

## CLH Donor Roger Tweten Has a Passion for Many Things – Including Volunteering

One could say Roger Tweten has a passion for many things. He's played basketball with actor Michael Keaton and caddied for golf legend and Hall of Fame player Paul Runyan. He worked at George Lucas' famous Skywalker Ranch and calls Academy Award winning director Ron Howard a "friendly, regular guy." Roger has spent time working in retail, was a stockbroker and his appreciation for film lead him to a 34-year career in film editing when he worked on some of Hollywood's biggest films including Apollo 13, Far and Away and Backdraft.

"I'm a very lucky man," says the South Pasadena resident. "Everything I love, I've gotten to do, including now being a donor and volunteer for California Lutheran Homes."

Roger heard about CLH's social ministry work through his cousin, Greg Shepherd, regional gift planner for the Evangelical Lutheran Church in America.

Roger soon struck up a friendship with CLH Foundation Executive Ross Merritt who told Roger of planned giving and volunteer opportunities at CLH-supported communities Walnut Village and Carlsbad By The Sea. But since Roger has been a



South Pasadena resident for more than 65 years, he wanted to volunteer closer to home.

Ross introduced Roger to CLH Auxiliary Director Bonnie Stover who also serves as director of volunteers for CLH partner Front Porch. Thanks to Bonnie, Roger now is a regular volunteer at Villa Gardens, Front Porch's retirement community in Pasadena.

"I work in the resident store, Villa Mart, every Friday," Roger said. "I love it. My entire life I've been somewhat of a workaholic so when I retired from film editing I wanted to find a new challenge. Volunteering at Villa Gardens is so much fun. I love working in the store, organizing merchandise and meeting all the wonderful residents!"

While Roger has given many gifts to CLH, one of his most memorable may have been when he graciously donated an autographed photo of Apollo 13 astronaut Jim Lovell to CLH to be presented to CLH Gold Leaf recipient and long-time donor and volunteer Don Harvey.

"I heard Don actually worked on Apollo 13 as an engineer and during my work on the Apollo 13 movie I met Jim Lovell," Roger recalls. "He gave me an autographed poster and I thought given Don's background he would like it and he did. It was my pleasure to give that poster to such a giving donor." 🌱

## CLH Auxiliary Hosts Holiday Parties for Residents, Donors and Volunteers

*Walnut Village volunteer Joy Heaverly, far left, and residents Tom Kessler and Vivian Bradley chat with Santa, also known as Rev. Don Koepke, director emeritus of the CLH Center for Spirituality and Aging.*



*Pilgrim Tower ... CONTINUED FROM PAGE 1*

"Our goal is to inconvenience our residents as little as possible during construction," Jennings said.

Brookmore is the lead sponsor in the redevelopment process. CARING Housing Ministries has and will continue to provide onsite management services to the community.

"This project demonstrates our continued commitment to further our mission to preserve and expand affordable housing for those with limited resources, such as limited-income seniors, families and those with mental or physical challenges," said Robert Chillison, board chair, California Lutheran Homes *and Community Services*.

CLH, Front Porch and Brookmore each has longstanding expertise, capital and human resources in development and management of affordable housing. CHM

*Welcome Jill B. Hammer ... CONTINUED FROM PAGE 3*

Jill serves or has served on various community boards and committees including the National Council for Planned Giving, Partnership for Philanthropic Planning of Greater Los Angeles, the Lake Avenue Community Foundation, and The Haley Paige Fund.

currently manages 25 affordable housing communities in California and Arizona. Through its longstanding partnership with CHM, Brookmore is the managing general partner in six tax credit limited partnerships, including Pilgrim Tower. CHM brings pre-development and management expertise to the table to insure that the low-income housing tax credit applications are successful. Brookmore also has a portfolio of companies it serves as the managing general partner.

"CLH and Front Porch are dedicated to finding new, collaborative models and structures to meet significant needs in our community," said Gary Wheeler, chief executive officer and president of CLH. "In the late 1990s CLH pioneered transforming officer housing on closed military bases into adult living communities for seniors. Now, it's creating innovative partnerships to address the need for quality affordable housing." 🌱

She earned her master of art's degree in intercultural studies from Fuller Theological Seminary and a bachelor of art's degree from Baylor University. She resides in Pasadena, CA. 🌱

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## Pilgrim Tower Renovation Begins

*CARING Housing Ministries – managed affordable housing community will receive major upgrades*

California Lutheran Homes *and Community Services*, Brookmore Apartment Corporation and Front Porch in January began a 12-month refurbishment and modernization of Pilgrim Tower, an afford-

able housing community in Los Angeles managed by CLH partner CARING Housing Ministries that serves seniors and the deaf.

"CARING Housing Ministries is pleased to be working with strong and dedicated partners like Brookmore and California Lutheran Homes on this project," said CARING Housing Ministries President

Nancy Spring. "When complete, Pilgrim Tower will be a model of what a quality affordable housing community should be."

CLH, Brookmore and Front Porch secured funding in November for the project from FHA-insured bonds, tax-exempt bonds, the

Low-income Housing Tax Credit program and seller financing, according to CLH CFO Bill Jennings. Front Porch, Brookmore and CLH contributed approximately \$1.2 million in seed capital required to initiate the project which has been paid back in full.

The over 40 year-old, 111-unit building, located on the 1200 block of South Vermont Avenue in Los Angeles, begins an approximate \$10 million major interior and exterior renovation, which includes the addition of new electrical, including the installation of an emergency generator, air conditioning and new building-wide fire sprinkler system. Six apartments will be made compliant with Americans With Disabilities Act standards. This project will extend Pilgrim Tower's affordable housing mission for at least an additional 55 years, according to Jennings.

The building will remain open during the renovation which will be done in phases. Some residents will be temporarily relocated during the year-long process to a nearby hotel at no expense of their own. However, residents asked to relocate will not be displaced longer than seven days.

CONTINUED ON PAGE 6



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# A Message from Ross Merritt

CLH Foundation Executive (Retired)

It has been my privilege to serve California Lutheran Homes and Community Services (CLH) as its foundation executive. During the past seven years I described my job as helping generous people determine meaningful ways to help others and leave a lasting legacy. Now, as I head into retirement I welcome my successor, Jill Hammer, who I know will continue CLH's work to create a stronger future for our community.



This being my final message in CLH Today I want to point out some interesting facts about your CLH donations. Unlike other charities which use a significant portion of donations on salaries, administration, and fundraising, CLH does not.

I am very pleased to tell you that all of your CLH-contributed dollars go directly toward the designated cause. None of those dollars are used for administrative costs. Our partner company, Front Porch, covers those costs as part of its charitable work. It is very difficult to find a charity where all of your charitable dollars go directly towards the cause.

Ross Merritt

# What a Gift it Was: Reflections on the 6th International Conference on Ageing and Spirituality Hosted by the CLH Center for Spirituality and Aging

In the fall, the California Lutheran Homes Center for Spirituality and Aging hosted the 6th International Conference on Ageing and Spirituality - the first to be held in the US. The conference, titled Paradox and Promise in the Pilgrimage of Aging, featured internationally renowned speakers in the areas of gerontology and spirituality who covered various topics from both a faith-based and secular viewpoint. Please visit the Center's web site at <http://tinyurl.com/CLHGifttoAging> to read reflections of the conference by CSA Director Rev. Nancy Gordon. ☺



# CLH Welcomes Jill B. Hammer as New Foundation Executive

CLH is pleased to announce Jill B. Hammer as the new executive to lead its fundraising and constituent relations efforts.



Jill is a fund development professional with more than 20 years experience in strategic planning, resource development and volunteer management. Jill began her new duties January 4. She replaces Ross Merritt who retired from the position after seven years. Jill will lead all aspects of fund development and donor relations as well as support overall foundation objectives for CLH, which was founded in 1947.

“Joining California Lutheran Homes is a wonderful opportunity to bring my passion and experience to an organization with a long history of strategic fund development, support for affordable housing and social ministry work throughout Front Porch communities and in the greater community,” Jill

said. “I look forward to building on this heritage of rewarding relationships with our supporters as together we discover how to meet needs for the aging journey.”

“California Lutheran Homes is excited to have Jill join our team to build on a legacy of meaningful service and donor opportunities that serve those in need, at our CLH-sponsored retirement and affordable housing communities,” said Gary Wheeler, chief executive officer and president of CLH. “With her diverse background and values-driven commitment to strengthen our social ministry and fundraising efforts, we are confident Jill's leadership will advance CLH's mission and the goals of our partners.”

Jill recently worked as director of development for be.group: Senior Living Communities in Glendale, CA. She was also a development officer for the Presbyterian Church (U.S.A.) Foundation, in Los Angeles and an executive consultant for RSI - Resource Services, Inc., in Dallas, Texas.

CONTINUED ON PAGE 6

# CLH Innovation Advisor Kari Olson to Lead Discussion on Innovation at Lutheran Leadership Conference

Kari Olson, a nationally renowned leader in innovative uses of technology that help people live well, especially as we age, will host a Senior Leader Case Study at the Lutheran Leadership Summit, February 21-26, 2016 in Carefree, AZ.



As the daughter of a Lutheran pastor, Olson was raised in a family committed to service. In 1992 as the technology manager for a law firm in California, she realized her heart was in the non-profit world and joined California Lutheran Homes *and Community Services*, a founding partner of Front Porch, as director of information systems and services.

Currently, Olson leads the Front Porch Center for Innovation and Wellbeing, which was initiated in part with seed funding from California Lutheran Homes Foundation. The Center has driven transformation in the Front Porch culture as the signature program of Humanly Possible<sup>SM</sup>, Front Porch's commitment to cause-based innovation.

If you are interested in learning how CLH and Front Porch are tackling technology and innovation in service to individuals in their communities, make your plans today to participate in this and other informative sessions during the Lutheran Leadership Summit, LSA's premier event for senior nonprofit leaders. For more information, visit <http://www.lutheranservices.org/LeadershipSummit2016> ☺

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