People:

The Purpose and Passion of RHF
The **Vision** of RHF (Retirement Housing Foundation), is a society in which all persons have quality, affordable housing thus reducing the difficult choices which would otherwise need to be made between the basic necessities of life.

The **Mission** of RHF, a national nonprofit organization, is to provide various housing options and services for older adults, low income families, and persons with disabilities, in an environment which enhances their quality of life - physically, mentally, and spiritually.

RHF is committed to serving its residents and their local communities.
2009 Table of Contents

President’s Message ........................................ Page 4
Chairperson’s Message ..................................... Page 5
2009 in Review .................................................. Page 6
On A National Scale .......................................... Page 10
Good Stewardship ............................................ Page 12
Looking Forward .............................................. Page 14
Social Accountability ......................................... Page 16
RHF’s Leadership Team ..................................... Page 20
Financial Highlights ......................................... Page 22
Chronological Listing of Communities ................. Page 24
Housing and Services Information ...................... Page 28
Our Philosophy and Values ................................ Page 29
Fund Development ............................................ Page 30
Our Donors ...................................................... Page 32
As I write this article, we have completed ten years of the Y2K decade.

We concluded the 1900’s with great concern about what was in store when the year 2000 was ushered in. We, and a lot of other businesses and organizations, spent considerable time and resources to be sure that computer systems would not crash. Folks made sure that they had a good supply of groceries in case the checkout systems malfunctioned.

Our worst fears did not materialize, but in retrospect after ten years it appears we were worried about the wrong things.

The tragic events of 9/11 brought us to the realization that we were not as safe as we thought we were. We realized that, as much as we wished for Rodney King’s philosophy, “Can’t we all just get along,” there are ideologies in our world that cause some followers to have no respect for anyone, not even innocent children. The WWI banner, “the war to end all wars” has been replaced with the concept of, “which war is next.”

And, of course, we ended the decade in the worst economy since the 1930’s, and are only now beginning to see light at the end of the tunnel.

Juxtapositioned against all of this is our theme for 2010, “People: The Purpose and Passion of RHF.”

As a faith-based, national nonprofit, we are committed to helping as many people as possible live as good a life as possible, a life where, as we often say, people do not need to make desperate choices of whether to pay the rent or buy food or medications.

People ARE the purpose and passion of RHF!
As the Chair of RHF’s National Board of Directors my responsibilities include overseeing the major policy and strategic decisions of the organization, keeping abreast of issues facing the affordable housing industry, and advocating for issues directly impacting our work and our residents, to name just a few.

One of the things I enjoy the most (along with the rest of the Board) is visiting with the people who call an RHF community “home”. This year we visited RHF communities in the Los Angeles area. This included celebrating the re-dedication of Harbor Tower and MacArthur Park Towers after their $9.1 and $9.3 million (respectively) rehabs. This effort not only provided for major improvements in the physical plant but also insured that these communities will stay affordable for another 20 years.

When I visit our communities, I am always amazed at the talents our residents have and the vital work they do for their hometowns as volunteers. Many residents are quite active, both within their RHF community and the cities they live in.

The ever increasing number of residents participating in Project H.A.N.D.S.® is heartwarming. As Project H.A.N.D.S.® grows, both in residents who participate and the items they produce, residents have reached out to nonprofits in their communities who have a desperate need for their work. People helping people, something our world desperately needs more of.

Another responsibility that I take seriously is advocating on issues affecting RHF and impacting the people we serve. As an organization, RHF realizes its role as advocate is very important and, in the past two years, has begun to encourage its residents and their families to let their elected officials know how they feel on legislation affecting them, as well. Advocacy will only increase in importance in 2010 and I want to encourage everyone to make sure their voices are heard.

You can be sure RHF will continue to work on issues that affect the lives of the not only 17,000 people who call an RHF community “home”, but all of our nation’s older adults.

In reporting social accountability statistics, one of our affordable housing managers shared this story with me.

“A married couple applied and were approved for move-in last May.

When I told them they were approved and what their rent would be, they both sat in my office and wept for joy. They could not believe how affordable the rent was. They both have serious health problems and medical bills. They told me that this building was an answer to a prayer, and they felt a huge burden was lifted.

Right before Christmas they shook my hand to thank me for everything I do here. Again with tears in their eyes they said, ‘This year has been the most wonderful year of our life, and we just wanted to say how happy we are to have this beautiful place to call home.’

So when I have a tough day – reports, recerts, whatever – I think of the people we serve and the difference we make in people’s lives, and my day improves and my burdens are lighter.

I always thank God for the golden opportunity RHF has given me to serve and help so many people every day.”

Whatever the challenges we face may be, stories like this keep us pursuing the mission. We’re grateful that, on the whole, RHF has had a year of solid performance.
2009 In Review

In terms of our business and mission balance, here are some of the highlights of the past 12 months – February 1, 2009 through January 31, 2010.

• We celebrated our 48th Anniversary in February 2009 with a national management conference for the administrators of our market-rate/healthcare communities, directors of nursing and assisted living. The Southern California and Northwest regions’ affordable housing managers also held their management education conference as part of the annual meeting. The East Coast, Midwest, Southwest, and North Central regions held their management education conference in St. Louis in April.

The annual meeting is a time when we conduct corporate business and we welcomed delegates from RHF community boards and several United Church of Christ (UCC) Conferences. The annual meeting worship service was again hosted by Community Congregational UCC, Los Alamitos. The Rev. Dr. Jane Fisler Hoffman, Interim Conference Minister of the Southern California Nevada UCC Conference, was our guest preacher.

At the annual business meeting, Frank Jahrling, Donald King, Tom Masuda, and John Trnka were re-elected to three-year terms to the Class of 2012 on the national Board of Directors.

The anniversary banquet was held at the Sheraton Cerritos Hotel and several awards were presented.

Los Angeles Councilwoman Jan Perry, who represents the 9th District, was presented with the 2009 Friend of the Elderly Award. She is very active in older adult issues in her District, and has been a great friend and supporter of Angelus Plaza and the Senior Activity Center.

Charlie Gregoire, a resident of Gold Country Retirement Center, Placerville, California since July 2000, received the Resident of the Year Award. He is a member of the Resident Council, the Christian Fellowship Committee, a volunteer Bingo caller, and also does many gardening projects in the community, including making a greenhouse cart and starting tomato and flower seedlings to give to all the residents who want them.

The Volunteer of the Year Award was presented to Xiomara (Susie) Pena, who has volunteered at La Mirada Vistas, La Mirada, California, for three years helping to coordinate the Project HANDS® group. She also runs the monthly potlucks, is creative at painting, and has made countless numbers of candy jars, vases, glasses, plates, bags, etc. that she gives away or raffles to make more money for the purchase of yarn and sewing materials for Project HANDS®.

The Rev. Glenn Hunt, Westover Manor, Cedar Rapids, Iowa, was honored as Community Board Member of the Year. In 1988, Rev. Hunt, who pastored Eden UCC, put together a consortium of churches to work with RHF in the founding of Westover Manor. After 20 years of service on the board, many of those years as president, he retired. But he leaves a treasured legacy to the older adults of Cedar Rapids, Iowa.

Jason Castle, Manager of Pecan Place, Bonham, Texas, was named Manager of the Year. He started there in 2004 as a maintenance technician and grew to take on the responsibilities of manager. Because of soil conditions in Bonham, Pecan Place was challenged with major foundation problems at five of its buildings due to the seriously long drought in Texas. By the time the repairs were completed in the spring of 2006, the community was faced with 26 vacancies out of 39 units. But Jason took on the challenge, and the community achieved full occupancy with a waiting list.

For the first time, we also gave a President’s Citation to an extraordinary young lady, Evelyn Espinoza, who lives in Rio Vista Village, a family community in Los Angeles. From a very early age, she demonstrated an entrepreneurial drive that resulted in her establishing her own business, Hippie’s Candles. Her efforts won the Merrill Lynch Foundation and the National Foundation for Teaching Entrepreneurship in the Greater Los Angeles Youth Business Plan Competition, and a chance to compete on a national level. As she enters college, she exemplifies what we want our youth and children to become in our affordable family communities.

(Continue on page 8)
Mount Beulah Terrace (St. Louis, MO), a 40-unit older adult community, was dedicated.

The Cloisters (DeLand, FL) celebrates Veterans Day.

2009 Volunteer of the Year awardee, Susie Pena, works with residents at La Mirada Vistas in La Mirada, CA.


Mount Beulah Terrace (St. Louis, MO), a 40-unit older adult community, was dedicated.
2009 In Review

Transitions

During this period the following team members passed away: Barbara Sulzbach (2002 Board Member of the Year) and Emmanuel Walth, Donald Jordan, Sr. Manor Board; Dick Poole, La Fontaine Center Board; Francis Camizzi, Westover Manor Board; Northwest Regional Manager Bruce Burke; Mayflower Gardens Healthcare Maintenance Technician Raul Avila, Jr.; Escalon Heritage On Call Manager Carol Bundy; Gold Country Maintenance Technician Phillip Lewis; Bishop’s Glen On Call Manager Kathryn Lommen; Cloisters Head Chef Leonard McMullen; Prairie Grove Security Guard Gail Raymond; former Valley View Apts. Manager Dan Wolf; and West Valley Towers Security Guard Alejandro Romero.

Angie Chappel replaced Ally Phillipsen as Reimbursement Services Manager; Inez Codeus joined the RHF management team as Southern California Regional Manager; Anders Plett was hired as Vice President of Acquisitions and Project Development; and Wilma Wilson began as Northwest Regional Manager. Frank Rossello was promoted to Chief Financial Officer/Vice President of Finance.

Retirements during the year included Administrator of Park Place Jay Krause after seven years; Manager of Madison Heritage Apartments Alzada Moye after almost 12 years; and Manager of Culver City Rotary Plaza Fran Tarjany after almost 18 years. Over the course of that time, Fran also managed several other affordable housing communities in southern California. In January, after 10 1/2 years of service, Paula Jameson, Director of Fund Development, notified RHF of her intention to retire.

We thank our 2,612 team members (1,554 full time and 1,058 part time) as well as our 251 national and local board members and our 46 advisory board members for helping to make the mission a reality in the lives of almost 17,000 persons, 24 hours a day, seven days a week. One hundred three of our team members work in the headquarters office and ten in our regional offices.

- Peter Peabody completed the Diakonal Ministry program and will be commissioned at the CHHSM annual meeting in Grand Rapids, MI.

We continue to work with the conferences of the UCC, Council for Health and Human Service Ministries of the UCC (CHHSM), and ecumenically with other churches, as well as cities, counties, states, service clubs, and national organizations. RHF had a major presence at the UCC General Synod 27 in Grand Rapids, MI.

Brian Magnone began his term on the board of CHHSM in 2009 and has been asked to serve as Treasurer in 2010. Cheryl Howell serves on the CHHSM Nominating Committee. Robert Amberg serves on the Aging Services of California Legal Committee, and the American Corporate Council of Nonprofit Organizations Committee. Deborah Stouff serves on the Nonprofit Committee of the Society of Corporate Secretaries and Governance Professionals. I serve on the Housing Steering Committee and completed my term on the Future Membership Committee for the American Association of Homes and Services for the Aging (AAHSA).

- I continue to chair the board of National Affordable Housing Trust (NAHT). In 1986 RHF and National Church Residences formed this nonprofit organization whose sole purpose is to preserve and develop affordable housing. NAHT was the first nonprofit syndicator in our nation. Since then, Volunteers of America, Mercy Housing, and the Evangelical Good Samaritan Society have become members. Since its beginning, NAHT has preserved or developed 15,993 units of affordable housing and 147 properties, and raised tax credit equity in excess of $600 million.

- RHF received $156,000 in financial gifts and our communities received $237,000 as well as in-kind gifts for a total of over $393,000. We continue to be registered in all states where we solicit funds.

- The RHF Foundation continues to be approved as a Combined Federal Campaign member, which makes it easier for federal employees to make a donation to us via payroll deduction and/or check.

(Continue on page 10)
MacArthur Park Towers (Los Angeles, CA) Meditation Garden.

A representative from State Senator Leticia Van DePutte's office with Dr. Joseph and Bexton Place Manager Irene Fellows at the dedication of Bexton Place (San Antonio, TX).

Annie Ladd celebrated her 105th birthday and lives at The Cloisters in DeLand, FL.

Mayflower Gardens Assisted Living Community (Lancaster, CA) was dedicated in September.
• We have more than 50 persons residing in our communities who have celebrated their 100th or more birthdays, with the oldest being Annie Ladd at The Cloisters in Deland, Florida, who is 105.

• In August the RHF Board and Advisory Commission held their annual strategic planning session in Long Beach, CA and visited several southern California communities. Once a year the Board and Advisory Commission visit communities in various geographical areas so they can experience firsthand the delivery of our mission with our residents and local team members.

• We broke ground for Harshfield Terrace (Quartz Hill, CA) a 75-apartment HUD 202, and a 40-apartment HUD 202, Village Gardens (Norfolk, VA). This new property is being built next door to our 60-apartment Village Pointe community.

• We held dedication ceremonies for three new HUD 202 communities, including Harvest Pointe (Loveland, CO) with 79 apartments; Mt. Beulah Terrace (St. Louis, MO) with 40 apartments; and Bexton Place, (San Antonio, TX) with 55 apartments. We also dedicated a six-bed assisted living unit at Mayflower Gardens (Quartz Hill, CA) which gives Mayflower Gardens three levels of care: residential, assisted living, and skilled nursing.

• After an extensive process, we changed our health insurance carrier as well as modified portions of our coverage.

• We selected a new clinical billing system for our healthcare properties and are in the midst of implementation.

• In 2004, retired attorney Bill Kelly and eight major non-profit affordable housing members came together to form Stewards of Affordable Housing for the Future (SAHF) to promote and advocate for national housing policies which preserve and expand the supply of affordable rental housing.

In addition to RHF, the members today are Evangelical Good Samaritan Society, Mercy Housing, National Church Residences, National Housing Trust, NHP Foundation, NHT/Enterprise Preservation Corporation, Preservation of Affordable Housing, and Volunteers of America. Together these members have more than 900 communities with approximately 85,000 apartments in 49 states, the District of Columbia, Puerto Rico, and the Virgin Islands.

SAHF is called upon by members of Congress and HUD to comment on our nation’s housing policy, and just recently several of us were invited to meet with HUD Secretary Shaun Donovan and Deputy Secretary Carol Galante to discuss possible changes to the nation’s affordable subsidy programs.

• We continue to recognize Caring Communities as a valuable provider of liability insurance protection and services for RHF.

As an original Member, RHF has participated as an owner and policyholder for eight years and as a result we have benefited by receiving our share of dividend distributions, amounting to $3.1 million to date.

We continue to credit these dividends to our properties based upon their respective share of premiums paid. Membership in Caring Communities continues to grow by appealing to the highest quality not-for-profit senior housing and care organizations across the country.

This year Caring Communities reached an important milestone by receiving an ‘A—Excellent’ rating from A.M. Best, the leading rating agency for the insurance industry. Bob Amberg and I continue to serve the company as Board Members. I also serve on the company’s Underwriting and Executive Committees, and Bob serves on the Claims Committee.

Many members of RHF staff benefit by participating in Caring Communities’ high quality risk management and educational programs. I am always proud to have the opportunity to tell the story of Caring Communities’ success which RHF continues to share. Joining Caring Communities is one of the best decisions we have made. Our premiums have declined each year and are now less than what we paid in 2003.

• We complied with the new IRS Form 990, which has very much expanded disclosures for nonprofits. When I spoke to an IRS Director at a conference, I mentioned that we are complying with the new 990 reporting but it does represent a significant investment in time and also some additional costs in dollars diverted from our mission. She told me she was well aware of that but, unfortunately, not all nonprofits are as clean as RHF. We know that from the news.
A groundbreaking ceremony was held for Village Gardens (Norfolk, VA), a 40-unit community for older adults.

First Resident, Arline Bright, Dr. Laverne Joseph, and RHF Founder Rev. Reinhold Klein cut the cake during the dedication ceremony of Mayflower Gardens Assisted Living Community.

The Carolinian celebrated the lives of three residents who have lived over a century.

Plymouth Square (Stockton, CA) has received a CMS 5-Star rating for two years in a row.
• Plymouth Square and Gold Country Health Center achieved CMS 5-star ratings.

• Six of our communities were recognized as the best in their area by news media polls. Bishop’s Glen’s residential and assisted living apartments were recognized for the 19th consecutive year as being the best in the Holly Hill area and the second consecutive year for the skilled nursing unit. Gold Country (Placerville, CA) was recognized as the best for the third consecutive year in assisted living and the fifth consecutive year in skilled nursing, and Mayflower Gardens (Quartz Hill, CA) was recognized as the best for the tenth consecutive year. Colonial Heights and Gardens (Florence, KY) were voted the best senior community in northern Kentucky. DeSmet Retirement Community (Florissant, MO) and Monona Meadows (Monona, WI) were also recognized as the best in their communities.

• In 2009, HUD inspected 102 of RHF’s affordable communities. 13 of those communities received a superior rating: 300 Main (Estacada, OR); Casa de Pinos (Prescott, AZ); Dogwood Apts. (Milledgeville, GA); Harbor Tower (San Pedro, CA); Independence Square (Evansville, IN); La Fontaine Center (Huntington, IN); Madison Heritage Apts. (Madison, IN); Maple City Square (LaPorte, IN); Redding Pilgrim House (Redding, CA); Stone Creek Village (Phoenix, AZ); University Center (Indianapolis, IN); Villa at Sacred Heart (Indianapolis, IN); and, Yorkshire Place (Cape May, NJ).

28 RHF communities received a score of above average.

• We were awarded a Green Retrofit Program grant for Yellowwood Terrace (Clarksville, IN), a 202-unit HUD 202 that should allow for up to $20,000 per unit in green energy improvements. The actual amount will be determined by the scope of the work approved by HUD.

• San Antonio awarded us a $745,000 loan towards the development of Darson Marie Terrace, a 57-unit senior community to be developed under the Low-Income Tax Credit (LIHTC) Program.

• We acquired another site in Los Angeles for the development of a 56-unit senior building and property to round out a previously purchased parcel to be developed as a 59-unit family community under the LIHTC.

• The Angelus Trust Committee was reactivated with Ann Sewell, President of the Community Foundation Land Trust, as chair.

• During the year we completed $22,495,385 in rehab work on Angelus Plaza North, Angelus Plaza Phase 1, and MacArthur Park Tower. In addition to new construction and major rehab financed in part with LIHTC equity, in 2009 our communities invested more than $8,900,000 to maintain, upgrade, and improve existing properties.

• Our corporate compliance officer, risk management department, and nurse consultants worked with all of our market-rate administrators in customizing and implementing several of the risk management tool kits. The Realistic Expectations tool kit was used to help draft RHF community guides that clearly explain to prospective residents and their families about the specific services provided in assisted living and skilled nursing communities. The compliance officer also revised the RHF business associate agreement to comply with the new federal HITECH regulations.

• Our claims experience with other forms of insurance coverage continues to improve. Our workers’ comp employee claim cost was down 55% in 2009 and our claim frequency is 15% and 33% lower comparing 2008 and 2009 to the 2007 year. All of this translates into an approximate $4.8 million saving to RHF and our communities. Which equates to an average annual saving of $1,615,201 since 2006. We also implemented a certificate management tracking program for all vendors and contractors and other third parties. This tracking program verifies that the minimum acceptable insurance coverage for all vendors and contractors is in compliance with our contracts and internal requirements. In addition, we made a renter’s insurance policy available to all RHF residents who may choose to purchase it.

• The aftermath of the global financial crisis negatively affected many of our banking partners and constricted loan availability as well as interest rates earned on deposits. Nevertheless, we were able to complete five-year caps on interest rates for $65 million of our obligated group financing. After following all the right legal and financial prescriptives, we terminated the Lehman SWAPS and are pursuing legal recourse to recover damages we sustained because of their collapse in 2008.

• Pilgrim Tower East, Pasadena, and Southpointe Villa, Rialto, partnership agreements were completed providing for assignment of partnership interest to a non-profit affiliate of RHF.

(Continue on page 14)
Los Angeles Mayor, Antonio Villaraigosa, serves breakfast to residents at Harbor Tower.

Children living at Rio Vista Village (Los Angeles, CA) participate in afterschool activities.

Angelus Plaza’s Computer Learning Center, located in the Agape Senior Center, provides residents and seniors living throughout the community a place to learn computer skills and is the focus of their annual City View fundraiser.

Westover Manor (Cedar Rapids, IA) celebrated its 20th anniversary this year.
Looking Forward

Some things on the horizon for this year include:

• Dedication ceremonies for Harshfield Terrace, Quartz Hill, CA and Village Gardens, Norfolk, VA, as well as several new construction starts and acquisitions.

• Make significant progress on the rehab of 761 apartments at Angelus Plaza I, which is scheduled to be completed in 2011, as well as the refinancing and rehab of 20 other HUD Section 202 properties in California, Indiana, Illinois, Nebraska, and Wisconsin.

• Several construction starts on new properties and acquisition of existing properties to preserve affordable housing throughout the country.

• Begin holding RHF’s 50th Anniversary celebrations in our communities in the third quarter of 2010. RHF’s 50th Anniversary celebration is scheduled for February 16-18, 2011 in Long Beach, and there will be one national management conference that year. The Council for Conference Ministers of the United Church of Christ will also be holding their meeting in Long Beach so that many of them can attend RHF’s 50th Anniversary celebration.

• We will continue advocacy on behalf of our residents in affordable housing nationwide. This is especially critical at this time with the federal budget crunch. The new Board Chair of AAHSA, Win Marshall, recognized RHF as being the most active member in federal advocacy programs.

• We will be completing the fourth round of resident satisfaction surveys, which is on a two-year cycle.

• We will again be participating in the annual meetings of various UCC Conferences.

• In these difficult times, our team members will be working together to maintain solid financial performance so that our vital mission may not only remain solid, but may expand to help meet the expanding demand for our housing and services, because people ARE the purpose and passion of RHF.

Thank you for your support of RHF’s extremely important mission.

Laverne R. Joseph
President & CEO
Retirement Housing Foundation
RHF will begin community celebrations of our 50th Anniversary during the summer of 2010.

Benson Manor (Smyrna, GA) residents are active participants in advocacy efforts regarding national issues affecting seniors.

Pioneer House Administrator, Calvin Hara, receives a proclamation from the Sacramento City Council honoring his community.

Pilgrim Tower East residents participate in a dance program in their community room.
"Social Profits"

Nonprofits are sometimes called social profits as we are organizations offering services that benefit the public. In almost every case, nonprofits are exempt from federal and state income taxes and, in most cases, from real estate taxes, as well. Consequently, we believe that we must go beyond the core mission of providing housing and services for 17,000 persons 24 hours a day, 7 days a week.

And RHF does much more.

Voluntary and Involuntary Charity

RHF does not evict anyone due to inability to pay. In fairness, it needs to be pointed out that inability to pay and unwillingness to pay are two different matters.

Benevolent care and rental concessions are voluntary. Write-offs, contractual adjustments, and uncollectible fees are not voluntary, and we must rely on private pay residents and charitable contributions to make up the difference.

Obviously, no organization can remain in existence with a negative bottom line year after year.

• During 2009, rental concessions were made by our communities in the amount of $812,879. Through donors’ contributions to the Resident Benevolence Fund, residents received grants of $46,940 to cover a portion of their rent. Support through benevolence and concessions enables our residents to continue to live in our communities even though their resources have diminished.

• In 2009, we had “involuntary” charity in the form of contractual adjustments from Medicare and Medicaid of $5,602,997. Also, $792,993 in fees for rent and services were determined to be uncollectible.

Investing in Our Future

• Six of our nursing communities provide practicum sites so that certified nursing assistants, licensed vocational nurses and administrators in training from local schools can get hands-on training as part of their education process.

• RHF believes in investing in staff and board education and growth. We invested hundreds of thousands of dollars in education and improving skills for our more than 2,600 team members and our national, local, and advisory board members. Resources were used for attending conferences, educational seminars, participating in webinars, training sessions and tuition reimbursement.

• Over the course of the year, our communities employed about 67 high-school-age students, primarily in dietary departments, hopefully introducing them to what it means to be a responsible citizen in society, an education which may help them in their future careers.
A resident at Pioneer Towers (Sacramento, CA) calls her U. S. Senator to let her know how important it is to address the needs of an aging population.

Clients at the Union Rescue Mission “shop” for Christmas gifts for their children that have been made by the residents of Angelus Plaza.

Round House Manor (Kaukauna, WI) residents show children in their neighborhood the right way to carve a Halloween pumpkin.

Residents from The Carolinian (Florence, SC) participate in their community’s walkathon for cancer research.
Within our RHF Communities

• 2,748 persons volunteered more than 190,000 hours to RHF communities and the national headquarters office, helping in a variety of ways. This does not include the countless hours that our 251 national, local, and 46 advisory board members contribute each year.

• RHF Team Givers (staff members) donated $13,000 to the RHF mission through the payroll deduction program.

• Through the donations of residents, staff, and Mattel, Inc., more than 620 toys and gifts were given to more than 620 RHF children. We thank our 20 volunteers (we call them The Wrappers) from St. Mary Tower who wrapped these toys along with RHF team members Maggie Engelberg, Cheryl Howell, Cindy Medina, and Maria Rodriguez.

• Thirteen students living in RHF communities received educational support from our Children’s Education Fund in the amount of $3,300. This fund provides money for school supplies or clothing for students in grades K through 12 and partial tuition reimbursement for young adults who attend college, junior college, or vocational training.

We Are a Good Neighbor

• More than 799 persons donated over $272,000 and 20,592 hours to more than 395 nonprofit and community organizations.

• More than 9,500 persons attended meetings held in RHF community rooms, representing more than 663 different community organizations logging in more than 34,000 hours of meetings.

• Our national office and 21 of our communities have served as polling places for elections.

• Approximately 2,510 residents donated 205,632 hours while participating in RHF’s Project H.A.N.D.S.® (Helping Angels National Donated Support) program where residents make clothing and other items for children and victims of abuse. The items are distributed in homeless shelters, shelters for the abused, and children’s hospitals.

In 2009 25,704 items were created from donated yarn and sewing materials. Seventy-two of our communities have an active H.A.N.D.S.® Program.

Donations of materials have come from individuals, churches, residents, families, and business partners. Over 511 agencies, businesses and organizations have partnered with us, and we appreciate their involvement and support.

We hear wonderful stories from the agencies who receive these handmade items and the difference it makes in the lives of their clients and our residents get real satisfaction in doing this benevolent work.

We Contribute to the Economy

• RHF and our communities made a significant impact through our staffing base. In 2009, over $67,900,000 in salaries and wages were contributed to local economies. RHF communities are located in 103 cities and towns.

• In addition, we estimate that we have provided approximately 940 new construction jobs on a temporary basis, which infused more than $7 million into local economies in wages and salaries, not including the cost of construction materials. During the course of the year, we had eight properties under new construction or major rehab.

This is a snapshot of what RHF does beyond the basic mission of providing housing and healthcare services for persons who live in our communities. While this report continues to grow each year, if all of our team members were reporting the good works they do, the numbers would increase dramatically.

Thanks to all of you who have shared what you are doing to make a difference in our world.
The Cloisters’ (DeLand, FL) Kitchen Band entertains at events throughout their community.

Residents from Abbey Apartments (Indianapolis, IN) participate in Project H.A.N.D.S., making clothing items to be distributed to homeless shelters in their community.

Residents and staff from Granada Gardens prepare packages for U.S. troops overseas.

Angelus Plaza’s Agape Senior Center houses the Tom Bradley Healthcare Center, operated by the Good Samaritan Hospital. Seniors living at Angelus Plaza and those in the surrounding neighborhood benefit from this partnership.

The Cloisters’ (DeLand, FL) Kitchen Band entertains at events throughout their community.
The RHF Leadership Team

RHF Board of Directors
(From Left to Right) Ray East, Tom S. Masuda, Treasurer; Frank Jahrling, Dr. John E. Trnka, Dr. Laverne R. Joseph, Dr. Teruo Kawata, Donald W. King, Chairperson; Stewart M. Simington, Christina E. Potter, Vice Chairperson; Dr. Darryl M. Sexton, Vice Chairperson. (Absent: Jean Dremstedt)

RHF Key Staff
(Standing, L-R) Chris Ragon, Director of Public Relations; John Clow, Director of Risk Management; Kent Steckbeck, Director of Budgets, Reimbursements and Analysis; Joanne Silva, Occupancy Manager; (Sitting, L-R) Adrianne Eng, Network Services Supervisor; Judy Shaw, Service Coordinator Manager; and Rosemary Kwock, Housing Accounting Manager. Absent - Dolores Quijano, Cash Administrator; and Dan Tocci, Construction Project Manager.

RHF Advisory Commission
(From Left to Right) Bill Warrick, Roberta Jahrling, Alice Sexton, Ginger Joseph, Shirley Trnka, Chairperson; and Yuri Masuda, Secretary. (Absent: Caroline East, Kiku Kawata, Vice Chairperson; Mary King, Rev. Dr. Robert Potter.)

Teri Kennedy
Nurse Consultant
East Coast

William Meert
Nurse Consultant
West Coast
RHF Principal Staff

(Standing, Left to Right) Richard Washington, VP - Business Development; Brian Magnone, VP - Treasury; Peter Peabody, VP - Healthcare Operations; Robert Amberg, Sr. VP and General Counsel; Frank Rossello, CFO and VP - Finance; Stuart Hartman, VP - Affordable Housing Operations; (Sitting, Left to Right) Deborah Stouff, Director of Corporate Records and Corporate Secretary; Anders Plett, VP of Acquisitions and Project Development; and Cheryl Howell, Executive Assistant to the President, Director of Administrative Services and Assistant Corporate Secretary. Absent - Nada Battaglia, VP of Human Resources.

RHF Key Staff

(Standing, L-R) Conrad Dungca, Internal Audit Manager; Maggie Guzman, Director of Information Technology Services & Information Security Officer; Andre Giles, Risk Manager; Florence Webb, Senior Development Project Manager; Phil Mosqueira, Accounts Payable Manager; (Sitting, L-R) Kevin Gilchrist, Director of Development Finance; Christopher Mullen, Business Application Manager; and Paula Jameson, Director of Fund Development. Absent - Jennifer Staley, Payroll Manager.

Regional Managers

(From Left to Right) Thuy Huong, Southwest; LaVonne Mickelson, Midwest; Dee Hammer, North Central; Jeffrey Ferguson, East Coast; Inez Codeus, Southern California I; Perry Glenn, Southern California II.

Wilma Wilson
Northwest Regional

Janice Delano
Healthcare West Regional
## Consolidated Statements of Financial Position
*(000’s omitted)*

<table>
<thead>
<tr>
<th>Assets</th>
<th>September 2009</th>
<th>September 2008</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Assets</td>
<td>$ 39,085</td>
<td>$ 24,298</td>
</tr>
<tr>
<td>Long Term Investments</td>
<td>19,092</td>
<td>14,476</td>
</tr>
<tr>
<td>Land, Buildings, Equipment (Net of depreciation)</td>
<td>9,112</td>
<td>9,586</td>
</tr>
<tr>
<td>Other Assets</td>
<td>73,535</td>
<td>71,921</td>
</tr>
<tr>
<td><strong>Total Assets</strong></td>
<td>$ 140,824</td>
<td>$ 120,281</td>
</tr>
<tr>
<td>Liabilities and Net Assets</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Current Liabilities</td>
<td>$ 7,556</td>
<td>$ 8,994</td>
</tr>
<tr>
<td>Long Term Liabilities</td>
<td>35,944</td>
<td>31,485</td>
</tr>
<tr>
<td>Subtotal</td>
<td>43,500</td>
<td>40,479</td>
</tr>
<tr>
<td><strong>Net Assets</strong></td>
<td>97,324</td>
<td>79,802</td>
</tr>
<tr>
<td><strong>Total Liabilities and Net Assets</strong></td>
<td>$ 140,824</td>
<td>$ 120,281</td>
</tr>
</tbody>
</table>

**Total Assets and Net Assets includes temporarily restricted balances of $29,251 and $17,100, in 2009 and 2008, respectively.**

## Consolidated Statements of Activities
*(000’s omitted)*

<table>
<thead>
<tr>
<th>Year ending 9-30-08</th>
<th>Year ending 9-30-08</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Revenues - Unrestricted</strong></td>
<td></td>
</tr>
<tr>
<td>Management Fees</td>
<td>$ 13,234</td>
</tr>
<tr>
<td>Interest Income</td>
<td>432</td>
</tr>
<tr>
<td>Other</td>
<td>6,967</td>
</tr>
<tr>
<td><strong>Total Revenues - Unrestricted</strong></td>
<td>$ 20,633 $ 19,606</td>
</tr>
<tr>
<td><strong>Expenses - Unrestricted</strong></td>
<td></td>
</tr>
<tr>
<td>General and Administrative</td>
<td>$ 12,430 $ 11,930</td>
</tr>
<tr>
<td>Fundraising</td>
<td>55</td>
</tr>
<tr>
<td>Depreciation and Amortization</td>
<td>1,055 922</td>
</tr>
<tr>
<td>Other</td>
<td>3,620</td>
</tr>
<tr>
<td><strong>Total Expenses - Unrestricted</strong></td>
<td>$ 17,160 $ 16,533</td>
</tr>
<tr>
<td><strong>Change in Net Assets, Unrestricted</strong></td>
<td>3,473 3,073</td>
</tr>
<tr>
<td><strong>Change in Net Assets, Restricted</strong></td>
<td>14,049 476</td>
</tr>
<tr>
<td><strong>Change in Total Net Assets</strong></td>
<td>$ 17,522 $ 3,549</td>
</tr>
</tbody>
</table>

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.

United Congregate Care, Inc.
Foundation Financial Services, Inc.
Retirement Enterprises, Inc., Delaware
Retirement Enterprises, Inc., California
RHF Management, Inc.

## Highlights

<table>
<thead>
<tr>
<th>Working Capital</th>
<th>Cash / Short-term and Long-term Investments</th>
</tr>
</thead>
<tbody>
<tr>
<td>2008: $110,304</td>
<td>2008: $110,107</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Total Net Assets</th>
<th>Change in Total Net Assets</th>
</tr>
</thead>
<tbody>
<tr>
<td>2008: $175,882</td>
<td>2008: $13,349</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Entity Classification</th>
<th>Number of Entities</th>
</tr>
</thead>
<tbody>
<tr>
<td>Not-for-profit single-purpose entities owned and receiving government subsidy, currently in operation</td>
<td>112</td>
</tr>
<tr>
<td>Not-for-profit healthcare facilities owned, currently in operation</td>
<td>20</td>
</tr>
<tr>
<td>Not-for-profit properties owned, managed by others</td>
<td>10</td>
</tr>
<tr>
<td>Not-for-profit partnerships in operation (ownership interest ranging from .01 percent to 16.9 percent)</td>
<td>13</td>
</tr>
<tr>
<td>Properties managed for third party owners</td>
<td>2</td>
</tr>
<tr>
<td>Not-for-profit properties owned, currently in development</td>
<td>9</td>
</tr>
<tr>
<td><strong>Total Entities Not Consolidated</strong></td>
<td><strong>166</strong></td>
</tr>
<tr>
<td>Year</td>
<td>Community</td>
</tr>
<tr>
<td>------</td>
<td>-----------------------------------</td>
</tr>
<tr>
<td>1965</td>
<td>Mayflower Gardens</td>
</tr>
<tr>
<td>1966</td>
<td>Bixby Knolls Towers</td>
</tr>
<tr>
<td></td>
<td>Pioneer House</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Episcopal Church</td>
</tr>
<tr>
<td>1966</td>
<td>Plymouth Place</td>
</tr>
<tr>
<td></td>
<td>+ First Congregational Church of Stockton</td>
</tr>
<tr>
<td>1966</td>
<td>Mayflower Gardens Convalescent Hospital</td>
</tr>
<tr>
<td>1967</td>
<td>Plymouth Square</td>
</tr>
<tr>
<td></td>
<td>+ First Congregational Church of Stockton</td>
</tr>
<tr>
<td>1968</td>
<td>Sun City Gardens</td>
</tr>
<tr>
<td>1969</td>
<td>Harbor Tower**</td>
</tr>
<tr>
<td></td>
<td>+ Warren Chapel African Methodist Episcopal Church</td>
</tr>
<tr>
<td>1970</td>
<td>MacArthur Park Towers**</td>
</tr>
<tr>
<td>1971</td>
<td>Pioneer Towers</td>
</tr>
<tr>
<td></td>
<td>+ Pioneer Congregational UCC</td>
</tr>
<tr>
<td></td>
<td>+ Trinity Cathedral Episcopal Church</td>
</tr>
<tr>
<td>1972</td>
<td>Auburn Ravine Terrace</td>
</tr>
<tr>
<td></td>
<td>+ First Congregational Church of Auburn</td>
</tr>
<tr>
<td>1973</td>
<td>Pilgrim Tower East**</td>
</tr>
<tr>
<td>1974</td>
<td>Pilgrim Tower North**</td>
</tr>
<tr>
<td>1975</td>
<td>Ralston Tower</td>
</tr>
<tr>
<td></td>
<td>+ First Christian Church</td>
</tr>
<tr>
<td></td>
<td>+ Trinity United Presbyterian Church</td>
</tr>
<tr>
<td></td>
<td>+ St. Paul’s Episcopal Church</td>
</tr>
<tr>
<td></td>
<td>(MACHCO)</td>
</tr>
<tr>
<td>1976</td>
<td>Sun City Gardens</td>
</tr>
<tr>
<td>1977</td>
<td>Harbor Tower**</td>
</tr>
<tr>
<td></td>
<td>+ Warren Chapel African Methodist Episcopal Church</td>
</tr>
<tr>
<td>1978</td>
<td>MacArthur Park Towers**</td>
</tr>
<tr>
<td>1979</td>
<td>Auburn Ravine Terrace</td>
</tr>
<tr>
<td></td>
<td>+ First Congregational Church of Auburn</td>
</tr>
<tr>
<td>1980</td>
<td>Pilgrim Tower East**</td>
</tr>
<tr>
<td>1981</td>
<td>Sun City Gardens</td>
</tr>
<tr>
<td>1982</td>
<td>The Heartland</td>
</tr>
<tr>
<td>1983</td>
<td>Plymouth Place</td>
</tr>
<tr>
<td></td>
<td>+ First Congregational Church of Stockton</td>
</tr>
<tr>
<td>1984</td>
<td>Yellowwood Terrace</td>
</tr>
<tr>
<td>1985</td>
<td>Pioneer Manor</td>
</tr>
<tr>
<td></td>
<td>+ First Congregational UCC</td>
</tr>
<tr>
<td>1986</td>
<td>Redding RHF Housing</td>
</tr>
<tr>
<td></td>
<td>+ Butte Home</td>
</tr>
<tr>
<td></td>
<td>+ Cottonwood Home</td>
</tr>
<tr>
<td></td>
<td>+ University Methodist Church</td>
</tr>
<tr>
<td>1987</td>
<td>University Center</td>
</tr>
<tr>
<td></td>
<td>+ Catholic Healthcare West</td>
</tr>
<tr>
<td></td>
<td>+ Southern California</td>
</tr>
<tr>
<td></td>
<td>+ University Methodist Church</td>
</tr>
<tr>
<td>1988</td>
<td>Anciano Tower</td>
</tr>
<tr>
<td>1989</td>
<td>Bishop’s Glen</td>
</tr>
<tr>
<td>1990</td>
<td>Carbon Creek Shores</td>
</tr>
<tr>
<td></td>
<td>+ Dayle McIntosh</td>
</tr>
<tr>
<td></td>
<td>+ Center for Disabled</td>
</tr>
<tr>
<td>1991</td>
<td>The Carolinian</td>
</tr>
<tr>
<td>1992</td>
<td>Gold Country Retirement Center</td>
</tr>
<tr>
<td>1993</td>
<td>Great Plains Housing</td>
</tr>
<tr>
<td></td>
<td>+ Great Plains Mental Health Center</td>
</tr>
<tr>
<td>1994</td>
<td>LaFontaine Center</td>
</tr>
<tr>
<td></td>
<td>+ Historic Landmarks</td>
</tr>
<tr>
<td></td>
<td>+ Foundation of Indiana</td>
</tr>
<tr>
<td>1995</td>
<td>Lomita Kiwanis Gardens</td>
</tr>
<tr>
<td></td>
<td>+ Lomita Kiwanis Club</td>
</tr>
<tr>
<td>1996</td>
<td>Malone Manor</td>
</tr>
<tr>
<td></td>
<td>+ Malone Community Center</td>
</tr>
<tr>
<td>1997</td>
<td>Pauahi Kupuna Hale</td>
</tr>
<tr>
<td>1998</td>
<td>Pinehurst Apartments</td>
</tr>
<tr>
<td>1999</td>
<td>Pinewood Manor</td>
</tr>
<tr>
<td></td>
<td>+ Mt. Zion Baptist Church</td>
</tr>
<tr>
<td>2000</td>
<td>San Jacinto Manor</td>
</tr>
<tr>
<td>2001</td>
<td>St. Mary Tower*</td>
</tr>
<tr>
<td>2002</td>
<td>Catholic Healthcare West</td>
</tr>
<tr>
<td></td>
<td>+ Southern California</td>
</tr>
</tbody>
</table>
1986 (cont.)
Villa at Sacred Heart*
Indianapolis, IN
Hispanic Housing Services, Inc.

Vistas
Van Nuys, CA
+Valley Presbyterian Hospital

1987
Centennial Manor
Boise, ID
+University Christian Church
Courtenay Springs Village
Merritt Island, FL
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
+Madison Presbyterian Church
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.

1988
Dogwood Apartments
Milledgeville, GA
The Gateway
Poway, CA
Guadalupe Senior Apartments
Denver, CO
+Del Norte Neighborhood Development Corp.
1990 (cont.)
Grace Place
Norfolk, VA
La Mirada Vistas
La Mirada, CA
Lindsay Place
Lindsay, OK
Mill Pond Manor
Saline, MI
+ Evangelical Homes of Michigan
Pecan Place
Bonham, TX
Sangnok 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
Laurel Park Manor
Los Alamitos, CA
Mesquite Gardens
Mesquite, TX
Towne Creek Apartments
McKinney, TX
Verde View
Camp Verde, AZ

1992
Adam and Bruce Apartments
Fort Wayne, IN
+ True Love Missionary Baptist Church
New Hampshire Apartments
Los Angeles, CA
Stone Creek Village
Phoenix, AZ
Sunny Isle Housing for the Elderly
Christiansted, St. Croix, The Virgin Islands

1993
Virginia Park Apartments
Des Moines, IA

1994
Cocalico Place
Ephrata, PA
+ Bethany UCC
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.
Granada Gardens
Granada Hills, CA
Haven 501 Apartments (Madison Avenue)
Los Angeles, CA
Haven 501 Apartments (Burlington Street)
Los Angeles, CA
Haven 502 Apartments
Los Angeles, CA
Río Vista Village
Los Angeles, CA

1998
Creekbend Gardens
Houston, TX

2000
Abbey Apartments
Indianapolis, IN
DeSmet Retirement Community
Florissant, MO
St. Catherine Retirement Community
Florissant, MO
The Cloisters
DeLand, FL

2001
Colonia Jess Lopez
Los Angeles, CA
Colonial Gardens
Florence, KY
Cornerstone Gardens
Houston, TX
Esperanza Apartments
Seattle, WA
Park Place
Seattle, WA
Symphony Plaza East
Boston, MA
Symphony Plaza West
Boston, MA
The Stearns
Boston, MA

2002
Amistad Plaza
Los Angeles, CA
Benson Manor
Smyrna, GA
Seabury Heights
Worcester, MA

2003
Binnall House
Gardner, MA
Gateway Gardens
Poway, CA
Hollyview
Los Angeles, CA
Independence Square
Evansville, IN
King James Court
Orange, MA
Pine Crest
Orange, MA
Village Pointe
Norfolk, VA
+ First Baptist Church of Lambert’s Point

2004
Los Arcos
Poway, CA
Mason Place
Boston, MA
Lowell Place
Bakersfield, CA
+ Bakersfield Senior Center
2004 (cont.)
North Capitol at Plymouth
Washington, D.C.
+Plymouth
Congregational UCC

2006
Douglas House
Brockton, MA
Hamilton Wade
Brockton, MA
Ingleside Manor
Macon, GA
Northvale Village
Houston, TX
Oak Knoll Villa
San Antonio, TX

2007
Providence Place
Salem, OR
Fairfield Manor
Columbus, GA

2008
Bexton Place
San Antonio, TX
Harvest Pointe
Loveland, CO

2009
Mount Beulah Terrace
Pagedale, MO

Under Construction
Village Gardens
Norfolk, VA

Harshfield Terrace
Quartz Hill, CA

Pre-Construction
Broadwood Terrace
Paloma Terrace
The Whittier
Whittier Blvd. - Senior
Los Angeles, CA
Lane Manor
Stone Mountain, GA

+Cosponsor
*Third Party Management
**Syndicated Project
Housing and Services Information

State  # Units/ Beds
AZ  163
CA  6,916
CO  166
DC  69
FL  943
GA  279
HI  82
IA  194
ID  40
IL  150
IN  1,538
KY  246
MA  1,582
MI  48
MO  252
NE  116
NJ  55
OK  30
OR  93
PA  113
PR  60
SC  144
TX  634
VA  300
WI  48
WA  317
WI  196

Total RHF Housing Units/Beds Equals 14,781
Our Philosophy and Values

• We are faith-based and mission-driven

• We believe each person is a child of God and is loved by God, and as such each one is to be treated with respect and dignity.

• We are proud of our roots in and relationship with the United Church of Christ, however, we honor the faith and traditions of every religion and the nonreligious, and we will not attempt to impose our faith on others.

• We will advocate for public policies which enhance the lives of those whom we seek to serve.

• We will be ethical in our business arrangements and we will strive to hold our business partners to the same high standards.

• Our concern for the whole person includes our residents, their families, and our staff, and we will strive to be fair in all our relationships.

• We believe the nonprofit community has unique responsibilities and opportunities to provide shelter and services, especially for those who are most vulnerable in society.

• We will practice sound business principles.

• We will serve and employ without regard to race, creed, color, national origin, gender, religion, ancestry, age, marital status, physical disability, medical condition (including pregnancy), familial status, or sexual orientation.

• In order to be sure that we are treating our team members fairly and being equitable and competitive in our compensation packages, we will periodically engage experts to provide guidelines for compensation and benefits.
As an RHF resident, she is grateful to live in a warm and caring environment.

As a donor, she is impressed with the important mission of RHF. "I appreciate RHF helping the mixed groups of people and especially those who live on a limited income," Bernice Elkin states.

Originally born and raised in Brooklyn, New York, she lived there until 1942. She then decided to contribute to the WWII effort by perhaps becoming a nurse.

It was during her third year of college, majoring in English, that her older brother urged her to go to medical school and become a doctor rather than a nurse. To her brother’s delight (who was now a physician himself), she graduated from medical school in 1949. Dr. Elkin then completed her internship and specialty training in Anesthesiology.

In 1968, she had another change in direction and entered residency in Psychiatry. When she completed that she and her family moved to Las Vegas, New Mexico for a year, and then to Casper, Wyoming. She practiced in Casper for 15 years. During that time, she became active in the American Psychiatric Association and was elected to national office (Recorder of the Assembly).

After her husband passed away in 1984, she remained in Wyoming and became an Associate Professor of Family Practice and Psychiatry. Then she was appointed Professor of Family Practice and Psychiatry at the University of Texas, Health Science Center in San Antonio Texas. After ten years in Texas she retired in her late seventies!

After she retired, it was time to move closer to her sons. Her younger son, an attorney, lived in Casper, Wyoming, where she had taught and practiced medicine for 15 years. Her older son, who had authored two biographies as well as teaching English as a Second Language, lived in Los Angeles. She decided to move to Southern California which had a more attractive climate.

She and her Los Angeles son spent one weekend a month, traveling the coast of Southern California to look at retirement residences for Dr. Elkin’s move. They looked at twenty communities before deciding on Bixby Knolls Towers in Long Beach, CA and she moved there in 2005. She is enjoying life at BKT and has been involved in many activities, including the Resident Council.

"I wanted to contribute to RHF’s good work."

(Continued on next page)
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 remainderer trusts, and gifts from pension fund assets and/or simply including RHF in your Will or Trust. For more information in confidence and without obligation, contact (562) 257-5141.

We are grateful for our RHF Circle of Friends members:

Karolla Brice
Jean G. Dremstedt
Bernice B. Elkin, MD
Robert S. Fliehmann*
Burton L. French
Alice R. Good*
Rev. Dr. Teruo & Kiku Kawata
Laverne R. Joseph
Jean Moore Warrick*
Jean H. P. Oppenheimer
Edythe Patterson
Barbara J. Ricker ---In Memory of Emma (Sam) Ricker
Miriam P. Vandenbush*
Richard Walinch*
Eleanor J. West
Vera Wolpert*
Lydia Cerveny
Mr. Raymond E. East
Dr. & Mrs. Charles Fain
Dolores P. Foga
Toshiko Okazaki Fukuda*
Wanda Haudek*
Paula E. Jameson
Eveleth “Evie” Miller*
Major Fitzhugh L. O’Neill*
Virginia Paddock
Eric H. Pierson*
Elsie Valek
Anna Mae Wakefield*
William L. Warrick
Norman A. Whaley*

(*indicates members who have passed away)

RHF Is Heartening and Exhilarating (cont.)

About two years ago, a BKT resident, who was also the Notary Public, moved away. Being very active, always thirsty for knowledge and to be sure the residents at BKT continued to have this convenient service, Dr. Elkin enrolled in the official course, passed the examination and received a State of California Notary Public license. Still giving back, she donates any income realized from this service to the RHF mission.

She spends her time reading, listening to classical music, exercising and especially enjoys KCET and their informative programs, documentaries and live performance productions.

Dr. Elkin has been extremely pleased living at Bixby Knolls Towers. In addition to being a donor, she is so impressed with the affordable housing mission of the Retirement Housing Foundation that she became a member of the RHF Circle of Friends through our Charitable Gift Annuity program. We are grateful to Dr. Elkin for her generosity and her legacy that will assist the RHF generations to come.

“One of the frequent problems our hospital discharge teams had was finding adequate housing for older people, especially those with physical, mental, emotional or financial challenges, “ Dr. Elkin says. “To know Retirement Housing Foundation was extensively addressing the problem was heartening and exhilarating to me, and I wanted to contribute to its good work.”
Our Donors

2009 National Office Donors

The following donors gave a monetary gift to the designated funds (see page 37) through the national headquarters office from 1/1/09 through 12/31/09:

Cleo Abad
Sara George Adeh
Manuel Aguilar
Alpha Construction
Sang An
Rosa Andrade
Edward Ansello
M. Aquilar
Isabel Ayala
Christine Baca
Bank of America
Charitable Distribution
Maria Barajas
Almabella Bautista
Bay Shore Congregational Church, Long Beach, CA
Sally Behan
Carmelita Bell
Virginia Bell
Robert Benjamin
Daryl Bennett
Leana Bentley
Angelina Bondoc
Celestine Bonner
Georgia Boolootian
Betty Boyer
Duncan Bradbury
Kathleen Breen
Karolla Brice
Lawrence Brown

Rena Brownell
Kevin Bruso
Akemi Burton
California Foundation For Stronger Communities
Camelot Village Residents, Council Bluffs, IA
Annie Camps
Carmen Casillas
Leonard & Dorothy Cassady
Alba Castelli
Roque Cauch
Adelaida Centeno
Carlos Cervantes
Chong Cha
Venkat & Sharada Chalan
In Jong Cho
Veronica Cho & Family
Angelo & Gemma Chon
Joan Christnacht
Lucia Chun
Heather Cline
Paul Coomer
Hilda Cordero
Cross Roads Community
UCC, Lakewood, CA
Teresita De Guevara
Karina De Moncayo
Ignacia Dedios
Steven & Shelia Delvalle
Neo Dennis
Elsie Dixon

Hermino & Blanquita Dixon
Jean Dremstedt
James Dyche
Oscar Eagle
Helen Edge
Bernice Elkin
Vicky Ellis
Soila Enriquez
Carolina Enriquez
Rashel Fahmi
Dr. & Mrs. Charles Fain
Yolande Fantino
Marie Farrago
Betty Jo Ford
Ned & Lynn Gamble
Alra Gararee
Jack Gobel
Esperanza Gutierrez
Maxine Hahn
Anne Marie Hallisey
Sun Ham
Ramona Haney
Bev Hanley
Helen Heidenreich
Donald Helman
Ahmad Hendessi
Jorge Hernandez-Camacho
Isho Hasso Isho
Frank & Roberta Jahrling
Virginia Jemison
Karen Johnson
Steve Johnson
Virginia Jones
Laverne & Ginger Joseph
Bong Kang
K. Kang
Max Kaplan
Esther Kasbeer
Rev. Dr. & Mrs. Teruo Kawata
Chong & Pyong Kim
Kwan Sun Kim
William Kim
Yong Sik Kim
Young Jun Kim
Tommie Kimbrough
Luverne Kindrex
Anita Kristiansson
Souren Kurkjian
Chin Ki Kwon

Ki Soon Kyong
Jose Lainez
Lake Ella Manor Residents, Tallahassee, FL
Say Yoek Law
Bryant Bang Lee
Byungi Lee
Riji Lee
Tea Bum Lee
Mary Jane Lemire
Candelaro Lopez
Maria & Mardoqueo Lopez
James Love
Alice Lucier
Angel Macias
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We are grateful to the following businesses that contributed a major gift to the RHF mission. They were recognized during our 48th Annual Meeting in February 2009.

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Residents from St. Mary Tower (Long Beach, CA) wrap toys donated by Mattel, RHF residents and staff for distribution to children living in RHF communities throughout the country.
Our Donors

A Special Thank You

Union Bank of California Foundation
For Their
Generous 2009 Grant Support of $25,000

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RHF Foundation Approved As a Combined Federal Campaign (CFC) Member

In the summer of 2009, RHF Foundation was again notified that our CFC application was approved. This makes it easier for federal employees to make a donation to us via payroll deduction and/or check. We received assistance from Aging and Disabilities Charities of America (ADCA), a non-profit organization and a federation that reviews applications and distributes donated funds. There are currently more than thirty federations within the CFC, most of them, like ADCA, organized around a specific theme. Approximately 1,900 national organizations and 40,000 local organizations qualify for the CFC annually.
Our staff members perform important daily duties to make shelter and service a reality for the people we serve. Staff members who additionally choose to voluntarily support RHF through monetary 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.

The following staff members personally contributed to our mission in 2009:

Collen Adams  Linda Forsberg  Teresa Kennedy  Tina Robinson
Robert Amberg  Jeff Ferguson  Arnold Kim  Cynthia Rudon
Shana Anders-Hastings  Delia Gambino  Dina-Marie Kulzer  Gloria Ruiz
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Vicky Ellis  Judith Keithley  Lyliana Renteria  Judy Williams
Maggie Engelberg  

In green = Sterling Club members-donation via payroll deductions

The purpose of RHF Foundation, Inc. is to provide through gifts and managed funds, financial resources which assist RHF (Retirement Housing Foundation). RHF Foundation, Inc. supports RHF’s dedication to providing quality housing, health and support services. RHF’s services are primarily for older adults, persons with disabilities and low income families of all faiths, and enhance the physical, social and spiritual aspects of their lives. RHF Foundation, Inc. strives to assist RHF in its commitment to acting as a resource for the communities in which it operates.

RHF FUNDs

Donors wishing to help our mission may designate their contribution for any of the following RHF established funds:

- Affordable Housing Fund - assists RHF in preserving and creating new affordable housing.
- The Laverne R. Joseph Housing Fund - a fund established by our Board of Directors in honor of our President/CEO and his accomplishments to further the affordable housing mission.
- Clark Harshfield Affordable Housing Building Fund - in honor of one of our founders
- Resident Benevolence Fund - provides funds to RHF residents who cannot afford to live in their RHF home anymore.
- Jean Moore Warrick Endowment Fund for Resident Benevolence - an endowment fund in memory of Jean Moore Warrick, RHF’s board member who dedicated twenty-five years of volunteer service to making a difference in the lives of our residents.
- Children’s Education Fund - provides grants for RHF children and young adults to financially help with clothing, books, supplies, tuition and tutoring services. It is the intention of the fund to help break the cycle of poverty through education.
- Annual Holiday Toy Drive Fund - provides holiday toys for RHF children-in-need. We distributed over 620 toys to RHF kids in 2009!
- Project H.A.N.D.S. - RHF residents give their handmade items which are knitted, crocheted or sewn to organizations who serve those living in shelters.
Donors wishing to leave a bequest to RHF or to help residents at any of our communities may choose from these suggested bequests when planning their estate plans.

**Undesignated Bequest:** “I give, devise and bequeath to RHF Foundation, Inc. (RHFFI), currently with offices at 911 N. Studebaker Road, Long Beach, CA 90815, the sum of $______ (or describe gift) to be used by the Foundation as it chooses.”

**Specific Percentage Bequest:** “I give, devise and bequeath an amount equal to ____percent (____%) of the total value of my estate at the date of my death to RHFFI, currently with offices at 911 N. Studebaker Road, Long Beach, CA 90815, to be used by the Foundation as it chooses.”

**Residual Bequest:** “I give, devise and bequeath all (or a percentage) of my estate after other specific legacies have been fulfilled to RHFFI, currently with offices at 911 N. Studebaker Road, Long Beach, CA 90815, to be used by the Foundation as it chooses.”

**Contingent Bequest:** “If the above named beneficiaries should predecease me, then I hereby give, devise and bequeath all (or a percentage) of my property and estate to RHFFI, currently with offices at 911 N. Studebaker Road, Long Beach, CA 90815, to be used by the Foundation as it chooses.”

NOTE: A donor may also leave a bequest to an RHF community of their choice. Please call 562-257-5141 for the exact wording and the legal name of the community.

You should consult with your attorney about the specific provisions or language you need to include in your estate planning documents. The information shown here is for illustrative purposes only.

For more information in confidence, without obligation, contact our Fund Development Department at (562) 257-5141.

Retirement Housing Foundation’s logo is a registered trademark that represents the integration of our mission with our Christian heritage. What appears to be a snowflake is actually a grouping of four houses and four apartment buildings. The buildings are joined together by a cross, representing our Christian tradition and the motivating force of RHF’s mission. The diamond shape of the logo emphasizes our sense of community, and the houses have open doors, symbolizing availability to those who need housing. The logo points in all directions - East, West, North and South - signifying our geographical diversity and inclusiveness.
Why Consider a Gift Annuity?

Our Gift Annuity Provides . . .

- Fixed Payments
  - Every check is the same.
- Lifetime Payments
  - They last as long as you do.
- Dependant Payments
  - Guaranteed by the United Church of Christ

Appealing Payments
- The rates are very attractive*
- Tax-Free Payments (partial)
  - They continue for your life expectancy.

*Sample Gift Annuity Rates of Return

Note: Call us for all other age groups. Rates are subject to change.

<table>
<thead>
<tr>
<th>Single Person</th>
<th>Two Persons</th>
</tr>
</thead>
<tbody>
<tr>
<td>Age Rate Younger Age</td>
<td>Older Age Rate</td>
</tr>
<tr>
<td>65 5.3</td>
<td>65 67+ 5.0</td>
</tr>
<tr>
<td>70 5.7</td>
<td>70 72-75 5.3</td>
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<tr>
<td>75 6.3</td>
<td>75 80-81 5.8</td>
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<td>80 7.1</td>
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<td>85 8.1</td>
<td>85 89 7.4</td>
</tr>
<tr>
<td>90 9.5</td>
<td>90 91 8.4</td>
</tr>
</tbody>
</table>

*Sample Deferred Gift Annuity Rates

(Deferred gift annuities are available for individuals under 60 years old.)
Rates are subject to change.

<table>
<thead>
<tr>
<th>Present Age</th>
<th>Age When Payment Starts</th>
<th>Annual Payment Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>50</td>
<td>60</td>
<td>7.7%</td>
</tr>
<tr>
<td>50</td>
<td>65</td>
<td>9.0%</td>
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</tr>
<tr>
<td>60</td>
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</tr>
<tr>
<td>60</td>
<td>70</td>
<td>7.7%</td>
</tr>
</tbody>
</table>

We are ready to provide additional information to you about planned giving and/or to meet with you and your advisors if you so desire. You can reach us directly at 562-257-5141 (or call toll-free at 877-937-4743, leave a message for a return call), or you can contact us through our website at www.rhf.org.
Retirement Housing Foundation Corporate Information

Officers:
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Christina E. Potter, Vice Chairperson
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