

Winter 2026

RHF[®] *Today*

A Retirement Housing Foundation Publication

Nature trail at Bethel Manor I (Alexandria), one of five communities acquired in Minnesota.

President's Message



We begin this new year with heavy hearts as we mourn the passing of Dr. Laverne Joseph, former President and CEO of RHF. Dr. Joseph was an extraordinary leader whose vision, integrity, and unwavering commitment to affordable housing transformed countless lives. His legacy is deeply woven into the fabric of RHF, and his impact will be felt for generations to come. We invite you to reflect on his remarkable life and service in the

tribute featured on pages four and five of this edition of RHF Today. While his loss is profound, we remain inspired by his example and guided by the values he championed.

As we honor the past, we also look ahead with optimism and purpose. We begin the new year anticipating meaningful growth across RHF. By the second quarter, plans are to be welcoming residents into two new communities: Central Metro Place in Baldwin Park, California, and Congregational Place in Chula Vista, California. These developments represent more than new buildings—they reflect our continued commitment to creating affordable and supportive homes for older adults.

Our momentum extends well beyond these openings. RHF has obtained three additional pieces of real estate in California and Arizona, positioning us to potentially break ground on new RHF communities during the second half of 2026. In addition, we are in the process of acquiring existing affordable housing communities in Minnesota and Iowa, ensuring that these properties remain affordable for seniors for decades to come. Preserving affordability remains central to our mission, and these efforts underscore our long-term commitment to the communities we serve.

At the same time, we remain focused on executing our strategic plan. We will continue to thoughtfully incorporate technology into our business model to improve efficiency, communication, and service delivery. Equally important, we remain steadfast in our focus on the welfare of our team members and residents—because people are, and always will be, at the heart of RHF.

Looking ahead, 2026 promises to be an exciting and positive year for RHF. We are grateful for your continued support and partnership, and we hope the year ahead brings health, happiness, and opportunity to you and your family as well.

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 non-profit 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.

La Fontaine Center Centennial Celebration

On October 26, nearly 200 guests and residents were on hand to celebrate the 100th anniversary of the LaFontaine Center, in Huntington, IN. Hotel LaFontaine was originally constructed in 1925 and is woven into the life fabric of Huntington residents. Memorabilia from the Hotel LaFontaine was displayed in the lobby on tables and in display cases. In the Grand Ballroom, a documentary, “*Hotel LaFontaine-A Look Back,*” was screened to a packed room.

Marla Foster, representing the State of Indiana and Senator Andy Zay, who could not attend, presented a certificate commemorating the anniversary to Rose Meldrum, President of the Board of LaFontaine Center, and Stuart Hartman, President and CEO of RHF.

Thanks to all who attended this joyous occasion. We look forward to the next hundred years!



Remembering Dr. Laverne R. Joseph

In Memoriam: Dr. Laverne R. Joseph (1938-2026)



It is with deep sorrow that we announce the passing of former RHF President & CEO Dr. Laverne R. Joseph, a nationally respected leader in affordable housing, aging services, and faith-based ministry. Dr. Joseph dedicated his life to service, advocacy, and the creation of affordable housing for older adults, people with disabilities, and working class families across the United States.

Dr. Joseph became President and Chief Executive Officer of Retirement Housing Foundation (RHF) in July of 1987. At the time, RHF operated 65 communities in 15 states. Under his visionary leadership, RHF grew into one of the nation's most significant non-profit housing organizations. When he retired, RHF owned, sponsored, and managed 197 communities across 29 states, the District of Columbia, Puerto Rico, and the U.S. Virgin Islands.

A sought-after speaker, Dr. Joseph frequently addressed professional organizations, service groups, and churches on housing and social service issues. His national influence was evident in his 12 appearances before various U.S. Senate and House Committees, where he advocated for legislation supporting affordable housing and essential services.



Dr. Joseph's leadership and impact were recognized with numerous honors, including LeadingAge's Award of Honor (2008), its highest distinction; the Award of Honor from Aging Services of California (2010); induction into the Continuing Care Hall of Fame (2017); and the Pioneer in Affordable Housing Award from the Affordable Housing Management Association (2019). He also received multiple meritorious service awards and was honored for excellence in ministry beyond the local parish by Lancaster Seminary.

*"Dr. J was a great man. Dr. J is a great soul. It was a privilege to know him."
- Wendy Scott, Property Manager, Round House Manor*

A committed servant-leader, Dr. Joseph served on numerous boards and committees, including as a founding member and former chair of the National Affordable Housing Trust, which has generated more than \$1 billion in funding for low-income housing. He was a founding member and served on the Board, Executive

Remembering Dr. Laverne R. Joseph



Committee, and the Underwriting Committee of Caring Communities Risk Retention Group, a liability insurance company for nonprofits providing housing and health care services. He held leadership roles with LeadingAge, Aging Services of California, Advocate Health, and various other non-profit and faith-based organizations.

Dr. Laverne R. Joseph leaves behind an extraordinary legacy of advocacy and leadership. His life's work transformed communities, strengthened institutions, and improved the lives of tens of thousands of seniors. He will be deeply missed.



"I worked with Dr. Joseph (Laverne) for 30 plus years as I rose through the ranks of the company and grew into my current role as CEO. He is credited with turning RHF around and stimulating significant growth in the organization. When my wife Celeste and I got married, it was Laverne who officiated our wedding. As CEO he was a great advocate for RHF and our residents. He will be missed by many. We will continue to keep his family in our prayers during this difficult time."

- Stuart Hartman, President & CEO



"During Dr. Laverne Joseph's nearly 35 years as CEO, he served as my supervisor as general counsel. We experienced a wide variety of legal matters during this time and he was always dedicated to the RHF mission, our residents, and employees. Our successes and his many recognitions demonstrated his outstanding leadership. Blessings to Dr. Joseph and his family."

- Robert R. Amberg, Executive Vice President & General Counsel

Community News

The Concord's Annual Holiday Resident Luncheon

The Concord in Pasadena, CA, celebrated their annual holiday resident luncheon with cultural performances which were performed by Concord residents.



Project H.A.N.D.S.

Care Stockings for Homeless

Through Project H.A.N.D.S., residents of Virginia Park in Des Moines, IA, worked together to assemble care stockings for people experiencing homelessness. Each stocking was filled with practical winter essentials, hygiene items, food and water, and information about Virginia Park, offering comfort, dignity, and a reminder that someone cares. This outreach reflects the power of simple human connection: showing up, offering kindness, and acknowledging one another with respect.

Due to transportation limitations, staff later delivered the stockings directly to community members, extending the residents' generosity beyond the walls of the property.



Pillow Making for Babies



This Project H.A.N.D.S. donation comes courtesy of the residents at our Bexton Place community in San Antonio, TX. They made baby pillows for the Healy Murphy School. Thanks to everyone who participated in this worthy effort!

Baby Blankets for Life Choices Center



This Project H.A.N.D.S. donation comes courtesy of the residents at our Anciano Tower community in Montrose, CO. They made baby blankets for Life Choices Center.

Community News

Celebrating Service: Angelus Plaza Volunteers Honored at Special Luncheon

Volunteer residents at our Angelus Plaza community in Los Angeles, CA, were recognized at a special lunch recently. In addition to being served a tasty meal by Angelus Plaza and RHF's Philanthropy team, volunteers received a gift bag and a certificate acknowledging their service. Thanks to our volunteers and the staff who fed them!



Holiday Food Drive

The RHF Philanthropy team recently organized a holiday food drive in partnership with Christian Outreach in Action (COA) in Long Beach to offer 400 Blessing Bags to people experiencing homelessness, struggling seniors, and low-income families during the holiday season. "Retirement Housing Foundation corporate employees were excited to participate and partner with COA to help give back to our Long Beach community to help fill tables with food and love this holiday season," said RHF Director of Philanthropy, Shelley Ryan.

"During times as tough as these, a donation like this means more than words can express," added Devi Acharyya, Director of Marketing and Communications at COA. "The generosity of Retirement Housing Foundation will go a long way in helping families who are worried about their next meal, and we are deeply grateful for the hope and relief this brings to our community."

Mrs. Ryan and Philanthropy Associate, Daisy Serrano, personally delivered the donations to COA.



Community News

Veterans Day at Longfellow Plaza

Longfellow Plaza in Anderson, IN, honored their veterans with a Veterans Day celebration. Their residents enjoyed a meal, patriotic music, and shared stories of family members who are serving or have served.



3rd Annual Friendsgiving Celebration

The third Annual Friendsgiving at Verde View in Camp Verde, AZ, was a beautiful reminder of the power of community and gratitude. A heartfelt thank you to Bread of Life Food Bank for generously donating two turkeys that anchored the feast. We're deeply grateful to the residents who shared their homemade dishes—lentil stew, creamed corn casserole, sweet potatoes, Brussels sprouts and asparagus, apple and pumpkin pie, dinner rolls, and so much more!

A special thank you to Northern Arizona Hospice for the delicious cupcakes that sweetened the day, and to all of the community members who volunteered their time to prepare, serve, and make this gathering possible.

Together, they created not just a meal, but a celebration of friendship, generosity, and shared joy.



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Employee Appreciation at Headquarters

Visit from In-N-Out Burger at Retirement Housing Foundation

RHF proudly upholds its longstanding tradition of providing gift cards to over 1,300 children living in RHF communities each year! In recognition of our dedicated staff's generous support, the Philanthropy team was thrilled to host the annual visit from In-N-Out Burger as a heartfelt thank you to everyone who helps bring this special RHF tradition to life.

This meaningful initiative, which began in 1997 with a Christmas morning gift delivery to a newly-opened affordable family community in Los Angeles, has blossomed into a beloved holiday tradition. Each year, it spreads joy and the spirit of the season to children in RHF communities across the country.



Community News

Donald Jordan Sr. Manor Hosts Year-End Community Appreciation Event

Donald Jordan Sr. Manor in Garden Grove, CA, has been very active! They invited the police officers and fire department staff who serve their residents to share a meal with them. The nearby Garden Grove High School choir performed a beautiful 20-minute choral presentation for the year-end event. The residents shared a hearty Korean lunch and celebrated the warmth and love of the season together.



Casa de Pinos Second Annual Bake and Decorate Cookies Day

Casa de Pinos in Prescott, AZ, celebrated the Christmas Holidays by starting off with their Second Annual Bake and Decorate Cookies Day. The women brought their cherished family recipes and some new along with ingredients to share. A few of the men showed up to test and make sure the cookies were safe to eat.

After a full day of baking, they ended up with a variety of cookie creations which included Christmas Sugar, Peanut Butter Blossom, Mrs. Moss' Oatmeal Raisin, Chocolate Macaroon Crinkles, Italian Snowball, Chocolate Chip, Peppermint Candy Cane, and Gingerbread Peeps.

The cookies were enjoyed by Casa de Pinos residents and guests at the wonderful Christmas Eve Brunch. And, of course, Santa.



New Communities

Congregational Place Hard Hat Tour

Project partners and local leaders welcomed media for a behind-the-scenes tour of Congregational Place, a new affordable housing community for low-income seniors nearing completion in downtown Chula Vista, CA.

The seven-story affordable housing community will offer 56 one-bedroom apartments and an on-site health care clinic for income- and age-eligible older adults. Construction is in its final phase, with resident move-ins expected early this year.

“With the growing need for more affordable housing, Congregational Place will be an important addition to the South Bay community, particularly for seniors on fixed incomes,” said Stuart Hartman, President & CEO of RHF.

Located at the corner of E Street and Third Avenue, Congregational Place is RHF’s first project to include an on-site clinic and Chula Vista’s second development of this type. The project integrates housing with healthcare through a 2,083-square-foot ground-floor PACE (Program of All-Inclusive Care for the Elderly) clinic operated by San Ysidro Health. The clinic will serve both building residents and qualifying seniors throughout the South Bay region.

“Congregational Place was built to serve seniors in our community who need stable, affordable housing and access to care,” said Ruth Jones, President of Community Congregational Development Corporation (CCDC).

The project responds to a pressing regional need. According to the 2023 Point-in-Time Count, 26% of San Diego County’s homeless population is age 55 or older. And California ranks 50th nationally in senior housing affordability, according to America’s Health Rankings 2024 report. As the cost of housing continues to rise, older adults - particularly those on fixed incomes - face increasing difficulty remaining in their communities.

Once complete, Congregational Place will feature accessible units for mobility and sensory impairments, a large outdoor terrace, gathering spaces, and resident programming. It is also within walking distance of Chula Vista’s senior center, library, transit, and shopping.



Community News

Crafting Sweet Memories Through Joy and Smiles: Round House Manor Gingerbread House Builders!

Provided by Social Service Coordinator Cathy Wilbur:

The residents of Round House Manor in Kaukauna, WI truly embraced the holiday spirit last year, and one of our most joy-filled events was our annual gingerbread house decorating day. This hands-on tradition brought teamwork, creativity, and plenty of laughter. Attendance was fantastic, including several residents who don't usually participate, making the day even more meaningful.

This beloved tradition was originally created by former resident Roberta, who has since moved away but returned this year to join in—proof of just how special this event has become. The room sparkled with holiday cheer as residents donned reindeer antlers, festive light-up glasses, and big smiles. Many gathered to watch the creative fun.

It was a day filled with joy, connection, and holiday magic—perfectly reflecting the heart and spirit of the Round House Manor community.



Thank You



RHF Charitable Foundation is delighted to share that we raised over \$43,000 this year through our Unwrap A Smile for RHF Kids campaign. Thanks to your incredible generosity, we were able to provide more than 1,340 gift cards to children who call an RHF community “home.”

This achievement is only possible because of the kindness of our staff, residents, vendors, and donors.

Your support ensured that hundreds of children experience joy, warmth, and a reason to smile this holiday season.

RHF Charitable Foundation

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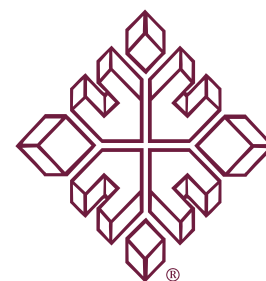
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RHF Team Givers

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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