, CA

Stone Creek Village
Phoenix, AZ

Sunny Isle Housing for the Elderly
Christiansted, St. Croix, U.S. Virgin Islands

Valley View Apartments
Manitowoc, WI

Wilshire House
Santa Monica, CA

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Bennett Place
Pittsburgh, PA
+Action Housing
+Operation Better Block

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Corydon, IN

Grace Place
Norfolk, VA

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La Mirada, CA

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Mesquite, TX

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Honolulu, HI

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Cardosa Village
Sacramento, CA
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Granada Gardens
Granada Hills, CA

Haven 501 Apartments
(Madison Avenue)
Los Angeles, CA

Haven 501 Apartments
(Burlington Street)
Los Angeles, CA

St. James Apartments**
Los Angeles, CA

Rio Vista Village**
Los Angeles, CA

1998
Creekbend Gardens
Houston, TX

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Abbey Apartments
Indianapolis, IN

2001
Colonia Jess Lopez
Los Angeles, CA

2002
Amistad Plaza**
Los Angeles, CA

2003
Binnall House**
Gardner, MA

2004
Los Arcos**
Poway, CA

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Douglas House**
Brookton, MA

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Farrfield Manor
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2008
Bexton Place
San Antonio, TX

2009
Mount Beulah Terrace
Pagedale, MO

2010
Desert Sage
Hermiston, OR

Harshfield Terrace
Quartz Hill, CA

Riverside Village**
Leominster, MA

Shepherd Park**
Hartford, CT

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Norfolk, VA
2012
Capitol Towers**
Hartford, CT
College Villas**
Henderson, NV
Congregational Tower**
Chula Vista, CA

2013
Essex Village**
North Kingstown, RI
Kings Grant**
North Kingstown, RI
Lane Manor
Stone Mountain, GA
RHF The Whittier**
Los Angeles, CA

2014
Broadwood Terrace**
Los Angeles, CA
Las Alturas**
Los Angeles, CA
Mabel Meshack White Manor
Dallas, TX
Madison Avenue Apartments
Loveland, CO

2015
Barringer Gardens
Charlotte, NC
Deaconess Krafft Center
Cleveland, OH
Deaconess Perry Center
North Royalton, OH
Deaconess Zane Center
Cleveland, OH
Desert Haven
Odessa, TX
The Towers of Jacksonville**
Jacksonville, FL

2016
Immanuel Residences
Evergreen Park, IL
Paloma Terrace**
Los Angeles, CA
Sonata at Riverpark**
Oxnard, CA

2017
Ardmore Apartments**
Los Angeles, CA

2017 (cont.)
Bonnie Brae Apartments**
Los Angeles, CA
Carondelet Court**
Los Angeles, CA
Darson Marie Terrace**
San Antonio, TX
The Gordon**
Los Angeles, CA
Harvard Heights**
Los Angeles, CA
Hobart Heights**
Los Angeles, CA
Normandie Terrace**
Los Angeles, CA
RHF Pacific Beach Shores
Pacific Beach, CA
Sagetree Terrace**
Houston, TX
The Serrano**
Los Angeles, CA
Witmer Apartments**
Los Angeles, CA

2018
Perryville Senior Apartments
Perryville, MO
Crenshaw Gardens**
Los Angeles, CA
Crenshaw Villas**
Los Angeles, CA
Paseo at California**
Los Angeles, CA

2019
Mt. Beulah Terrace
Pagedale, MO
RHF Pacific Beach Shores
Pacific Beach, CA

2020
Hillcrest Acres
Attleboro, MA

2022
Slate Creek Apartments
Effingham, IL
Regency Apartments
Mason City, IA
+Co-sponsor
*Third Party Management
**Syndicated Project
Sunset on the Sea
A Harbor Cruise Supporting Affordable Housing

RHF Charitable Foundation would like to thank our business partners who have generously supported RHF’s mission this year and who joined us for a harbor cruise in June.

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Together we can make a difference and change lives.

RHF Charitable Foundation is so thankful for its friends, residents, business partners, and team and board members, who regularly and generously contributed to bring continued care, comfort and hope to RHF residents, when they needed it most.

Your support helped us serve RHF residents and communities by:

♦ Providing more than $228,000 in rental assistance grants to RHF residents.
♦ Offering $12,000 in educational scholarships and delivering more than 1,600 holiday toys and gift cards to our RHF family communities.
♦ Providing 1,500 school-aged RHF children (4-17 years old) with back-to-school kits. Each kit included a backpack filled with supplies and a $25 Famous Footwear gift card to help families purchase new school shoes.
♦ Awarding a $500,000 grant to assist with the development of a new 55-unit affordable housing community for older adults (Baldwin Park, CA), and a $13,000 grant to RHF’s Pecan Place (Bonham, TX) to purchase new furniture for their newly-renovated community room.

On behalf of the 20,500 residents and 194 communities we serve, thank you for joining us to help thousands of older adults, families and people with disabilities thrive.

In the year ahead, RHF Charitable Foundation remains committed to:

♦ Providing philanthropic resources to support RHF’s work
♦ Stewarding our assets in ways consistent with RHF’s mission, vision, and values
♦ Communicating program and project impact
♦ Being a positive presence in the communities we serve

Stephanie Titus, M.B.A., CFRE
Chief Strategy Officer & Vice President of Philanthropy, RHF
President, RHF Charitable Foundation

Starting the New School Year Off on the Right Foot

RHF Charitable Foundation’s Resident Benevolence Fund provided 1,500 school-aged RHF children (4-17 years old) with RHF back-to-school kits.

Each kit included a backpack filled with supplies and a $25 Famous Footwear gift card to help families purchase new school shoes.

The money funding the Kicks 4 Kids program, comes from the generous donors who support RHF Charitable Foundation’s Resident Benevolence Fund.
The Affordable Housing Fund Assists Two RHF Projects

In partnership with RHF’s Development Department, RHF Charitable Foundation provided a $500,000 grant to assist with the development of a new 55-unit affordable housing community for older adults in Baldwin Park, California.

This project is set to break ground in 2023 and in addition to the 55 apartments, this four-level complex will include commercial space, a community room with a party kitchen along with an arts and crafts room, exercise room, laundry room, and main courtyards/gardens.

RHF Charitable Foundation also provided a $13,000 grant to RHF’s Pecan Place (Bonnum, TX) to purchase new furniture for their newly-renovated community room.

The money funding both these projects, comes from the generous donors who support RHF Charitable Foundation’s Affordable Housing Fund. These corporate and individual donors, who often include RHF staff members, recognize the value and importance of affordable housing.

RHF Circle of Friends

The RHF Circle of Friends is our legacy society. There are many ways to qualify for membership, such as RHF gift annuities that provide lifetime income to the donor, life insurance, real estate gifts, charitable remainder trusts, and gifts from pension fund assets and/or simply including RHF in your Will or Trust.

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(*indicates members who have passed away)

If you have named Retirement Housing Foundation as a beneficiary of a planned gift, please allow us to honor you as a member of the RHF Circle of Friends. If you would like more information about how to include RHF or an RHF community in your will, or structure a life income gift that benefits you and your family, please call 562-257-5141.
In Honor Of . . .

... Colleen Adams  
Diane King

... Robert Amberg  
Diane King

... Cameron Azemikhah  
Diane King

... Nada Battaglia  
Diane King

... Kris Blackmon  
Diane King

... Brenda Boonlua  
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... Kelly Chow  
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... Heather Cline  
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... Chris Ragon  
Diane King

... Michael Ramirez  
Barbara Olivas

... Robyn Rebollar  
Diane King

... Those who  
have served RHF  
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... Peggy Ricano  
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... Michael Rivera  
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... See See Young  
Diane King

... Kimi Zazueta  
Diane King
2022 RHF Charitable Foundation
Fund Descriptions

Our FUNDS:
Donors may designate their contribution to any of these RHF Charitable Foundation established funds:

- **Affordable Housing** - Helps preserve, maintain and create affordable housing across the country.

- **Resident Benevolence** - Provides rental assistance to residents in unsubsidized communities and funds programs to enhance quality of life for residents of all ages.

- **Youth Education Scholarships** - Offers educational scholarships to the 1,700 children and young adults living in RHF’s family communities.

- **Toys for RHF Kids** - Delivers holiday toys and gift cards to the 1,700 children living in RHF’s affordable communities every December.

- **Project H.A.N.D.S.®** - Provides crafting materials for RHF residents to create handmade items. These items are then donated to local shelters, schools, hospitals, and other organizations.

RHF Charitable Foundation supports the work and mission of RHF by raising, managing and disbursing charitable funds. Funds are used for the creation, preservation and maintenance of affordable housing and resident benevolence programs.
2022 National Headquarters Donors

The following donors made monetary or in-kind donations to RHF Charitable Foundation’s funds through the national headquarters office from January 1, 2022 to December 31, 2022.

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RHF resident, Dahae, first applied for RHFCF’s Aging Services Youth Education Scholarship in 2019 when she was first starting a graduate program for nursing at Samuel Merritt University. She always had a passion for science, but was inspired to pursue a career in nursing through her experiences going to doctors’ appointments with her older family members, where she served as a translator.

Each year she has applied for and been awarded this scholarship and as Dahae gets ready to graduate, she wanted us to share this with everyone who made this support possible:

"The Retirement Housing Foundation Scholarship made a huge difference in my life. This scholarship provided me with a valuable opportunity to pursue a graduate study in nursing and give back to my community. I am currently in my last year of the Family Nurse Practitioner program at Samuel Merritt University. In my clinical rotations, I worked with low-income and uninsured older adults from under-resourced communities. I enjoy working with older adults, and I hope to continue serving this population in the future. My goal is to help them manage their chronic diseases, but more importantly, provide early health screenings that can help prevent diseases. I aspire to empower older adults to live a healthy and happy life. I feel extremely grateful and honored to receive this scholarship and serve my community as a nurse practitioner student. Thank you so much for your generosity and investing in my future!"
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RHF’s national toy drive celebrated 25 years this December!

Thanks to all of the donors and volunteers who support this program, we delivered toys and gift cards to more than 1,700 children living in our communities across the country, making their holidays merry and bright.
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In the Kitchen with RHF, a collection of time-tested recipes from RHF communities all over the country, is available to order and makes a great gift for the holidays. This book contains over 80 recipes ranging from tempting appetizers to scrumptious main dishes to delectable desserts that have all been submitted by residents of RHF communities.

While sampling these tried-and-true recipes, the reader can also learn a little about each resident and the RHF community that they call “home.” This book is offered for $10 for residents of RHF communities and $15 for non-residents. Proceeds from this recipe book benefit RHF Charitable Foundation’s Resident Benevolence fund, helping to provide emergency rental assistance and supporting our benevolence programs.

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Our staff members perform important daily duties to make shelter and service a reality for the 20,500 people we serve. Staff members who additionally choose to voluntarily support RHF Charitable Foundation through monetary and in-kind donations are contributing to the fiscal health of our mission. We are extremely grateful for their optional financial commitment, as well as the investment they already have made with their hearts, lives and careers.

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