

front porch

FY 2022-2023 Impact Report





Front Porch is proudly non-profit, dedicated to inspiring the spirit of community in all of us. Through innovative approaches, we touch many hearts, minds and lives. From senior communities to affordable housing to important Community Services that reach beyond our walls, we support residents and older people nationwide, cultivating meaningful relationships and creatively offering experiences and meeting needs.

Our vision to empower individuals to live connected, fulfilled lives extends outward through the Front Porch Center for Innovation and Wellbeing. We are shaping the future of living in community and deepening our impact by developing meaningful uses of technology. We invite you to explore how we engage our people and made a real difference this past year.

Sean Kelly, CEO of Front Porch

“From our guiding values to our everyday interactions, our goal is to always inspire, build community and help every person we touch find ways to lead their best life.”



Front Porch CEO Sean Kelly with Villa Gardens resident Jean O.

Engaging People

At Front Porch, we give our talents, kindness and care to each other every day. That culture is one of the many things that makes Front Porch a great place to connect, live or work.



Spirit of the Individual, Strength of Community



We serve **3,690 residents** in **19 senior living and active adult communities** across residential living, assisted living and memory care.

Our **11 care centers** support more than **420 residents**, with **57% receiving assistance through Medi-Cal**.

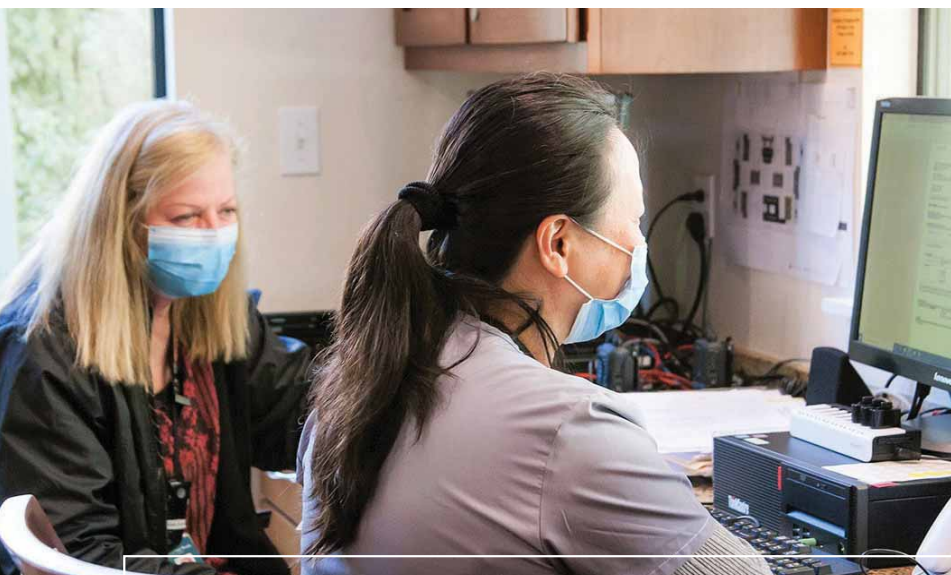
Inspiring engaged communities

Engaged residents and participants are at the heart of our success. Our collaborative approach to researching and assessing engagement and quality of life across our communities helps generate satisfaction and shape decision-making. We use questionnaires, discussion groups and observation to identify opportunities to enhance the experience for all. And we supplement these tools by sourcing feedback for personalized perspective.



“The more that I participate in the life here, the more it belongs to me, and the more I belong to it.”

— Friends House resident



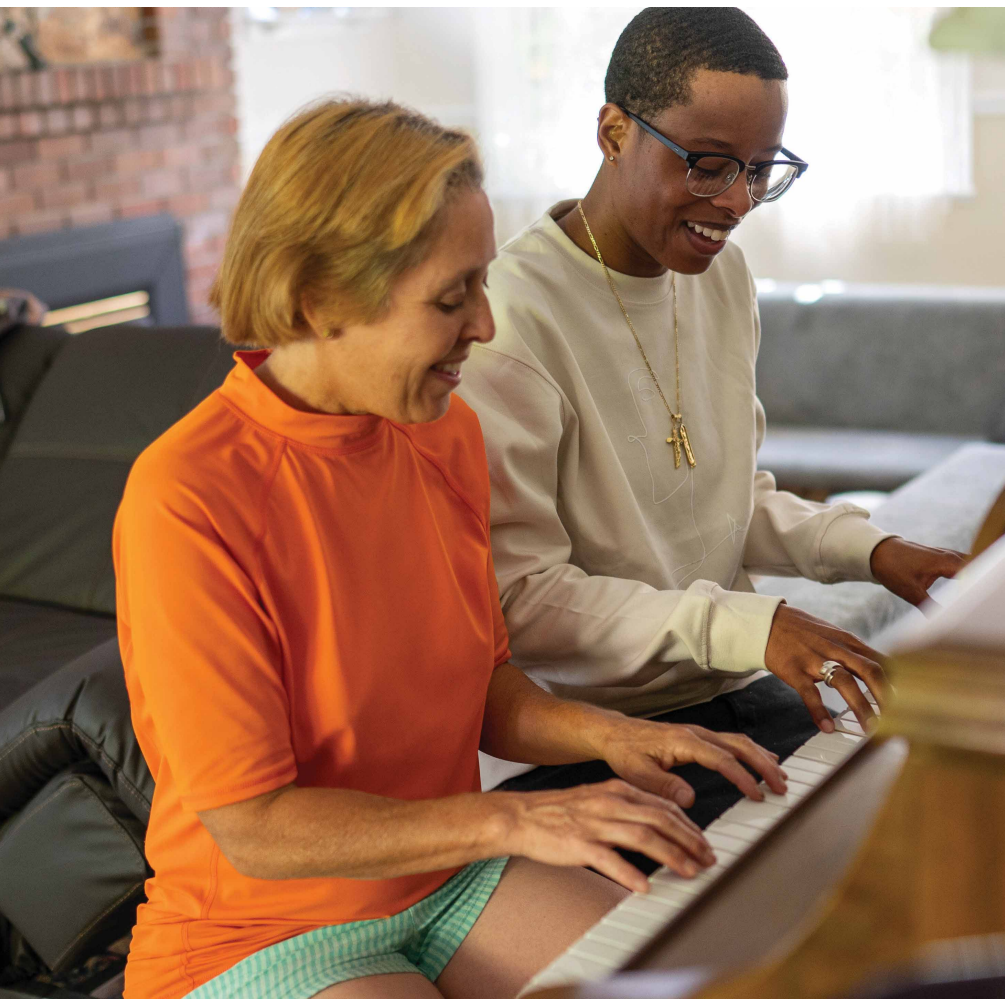
“It is so assuring to work at a company that aspires to do the right thing.”

— Jenalle Devine, J.D., LVN,
compliance director and privacy officer

Committed to ethical impact

Our Code of Conduct and compliance program guide us to live our values every day.

We are committed to providing a safe workplace for employees that encourages the reporting of safety and compliance concerns. By fostering honesty, compassion and integrity in every interaction, we are able to meet or exceed high professional standards every day. To continue building an ethically engaged culture, the Front Porch Ethics Service has developed practices to guide our behavior and conduct to best serve our residents, participants, employees and partners.



Committed to innovation as well as creatively responding to critical needs, Front Porch supports a unique suite of programs that promote healthy eating, shared housing, creative engagement, accessible technology and lifelong learning and purpose. Through the following programs, we positively impact the lives of well over 16,000 people nationwide:

- Creative Spark
- Front Porch Center for Innovation and Wellbeing
- Front Porch Gallery
- Home Match
- Market Day
- Ruth's Table
- Social Call
- Well Connected and Well Connected Español

Our employees create experiences that support living well for everyone they encounter.

“I’ve worked at many different places but there is something special about Kingsley. I get so much interaction with the residents. The residents are like my family and there is no better joy than to cook good food for your family. My mom and grandmother taught me that.”

— Chino Canapi, chef, Kingsley Manor

2,790+

employees proudly serve our residents and participants.



Resident Service Coordinators elevate our affordable communities

Front Porch and its subsidiary CARING Housing Ministries own or operate 32 affordable housing communities. Resident Service Coordinators help individuals access programs and local social services for which they are eligible and encourage them to participate in the broader community.

One Resident Service Coordinator started a hot meals program in collaboration with the San Francisco Housing Development Corp, bringing delicious food to residents.

Front Porch serves more than 3,400 residents in 32 affordable housing communities.





Activities Coordinator Aliona Gibson develops field trips that suit residents' needs, including those of an **Oak Center Towers resident with Parkinson's**. Aliona is excited to include this resident and his wife in field trips. They tell her it makes them feel happy to be able to experience life outside of the community and spend time in nature—and she is touched by their joy.



“For many, philanthropy is the fuel that keeps us going. Philanthropy has always been a vital part of our community in the past and today.”

— Winnie R., Villa Gardens resident

Making a difference today – and in the future

The Front Porch Communities Foundation raised \$6,369,251 in charitable gifts.

The Front Porch Communities Foundation (FPCF) is dedicated to fostering a sense of unity and mutual support by addressing the needs of community. This is made possible by the generous contributions of residents, family members, program participants and local businesses. Making a tangible impact together, the FPCF proves that joining in the spirit of philanthropy can bring about meaningful change and significantly improve the quality of life for all community members.

**Team members and residents gave
\$69,672 in donations to the HEART Fund.**

At times, Front Porch team members may require additional support due to unforeseen financial challenges, such as illness, loss of a family member or damage to their homes. That's why the HEART Fund is offered through the Front Porch Communities Foundation, believing in the power of community and the importance of supporting one another.

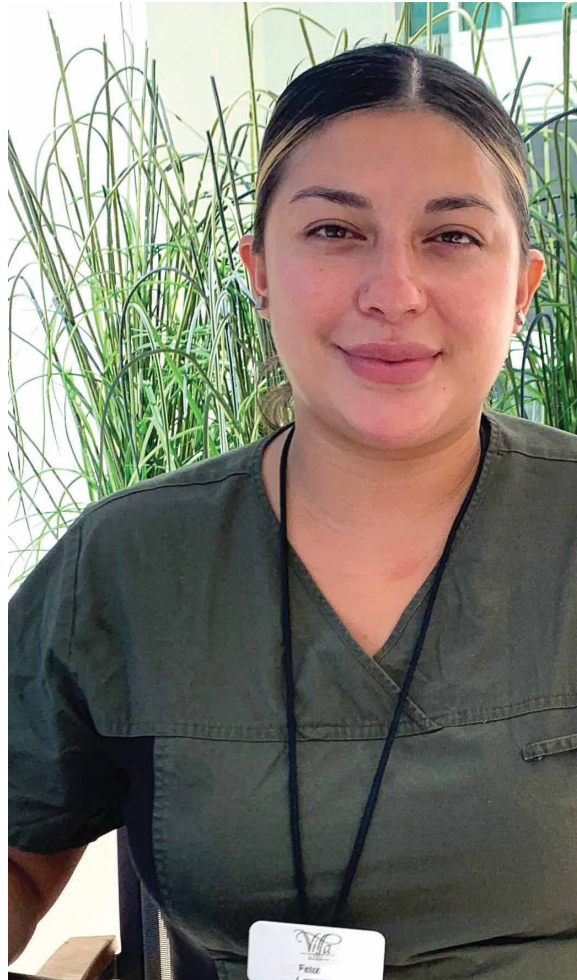


“I give to this fund because I feel in my heart that if there is a way to help someone in need, I want to give what I can to hopefully make a difference ... I know that every little bit helps.”

— Donna Guardado, senior executive assistant,
Claremont Manor

Fostering community connection

Residents give back by donating to scholarship funds through the Front Porch Communities Foundation. Scholarship funds open the door to education and training that can have life-changing impact for Front Porch employees and their families.



“The scholarship allows me to pursue my dream to become a notary public so I can assist older people with their estate plans, medical forms and final wishes. I’m grateful for the ability to work at Villa Gardens while I’m also in school and taking care of my family.”

— Feliz Andrade,
caregiver, Summer
House at Villa
Gardens

Circle of Friends Resident Assistance funds help Front Porch residents who outlive their resources remain in their homes. Most of those helped by the fund are in their 90s, are single and receive higher levels of care.

“It makes me feel good to do this.”

— Irene O., St. Paul’s Towers resident

Residents donated \$1,539,226 towards these funds.

WHO RECEIVES ASSISTANCE THROUGHOUT FRONT PORCH



AVERAGE AGE:
94 years



LENGTH OF RESIDENCY:
18 years



MARITAL STATUS:
97% single



GENDER:
70% female



LEVEL OF CARE:
33% higher level of care
(Memory Care, Assisted Living, Skilled Care)

Setting up for success

Front Porch invests in training programs that foster leadership skills. Managers in Motion explores topics of accountability, trust building and conflict resolution. By reflecting, discussing ideas and applying them in real situations, participants experience boosted confidence and awareness of their impact as leaders.



“I loved having a set-aside time to reflect on our values in a group setting and hearing from teammates about which (value) they naturally connect with.”

— Participant

Through company-wide leadership training, Embracing Our Values brought together 347 Front Porch leaders across all departments.



The workshops ignited meaningful conversations around the Front Porch vision and mission while advancing a values-driven culture. With new tools and newfound inspiration, leaders gained the skills to bring company values into communities, programs and work.



The Meet and Greet program for new Fredericka Manor employees ensures that staff have the same warm, inclusive experience that residents do.

The new hire welcome ceremony introduces employees to the company culture, values and key leadership to create a sense of community and belonging from the start.

Building a sense of camaraderie boosts loyalty and commitment to the organization, improving retention over time. By investing in employees, Front Porch can attract the best talent and give residents and participants the best possible experience.

Inspiring Community

Front Porch fosters a vibrant, supportive and welcoming environment for residents to invest their energy and passion into enhancing the sense of connection and belonging both within their community and the wider neighborhood.

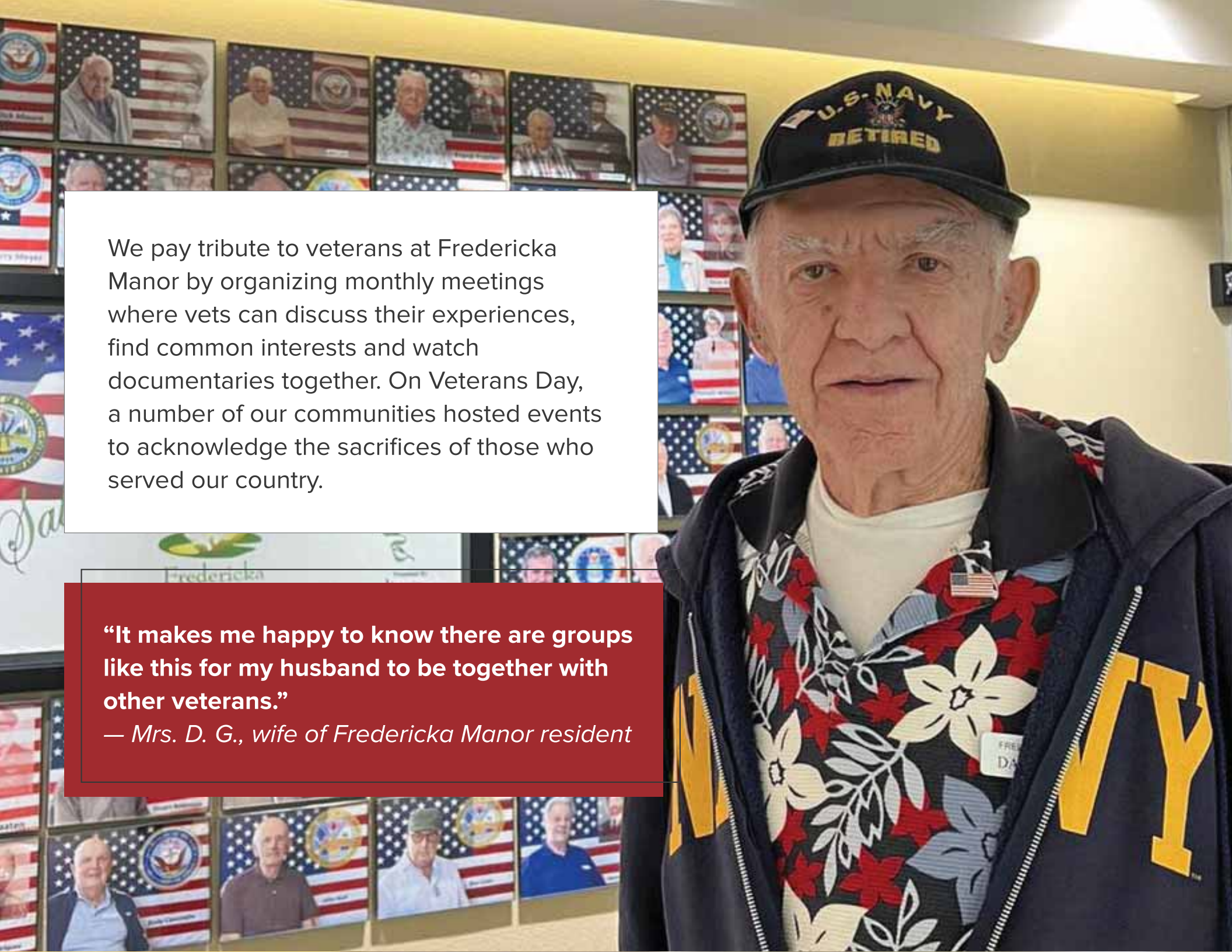


Making an impact, one individual at a

Studies have shown that deep, long-lasting friendships—those outside of the family setting—contribute to a longer life with fewer health problems and that social connections have positive effects on mental well-being. Front Porch communities offer a range of opportunities to encourage social connections.



“Upon moving in I immediately started joining resident committees as a way of getting to know people. Every committee I joined, Marilou was there. I thought to myself ... this person likes all the same things I do, I better get to know her better.”
— Peggy S., Vista del Monte resident



We pay tribute to veterans at Fredericka Manor by organizing monthly meetings where vets can discuss their experiences, find common interests and watch documentaries together. On Veterans Day, a number of our communities hosted events to acknowledge the sacrifices of those who served our country.

“It makes me happy to know there are groups like this for my husband to be together with other veterans.”

— Mrs. D. G., wife of Fredericka Manor resident



Resident committees and community connection

Residents at every Front Porch community participate in committees they create based on their unique interests. From resident councils and gardening to diversity, music and more, these groups help expand residents' opportunities to learn, play, grow and be social. More than 1,100 residents joined just over 310 committees to make a difference at their community.

“Our members have varied interests in gardening. We have people who like to design, people who like to plant, people who just like to admire the gardens’ beauty and all around plant lovers like me. We have one member we call ‘the chopper,’ because she loves pruning.”

— Barry G., St. Paul’s Towers resident



One resident at Kingsley Manor led exercise classes when outside classes were put on hold. Kingsley Manor residents were appreciative because they know exercise is important. Her class now runs three times a week and draws 15-20 residents each session.



Our commitment to community

Front Porch includes residents and those in the surrounding neighborhoods in the definition of community. Whether by volunteering at food banks or assisting in schools, Front Porch finds ways to give back to organizations and people living around us.





Volunteering is a way of life

No matter the challenge, Front Porch residents are there, ready to help. One talented resident, Marilyn, made 90 dresses to donate to young girls through a local charity.

Residents at Fredericka Manor created stuffed animals for first responders to give to children during emergencies.



Spring Lake Village residents have a long tradition of volunteering at the Redwood Empire Food Bank. Fifteen volunteers gather twice a month to pack more than a ton of fresh produce donated by nearby farms.

“It’s the least we can do to help feed our neighbors in need. It’s really ‘hands on’ when you pack up boxes of fresh food that will go out the next day to people throughout the area. I always look forward to coming again.”
— *Spring Lake Village resident volunteer*



Front Porch community volunteering initiatives

- Beach clean ups
- Garden Committee
- Knitted hats for newborns
- Toy drive
- Life Course scholarships
- Meals for fire departments and first responders
- Fundraisers for Alzheimer's, arthritis and Parkinson's research
- Donations to Humane Society, Downtown Ecumenical Services, local classrooms, care centers, Canine Companions and the Friends in Deed Women's Room



Expanding Impact

Through technology, social programs and more, Front Porch partners bring our values into the wider world. As trusted collaborators, partners are an extension of Front Porch with shared success.





Improving and advancing affordable housing solutions

Expanding options for long-term affordable housing is a key priority at Front Porch. Brookmore Apartment Corporation in Los Angeles, alongside Front Porch funded four major affordable housing community renovations through state and federal tax credits. AARP, California Teachers Association and LeadingAge funded more than \$300,000 for amenities such as telewellness solutions with the Front Porch Center for Innovation and Wellbeing.

“It’s the little things that matter to us like the installation of the mini split air system at Towne Square that enable us to better serve and cater to the needs of our residents.”

— Soraya Diaz, CARING Housing Ministries president

Building community, one home at a time

83% of participants in Home Match feel more stable in their housing.

Home Match connects older adults who have space in their homes with community members seeking housing in the Bay Area. The program features a personalized process and responsive staff that provides support throughout the process of home sharing. It provides a range of economic and social benefits, including stabilizing housing through increased income for home providers, decreasing social isolation and creating more affordable rental options. Home Match is excited to begin a multi-year, multi-million contract with the San Francisco Department of Homelessness and Supportive Housing.





Market Day promotes healthy eating by bringing weekly produce markets into neighborhood settings, including senior centers and affordable housing communities. Each site provides unique opportunities for connection, volunteering and access to important resources and helps fight rising costs to keep produce affordable. As part of our “mission within a mission,” Market Day subsidizes the produce and donates unsold produce to other non-profit partners serving vulnerable seniors.

This year, Market Day resulted in:

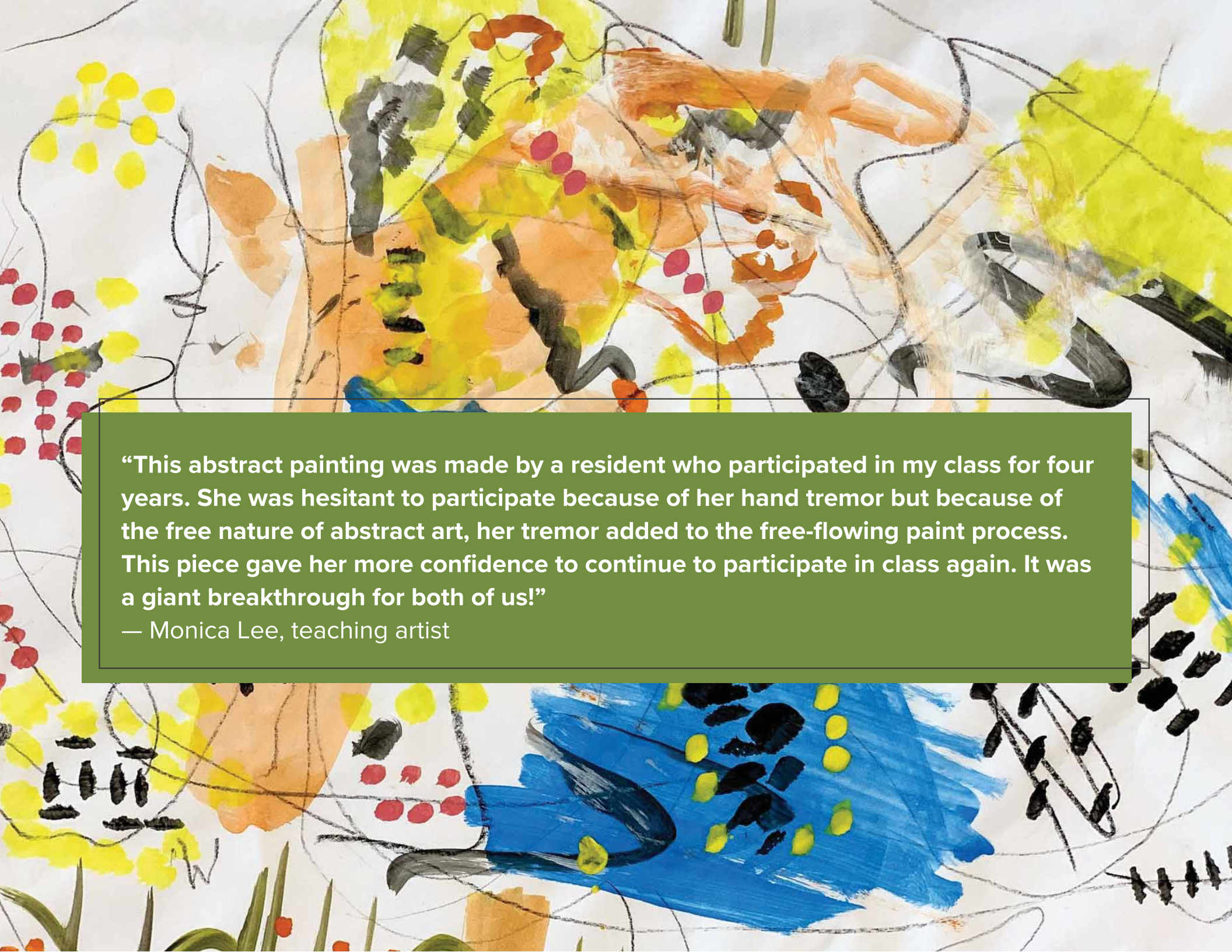
- **1,076 shoppers**
- **85,844 pounds of produce purchased**
- **36,957 pounds of produce donated**
- **1,472 EBT transactions**

Art enhances life

Ruth's Table is an online and brick-and-mortar art center co-located at Bethany Center, one of Front Porch's affordable housing communities in San Francisco. At Ruth's Table, older adults and adults with disabilities connect across generations in an inclusive and inspiring environment for creative exploration.

The Ruth's Table gallery takeover, Feel This Way, brought together 25 different partners, including several Front Porch communities.



An abstract painting featuring a mix of colors and textures. The top half has yellow and orange washes with black ink lines and small red dots. The bottom half has a large blue wash with black ink lines and small yellow dots. The overall style is expressive and gestural.

“This abstract painting was made by a resident who participated in my class for four years. She was hesitant to participate because of her hand tremor but because of the free nature of abstract art, her tremor added to the free-flowing paint process. This piece gave her more confidence to continue to participate in class again. It was a giant breakthrough for both of us!”

— Monica Lee, teaching artist



**“Creative Spark
inspired me to live
fearlessly and
vibrantly.”**

— Attendee

Creative Spark’s Katie Wade and Jessica McCracken had a station at the LeadingAge annual conference where attendees made digital portraits using an iPad.

Igniting a Creative Spark

Encouraging everyone to savor life by fostering introspection and personal growth, Creative Spark energizes staff through professional development and inspires new approaches to meaningful programming with older people.

Creative Spark held 68 activities with 1,935 participants.

Creative Spark received \$444,000 from the Centers for Medicare and Medicaid Services and the California Department of Health for a three-year project emphasizing creative meaning-making at five skilled nursing communities in California.

Embracing Creative Aging

This year, the Creative Aging Symposium gathered 570 people to explore paths to rediscovery through creative pauses, seeking joy and embracing play. Innovative thinkers, musicians, artists, writers and scholars inspired people to find their “Paths to Rediscovery.”

“Live in the moment and find creativity wherever you are and in all you are doing.”

— Presenter



Art creates community

Art has the power to enhance the wellbeing of individuals and communities—and encourage it to the fullest. The Front Porch Gallery provides a platform for innovative programs for Front Porch residents along with exhibitions showcasing the work of many other artists.

This year, the Gallery brought together residents from four San Diego-area communities to exchange ideas and connect. Another exhibition featured moving artwork by cancer patients completed through an expressive arts therapy program.



Former Front Porch Gallery Director Julie Weaverling with Fredericka Manor resident Agnes H. and her self-portrait (above her in the photo).



“Well Connected literally saved my life. It has brought me joy, social connections and intellectual stimulation. I now have a circle of friends who are like family to me.”
— Participant

Nurturing meaningful connections

Well Connected and Well Connected Español bring together older adults living throughout the United States for classes, activities, conversations and support groups by phone or online 365 days a year. Hundreds of groups are led by trained facilitators and presenters from Front Porch communities along with partnerships with educational and research institutions, museums and other organizations.

A participant survey showed:

- **85% feel more socially connected**
- **77% have more positive attitudes towards aging**

Building friendships

A phone or video visit can make all the difference. With great care, the Social Call program matches older people and volunteers for one-on-one, weekly virtual visits in order to foster new friendships. Skilled staff created a custom matchmaking analysis tool to make successful matches across the United States.

Social Call worked with 525 participants and 521 volunteers; of those surveyed, 100% felt more connected as a result of Social Call.



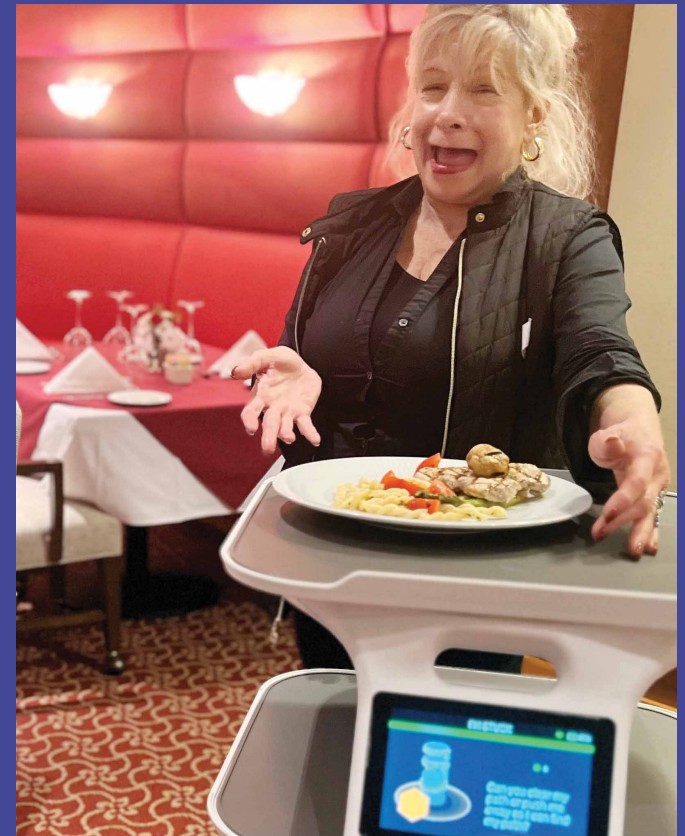
“As a volunteer with Social Call, I was matched with a ‘participant’—who I now think of as a dear friend. I look forward to our visits that can range from an hour to an entire afternoon. We share our memories; we laugh together and sometimes we cry a bit too. I know our talks have lifted her spirits, and made my life better too.”

— Volunteer

An innovative new use for robots

The Front Porch Center for Innovation and Wellbeing piloted the use of robots in dining rooms. Pilot participants noted that robots allow for faster service, improve employee safety and wellbeing, reduce staff overtime, boost employee recruitment and retention

65% of residents believe that the robots improve their overall dining experience.





Making disaster preparedness less daunting

CareDEX disaster preparedness technology was created in collaboration with the residents and staff of Walnut Village and UC Irvine. This smart-space technology enables first responders to find older adults quickly during an emergency. To test out the technology, twenty residents wore small devices that provided data to the CareDEX system during a fire drill, allowing first responders to locate them quickly.

To meet the needs of residents in affordable housing living with depression, anxiety and loneliness, the **Front Porch Center for Innovation and Wellbeing** launched the **Telewellness Playbook**. Live webinars, delivered in English and Cantonese, educated older people on topics such as hoarding, alcohol use disorder, sleep, depression and dementia.

During the pilot:

- **95% of residents said that the counseling sessions helped them address their emotional concerns**
- **71% said that the online counseling experience was just as good as in-person sessions**



Doing good, globally

At Sunny View, residents continue the GOATT (Giving Older Adults Tools to Thrive) project, which helps villages in Cameroon by providing clean water, schools, goats and a senior center with information on dementia awareness. Through GOATT, they continue the Front Porch legacy of seniors helping seniors.



Enabling more sustainable living

Residents and staff are taking technology into their own hands to make their communities more sustainable. Whether that's installing solar panels and EV stations, planting drought-resistant landscaping or implementing a sophisticated recycling and compost program, they are being the change they want to see.



“We are an active Environment Committee. We focus on education which brings residents and staff together to create solutions that benefit our community and help our world.”

— Sybil W., Carlsbad By The Sea resident

Thank you

“Our work, like life, evolves for every person and is a practice in discovery. We come together to learn and make the most of what we’ve got before us. At the same time, we are always looking ahead, seizing on what may be possible tomorrow.”

— Sean Kelly, CEO of Front Porch