# **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."

#### 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.

## **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.





WINTER 2016

California Lutheran Homes

and Community Services

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. 🗘

•

californialutheranhomes.org 6075-233-3709 Glendale, CA 91203 19th Floor 800 N. Brand Boulevard

*səɔiллəς λμυπωωο pup* səmoH narəhtur kinrotila 🛃

# **Pilgrim Tower Renovation Begins**

### CARING Housing Ministries - managed affordable housing community will receive major upgrades

Alifornia Lutheran Homes and Com- Low-income Housing Tax Credit program *munity 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

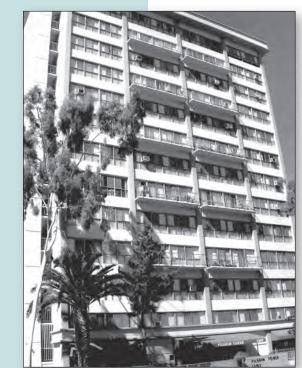
Nancy Spring. "When complete, Pilgrim Tower will be a model of what a quality affordable housing community should be."

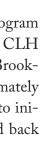
CLH, Brookmore and Front Porch secured funding in November for the project from FHA-insured bonds, tax-exempt bonds, the

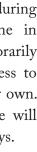
and seller financing, according to CLH CFO Bill Jennings. Front Porch , Brookmore and CLH contributed approximately \$1.2 million in seed capital required to initiate the project which has been paid back in full.

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







## A Message from Ross Merritt

CLH Foundation Executive (Retired)

**T** t has been my privilege to L serve California Lutheran and Community Homes (CLH) Services 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 CLHcontributed 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.

I can attest, and our auditors affirm this every year, that our contributions to CLH are being used wisely to help people and provide programs that improve quality of life. I am proud to say that my own contributions enabled me to become a Gold Leaf donor this year (reaching the \$5,000 level in giving) through regular paycheck contributions. Others have reached this level through bequest, gift annuities and regular gifts over the years.

Thank you for all you do to help meet the needs of others. Please be assured that we are committed to being good stewards of what you have entrusted to us.

If you would like any information on how you can make a significant difference and leave a legacy of distinction, please don't hesitate to call Jill at (800) 233-3709, email her at jhammer@frontporch.net, or use the enclosed envelope for your gift.

I bid you fond farewell and like you will continue to support the excellent work of CLH!

Mund. 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

**T**n the fall, the California Lutheran Homes LCenter 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**

**C**LH 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

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

**T**/ari Olson, a nationally renowned leader 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.



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

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

# **California Lutheran Homes Thanks All Donors Who Contributed from May 2015 to November 2015**

DONOR

Mr. Joseph M. Afflerbaugh Mrs. Elisabeth Ioan Albrech Mr. Leon J. Alexander Ms. Henriene Allums Gloria Armstrong Ms. June W. Atherton Mrs. Doris J. Badger Mary Louise Bailey Ms. Alina Bales Jessica Barrera Betty Bartley Dr. & Mrs. James P. Beasom II Mr. Philip A. Beason Mr. David Bellings Mr. & Mrs. Carl G. Bengston Mrs. Naomi M. Bergmann Ms. Carol Bergquist Ms. Etola M. Blucker Mrs. Dorothy S. Boesch Elvie Bonabon Mr. James D. Bouchillon Mrs. Dorothy E. Bowen Mrs. Vivian Bradley Mr. & Mrs. William Bryan Mr. & Mrs. William Bunting Ms. Carol Burns Mr. Robert I. Chillison & Ms. Kathleen V. Elliott Mr. & Mrs. Gunnar Christian Mrs. Ruth G. Christianser Mrs. Julie Chun Mrs. Joan Como Mr. Kenneth Cooper The Rev. Thomas C. Cooper Mr. Eric T. Cozens Mr. & Mrs. Bruce Creager Mr. & Mrs. Ian Crist Lea Davis Mrs Betty Dawber Mrs. Yvonne Dirks Mr. Richard W. Doering Dana Eddy Ms. Charlene D. Elam Mr. & Mrs. Charles A. Endter Mrs. Mildred Espy Mrs. Evelyn Etka Mr. John Faire Mrs. Barbara Fenters Mr. Joel Ferrier Mr. Harlan Foote Emil Fratzke Mr. & Mrs. Carl Freema Mrs. Phyllis Fryer Emilia Garza Mr. & Mrs. Ytbarek Gebre-Eg Mr. & Mrs. Frank Gift Mrs. Florence Gipple Juanita Grant Mr. & Mrs. W. Howard Greiner Mr. Gary Groot Mr. Melvin Grossman Mr. & Mrs. Bryan J. Gunderso Mr. & Mrs. Frank R. Hall The Rev. Laura K. Hall & Mr. Timothy Hall Barbara Hanes Patrick & Mary Jane Hanifin

Ms. Carol E. Hartman Mrs. Shervl Hartman Mr. & Mrs. Donald Harvey Mrs. Lee Hekkala Shirley Henn Helen Henry Mr. Anslev E. Heste Mrs. Jean Hofstra Mr. & Mrs. Odvar S. Holn Kathi Isaac Mr. Art Isida Elaine Jimenez Mr. & Mrs. David A. Johnson Mr. & Mrs. Jimmie Kennedy Ms. Marguerite N. Kenned Mr. & Mrs. John H. Keppe Mr. Lerov R. Keranen Mr. & Mrs. Gilbert Kessler Mrs. Marianne Kidder Mrs. Naomi A. Kieffer Mr. Robert Klose Mr. Ray Klund Mrs. Linda E. Knapp Mr Keith Knauss Mr. & Mrs. Charles Knox Joseph & Margaret Koehle Mr. Michael Koshock Helene & John Kristenser Mr. James Krueger Mrs. Mimi Kwan Mr. Larry L. Lakamp Ms. Joan E. Lamber Ysabel Landon The Rev. & Mrs. Melvin Langeland Ms. Aurora S. Larson Dr. & Mrs. Jack Larson Dale Lechtman Mr. & Mrs. Ray Leger Mr. & Mrs. Larry L. Liles Mr. & Mrs. Jack Lindquis Ms. Gladys E. Lorenzen Ms. Jacqueline K. Ludlum Mr. & Mrs. Alan W. Lueti Mr. & Mrs. Nuell C. Lunde Norma Mandapat Estate of Dorothy Marconi Judith Marsh Mrs. Ellen Massey Alicia Matthews Mr. Rolland Maxson, Jr. Mr. & Mrs. Robert McMahor Mr. James McNab Mrs. Anna Marie Mealey Mr & Mrs Kurt M Meier Mr. & Mrs. Ross Merritt Mrs Gertrude R Miller Mr. Edward Moore Ms. Victoria J. Moore Mr. John D. Morentz Mr. & Mrs. Trent A. Munsey Mr. & Mrs. Robert Nahabit Ms. Christine Nardi Mrs. Debra Nash Bishop & Mrs. Dean W. Nelsor Diana Dell Nelson Mr. & Mrs. Richard Nelso Mr & Mrs Frederick Nelson Janette Nicolas Mr Mark Nutt

Edward & Elizabeth Ogle Kari & John Olson Mr. & Mrs. William Orth Mrs. Donna Palafoutas Irene Patrick Mr. Stanley Pawlowski Donna Pelkey Mr. & Mrs. Lloyd Phair Mr. Eric Piper Mr. & Mrs. Carl Prenzlow Mr. Kevin Quigley Mr. Glenn Quillin Mr. & Mrs. Ronald R. Ramstead Kiva Celeste Rice Mr. & Mrs. Rich Richardso Mr. John Riniker Yolanda Robles Miss Rosemary E. Romeis Ms. Virginia F. Rostvold Helen Ruatti Mr. Lawrence Runion Mr. & Mrs. Paul Samuels Dr. Corinne Sawyer Mr. & Mrs. Karl Schlaepfer Mrs. Jeanne Schremp Mr. & Mrs. Lyle K. Schroeder Barbara & Jerry Schwerdt Mrs Zora B Selliken Mrs. Elizabeth Sevmou Mr. James Sharp Mrs. Verna Sillers Mr. & Mrs. Jerome Silver Mrs. Perle Sitzler Jesse Smith Virginia Spence Mr. & Mrs. James Stark Mr. Lester I. Steffens Ms. Ruth T. Stegeman Mr. & Mrs. Mort Swale Ms. Anne Sypien Mr. Steve Testa Mrs. Veronica D. Thee Mrs. Marie B. Thomas Mrs. Arlene Thomsen Yosephus Torar Mrs. Marcia Tucker Mr. Roger Tweten Ms. Barbara H. Van Voorhee Marina Vergara Mr. Terry Vivian Mr. & Mrs. Len Walin Molly Webb Donna Weber Mrs Katharine Weiss The Rev. Garv Wheele Ianet Wier Mr. Richard T. William Ms. Milly Lou Wilson Ms. Marguerite Wolever Mrs. Carol Womer Ms. Joan Woodworth & Mr. James Terveen Mrs. Sheila Woolsey Mr. & Mrs. Lawrence E. Wurm Mr. & Mrs. Shigeo Yuge Alma Zavala Mr. & Mrs. Albert Zeis

DONOR Carlsbad By The Sea Residents Association Center for Aging, Religion and Spirituality ELCA - Pacifica Synod ELCA - Southwest California Synor Employees Charity Organization of Northrop Grumman F1 Key Foundation Gloria Dei Lutheran Church - WELCA King of Glory Lutheran Church Lamb of God Lutheran Church Lutheran Church of The Master - WELCA Saint Stephen Lutheran Church - WELCA The Woman's Civic Club Thrivent Financial for Lutherar Walnut Village Chapel

DONOR NAME Mr. & Mrs. Mort Swales

#### DONOR NAME

Mrs. Elisabeth Joan Albrecht Mrs. Doris J. Badger Mr. & Mrs. William Bryant Mr & Mrs Gunnar Christian Mrs. Betty Dawber Mrs. Phyllis Fryer Mr. & Mrs. Jimmie Kennedy Mr. James Krueger Mr. Mark Nutt Edward & Elizabeth Ogle Mrs. Sheryl Hartman Mr. & Mrs. Lyle K. Schroeder Lamb of God Lutheran Church The Rev. Thomas C. Cooper Mr. & Mrs. Ian Crisp Mrs. Betty Dawber Mrs. Betty Dawber Mr. Richard W. Doering

Mr. Melvin Grossman The Rev. Laura K. Hall & Mr. Timothy Hall Patrick & Mary Jane Hanifin Mr & Mrs Donald Harvey Carlsbad By The Sea Residents Association Shirley Henn Mrs. Linda E. Knapp

Mr. & Mrs. Ray Leger Mr. & Mrs. Nuell C. Lunde Mr. & Mrs. Ross Merritt Diana Dell Nelson Edward & Elizabeth Ogle Miss Rosemary E. Romeis Mr Lawrence Runion Mrs. Jeanne Schremp Mrs Perle Sitzler Mr. Lester J. Steffens Ms. Anne Sypien Mrs Marcia Tucker Mrs. Katharine Weiss Carlsbad By The Sea Residents Association Carlsbad By The Sea Residents Association

#### Anaheim IN HONOR OF Gary Wheeler's Birthda IN MEMORY OF Art Olsen Ben Badger Ken Krueger Jean Cooper Jeanette Olson Harvey Gipple Jim Harrigan Edith Warth, Joan & John Doering and Rev. Edgar Doering Estelle Grossman Bob Hall Timothy J. Hanifin Evelyn Williams Evelyn Williams Halcott B Thomas Wilma Knapp & William Roger Knapp, Jr. Olga Olsson Members of our families Alina Bales Lester Nelson Shirley Cooper Rev & Mrs. Paul Romeis Evelvn Runion Edna Gubrud Kenneth Sitzler Henry Steffens Family Mary Jane Joseph Edna Frank Rev. Hillard Weiss Kave Sharp Claudia Brown Frances McClung Eugene Holmberg Jean Hough

CITY

Carlsbad

Saint Paul

Santa Ana

Falls Church

Oceanside

Anaheim

Lancaster

Appleton

Granada Hills

Garden Grove

Santa Maria

Newbury Parl

Glendale

Dorothy Dahle

Kathy Lu

Jim Briggs