

A Community That Feels Like Home: Rosia's Story

For longtime resident Rosia Zepphrin—affectionately known as Ms. Z—living at Alabama Manor has been more than just affordable housing; it's been a lifeline of connection, care, and dignity. In a city like San Diego, where housing costs continue to rise, Alabama Manor offers seniors rare access to stability, independence, and a vibrant community.



CHW Senior Community Building
Coordinator Easter Leasau

At the heart of this experience is the compassionate leadership of the community's manager, Easter Leasau. "She really cares," Rosia shares. "She's always available—whether to listen, lend a hand, or just brighten our day with cookies or donuts. It's more than just running a building. She makes us feel at home."



Alabama Manor resident Rosia Zepphrin

Life at Alabama Manor is rich with shared moments. The simple joy of a neighbor playing music in the hall, paired with events like community barbeques, reminds residents that they are part of something bigger than themselves. "We get to eat, chat, and laugh. It reminds me that I'm not alone."

Rosia is quick to emphasize what matters most: affordability and access to life-enriching resources. Among the standout features is the on-site computer lab. "It's not just for classes—it helps us stay connected and confident with technology," Rosia explains. For seniors navigating an increasingly digital world, this kind of access is both empowering and essential.

With convenient access to public transportation, nearby stores, and local shopping centers, residents can easily stay mobile and independent. The surrounding neighborhood offers everything seniors need to run errands and stay engaged in day-to-day life. Offerings like financial literacy workshops and casual coffee chats offered on-site further enrich daily life, creating opportunities for education, conversation, and community connections.

Thanks to Community HousingWorks, Alabama Manor is far more than a place to live—it's a place to belong. It's a community where seniors are seen, supported, and celebrated.

"The building might be older," Rosia says, "but the heart here is young. Every day, I feel like I'm part of something meaningful."

CHW has 833 homes dedicated to older adults across 8 communities.



Total Older Adult
Residents at CHW

2,244



Average Age of
Senior Residents

69



Food Boxes Delivered
to Seniors Annually

1,000+

CHW Partners Providing Support to Senior Residents:

Interfaith Community Services
ElderHelp

LGBT Center
LifeSTEPS

Lutheran Social Services of
Southern California