



## *Sellers Named Affordable Housing Administrator of the Year*

Submitted by Ancel Romero, Senior Vice President, Affordable Housing

**Lewis Sellers** is leaving us with a great big bang! Named the ABHOW Affordable Housing Administrator of the Year for 2005, Sellers was presented the award at the ABHOW Annual Meeting last January in Phoenix. Sellers is one of those rare professionals who has scored an industry “double whammy”: a perfect score of **100a** in an extensive HUD physical property inspection, and a **“SUPERIOR”** rating for a thorough management and compliance review. Above all else, however, Sellers devoted considerable time, energy and resources to resident satisfaction throughout his almost decade long tenure at the Allen Temple communities located in Oakland, California. Thank you Lewis, for all that you have done and shall continue to do in furthering our shared mission.



## *Affordable Housing*



In this issue of ABHOW Communications, there are several wonderful articles sharing the stories of Affordable Housing. ABHOW currently provides housing and services to low-income elderly residents at 19 different community sites with #20 currently in the development phase. Government subsidized apartments, these beautiful, well maintained, expertly staffed and professionally managed communities provide safe and secure housing for more than 1,000 individuals who, by reason of their financial circumstances, may have otherwise had to settle for substandard housing in their golden years. We know that you will enjoy these pieces as well as the stories celebrating new Executive Directors, changes/promotions at the Home Office and our Circle of Excellence award winners.

## Websites Complete

ABHOW is now fully launched on the web! Not only is the corporate website active and running with highlights of CCRC and Affordable Housing communities, but each CCRC community website is also complete. To access the ABHOW top level website, simply go to [abhow.com](http://abhow.com). Individual websites are available as follows:

Grand Lake Gardens – Oakland, CA

[www.grandlakegardens.com](http://www.grandlakegardens.com)

Judson Park – Des Moines, WA

[www.judsonpark.com](http://www.judsonpark.com)

Piedmont Gardens – Oakland, CA

[www.piedmontgardens.com](http://www.piedmontgardens.com)

Pilgrim Haven – Los Altos, CA

[www.pilgrim-haven.org](http://www.pilgrim-haven.org)

Plymouth Village – Redlands, CA

[www.plymouthvillage.org](http://www.plymouthvillage.org)

Rosewood – Bakersfield, CA

[www.rosewoodretirement.org](http://www.rosewoodretirement.org)

San Joaquin Gardens – Fresno, CA

[www.sanjoaquingardens.com](http://www.sanjoaquingardens.com)

Terraces of Los Gatos – Los Gatos, CA

[www.theterracesoflosgatos.com](http://www.theterracesoflosgatos.com)

Valle Verde – Santa Barbara, CA

[www.valleverdesb.com](http://www.valleverdesb.com)

Cornerstone CCRC Communities are also available at:

Las Ventanas – Las Vegas, NV

[www.lasventanas-lifecare.com](http://www.lasventanas-lifecare.com)

The Terraces of Phoenix – Phoenix, AZ

[www.theterracesphoenix.com](http://www.theterracesphoenix.com)

## We Love Your Ideas!

A couple of residents sent the ABHOW Communications team suggestions in making the newsletter easier to read. **Ed Froelich**, resident of Valle Verde in Santa Barbara, suggested that articles include the city name when communities are mentioned. From Oakland, resident **Nelson Blachman** suggested that articles include by-lines at the top of the articles when not written by the ABHOW Communications team. Thank you Ed and Nelson for these great suggestions! As you can see, the communications team is already using your great tips.



**ABHOW Communications**  
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*"American Baptist Homes of the West, as an expression of Christian mission, seeks to enhance the independence, well-being and security of older people through the provision of housing, health care and supportive services."*

## ROGER JUMP



The ABHOW Ethics Award is given to an individual who clearly understands ABHOW's commitment to upholding ethical principles in everyday arenas and the concept of "doing the right thing for the right reason." This person is a catalyst for making ethical decisions in an open, honest, and dignified manner. This year's honoree was Roger Jump, Administrator of Judson Terrace Home and Lodge, Affordable Housing, San Luis Obispo, California.

Jump's role as a minister and then an ABHOW administrator for twenty years has provided just the arena for his core life values and ethics to be expressed. When Roger sees something lacking in the life of a resident, he simply addresses it. No matter what the obstacles, he tirelessly pursues ways to make things work for the residents and he simply will not stop until it is done. Through his dedication, not only does Judson Terrace have elevators, but also Judson Lodge stands ready to meet the assisted living needs of low-income seniors. ABHOW celebrates Roger's commitment to others!

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## JOHN ORTIZ

The Presidential Citation is awarded to an individual whose dedication and work on behalf of ABHOW has consistently demonstrated a high level of commitment to the ABHOW mission. This year's winner was John Ortiz, a member of the ABHOW Home Office Information Technology (IT) Team. Ortiz joined the Home Office team, transferring from San Joaquin Gardens (Fresno), in 2004. His commitment to excellence and his IT expertise has not only provided invaluable customer service, but saved the organization thousands and thousands of dollars including work on the Tele-Alarm emergency response system, technology lead for the Human Resources Management Software project, as well as the Patient Care Hardware project.



Ortiz has spent months at a time away from his family, knowing the system he was fixing would affect resident lives. Working many times around the clock, Ortiz has resolved each need with positive outcomes. His actions show a strong commitment to the organization.

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## *Affordable Housing Update*

Submitted by Ancel Romero, Senior Vice President, Affordable Housing

### **Celebrations**

ABHOW was only one of seven organizations selected by the U.S. Department of HUD to develop a brand new affordable housing development for low-income seniors in California. ABHOW will build a 40-unit community in the heart of pricey Daly City, CA. The Affordable Housing team has raised over \$7,000,000 for this project. Groundbreaking ceremonies are anticipated this summer.

**Ancel Romero**, Senior Vice President, Affordable Housing was recently installed as President of the Affordable Housing Management Association for Northern California, Nevada and Hawaii (AHMA-NCNH). He will play a key role in realizing the association's mission: improving the professional skills of industry members through exceptional training and networking.

**Jan Nunes**, ABHOW Affordable Housing Regional Property Manager, was recently featured on the front cover of Pacific Currents, the HUD San Francisco newsletter. Nunes oversaw the completion of ABHOW Affordable Housing's Emergency Procedures Manual, which is now the "gold standard" in the profession. We are all extremely proud of Jan!

### **Staff Changes**

Challenges abound when not one, but three key leaders in Affordable Housing Operations depart. **Lewis Sellars** and **Felino Ayson** recently retired and **Marilyn Beswick** is relocating in preparation for her own retirement. We will greatly miss these exceptional executives and thank them for their years of service.

ABHOW is fortunate however, to have three professionals who are ready, willing and able to hit the ground running! **James Williams**, armed with 28 years experience in the San Francisco Housing Authority (several as its Housing Director) stepped in as Allen Temple (Oakland) Administrator on March 1<sup>st</sup>. **Melody Daugherty**, erstwhile Tahoe Senior Plaza Administrator, will assume Corporate AH Compliance Manager duties effective April 1<sup>st</sup>. **Charles Granadosin**, who ably assisted Marilyn as Casa de Redwood's (Redwood City) Compliance Specialist, was promoted to the Administrator effective March 16<sup>th</sup>.

*ABHOW Employees Promoted to Executive Director Positions*



**Keli Swales**, Executive Director, San Joaquin Gardens, Fresno, California

In 1996, Swales joined San Joaquin Gardens as the Health Care Center Administrator and was promoted to Associate Executive Director in January 2005. A graduate of California Lutheran University, she has been in the retirement industry for more than 11 years in Bakersfield and Fresno. "I am excited about my position at San Joaquin Gardens," Swales comments. "I see my role as continuing to foster key relationships between our residents, the staff, and the community. As one of Fresno's oldest and the only continuing care campus, I am committed to keeping San Joaquin Gardens as the Valley's retirement community of choice."

**Karen Jenney**, Executive Director, Pilgrim Haven, Los Altos, California

Jenney has dedicated twenty-three years of her professional career to Pilgrim Haven. During this time, she has carried many responsibilities for the community, including supervising the Health Center, Assisted Living and Wellness. "I know all of the residents at Pilgrim Haven so well and feel like we have "grown up" together," says Jenney. She is excited about the privilege to be in the Executive Director role as Pilgrim Haven embarks on a campus renewal. "Of course the thought of a new Health Center with a Memory Loss unit has been close to my heart for years," shares Jenney. Jenney appreciates the great support she has received from the residents, the Pilgrim Haven management team and from Home Office.





## *Excellence is as Excellence Does!*

Congratulations on another fine year for Circle of Excellence candidates. Changes were made to the program this year that produced finalist recognition from each of our CCRCs, Affordable Housing and the ABHOW Home Office. This year's nominees were recognized for excellence in service to residents, to their department or to other employees. These award winners represent some of the finest employees in ABHOW, and we celebrate them!

### **Finalists**

Helen Luna	Waitress	Pilgrim Haven (Los Altos)
Patricia Jones	Executive Assistant	Grand Lake Gardens (Oakland)
Michael Morrow	Maintenance	Piedmont Gardens (Oakland)
Lena Otto	Administrative Assistant	ABHOW Home Office
Tom Walls	Director of Facilities	San Joaquin Gardens (Fresno)
Jesus Quiroya	Custodian	Rosewood (Bakersfield)
Manual Cordova	Custodian	Valle Verde (Santa Barbara)
Bob Ringo	Maintenance Supervisor	Judson Park (Des Moines, WA)
Susan Baca	Nurse Educator	Plymouth Village (Redlands)
John Spellman	Maintenance Supervisor	Terraces Of Phoenix (Arizona)
Melvin Vanderhoof	Evening Desk Clerk	ABHOW Affordable Housing

### **Honorable Mentions**

Rita Johnson	Certified Nurse Assistant	Grand Lake Gardens (Oakland)
Sutka Ruznic	Housekeeper	Grand Lake Gardens (Oakland)
Carrie Pocklington	Human Resources Admin. Assistant	ABHOW Home Office
Kit Ellingwood	Corp. HR Project & Facilities Mngr.	ABHOW Home Office
Doreen Briskey	Maintenance Technician	Judson Park (Des Moines, WA)
Becky Hjalatalin, RN	Assisted Living & Wellness Supervisor	Judson Park (Des Moines, WA)
Mattie Sims	Wait Staff	Piedmont Gardens (Oakland)
Zenaida Bernardo	Registered Nurse	Piedmont Gardens (Oakland)
Linda Hughes	Certified Nurse Assistant	Pilgrim Haven (Los Altos)
Dinah Nicolas	Administrative Assistant	Pilgrim Haven (Los Altos)
Victoria King	Wellness Nurse	Plymouth Village (Redlands)
Suzie Monell	Administrative Assistant	Plymouth Village (Redlands)
Cille Hightower	Executive Assistant	Rosewood (Bakersfield)
Robin Rocha	Director of Facilities	Rosewood (Bakersfield)
Andrea Chase	Volunteer Coordinator	San Joaquin Gardens (Fresno)
Bob Bollinger	Facilities Secretarial Assistant	San Joaquin Gardens (Fresno)
Jeannie Lazarski	Resident Assistant	Terraces of Los Gatos (Los Gatos)
Daniel Otero	Floor Care Specialist	Terraces of Los Gatos (Los Gatos)
Kelly Darling	Director of Health & Fitness	Terraces of Phoenix (Arizona)
Bill Fleming	Transportation	Terraces of Phoenix (Arizona)
Sonia Gonzalez	Housekeeping	Valle Verde (Santa Barbara)
Alicia Magallanes	Dining Services	Valle Verde (Santa Barbara)

## *ABHOW Home Office Employees Assume New Roles*



**Sloan Bentley** named President of Seniority, Inc.

As the firm's Vice President for Management Services, Bentley has supported clients with a thorough understanding of retirement community operations and marketing. Now she will lead Seniority's 85 employees serving clients in nine states.

A gerontologist and licensed nursing home administrator, Bentley brings more than 20 years of experience to Seniority's management and has been with Seniority/ABHOW for over nine years. Bentley succeeds Seniority's founding president, Joe Anderson, who is now heading the ABHOW Foundation.

**Joe Anderson** named Senior Vice President for American Baptist Homes Foundation of the West [ABHFOW].

Anderson began work at ABHOW as Senior Vice President for Sales and Marketing in 1994 and in 1997 became the President of Seniority, an ABHOW subsidiary that provides sales, marketing and management services to other senior housing providers as well as to ABHOW communities.

"The ABHOW Foundation has a long and positive history in support of all our residents. I look forward to continuing the benevolent traditions of the Foundation," says Anderson. Through the gifts of past residents and friends, the Foundation is able to provide subsidies to the ABHOW continuing care retirement communities as well as special grants to ABHOW's Affordable Housing communities.



## *The Miracle of Senior Housing*

By Larry Minnix, President and CEO  
American Association of Housing and Services for the Aging  
(reprinted from AAHSA electronic newsletter)

I was honored to participate in Retirement Housing Foundation's (RHF) 45<sup>th</sup> anniversary celebration. RHF is one of our large and enduring AAHSA members. They're good folks, affiliated with the United Church of Christ, and have a great tradition of providing housing and services in many states for people with modest incomes. The theme of the celebration was, "The Miracle of RHF." Come to think of it, senior housing has been a miracle in America for millions of people over the last 50 years. But we are not sure our policymakers fully understand what a miracle it is for the people who live there. Take Minnia Kinnia Kindle, who moved in 1989 with her cat to an RHF community in East Prairie, Mo. She knows the miracle of senior housing as well as anyone:

I cried tears of joy on the day I learned we could move into the apartment. I am a diabetic and have multiple health problems. The house we moved from was dangerous, with rotting floors and birds nesting between the ceiling and roof. The hot water heater was leaking and the washer and dryer were falling through the floor. I thank the Lord for letting us move here. I don't have to worry about mowing a yard, rotting floors, leaking roof or the water heater blowing up. This has got to be part of heaven.

We are sharing Minnia's story as part of a campaign AAHSA is launching to urge Congress to increase funding for low-income senior housing. The President's proposed budget cuts nearly \$200 million in funding for new low-income affordable senior apartments. That would create an average of 54 units per state at a time when there's nine people on the waiting list for every available unit and the population needing affordable housing is increasing. From April 3-5, AAHSA will have what is likely to be our largest ever Future of Aging Services Conference in Washington, D.C. During that meeting, we plan to storm Capitol Hill with AAHSA's Five Big Ideas for transforming aging services. We'll be there telling Congress that investing in housing for seniors yields a tremendous return for those who want to continue to live independently but need supportive services. Let's make sure Congress believes in miracles, too.



### **ABHOW Communications April 2006**

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## *Happy Birthday!*

Judson Terrace Homes recently celebrated its 35<sup>th</sup> year of meeting the housing and supportive services needs of low-income seniors in San Luis Obispo, California. ABHOW executives joined the local Board of Directors and Administrator, Roger Jump to mark the event, which was highlighted by a speech of community founder Dr. Paul Ray.

