

# Today

SPRING 2022

California Lutheran Homes and Community Services

## Having a Home Gives Former Foster Youth a Good Start in Life

CLH Looks Back on Four-Year Partnership with OC United

Story on Page 2



*“We wouldn’t be able to do this without the collaboration of CLH. We’re very grateful. This building was life-changing for OC United.”*

**Amy Gaw**  
Director of Operations  
and Foster Care Initiative



### A Message from the President & CEO

At CLH, “legacy” is very important to us. The CLH Foundation is the legacy of Lutherans whose faith and good works established the work we carry on today. Lutherans who built churches, hospitals, schools, and senior communities. Lutherans who learned to serve from generations of parents, grandparents, pastors, Sunday school teachers, and many others.

We continue to spread these Lutheran legacy roots by providing housing and human services throughout Central and Southern California. As our work became known, like-minded others joined us, helping us plant new roots in underserved communities. CLH’s history is a rich tale of accomplishments in affordable housing, programs, care, and services.

In this newsletter, we highlight current projects made possible by legacy gifts, sums of money, or property left to CLH by individuals and congregations.

*Continued on page 3*



Amy Gaw  
Director of Operations  
OC United

## Four Years and Dozens of Lives Later

*CLH Looks Back  
on Partnership  
with OC United*



Four years after CLH purchased an apartment building where young women aging out of the foster care system could live, the organization that runs the transitional housing program says the partnership has been a blessing.

Amy Gaw, the co-founder of OC United, an organization that supports former foster youth in getting a fresh start on their adult life, said this wouldn't be possible without CLH's partnership.

"We wouldn't be able to do this without the collaboration of CLH, and we're very grateful," said Amy. "CLH letting us use this building was life-changing for OC United."

Amy estimates that several dozen young people, ages 18-26, formerly living in foster care, have called the two- and three-bedroom apartments home, some with their children. Amy keeps in touch with many of the women after they complete the program, and is happy to report that most are doing well and getting on with lives and careers.

### CLH Apartment Building Houses Women in Need

Sabrina had lived in foster care and on the street most of her young life. "Being homeless was really scary," she said. But her situation started to turn around when OC United invited her to live in the apartment building it rents from CLH.

Sabrina, 26, is so grateful for the help she got, that she's happily giving back, working as a case manager at a shelter she once called home.

"People can relate to my story," she said. "I'm trying to help shelter residents get back on their feet." Sabrina finds fulfillment in giving back to society just like OC United and CLH did for her.

Sabrina lived for a few months in the apartment building that CLH rents to OC United for \$10 a month, and began the process of building a life and career. "I started making friendships with the other girls and we became a family."

She's now living on her own, working, and advocating for others.

### How You Can Help

Your gifts help CLH work through established partnerships and new opportunities to transform lives. Help us move young adults from street life to secure housing with all the skills necessary to thrive.



## Renting the Building for \$10/Month

CLH purchased the apartment building in 2018, and rents it for \$10/month to OC United. CLH also funded renovation of the badly neglected building.

CLH first learned that OC United needed housing when an OC United board member reached out to CLH's former CEO and current Director of Special Projects Bill Jennings.

"The need for a place for women and single moms was extensive, and CLH stepped in and bought the four-plex," said Amy. "We moved the first woman into an apartment on Christmas Day in 2018."

This four-plex apartment building is one of two facilities that CLH owns and rents to non-profit organizations to house those in need. CLH also rents a single-family home and apartment in Los Angeles for \$10 a month to the Biddy Mason Charitable Foundation, which uses it for offices and apartments for former foster youth.

OC United's program is called THRIVE (Transitional Home Recognizing Independence, Value, and Empowerment). In addition to providing housing, THRIVE

offers programs that facilitate self-sufficiency by teaching life, financial, literacy, and employment skills through services, mentoring and community relationships.

"Our work with OC United helps CLH fulfill its mission to provide funding and other assistance for those in need of housing and human services through partnerships with congregations, community-based organizations, and local agencies," said Deacon Nancy Ackerman, president and CEO.

"Meeting the needs of former foster youth in our communities is paramount to their success. Our partnerships to provide young adults with a place to call home as they begin their adult lives and careers are a hallmark of our mission," she said.

## Legacy of a Lutheran Congregation

This collaboration is a very nice fit, added Deacon Ackerman, since OC United is a faith-based organization. CLH purchased the four-plex apartment building with a large donation from St. Paul's Lutheran Church in Monrovia, California. The congregation sold its church building and gave the proceeds to CLH, with

the understanding that the funds would be used to support low-income housing in the area.

"Renting the building to OC United honors the legacy of St. Paul's Lutheran Church in Monrovia," said Deacon Ackerman.

"The longer I do this work," said Amy, "the more I realize that partnership is exactly what it takes it takes to help these young people. It takes all of us coming together with our strengths to meet a need. Having a partner like CLH makes collaboration more meaningful."

OC United would like to expand the number of apartments it can provide, and said it can easily fill more units. It also runs a house for young men aging out of foster care.

"It doesn't get more real than this. The opportunity to make a difference is really great. By working together we can absolutely impact lives," said Amy.

## A Message from the CEO

*Continued from page 1*

In reading these articles, I encourage you to look beyond the gifts' history to the impact they make. Because that's what legacy is all about – impact. Lives transformed; hope restored. That's our faith, our work, our legacy.

If this is something you'd like to be part of, or want more information, please give us a call.

— Deacon Nancy Ackerman



## HomeAid to the Rescue in Apartment Renovation



Scott Larson, CLH board member

Thanks to partnerships with community organizations like HomeAid Orange County, CLH can provide help to so many.

The four-unit apartment building that OC United rents from CLH for \$10 a month, as transitional housing for former-foster and at-risk young women and their children, was renovated by HomeAid Orange County, the local expression of the national organization that constructs housing to help end homelessness.

CLH board member Scott Larson, CEO of HomeAid America, first connected with the project when he learned that CLH purchased an apartment building that needed extensive renovation.

“It was a total physical redemption,” recalled Scott of the building which is named the Quad. “The Quad was virtually inhabitable. It was in serious condition but we saw the future with renovation and the program that would be implemented there.”

The HomeAid Orange County team replaced drywall and painted, reworked plumbing and electrical, renovated kitchens and baths, installed new roofing and landscaping, and repaired major structural issues. HomeAid saved CLH about 40 percent on renovation costs because local contractors donated materials and volunteered their services.

“The work we do is all about partnership,” said Scott. HomeAid’s mission is right in line with CLH’s, which is also built on community partnerships. “We’re so thankful for our relationship with HomeAid,” said Deacon Nancy Ackerman, CLH president and CEO. “This is truly God’s work, our hands.”

HomeAid Los Angeles is also involved in improvements with the single-family home that CLH owns and rents to the Biddy Mason Charitable Foundation for office space and housing to serve foster youth.

“The relationship with CLH is HomeAid at its best,” said Scott. “We improved a community, a physical building, and life for dozens of young women now and for years to come. This project fit every one of our core values as an organization and mission to help build new lives for those experiencing or at-risk of homelessness.”



4

Housing projects moved into the permits process and breaking ground this year.

1.3

Million critically needed essential items distributed to 70 housing projects.

128

People called the Family CareCenter their home and safe haven in 2021.(37 families)

# Thank You to Our Donors

The pandemic caused adjustments in workflow and prevented our newsletter publication. We're taking the opportunity now to bring the list up to date. Thank you for your understanding.

Mrs. Elisabeth Joan Albrecht  
Mr. Leon J. Alexander  
Mrs. Jacqueline Allen\*  
Ms. Henriene Allums  
Anonymous\*  
Mrs. Juanita Anthony\*  
Barbara Anzevino\*  
Mrs. Loretta Arons\*  
Mary Louise Bailey\*  
Ms. Sandra Bailly  
Donald Baldwin & Colleen Herren\*  
Mr. & Mrs. Thomas Ballew\*  
Mrs. Martha Jane Barb-Gooss\*  
Estate of Betty Bartley\*  
Tempie Beaman  
Mr. & Mrs. Kenneth M. Beardslee\*  
Mr. Philip A. Beason\*  
Ms. Carol Bergquist\*  
Norma Binmore\*  
Mrs. Dorothy S. Boesch  
Elvie Bonabon  
Mr. & Mrs. Douglas Boston\*  
Mrs. Dorothy E. Bowen\*  
Mrs. Vivian Bradley\*  
Linda Brandt\*  
Mr. Dave Brant\*  
Mr. & Mrs. Ken Briggs  
Mr. & Mrs. Paul Brockway\*  
Mrs. Minnie Bunting\*  
Mr. & Mrs. Thomas C. Butz\*  
Mrs. Judith Campbell\*  
Mrs. Ada Carpenter\*  
Mr. Robert Chillison &  
Ms. Kathleen Elliott  
Mr. Loy Chiu\*  
Mrs. Julie Chun\*  
Talitha Clemmons\*  
Clet Aneston Colasito  
Mr. Kenneth Cooper  
The Rev. Thomas C. Cooper  
Mrs. Connie Crane\*

Mr. & Mrs. Bruce Creager\*  
Mr. John Creel  
Mr. & Mrs. Jack Cumming\*  
Betty Cummins  
Louella Cunningham\*  
Betty Dawber\*  
Lucia Carpenter Dean, MD\*  
Ms. Donna Dehne\*  
Daniel & Suzanne Del Fiorentino\*  
Mrs. Alice L. Deliman  
Paula Digerness  
Norma Dimmitt\*  
Mr. & Mrs. Richard W. Doering  
Dorothy Downer\*  
Dana Eddy\*  
Ms. Charlene D. Elam  
Mrs. Helen Endter  
Sharon England\*  
Jackie Epstein\*  
Mildred & James Espy\*  
Mr. & Mrs. Merlin Evans\*  
Mrs. Kristen Falde-Smith\*  
Charlene Fannon\*  
Mrs. Barbara Fenters\*  
Dr. David & Dr. Marcie Finn  
Mr. James Fish\*  
Charlotte A. Fox\*  
Mr. & Mrs. Arthur Foyt\*  
Emil Fratzke  
Michael & Debra Freeman\*  
Ms. Julie Freeman\*  
Mrs. Phyllis Fryer\*  
Carolyn Funes\*  
Barbara Gallagher\*  
Myrle Galloway\*  
Dr. and Mrs. Daniel Gandy  
Mrs. Ruth Giese  
Mrs. Beverly Gift\*  
Mary Glaser\*  
Mr. & Mrs. Thomas Gordinier\*  
Mrs. Barbara Grady\*

C.J. Granger, Jr.\*  
Mr. & Mrs. Richard Gray\*  
Mr. Thomas Green\*  
Mr. & Mrs. Dale B. Greene  
Mrs. Kathryn Greene\*  
Mr. Malcolm Greenidge\*  
Mr. & Mrs. W Howard Greiner\*  
Mr. & Mrs. John Griffith\*  
Mrs. John Grindel\*  
Mr. Frank R. Hall\*  
The Rev. Laura K. Hall &  
Mr. Timothy Hall\*  
Jill Hammer\*  
Ellen Hanley\*  
Barbara Harner &  
Dr. Anthony Kerlavage  
Ms. Carol E. Hartman  
Mr. & Mrs. Donald Harvey\*  
Mrs. Joan Marilyn Hill\*  
Mr. Bernard Hochman\*  
Mrs. Mary Jay Hockenberry\*  
Mrs. Jean Hofstra  
Mr. & Mrs. Herman Howe\*  
Ms. Kathy Huffstetler  
Mr. Roy Hughes\*  
Sidney Israel\*  
Mr. & Mrs. William Jackson  
Mr. & Mrs. Robert Jacobsen\*  
Mr. Stanley Jacobsen\*  
Mr. & Mrs. William E. Jennings, Jr.  
Harriet Johnson\*  
Joan Johnson\*  
Mr. Alan Johnson\*  
Mrs. Katherine Johnson\*  
Brenda Jones\*  
Mrs. Lucy Kano\*  
Mr. & Mrs. Kelly G. Keithly  
Mr. & Mrs. Jimmie Kennedy\*  
Mr. Leroy R. Keranen  
The Rev. Sion Kim  
Mr. Gordon A. Klett\*  
Mr. Robert Klose  
Mrs. Caroline Klund\*  
Mrs. Shirley Knox\*  
Mr. Edward Koch\*  
Mrs. Elizabeth Kolar\*  
Amy Kondo\*  
Dolores Konyak\*  
Mrs. Mary Krakowski\*  
Mr. & Mrs. David Kretzmann\*



Mr. Robert Krishfield*	Mr. Adam Pilder	Mrs. Barbara Violette*
Mrs. Mimi Kwan*	Mrs. Ila Elaine Quick*	Donald Von Sprecken
Mrs. Barbara Lacasella	Lourdes Quinto*	Mrs. Dolores Wagoner*
Mr. Larry L. Lakamp	Mr. Ronald R. Ramstead*	Mrs. June Watanabe*
Cricket Lambert	Mr. Greg E. Range	Lorna Watson*
Ms. Claudia Lambert	Mr. & Mrs. Charles Rankin*	Molly Webb
Mr. Bjorn E. Landberg	Marian Reed*	Wegner Trust
Mrs. Marilyn Landolt*	Nadine Roisman*	The Rev. Gary Wheeler
Marlene Landon*	Mr. Harold Rooks*	Mr. & Mrs. David White*
Ms. Aurora S. Larson	Herman & Carole Rosen*	Audrey Wickstrand*
Mrs. Helga Leger	Mr. Edwin Rudd*	Douglas & Cynthia Williams*
Pauline Leigh*	Ms. Ruth Russell*	Mr. Richard T. Williams
Mr. & Mrs. Larry L. Liles	Isao & Jean Sakai*	Mr. & Mrs. Phillip Winters*
Kelly Logan	Mr. & Mrs. Paul Samuels	Ms. Marguerite Wolever*
Mr. Mark Longfield	Mr. & Mrs. John Sanders*	Mrs. Carol Womer*
Mrs. Patricia Lutz*	Dr. Corinne Sawyer*	Mr. & Mrs. John Woodward*
Mr. & Mrs. Gerald O. Maki*	Mr. Alan Schinnerer*	Ms. Shelley Young*
Andrew Malloy & Debbie Gastler	Mrs. Gloria Schlaepfer*	Mr. & Mrs. Albert Zeis*
Mrs. Norma Mantyla*	Ms. Antoinette B. Schmahl*	Ascension Lutheran Church - LWML
Judith Marsh*	Mr. & Mrs. Lyle K. Schroeder*	Association of Fundraising
Mr. & Mrs. Larry Marsh*	Mr. & Mrs. Terry A. Schroeder*	Professionals
Mr. Rolland Maxson, Jr.*	Mr. & Mrs. Roy Schult*	Badger Investments
Mrs. Janis McCaughey*	Lois Condee Seed*	Bethlehem Lutheran Church - WELCA
Mr. Bill McMorran	Mrs. Elizabeth Seymour*	California Resources
Mrs. Anna Marie Mealey	Mr. Bob Shoup*	Carlsbad By The Sea
Mr. & Mrs. Kurt M. Meier	Mrs. Eva Silverman*	Residents Association*
Mrs. Sherry Moffatt*	Mr. & Mrs. Dallas Smith*	Carlsbad By The Sea*
Ms. Victoria J. Moore*	Mr. Douglas Smith	Cross and Crown Lutheran Church
The Rev. Gilbert C. Moore	Mrs. Deb Spooner*	Edelman Financial Engines*
Mr. John D. Morentz	Mr. & Mrs. Gary Spradley*	ELCA - Pacifica Synod
Adelia Morrison*	Mrs. Susan L. Stallings	ELCA - Southwest California Synod
Mary NejdI*	Mr. & Mrs. James Stark*	F1 Key Foundation
Diana Dell Nelson*	Mr. Lester J. Steffens	King of Glory Lutheran Church
Mrs. Diane Nelson	Ms. Ruth T. Stegeman	Lexington Home Brands*
Mrs. Jane Nelson*	Mrs. Harriett E. Steinhaus	Mount Calvary Lutheran Church
Rev. Dean W. Nelson	John Strong & Deborah Sperberg*	National Christian Foundation
Elisabeth Nichols*	Mr. & Mrs. Sean Sweeney*	National Financial Resources
Janette Nicolas	Toshiko Takeuchi*	OC United Together Ministries
Mrs. Elizabeth Ogle*	Vilma Taylor Ballance*	Resurrection Lutheran Church
Mr. Warren N. Olsen*	Mr. Steve Testa	Saint Peter's By The Sea
Reusswig Olsen	Mrs. Ruth M. Teutsch*	Lutheran Church
Mr. William Orth*	Mrs. Veronica D. Thee	Saint Stephen of the Valley
Mr. & Mrs. Jerome Page*	Mrs. Marie B. Thomas	Lutheran Church
Mrs. Donna Palafoutas*	Ms. Janet K. Thomasser	Salem Lutheran Church*
Irene Patrick*	Dr. Mary Thompson*	Shepherd of the Valley
Mr. Ralph Pegors*	Marlene Thorson*	Lutheran Church
Donna Pelkey*	Mrs. Patricia Trevor*	Thrivent Financial for Lutherans
Mr. Lloyd Phair*	Mr. & Mrs. Shigeo Tsuyuki-Yuge*	Trinity Lutheran Church
Mrs. Judith Phillips*	Mr. & Mrs. Marshall Van Der Linde*	Walnut Village Chapel*
Mr. & Mrs. William Pickering*	Mr. & Mrs. Dan Violette	• <i>Designates donor to CBTS or WV</i> <i>(formerly under CLH)</i>

# Is a Charitable Gift Annuity Right for You?

Did you know that your donation could be beneficial to both you and CLH? A charitable gift annuity lets you accomplish just that. This type of gift is a win-win because you benefit, too. You can leave a legacy to an organization that is close to your heart and supplement your own income.

In general terms, a charitable gift annuity allows a donor to make a generous gift to a nonprofit with cash, securities or other assets. The donor takes a partial tax deduction for their donation and receives a fixed income stream from the investment for the rest of their life.

When you give a charitable gift annuity, CLH invests it in a separate account. In return, you receive a fixed monthly or quarterly payout from the investment account for your entire life. The payout amount is based on your age at the time of the gift. At the end of your life, the remainder of the gift goes to CLH.

In addition to the income stream, a tax deduction at the time of the original gift may be available. The deduction is based on the estimated amount that will eventually go to CLH after all annuity payments are made. A portion of the payments you receive may also be tax-free for a period of time based on statistical life expectancy.

We know this can be complicated to understand. We're happy to sit down and discuss it with you. For more information, contact President and CEO Deacon Nancy Ackerman at [nackerman@clh.us](mailto:nackerman@clh.us), or call 818-434-4264.

## Charitable Gift Annuity Rates

Age	61-62	64-65	66	67	68	69	70
Rate	▼ 4%	▼ 4.2%	▼ 4.3%	▼ 4.4%	▼ 4.5%	▼ 4.6%	▼ 4.7%

Age	71	72	73	74	75	76	77
Rate	▼ 4.8%	▼ 4.9%	▼ 5.1%	▼ 5.2%	▼ 5.4%	▼ 5.6%	▼ 5.8%

Age	78	79	80	81	82	83	84
Rate	▼ 6%	▼ 6.2%	▼ 6.5%	▼ 6.7%	▼ 7%	▼ 7.2%	▼ 7.4%

Age	85	86	87	88	89	90+
Rate	▼ 7.6%	▼ 7.8%	▼ 8%	▼ 8.2%	▼ 8.4%	▼ 8.6%

Non-Profit  
Organization  
U.S. Postage  
**PAID**  
San Diego, CA  
Permit No. 1415



800 N. Brand Blvd.  
19<sup>th</sup> Floor  
Glendale, CA. 91203  
800-233-3709

## Mission Statement

California Lutheran Homes provides funding and other assistance for those in need of housing and human services through partnerships with congregations, community-based organizations and local agencies.

## WE GET A WEB HOME OF OUR OWN

Check out CLH's new website at [www.californialutherahomes.org](http://www.californialutherahomes.org).

After providing housing to so many people, it's nice to have a web home of our own. In the past, our web presence was a shared page on a partner's website.

On our new site you'll find our mission, programs, team and board members, news releases and newsletters, our partners, and even an online donation page. The colorful site displays our new logo prominently, and shows photos of our properties, programs and partner collaboratives.

## BOARD OF DIRECTORS

Robert Chillison, *Chair*

The Rev. Dr. William Hurst  
*Vice Chair*

Sarah Olsen, *Secretary*

Scott Larson, *Treasurer*

The Rev. David Bloedel

Deacon Nancy Ackerman  
*President & CEO*

Visit us on the Web at:  
[www.californialutherahomes.org](http://www.californialutherahomes.org)



FOLLOW US ON FACEBOOK