

Holiday 2025

RHF[®] *Today*

A Retirement Housing Foundation Publication

Park Villa
Apartments

Park Villa Apartments (Park Rapids), one of
five acquired communities in Minnesota

President's Message



Previous issues of RHF Today have highlighted the incredible work happening across our communities—stories of growth, transformation, and the fulfillment of RHF's mission. In this edition, I'd like to take a moment to recognize the people behind the scenes who make so much of that possible: our National Board of Directors and our dedicated staff.

Our Board of Directors is comprised of volunteers from across the country, representing a wide range of professions and experiences. They generously donate hundreds of hours each year to support RHF's charitable mission. Their insight and leadership are instrumental in guiding the governance of our organization. Most recently, their support has been critical as the executive team undertook a comprehensive evaluation of staff compensation and benefits.

With the Board's encouragement and partnership, we implemented several meaningful improvements for our staff, including an incentive pay program, additional paid holidays, and enhancements to our health benefits—including improved vision and dental coverage. These steps were taken with one clear belief in mind: our staff is RHF's most valuable asset.

It is through the daily work of our team members—from those in our communities to those in our Long Beach office—that we are able to serve thousands of older adults, families and persons with disabilities across the country. I am grateful for their commitment, and I want each of you to know how deeply your contributions are valued.

As we approach the end of the year, I want to thank each of you—board members, staff, residents, and community partners—for your dedication to our shared mission. Together, we continue to build and support communities where people can thrive with dignity and purpose.

On behalf of the entire leadership team, I wish you and your loved ones a joyful and restful holiday season.

Stuart Hartman
President & CEO

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RHF Today is published periodically for residents, families of residents, the United Church of Christ and sponsoring congregations, staff, local board members, and friends of Retirement Housing Foundation, 911 N. Studebaker Road, Long Beach, CA 90815-4900.

Telephone (562) 257-5100

FAX (562) 257-5200

TDD (800) 545-1833, ext. 359

www.rhf.org

e-mail: info@rhf.org

Retirement Housing Foundation is a nonprofit California corporation dedicated to planning, sponsoring, building, preserving and managing housing for older adults, low-income families, and persons with disabilities. We are a member of the Council for Health and Human Service Ministries of the United Church of Christ, and also co-sponsor housing communities with other denominational, civic and community organizations. RHF is a member of *LeadingAge* and its state affiliates. RHF serves and employs without regard to race, creed, color, sex, sexual orientation, national origin, religion, ancestry, marital status, physical disability, age, medical condition (including pregnancy), or familial status.

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RHF Charitable Foundation provides financial resources through gifts and managed funds that assist the mission of Retirement Housing Foundation.

AASC 2025 National SC Conference

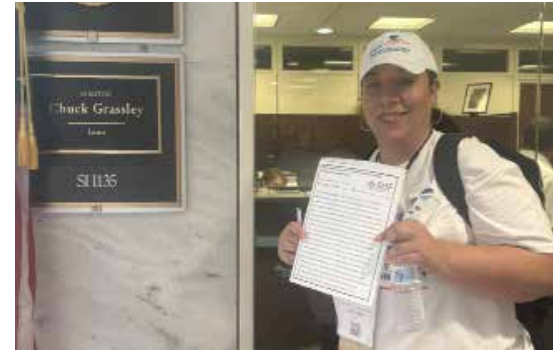
National Harbor, Maryland & Washington, D.C.

The RHF Social Service Coordination team proudly represented Retirement Housing Foundation at the American Association of Service Coordinators (AASC) 2025 National Service Coordinator Conference, held in August at National Harbor, Maryland, and Washington, D.C. The weeklong event featured educational sessions led by distinguished experts, workshops, and resource-sharing across the service coordinator profession. It culminated in an impactful day of advocacy on Capitol Hill.

On Advocacy Day, RHF staff joined colleagues from across the country on the steps of the U.S. Capitol and met with offices of Senator Adam Schiff (California), Senator Martin Heinrich (New Mexico), Senator Chuck Grassley (Iowa), and Representative Dave Joyce (Ohio) to raise awareness for the Expanding Service Coordinators Act. The RHF team prepared a package of residents' letters, heartfelt stories, and community photos, led by Diana Pro, MSW, Director of Social Service Coordination. AASC distributed these materials to senators nationwide. These voices rang clear and underscored the vital role service coordinators play in helping residents of federally funded affordable housing to thrive with dignity.

Michelle Ornelas, recently recognized as a Professional Service Coordinator after completing specialized training through AASC and Ohio State University's Office of Geriatrics and Gerontology, personally delivered letters from RHF residents to their respective state offices. This ensured our community's experiences were shared directly with decision-makers. Posters advocating for expanded service coordination and affordable housing, crafted by RHF's Communications Department, were proudly displayed and embraced by conference attendees during Advocacy Day.

Congratulations to Diana Pro, MSW (Director, Social Service Coordination and Treasurer of AASC Southern California Chapter), Michelle Ornelas (Assistant to Director), Margarita Marsetti, and Carol Yeung (Angelus Plaza Service Coordinators) for leading RHF's voice on the national stage.



Community News

Angelus Plaza's 24th Annual Talent Show Brings Joy and Connection

On August 22nd, Angelus Plaza in Downtown Los Angeles was filled with heart, joy, and vibrant community spirit as residents took the stage for the 24th Annual Angelus Plaza Talent Show. This beloved event featured 20 talented participants, all aged 55 and older, who showcased a variety of performances ranging from singing and dancing to drums and comedy. More than 300 residents and guests cheered on the performers, sharing in an afternoon of excitement and pride.

The show celebrated creativity at every level, with memorable acts including the fleet-footed Sunset Light Dance Team, this year's top prize winners, who wowed the audience in their military-inspired costumes and declared, "We love dance. We love the people." Second place went to the energetic Korean Drum Circle, third to the Anna Line Dance Group, and fourth to Angel Wang's Group. Angel Wang, a dedicated community volunteer for over 15 years, is renowned for teaching dance and creating costumes for the show, while another standout performer, Larry Leigh, shared a moving musical journey that deepened his connections within the community.

This annual tradition has become a highlight for Angelus Plaza, fostering connections among neighbors and reminding everyone that artistry and performance have no age limit. Special guests, including community partners from Retirement Housing Foundation and PIH Health Good Samaritan Hospital, joined in presenting prizes, raffle gifts, and refreshments, making the occasion even more festive.

Angelus Plaza, which first opened in 1980, is now the nation's largest affordable senior community, home to more than 1,000 residents and a cornerstone of downtown Los Angeles. Through programs such as the Senior Talent Show, Angelus Plaza inspires creativity, combats isolation, and showcases the courage and camaraderie that make this community truly extraordinary.



*"We love dance.
We love the people."*



The Sunset Light Dance Team took first place in the 24th Annual Angelus Plaza Senior Talent Show on Aug. 22nd. From left: Jenny Jia, Yan Ming Den, Sandy To, Rui Ke Li, Lisa Luan, Bi Yung Lorence and Sherry Shan.



Community News

Artful Connections: Residents Gather to Paint, Create, and Celebrate Community



Residents at Los Arcos (Poway, CA) enjoyed a joyful Paint and Sip event, made possible by a grant from RHF Charitable Foundation. With artist Kimball Willson's guidance, each participant expressed their creativity and confidence, making new memories in a supportive setting.



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A recent watercolor workshop, held in partnership with the West Charlotte Library, brought Barringer Gardens (Charlotte, NC) residents together to paint summer slices of watermelon. Some community members completed multiple pieces during the session, sharing their enthusiasm and artistic spirit.

Marymount Manor (Tacoma, WA) residents participated in a sunflower-themed art class sponsored by the American Red Cross and Spanaway Library. The event encouraged creativity and camaraderie, with everyone enjoying painting bright, uplifting sunflowers.



Crafts Bring Generations Together



Residents at Anaheim Memorial Manor (Anaheim, CA) gathered for a special flower arranging activity led by Ms. Chong, a retired florist, who crafted 50 pink roses to celebrate her daughter-in-law's birthday. The creative session offered residents the chance to share in family traditions and celebrate meaningful moments together.



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Walk for Alzheimer's Awareness



Charles Major Manor (Shelbyville, IN) residents joined the 5th Annual Longest Day Walk, hosted by the Shelby County Active Aging Coalition, in recognition of National Alzheimer's Awareness Month. The event raised awareness and funds for those affected by Alzheimer's while supporting the community's commitment to advocacy.

Cars Mark Father's Day Celebration



Residents at Mayflower Gardens (Lancaster, CA) enjoyed a car show as part of their annual Father's Day festivities.

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Journey to Laguna Beach for Wellbeing



As part of a weekly mental wellness program, residents from Donald Jordan Sr. Manor (Garden Grove, CA) took a relaxing trip to Laguna Beach.

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Baby Blankets for New Mothers



Barringer Gardens residents, Therese Mukamasoni and Sheila Bush, recently completed a project to crochet and donate seven handmade baby blankets to MiraVia, a local organization supporting mothers with essential items and housing. Their kindness and creativity highlight the community's spirit of giving.

Summer Gatherings Across our Communities

Bexton Place (San Antonio, TX)



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Southdale Tower (Anderson, IN)



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La Mirada Vistas (La Mirada, CA)



Cocalico Place (Ephrata, PA)



Summer Gatherings Across our Communities

Vistas Apartments (Van Nuys, CA)



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Los Arcos (Poway, CA)



Mabel Meshack Manor (Dallas, TX)



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Community News

Vegas-Style Fun for Everyone

"We hosted a lively Casino Night, and what a hit it was! Our common area transformed into a fun-filled casino lounge with card tables, roulette, and slot-style games. Residents had a blast trying their luck and collecting "fun money" for raffle prizes. The evening was full of laughter, friendly competition, and sparkling mocktails. It was a great chance to socialize, unwind, and enjoy a touch of Vegas-style excitement right at home.

Events like these are part of how we create meaningful, engaging experiences that bring our community closer together. Thank you to everyone who participated and helped make this event so special. A special thank you to Eldeen Daly-Wilson for the gift cards and baskets, which were raffled off to the residents. We're looking forward to many more memorable moments ahead!"

- June Daly, Manager, North Capitol at Plymouth



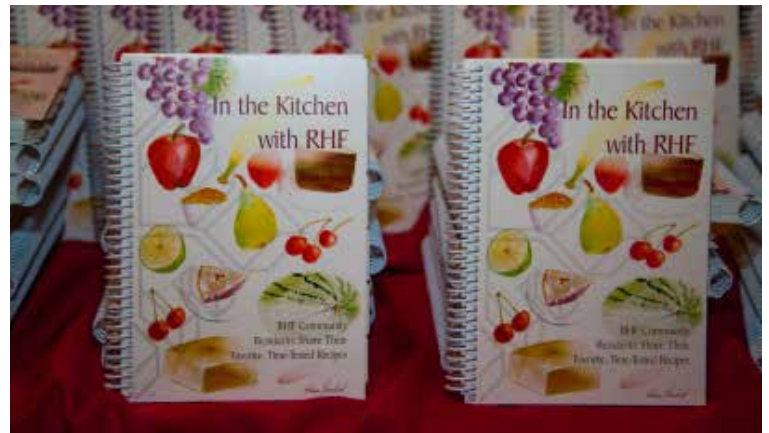
Need to Come Up With a Great Gift This Year For The Holidays?

The Retirement Housing Foundation resident family has them all—bakers, grillers, beverage creators, casserole designers, salad tossers, appetizer builders, and candy makers. *In the Kitchen with RHF*, a collection of time-tested recipes from RHF communities all over the country, is available to order. This book contains over 80 recipes ranging from tempting appetizers to scrumptious main dishes to delectable desserts that have all been submitted by our residents. While sampling these tried-and-true recipes, readers can also learn a little about each resident and the RHF community that they call "home."

Proceeds support RHF's Resident Benevolence Fund, which provides a variety of assistance and benevolence programs for RHF residents.



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Building Belonging at Verde View

By Victoria O'Malley Social Service Coordinator, Verde View

On July 3rd, residents at our Verde View community in Camp Verde, AZ came together for a powerful storytelling session, sharing personal reflections on the theme: "How has your service coordinator made a difference in your life?" These heartfelt stories were collected to be part of a collage for the American Association Service Coordinators website, which will be shared with lawmakers, partners, and the public. It was an empowering experience that gave residents a voice and highlighted the impact of supportive services in their lives.

Alongside the storytelling, residents were invited to place a handprint on our community tree in the hallway—a beautiful symbol of belonging and welcome. This growing tree represents how each individual contributes to the strength and unity of our community.

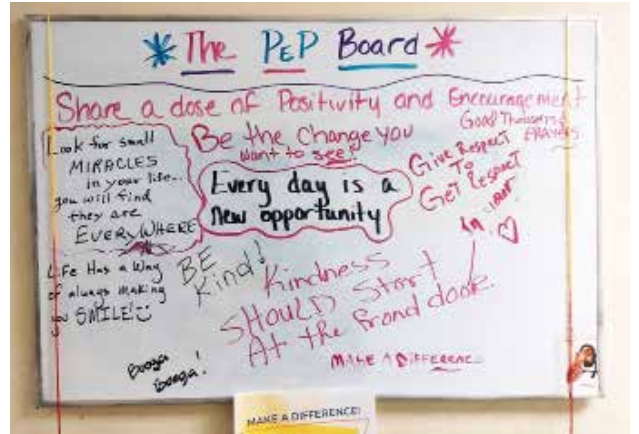
We've transformed one of our whiteboards into a Community Engagement Board, offering residents fun and meaningful ways to connect, which have included leaving a kind or uplifting word on our PEP Board, collaborating to create a community adventure story, and playing word games like "How many words can you find inside another?" This interactive space encourages creativity, positivity, and a sense of belonging among residents.

Finally, on July 31st, we wrapped up the month with a lively open house and brunch hosted by the service coordinator. Residents enjoyed a delicious spread of pancakes, sausage, fresh fruit, and coffee, creating a warm and welcoming atmosphere. Each resident received a canvas reusable bag filled with thoughtful items and resources generously provided by our community partners, including:

- Northern Arizona Home Health
- Northern Arizona Hospice
- Haven of Camp Verde
- Copper Canyon Fire and Medical
- Accord Hospice
- MATFORCE
- Angels Care Home Health
- Medicare Sisters
- Angels On Duty
- RHF (including calendars, pens, and other essentials)

As a special treat, Medicare Sisters provided a \$25 Visa gift card as a raffle prize. The lucky winner was June, who shared that she had never won a raffle in her life! Her excitement added a nice touch to an already memorable event.

The day was so busy and exciting, we nearly forgot to snap photos! It was a wonderful way to celebrate community, share resources, and strengthen connections.



National Office News

Bob Fard Speaks at ULI Panel

On August 6th, Bob Fard, VP of Acquisition and Development, was part of an expert panel for Urban Land Institute LA's StimULI: Affordable Housing for Seniors series held in Downtown Los Angeles. The panel's discussion centered around the multifaceted aspects of senior affordable housing, beginning with the crucial design requirements and supportive services that cater to the specific needs of older adults.



"It was an informative and insightful discussion featuring panelists with a different lens on the senior affordable housing space," said Bob Fard. "We discussed the health and wellness aspect, aging in place gracefully, the thin line between assisted living and independent living for seniors, and probably most importantly, policy makers and elected officials who are allocating too much available funds on homeless housing, which leaves affordable housing providers in a secondary position and deficit for scarce funds if they don't provide homeless housing."

Bob was joined on the panel by other industry leaders, including RHF's 2025 Friend of the Elderly Awardee, Dr. Laura Trejo, Director of the Los Angeles County Aging and Disabilities Department.

According to their website, Urban Land Institute LA's mission is to be the preeminent regional real estate organization providing inclusive and trusted leadership. One of their key priorities is to impact land use and public policy to implement solutions to the homelessness and housing crisis in the Los Angeles region.



General Synod Honors RHF Leader

Retirement Housing Foundation was honored to participate in the PAAM (Pacific Islander and Asian American Ministries) event at the United Church of Christ's General Synod in Kansas City, MO. Longtime RHF board member, Rev. Norma DeSaegher, was celebrated with the PAAM Recognition Award for outstanding service and leadership. Norma was one of two honorees and is pictured fellow alongside recipient Mitchell Young.



The group photo features RHF's own board members Andy Bunn, Rev. Darrell Goodwin, and Donald G. Hart as well as former advisory commission member, Roberta Jahrling. This highlights the strength and spirit of RHF's leadership and extended family. PAAM's commitment to justice, community, and inclusion reflects values RHF proudly shares. Congratulations to Norma and Mitchell for their well-deserved recognition!

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Expanding Wellness and Health Integration in Greater Boston: The R3 Program at Hamilton Wade, Douglas House

Residents of Hamilton Wade, Douglas House in Brockton, Massachusetts, are experiencing a new standard of care through the innovative Right Care, Right Place, Right Time (R3) program. Created by Hebrew SeniorLife (HSL) and introduced to our Boston and surrounding communities in partnership with Schochet Companies, the R3 program puts comprehensive wellness support at the heart of affordable senior housing.

With R3, on-site wellness coordinators and nurses work closely with residents and housing staff to proactively address healthcare needs, connect individuals with resources, and organize programs that promote mental and physical wellbeing. This approach is person-centered and emphasizes empowerment, prevention, and whole-person health. R3 offers case management, fitness classes, health education, and individualized support for chronic conditions.

The R3 program began as a grant partnership between HSL, Schochet, Senior Whole Health, the Massachusetts Executive Office of Elder Affairs, and community residents. Its proven outcomes include major reductions in hospitalizations and emergency room visits, increased resident satisfaction, and a stronger sense of safety and support. According to recent findings, R3 has resulted in a 25% decline in days spent in the hospital, a 22% drop in 30-day hospital readmission rates, and 90% of identified service needs met for participating residents.



Community vibrancy is enhanced both through wellness services and through strengthened partnerships with healthcare providers and culturally appropriate programming. These services are delivered in a way that makes every resident feel known and valued. The success of R3 at Hamilton Wade, Douglas House is inspiring plans to expand the program to Stearns this fall. The goal is to bring this level of care and connection to more RHF communities in New England in the coming years.

Thanks to the collaboration between HSL, Schochet Companies, and local partners, more older adults can thrive in their own homes while feeling connected, empowered, and supported at every step.

National Office News

Celebrating Service Coordinators

On Wednesday, September 17, 2025, Angelus Plaza welcomed the Southern California Chapter of the American Association of Service Coordinators (AASC) for a special Service Coordinator Symposium. Unlike the typical quarterly meetings, this event was organized to honor National Service Coordinator Day, celebrated each year on September 19th since 2014.

Social service coordinators from RHF and many other organizations filled the room with enthusiasm, eager to connect, exchange resources, and share experiences. RHF's Director of Service Coordination and Treasurer of the Southern California AASC Chapter, Diana Pro, MSW, played a central role in planning the day and is recognized for her ongoing contributions to strengthening the chapter and symposium each year.

The agenda was centered on recharging and self-care, beginning with an energizing Zumba class, followed by guided sessions in breathwork yoga, tai chi, and laughter yoga. WelBe Health offered insights on the PACE (Program for All-Inclusive Care for the Elderly) program, while Independence at Home shared resources for connecting older adults and caregivers to no-cost services.

These AASC gatherings are vital for the ongoing professional development of social service coordinators, offering fresh perspectives and new tools for supporting residents. Taking time to recharge is essential, ensuring coordinators can return to their communities with renewed energy and effectiveness.



RHF Welcomes Five New Senior Communities in Minnesota

In early August, RHF President and CEO, Stuart Hartman, together with key leaders including VP of Communications Chris Ragon, VP of Affordable Housing Operations,



Yuri Escandon, and Director of Operations LaVonne Michelson, traveled to Minnesota to visit five new properties that RHF anticipates acquiring by the end of 2025. The sites included Bethel Manor I & II and Winona Shores in Alexandria, Park Villa in Park Rapids, and Parnly Lakeview in Chisago City.

During the visits, Mr. Hartman met with residents and staff at each community to share news of the upcoming transition.

He assured everyone that RHF is committed to continuity and support, and pledged that RHF will continue to care for the communities and the people who call them home.



A view of Lake Winona behind Bethel Manor I & II and Winona Shores in Alexandria, Minnesota.

The RHF team also met with staff at the Minnesota HUD office during their visit, strengthening local relationships and reinforcing RHF's dedication to high-quality affordable senior living across the region.

RHF looks forward to welcoming residents and staff of these Minnesota communities into the RHF family and supporting their thriving futures together.



Unwrap a Smile with RHF



Gifts for RHF Kids

About Our Holiday Gift Program

Be a part of our tradition by donating to *Gifts for RHF Kids*. Your gift will help us bring joy to more than 1,300 children this December through holiday gift cards.

RHF's national toy drive began in 1997, inspired by an urgent Christmas morning gift delivery to a newly opened family community in Los Angeles the year before. What started as a last-minute act of kindness has grown into an annual tradition that brings holiday joy to children in RHF communities across the country.



To donate by credit card, open your phone's camera, point it at the QR code and tap the link that appears. You can also use the enclosed envelope to make a donation.



RHF Charitable Foundation

Stewarding Contributions That Change Lives

Your gift is deductible to the fullest extent of the law. RHF Charitable Foundation (47-2747112) supports the work and mission of Retirement Housing Foundation by raising, managing, and disbursing charitable funds.



TOPGOLF

THANK YOU TO OUR GENEROUS SPONSORS

RHF's Charity Golf Tournament

RHF Charitable Foundation would like to extend our heartfelt gratitude to all the sponsors who helped make this year's Charity Golf Tournament at Topgolf Ontario a memorable and impactful event in support of the Resident Benevolence Fund. Your generosity is vital to our mission of providing affordable housing and enriching the lives of residents in the communities we serve.

With your support, we enjoyed a day of golfing, networking, and community-building. Thank you for believing in our work and for the positive difference you make!

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Dear RHF Family and Friends,

As the holiday season quickly approaches, we find ourselves reflecting on a year filled with purpose, progress, and generosity.

2025 has been an especially active and rewarding year for RHF Charitable Foundation. Guided by RHF's strategic plan, we focused our efforts on two key pillars: Asset Optimization and Resident & Staff Experience. These priorities shaped many of our funding decisions and helped us deliver meaningful impact across RHF's affordable housing communities.

Thanks to the incredible generosity of our donors, business partners, and in-kind supporters, we were able to provide a wide range of programs and services that enriched lives and strengthened communities.

Here are just a few highlights from the past year:

- ❖ Awarded \$306,275 in Affordable Housing grants for community improvement projects and to assist previously unhoused residents move in to their new RHF home.
- ❖ Provided \$25 gift cards to 1,330 kids living in RHF communities during the 2024 holiday season. (To participate in this year's program, see page 15.)
- ❖ Awarded \$6,250 in Youth Education Scholarships to 10 school-aged kids and young adults in RHF communities.
- ❖ Awarded \$17,075 in Resident Benevolence grants to assist residents with emergency needs and RHF communities impacted by natural disasters.
- ❖ Provided \$35 gift cards for back to school shoes to 1,320 school-aged kids in RHF communities.
- ❖ Awarded \$21,000 to RHF communities for Project H.A.N.D.S. and social service programming.



You have the power to make a meaningful impact.

By making a year-end gift to RHF Charitable Foundation, you can help improve the lives of seniors and families in need. Simply use the donation envelope included in the RHF Today or visit www.rhf.org to give online.

Wishing you a joyful holiday season, and bright start to 2026.

Stephanie L. Titus

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



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The following donors made monetary or in-kind donations to RHF Charitable Foundation's designated funds through the national headquarters office from June 1, 2025 to September 30, 2025.

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Team Givers make a difference! In addition to performing important daily duties to make housing and services a reality for the more than 19,000 people RHF serves, these staff members choose to voluntarily support RHF Charitable Foundation through gifts made by payroll deduction. We are extremely grateful for their optional financial commitment, as well as the investment they already have made with their hearts, lives, and careers. The following staff members personally contributed to our mission during this reporting period.

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Gifts In Honor of:

...Lili Vosourgh & Mansour Ardalan
Kelley Womack

...Rex & Gertrude Chapman
Catherine Collinson

Stay Connected with RHF

We're excited to announce the launch of RHF's official Instagram account:

@retirementhousingfoundation.

Follow us for inspiring stories from our communities, behind-the-scenes moments, event highlights, and updates on how we're making a difference in the lives of older adults, people with disabilities, and families across the country.

You can also find us on Facebook, LinkedIn, and YouTube by searching Retirement Housing Foundation.

Join us as we share the heart of our mission — one story at a time.



Retirement Housing Foundation
911 N. Studebaker Road
Long Beach, CA 90815-4900
Tel: 562-257-5100 Fax: 562-257-5200
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Resident Volunteers Spark Community Support



Charles Major Manor resident Robert Brown volunteers daily at the neighboring Salvation Army, creating ripple effects of kindness and community spirit. In appreciation, the Salvation Army recently provided a donation of fresh grapes, peaches, tomatoes, and plums for residents at Charles Major Manor, strengthening local relationships.