



951 Petaluma Blvd. South  
Petaluma, CA 94952

RETURN SERVICE REQUESTED

(707) 762-2336 • Fax: (707) 762-4657 • [pep@pephousing.org](mailto:pep@pephousing.org) • [www.pephousing.org](http://www.pephousing.org)

Non-Profit  
US Postage  
Paid  
Permit #470  
Santa Rosa CA

## PEP HOUSING'S 2011 BENEFIT

**OLD TIME FUN**  
WITH A HIP FLAVOR



### A JOINT EVENT BY PEP HOUSING AND PREFERRED SONOMA CATERERS

Friday, May 13, 2011 ★ 5:00 to 8:00 p.m.



**GET YOUR TICKETS!**

**\$60 IN ADVANCE**  
**\$65 AT THE DOOR**

#### TICKETS AVAILABLE AT:

- ★ PEP Housing, 951 Petaluma Blvd. Petaluma
- ★ Preferred Sonoma Caterers  
416 East D Street, Petaluma
- ★ Sonoma Bank, 201 Western Ave, Petaluma
- ★ Online at:  
<http://pephousingbenefit.eventbrite.com/>

#### PEP Housing Executive Staff

Mary Stompe  
*Executive Director*  
Sibyl Lister  
*Finance Director*  
Kari Millar  
*Marketing & Fundraising Director*  
Sarah Kind  
*Property Management & Compliance Director*  
Jim Langford  
*Housing Development & Operations Director*

#### 2010-2011 Board of Directors

Richard Rodkin, *President*  
James Dalton III, *Vice President*  
Arthur Cooper, *Treasurer*  
Mary Savage, *Secretary*  
Mary Stompe, *Assistant Secretary*  
Don Bennett  
Mary Celestre  
Leota Fisher  
Herb Lee  
Sid Lipton  
David R. Riedel  
Anna Rose  
David Schmidt  
George "Kip" Spragens

**Design:** Hansen-Kemp Design  
[www.gohkdesign.com](http://www.gohkdesign.com)



# PEPTalk

Building Communities...One Project at a Time

## Resident Profile: Rabia Hunter

### *The Back Story of My Life*

*I am so grateful for this precious human life. The ability to reason and to feel emotionally and physically and to express and receive love is the great benefit of this long life. I have hindsight to see where some of the greatest challenges and deepest sorrows have given my life its deepest meaning.*

**W**hen I was 27 and the mother of a three-month old and a three-year old, I was diagnosed with cancer. For some time I did not know what type of cancer and for a long time I did not know how long I would live. My reaction was terror. I can still feel that fear and how it governed my life. All I wanted was to wake up and have all of this be a bad dream. I had to face my own mortality long before most of us do. I remember asking God to let me live long enough for my babies to be in school so my husband would be able to keep working.

Remember, this was 1962 and cancer was not talked about, there were no support groups or races to raise funds for a cure. I felt very much alone in my pain. I looked for spiritual practices to nourish my soul, community to support me and help me grow, and friends who were willing to push me when I needed pushing. I did not do this as a plan, it all just seemed to come when I most needed help. I just tried to stay open to healing.

At age 19, my daughter Suzanne, a beautiful dancer, was in an auto accident and broke her neck. She has been quadriplegic for the last 29 years. This of course happened to her body, not mine, but it has had a profound effect on my life. I have needed to feel



**RABIA HUNTER**

Rabia Hunter celebrating life at PEP Housing's 2009 Benefit

and move through all of the grief a parent experiences when their child is harmed and you were not able to protect them. Suzanne has made it so much less painful because of her courage and she has truly made lemon soufflé out of lemons. Of course I will always have feelings of sadness about Suzanne's accident and the many things she must go through, but these feelings of sadness come and go like a wave coming to shore and back to the sea and I go on with my joyful life. I think what is important to me is *that I feel what I am feeling but I do not get stuck in feeling*. It is the back story of my life and I can move through it and live in this moment, not in my story. Suzanne lives independently with some assistance and is self supporting. She works in Sacramento at the State Capitol and currently holds the position of a Political Consultant

to the President of the Senate.

When I moved to Petaluma 2-1/2 years ago I could not connect with folks. I am a community-oriented person but could not find my group. I was really angry – what an unfriendly town, I complained to friends and family. Then one day I realized just like the cancer and Sue's accident, this is what is happening right now, just be in it, feel how you feel and live your life. *Take your eyes off what you do not have, actually get your eyes off YOU*. It really helped and so after a while I decided to check out a church I had been talking about attending for at least the last 15 years, and here I am! I have also immersed myself in volunteer work.

I deliver 17-20 meals every other week for Meals on Wheels and my route covers approximately 20 miles. I am on the Advisory

*Continued on Page 6*



## Executive Director's Message



**B**uilding affordable housing requires piecing together a variety of funding sources to make a project a reality. In today's market, more funding sources are needed to build an affordable senior project than ever before. Part of the funding mix has always been local redevelopment funds. In our 33 years in business, we have

always partnered with local government and received redevelopment funds to build our projects. Without redevelopment funding, most affordable housing projects would not be feasible.

Gone are the days when you could build a project with one or two sources of funding. Our last project, Toussin Senior Apartments, had 19 sources of funding. With high construction costs and syndication costs incurred with tax credit financing, local funds have become a critical component of financing a project. Additionally, current regulations for competitive tax credits require local funds as part of the mix in order to successfully compete for 9% tax credits.

With state housing funds already depleted (voter approved Prop. 1-C) and no replacement in site, plus the Governor's proposed elimination of redevelopment funding (local government funds), production of affordable housing in California is likely to decrease dramatically. This will translate into long waiting lists as the senior population continues to grow and the need for our housing increases dramatically.

Despite the economic challenges, PEP Housing is thriving. As one of the first affordable housing providers in the nation to put together mixed financing for our Casa Grande Senior Apartments in 2008, we are prepared and experienced at piecing together the financing needed to make this type of construction pencil out. We are also held in good stead due to having three projects in the predevelopment stage, for which funding is already secured. Through long-term strategic planning and a lot of hard work on the part of the staff and board, PEP Housing remains stable and capable of weathering the turbulent times ahead in California.

I fear the long-term impact of less affordable housing in California will put a lot of vulnerable seniors in substandard living conditions and premature institutionalization. During these challenging economic times, PEP Housing remains committed providing exceptional homes to seniors.

Mary Stompe  
*Executive Director, PEP Housing*



**Ribbon cutting ceremony at Toussin Senior Apartments.**

## News from the Housing Development Department

**S**ince our last newsletter we have completed our project in Kentfield, Marin County, and have 13 very happy residents. Residents moved in on January 31, 2011 and our Grand Opening Celebration went really well despite the rain.

Construction on our next project started on April 6th. Acacia Lane Senior Apartments is located at 657 Acacia Lane in Santa Rosa. With 44 units of a mixed financing, which includes the U.S. Department of Housing and Urban Development (HUD) Section 202 funding (Supportive Housing for the Elderly) and Tax Credits, our completion date is scheduled for early Spring 2012.

This project will include two residential buildings, which are referred to as the "farm houses" for this project. The farm houses will employ large overhangs, well proportioned windows, roofs that appear to be sloped and detailing reminiscent of Sonoma County's regional architectural heritage.

The barn or community center is situated at the center of the project between the two farm house residential buildings. There will be ample space around the buildings to accommodate a small orchard, a foot path looping around the site, and garden plots. This foot path will provide the seniors with access to their garden plots, a safe on-site pedestrian walkway for exercise, and a serene contemplative walk in which to experience their neighborhood. The orchard will provide the seniors with nature's

### Groundbreaking of Acacia Lane Senior Apartments

(from left to right: Mary Stompe, Executive Director of PEP Housing; Jim Langford, Housing Development Director at PEP Housing; Art Cooper, PEP Housing Board of Directors; Barney Deasy, President of Merritt Community Capital Corporation; Larry Ferguson, HUD; Judy Graboyes, Silicon Valley Bank; Phil Olsen, Santa Rosa Housing Authority; Susan Gorin, Mayor of Santa Rosa)



**Acacia Lane Senior Apartments**

changing face through the seasons and communal food gathering activities, which will be a tribute to the late Luther Burbank. The garden plots will be a raised-bed design, and provide benches for relaxation.

In late 2012 or early 2013, PEP Housing will break ground on our 13th property in Petaluma – Kellgren Senior Apartments. Aptly named after the individual who inspired the organization, Rev. Tim Kellgren, this new development will be located on Wood Sorrel Drive just off of North McDowell Boulevard. Kellgren Senior Apartments is slated for a funding application to the U.S. Department of Housing and Urban Development (HUD) for the Section 202 Supportive Housing for the Elderly program on June 1, 2011. This will be a 50-unit complex with community room, laundry facilities, and community garden areas throughout the site. It will also be Build-It Green certified with many green features. A portion of the community building roof will have photovoltaic solar panels to provide power for the community building and site electrical needs. All appliances will meet Energy Star ratings. Water heating will be provided by tankless water heaters to avoid the wasteful heat loss of traditional water storage tank systems. Low water usage landscaping will be used to conserve water and energy. An on-site drainage system, which includes the filtering of storm water runoff through vegetated swales prior to release of this water into the public storm drain system, will be used. This filter is a gravity flow system with no pumping required.

Oroville Senior Apartments is another 50-unit complex located in Oroville, California. We will be submitting an additional HUD 202 funding application for this project with a hopeful start date in 2013. It has been a great experience expanding our model of affordable housing beyond Petaluma. Being able to help serve the needs of seniors in other counties is very rewarding. ▲

## Board President's Message



It is both a pleasure and an honor to be serving PEP Housing as the President of the Board of Directors. We have a terrific staff led by our amazing Executive Director Mary Stompe and a Board made up of members of our community dedicated to fulfilling PEP Housing's mission of providing quality affordable housing to our seniors. During our Open House in October I had the opportunity to visit four of PEP Housing's properties and was inspired by their quality and the pride of our residents in their homes. PEP Housing builds communities that enrich all of us. That is why PEP Housing is the leading provider of affordable senior housing in Northern California.

We have a lot to be excited about. In February 2011 PEP Housing opened its first development outside of Petaluma – Toussin Senior Apartments in Kentfield, Marin County. Future projects are approved in Santa Rosa and Petaluma, and opportunities are being explored in other Northern California communities.

As we move into the months ahead I am filled with optimism. The combination of our caring community and depth of experience will carry our mission forward with joy and commitment.

Rich Rodkin  
*President, Board of Directors*



## PEP HOUSING'S 2011 BENEFIT

### REMEMBER THE BYGONE DAYS WHEN THE COUNTY FAIR WAS A SPECIAL OUTING? THE PERFORMERS... THE FESTIVAL ATMOSPHERE... THE CARNIVAL FOOD.

So bad, yet sooooo good. PEP Housing's 2011 benefit promises all of the good, but none of the bad. Experience the fun of yester-year with a modern improvement – delicious, gourmet "street food" by Preferred Sonoma Caterers.

Join us for PEP Housing's 9th annual benefit on Friday, May 13, 2011. We're pleased to be renewing our partnership with Preferred Sonoma Caterers to create a joint event that celebrates the 100th anniversary of their historic building and their company's 20th anniversary. Bigger and better than ever, we'll start in Preferred Sonoma Caterers' building and take over the adjacent Erwin Street to create the street party of the season! Chef Amber Balshaw has created some of the most mouth-watering gourmet "street food" you'll ever taste. The benefit will feature a door prize, cash raffle

prizes, wine tasting, a beer garden, silent and live auctions, a thigh-slappin' band, and street performers reminiscent of an old time county fair.

As PEP Housing's most important fundraiser of the year, revenue raised helps PEP Housing keep our apartment complexes in immaculate condition, and, most importantly, provide the lowest rents anywhere in the area. With rents averaging only \$342 per month, PEP Housing is able serve individuals and couples who only have a small social security check to live on, as well as help prevent homelessness.

Of course, the best part of the evening is joining together as a community to support PEP Housing and low-income seniors. This is the one special time of year that you can talk and laugh with old and new friends who all share a

passion for helping seniors live out their retirement years in dignity and comfort. Your attendance will bring in revenue that is essential to providing affordable housing to the Baby Boomers now entering their retirement years. You won't want to miss this "old time fun" event! ▲

### OLD TIME FUN WITH A HIP FLAVOR

#### A JOINT EVENT BY PEP HOUSING AND PREFERRED SONOMA CATERERS

**Friday, May 13, 2011 ★ 5:00 to 8:00 p.m.**

416 East D Street, Petaluma  
\$60 in advance, \$65 at the door

#### TICKETS AVAILABLE FOR PURCHASE AT:

- ★ PEP Housing, 951 Petaluma Blvd. South, Petaluma
- ★ Preferred Sonoma Caterers, 416 East D Street, Petaluma
- ★ Sonoma Bank, 201 Western Ave, Petaluma
- ★ Online at: <http://pephousingbenefit.eventbrite.com/>



#### THANK YOU TO OUR SPONSORS!

**PRESENTING SPONSOR**  
**MIDSTATE CONSTRUCTION**  
Building Relationships

**FOUNDATION BUILDERS**  
Preferred Sonoma Caterers  
Robert W. Hayes & Associates  
PEP Housing Board of Directors

**PILLARS**  
Bank of Marin  
Gary & Lynn Imm  
Summit State Bank

**BALCONY**  
Arthur J. Gallagher & Co.  
Bowers, Narasky & Daley, LLP  
Circle Bank  
Exchange Bank  
Wright Contracting, Inc.

**ENTRY HALL**  
Ad-Vantage Marketing  
Clover Stornetta Farms  
First Community Bank  
Gubb & Barshay LLP  
Hansen-Kemp Design  
Merritt Community  
Capital Corporation  
Minuteman Press  
Petaluma Health Care District  
Silicon Valley Bank

Sonoma Bank  
WASH Multifamily Laundry Systems  
Westamerica Bank

**PATHWAY DONORS**  
Clementine Eco-Events  
Lions & Tigers & Hair  
Royal Petroleum  
Wilibeas Wines & Spirits

# Residents Give PEP Housing High Marks

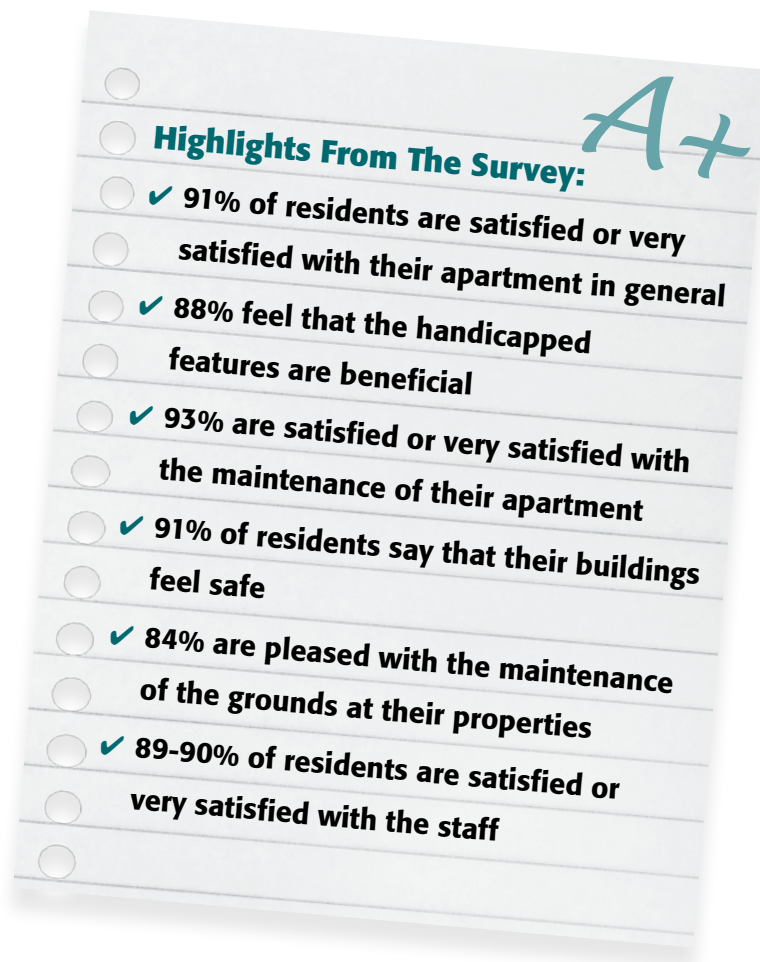
*The response to our annual resident survey was outstanding! Over 60% of our residents took the time to answer our questions and share their suggestions and comments, which are being carefully reviewed by staff. Their feedback provided PEP Housing with valuable suggestions regarding apartment design, landscaping, and general maintenance which are extremely helpful in maintaining PEP Housing's commitment to providing safe and comfortable affordable housing. The statistics we gathered were also used to support requests for additional grant funding and for reporting to existing funders, such as the U.S. Department of Housing and Urban Development and others.*

**W**hen asked what their biggest concern is at the moment, 37% of residents said they're worried about their health, 31% are concerned about finances, 21% have no immediate concerns, 10% listed transportation as a concern, with the remaining percentages spread between insurance (4%), isolation (3%), depression (2%), and "other" (2%). These results are consistent with the population we serve – as people age, they have more health issues and since these seniors are already low income, their financial situation may continue to feel precarious. However, we are pleased to see that the percentages of residents who are concerned about isolation and depression are low, which shows that the supportive communities we strive to create are working. That conclusion is supported by another survey result: 78% of residents hope to live at PEP Housing for the remainder of their lives; 17% weren't sure; and only 4% did not expect to remain in residence.

72% of the residents who responded to the survey have utilized the services of our Resident Services Coordinators, who help residents connect with valuable community services. A

whopping 94% of residents said that they read the monthly Resident Services "Update" newsletter.

We are grateful to these residents for providing us with valuable feedback about how we are doing as an affordable housing provider, how to improve our services, and how the organization impacts the senior community. ▲



## WELCOME DOMINIC!

**W**e are pleased to announce the addition of Dominic Roybal to our Property Management and Compliance team. In this position, Dominic will be reviewing resident applications and performing income certifications, ensuring that low-income housing properties remain in compliance with their regulatory requirements.

Dominic has in the property management industry for over seven years and brings a broad range of experience in the affordable housing industry to PEP

Housing. For the past three years, he has specifically focused on the compliance sector of affordable housing.

He is a Sonoma County native with deep roots with in the community. Dominic is dedicated to helping people and often volunteers. We're excited to be able to bring him on to our staff and know that he'll provide PEP Housing's senior residents with caring, compassionate, and outstanding service. ▲



# Elders Learning To Be Leaders

Gary "Buz" Hermes, Resident Services Coordinator

It is a sunny day in northern Italy and David, an artist who creates animated films in England, and I are out on the grassy slope bordering the 13th-century hilltop hermitage that provides our lodging and serves as our gathering place. Our training cohort has split up into pairs and David and I are sharing our "life maps" where we have each diagrammed the unique journeys of our lives with all the twists and turns and unexpected turbulence that happened along the way. As we share our stories, we review the skills and strategies we employed to maneuver our way through those challenges. The insights and observations that emerge strengthen confidence in our potential as elder leaders.

The exercise was part of an international leadership training program for elders that first caught my attention two years ago. As many of our residents know, my passion is "elder empowerment!" Now in my seventh decade of life, I find myself continually on the lookout for opportunities to empower myself and other elders to continue meaningful engagement with life and to be of service to our communities.

The trainings are done by a fascinating nonprofit organization associated with the United Nations known simply as WYSE, or World Youth in Service and Enterprise. Originally WYSE (as the "Y" in its name indicates) was set up to provide leadership skills to youth. However, eight years ago it recognized the leadership potential of elders as well and began the WYSE Elders' leadership training program that is offered annually. The training is generally held in or near the ancient city of Bologna (which is known as



**World Youth in Service and Enterprise (WYSE) Elders' leadership training program, Summer 2010.** Buz Hermes is in the front row, far left.

much for its tortellini pecorino, and prosciutto as for its fascinating political past).

The week-long intensive training is based on the principles of psychosynthesis, which integrates body, mind, and spirit much like transpersonal or humanistic psychology. The theme of each year's training is different, but always based on building and utilizing elder wisdom in meeting our personal and collective challenges.

Each day begins at dawn with a wake-up session of gentle stretching and does

not conclude until long after the evening meal when the 20+ participants gather for a special planned program. During the day there are many experiential exercises that lead to the discovery of personal strengths and leadership skills and the three joyful, creative, and energetic trainers are wonderful examples of empowered elders. Opportunities abound also for interconnection and the discovery of shared values among people of many different cultures. The last two year's trainings I attended included elders from India, South Africa, Israel, England, Austria, Netherlands, Switzerland, and Italy (so far I've been the only participant from the United States).

While I am happily covering my own expenses, I am so very grateful to PEP Housing for giving me the time to participate in these incredible trainings that stretch my potential and inspire me to continue empowering our residents to lead more engaged and fulfilling lives! ▲

For information on the WYSE leadership programs, go to <http://www.wyse-ngo.org>

## Resident Profile, Rabia Hunter • Continued from Page 1

Board of the Area Agency on Aging, and am the Chair of the Legislative Committee. This committee hosts staff of our local State Senator, Assembly Representatives, and County Supervisors. They report on bills relevant to elders in Sonoma County and we advise them on bills that our Board wishes to advocate for. We also send letters of support to our local newspaper and elected officials on legislation that aids the older population in Sonoma County. I represent supervisory District 2, which includes Petaluma.

As a member of the State Board which represents the whole state where each Triple A sends a representative to Triple A of California, I represent Sonoma County. We meet bi-monthly in Sacramento.

I volunteer monthly at Charlotte Maxwell Complimentary Clinic, which is a volunteer-run clinic that provides alternative healing methods for low income women with cancer. Volunteers donate services such as acupuncture, homeopathic medicine, massage, and Guided imagery. I help run the clinic and organize food donations for distribution. I also chat with and support the clients coming in for appointments.

I feel it is so important to get involved, give back, remain active and advocate for policies which support all elders. It helps me as much, or maybe more, than anything I give. ▲

*Rabia Hunter is a resident of Vallejo Street Apartments in Petaluma.*

# Honor Roll of Donors

July – December 2010

## Master Builders (\$10,000+)

June L. Silva Trust

## Benefactors (\$5,000-\$9,999)

Bank of America  
Marin Community Foundation

## Patrons (\$2,500 - \$4,999)

Harrison Mecham Relief Fund

## Stewards (\$1,000 - \$2,499)

Mike and Karen Bergin  
Martin and Ann Madsen  
Autodesk, Inc.  
The Soiland Family Charitable Fund  
Union Bank Foundation  
Friends of Mike Kerns for County Supervisor

## Supporters (\$500 - \$999)

Lynn and Gary Imm  
Susan and Richard Rodkin  
McNear's Restaurant  
Save Mart Supermarkets  
Volunteer Center of Sonoma County

## Associates (\$100 - \$499)

Winifred Archibald  
Teodor Bododea and Gabriela Bododea Enescu  
Marlene L. Boyer  
Cynthia Carlson  
Art and Nancy Fanucchi  
Leota Fisher  
William R. Fishman  
Rawls and Mary Frazier  
Daniel and Beatrice Gaffney  
Chuck Gallo  
Karen and David Garrity  
Derlin German  
Dave Groves  
Ron and Carole Hamann  
Michelle Law  
Cheryl and David Moore  
James and Joan Paddor  
Wally Petersen  
Mert Preston  
Carl and Loretta Rechsteiner  
Julia Ross  
Jeffrey M. Scales  
John and Nancy Schiller  
David E. Schmidt

William J. Skoonberg  
Erika Stonitsch  
Patsy Terzian  
Karen and Larry Thorstad  
Amos Zucchi  
Pepper's Restaurant  
Pizzicato Gourmet Pizza  
Chevron Humankind Matching Gift Program  
Risi Bisi  
Dempsey's Restaurant & Brewery  
Petaluma 7-11 Lions Club  
Elim Lutheran Church Women  
St. John's Episcopal Church  
Joe's Plumbing  
Elim Lutheran Church  
Craig S. Meltzner & Associates  
Frank Howard Allen Realtors  
Knights of Columbus, Petaluma Council No. 1586  
Spurgeon Painting Inc

## Friends (Under \$100)

Herbert and Barbara Bundesen  
Antoinette Butts  
Tereasa Canada  
Robert and Joan Cuppoletti  
Betty Dunaway  
Paul and Sharon Eklof  
Mildred Ferro  
Ethel Forman  
Alice Forsberg  
Belle Ganapoler  
Majida Gibson  
Mel Goldblatt  
Wendy Gorham  
Fran Hoke  
Lyman and Ruthanne Johnston  
Lynn Johnston  
Richard and Marina Kannisto  
John and Carol King  
Frederick Koehler  
William and Lucy Kortum  
Col. and Mrs. Jack Krout  
James and Denise Lara  
Robert and Marilyn Larsen  
Robert Drew and Candance Loeffler  
Joanne and Thomas McHugh  
Richard and Jackie McIntosh  
Anne M. McMahan  
Kari Millar  
Monique Muhlenkamp and Steve Napolitano  
Marilyn Muir  
Margaret T. Neese

LaVerne O'Neel  
Robert and Eileen Ostroff  
Claire A. Pass  
Elizabeth Ravenscroft  
Raymond and Jerrene Rogers  
John and Vicki Scharer  
Louis and Mary Siegert  
Harry and Loraine Skoog  
Rae and Bill Sovel  
William and Marjorie Spandri  
Leonard and Ruth Svinth  
Victor C. Thuesen and Kerstin R. Molinder  
Louise Walker  
Elizabeth Windler Young  
Applebee's Neighborhood Bar & Grill  
B'nai Israel Jewish Center  
Preferred Sonoma Caterers  
Summit State Bank  
The Gaebler Family Trust  
United Methodist Women  
Vallejo Street Residents Association



**Summit State Bank President Tom Duryea (left) and Petaluma Branch Manager Mary Celestre (right) present a check to PEP Housing's Executive Director Mary Stompe (middle) as part of their Nonprofit Partner Program.**

## Thank You!

We make every effort to ensure the accuracy of this list. If you notice an error, please accept our sincere apology and alert us by contacting the Fundraising Department at 707-762-2336 or [KariM@pephousing.org](mailto:KariM@pephousing.org).