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PEP Housing 951 Petaluma Blvd. South Petaluma, CA 94952

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PEP Talk

THE PEP HOUSING NEWSLETTER | SUMMER 2017

017 BENEFIT GA on the Range

THIRD ANNUAL HOME ON THE RANGE A SUCCESS!

PEP Housing's third annual Home on the Range on May 6th at the Tomrose Ranch was a fun-filled day and raised funds for affordable senior housing. Guests enjoyed Black Bean BBQ's delicious brisket and Three Twins ice-cream while participating in many of the day's activities including lawn games, hay rides, photo booth, Wells Fargo's Stage Coach, face painting and the very popular Cow Patty toss. There was a spectacular silent auction and an electronics raffle. Lyle Salez did a great job as our DJ and Master of Ceremonies.

Assemblymember Marc Levine was a guest of honor and presented PEP Housing with Certificate of Recognition from the California State Assembly. A huge thank

you to all our wonderful donors who donated items for the auction and sponsored the event. We couldn't do this without your support. Thank you to Jim Johnson of Studio 7 Photography for being our event photographer and all the volunteers and Board members that made this event possible. A big thank you to Homewood Winery for the exceptional wine and Lagunitas and 101 Brewing Company for the delicious beer.



A HUGE THANK YOU TO ALL OF OUR SPONSORS! Merritt Community Capital Corp.

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PEP Highlights

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UPCOMING EVENTS

Pints for PEP!

August 15th • 5:30 — 8:30 PM

Please join us on August 15th from 5:30 - 8:30 PM at Lagunitas Brewing Company, 1280 North McDowell Blvd. in Petaluma and help raise funds for low-income seniors.



Enjoy a delicious dinner, raffle and live music by Smoke House. Tickets \$20 each.

Purchase your tickets today at: brownpapertickets.com/event/2990946 or www.pephousing.org.

PEP HOUSING

Executive Staff

Mary Stompe, Executive Director Sibyl Lister, Finance Director Dominic Roybal, Property Management & Compliance Director Jim Langford, Housing Development Director

Pam Lemos, Maintenance Manager

2017 Board of Directors

Richard Rodkin, President Arthur Cooper, Vice President Sean Pryden, Treasurer Mary Savage, Secretary Mary Stompe, Assistant Secretary Kathleen Doyle Leota Fisher Herb Lee Sid Lipton Anna Rose George (Kip) Spragens Joseph Tinney

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Building community from the heart •

OUR MISSION: PEP Housing is a non-profit corporation dedicated to providing limited income seniors access to affordable quality housing with supportive services and advocacy.

VISIT US ONLINE: pephousing.org f facebook.com/PEPhousing



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EXECUTIVE DIRECTOR'S MESSAGE



Proposed HUD Cuts Would be Devastating for Our Seniors

When I reviewed the proposed cuts of \$7.4 billion to the HUD budget, I immediately wondered how many of our residents would be able to make ends meet. The cuts that are being proposed would give the HUD Secretary the authority to increase rent contribution, eliminate medical deduction and eliminate utility reimbursement.

First, residents could be asked to pay 35% of their gross income instead of 30% of their adjusted income (income less medical expenses). This is a double hit to residents. First they lose their medical deduction and second they have to pay 5% more of their income.

Next, residents currently pay 30% of their adjusted income less an allowance for utilities. Residents would lose their utility allowance. Utility allowances vary from property to property but residents would be looking at paying another \$11 to \$78 in rent.

Potentially under this proposal, residents could see three increases to their monthly rent; the additional contribution of 5%, elimination of the medical deduction and elimination of the utility allowance. With today's numbers, 73% of our residents would be subjected to these cuts and increased costs.

Additionally the proposal eliminates the HOME Investment Partnership Program and Community Development Block Grant program, both of which have been used as gap funding for construction of new affordable housing. Finally Project-based operating budgets would not get any increase to offset increases in operating costs should as PG&E, water, etc. and programs may need to be cut to balance budgets.

Bottom-line is this, if our average resident is getting \$943 per month in social security and for many residents, this is their only source of income, they could see double digit increases in their rent leaving little to nothing left for food, healthcare, transportation and other basic human needs.

We've been very active advocating for our residents and the devastating impact this will have on them. Most have no way to "earn" other

income to help offset these cuts. If you would like to advocate on behalf of our residents, please contact your representatives and ask them not to approve the cuts to the HUD budget.

Mary Stompe
Executive Director
PEP Housing

Please contact your representatives and ask them not to approve the cuts

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Projects in Development

Sun House Senior Apartments

Grand Opening!
August 10, 2017 • 3-5 pm
170 Cleveland Lane, Ukiah



Construction is progressing nicely on our new Sun House Senior Apartments located at 170 Cleveland Lane, Ukiah. It is due to be completed in August with our grand opening on August 10th. The green-built complex will provide 42 apartments for seniors with 10 set aside for senior veterans. This is the first property that PEP has collaborated with the Veterans Administration. The property will be fully occupied by the end of August.

PEP is excited to be able to provide affordable apartments in the City of Ukiah. Some of our on site features will include a community room, raised garden beds, dog run, walking path and computer room. Our seniors will be in close proximity to the local library, public transit, and the senior center.

Sun House is adjacent to the Historical Grace Hudson Museum. Our design team coordinated with the museum so that our buildings would complement each other.

Photos on the progress of the project are located on our website.

Join us for our Grand Opening on August 10, 2017 from 3:00 – 5:00 pm at 170 Cleveland Lane in Ukiah. ▲

Orange Tree Senior Housing - Innovative Services, Programs and Partnerships

Orange Tree is nearing its third year of providing affordable senior housing in Oroville. Promoting a good quality of life and independence are the focus of our onsite programs. Community partnerships are an integral part of providing innovative services to our residents.

One unique service that promotes independent living is offered by the Disability Action Center (DAC) of Shasta County. DAC tutors assist residents on a one-to-one basis on how to navigate their communication devices including cell phones, IPads, Iphones, computers and tablets.

Other DAC services to residents include the loan of durable medical equipment such as bariatric rollators, walkers and wheelchairs.

Partnerships that involve youth have occurred twice a year at Orange Tree, one with a neighborhood school. Students walk to the property and engage with residents for Intergenerational Day. Resident and students take turns interviewing each other to understand the unique experiences of multiple generations. Another partnership is with Feather River Recreation and Parks District Summer Youth Camp. Campers engage with residents for a board games day and social event.

On-site workshops include Senior Legal Services Day from Legal Services of Northern California. Residents are assisted with wills, durable power of attorney and other legal questions. Annual Open Enrollment and Medicare Update is provided by Passages Adult Recourse Center.

A Life Enrichment Class offered by a retired teacher provides a casual non-judgmental setting for discussions focused on mental and emotional well-being and activities to enhance quality of life and outlook.

Submitted by: Lynndee Caput, Resident Services Coordinator, Orange Tree Senior Housing ▲

PEP Housing is Awarded 951 Petaluma Blvd. South Project

After a lengthy process, PEP Housing was selected to build senior and veterans housing at 951 Petaluma Blvd. S. (the site of the current corporate office).

PEP had submitted two other projects previously to the City of Petaluma, one in 2009 and again in 2016. The \$24M project submitted in 2017 will house 55 low-income seniors and veterans.

"We are delighted to be the first to provide permanent

housing for veterans and much needed senior housing in Petaluma," Stated Mary Stompe – PEP Housing's Executive Director.

"With a 4 year waiting list, we are happy we will be able to provide housing to low-income seniors in our community."

PEP has been working towards a project at the site for the



last eleven years, since PEP acquired the property in 2006. Many studies have already been done over the years and will just be updated. Jim Langford, PEP Housing's Development Director, believes that the City's design review Board will be looking at the project

in late 2017 or early 2018. Construction could start as early as 2019. \blacktriangle

"We are delighted to be the first to provide permanent housing for veterans and much needed senior housing in Petaluma." – Mary Stompe, PEP Housing's Executive Director

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PEP HOUSING | Building community from the heart **SUMMER 2017**

MEET THE PEP 2017 BOARD OF DIRECTORS



RICHARD RODKIN has served on PEP Housing's Board of Directors since 2005. He has previously served as President and Vice President and he currently serves as President of the Board and on all Board Committees. He is co-founder of, Illingworth & Rodkin, Inc., Petaluma, an acoustics and air quality consulting firm.



ART COOPER has served on PEP Housing's Board of Directors since 2005. Mr. Cooper has served in several Board positions including President, Treasurer and currently serves as Vice President. He currently serves on the Finance Committee. Mr. Cooper is a retired IRS Manager.



SEAN PRYDEN has served on PEP Housing's Board of Directors since 2011. Mr. Pryden currently serves as Treasurer of the Board. He serves on the Finance Committee as Chair. He is a Vice President with Wells Fargo Bank.



LEOTA FISHER has served on the Board of Directors since 1992. Ms. Fisher served as the Board Secretary for many years. At 101 years old, she is PEP Housing's longest serving Board member. Two properties are named after her: Fisher Senior Apartments I and Fisher Senior Apartments II. She is a retired Hospice Nurse. She currently serves on the Board's Administrative Committee



HERB LEE has served on the Board of Directors since 2004. Dr. Lee has been the Administrative Committee Chair for many years. He is a retired Physician.



SID LIPTON has served on the Board of Directors since 2003, Mr. Lipton serves on the Board Development Committee. He is a Retired General Contractor from Wright Contracting, Inc. and was Company President for ten years before he retired.



MARY SAVAGE has served on PEP Housing's Board of Directors since 2004. Mrs. Savage has served as Board Secretary for many years. She is a retired Pharmacist.



MARY STOMPE. Executive Director serves as Assistant Secretary on the Board of Directors. She has been PEP's Executive Director since 2004.



KATHLEEN DOYLE has served on the Board of Directors since 2016. Ms. Doyle serves on the Finance Committee. She works as a Certified Public Accountant with Torkelson & Associates, LLP.



IOSEPH TINNEY has served on the Board of Directors since 2015. Mr. Tinney currently serves on the Development Committee. He is a Self-Employed Attorney.



Board member Don Bennett passed away on May 26, 2017 leaving his wife Orienne, son Barry and brother Bob.

Don has been a Board member since 2004 and served as the Nominating Chair for many years. In addition Don served on the Housing Development Committee. His extensive experience on the Petaluma Planning Commission and the Sonoma County Planning Commission and his practical approach contributed greatly to his volunteer work with PEP Housing.

In addition to serving on the PEP Housing Board of Directors, Don was a long time member of the Petaluma Kiwanis Club. Over the last several years, Don wrote a column for the Argus Courier, addressing important community issues including affordable senior housing. Don traveled the world and was an avid reader.

Don's decade of Board service will leave a lasting impression on the organization and will be deeply missed. It was a privilege to know him and have the opportunity to work with him.

Rich Rodkin, Board President



ANNA ROSE has served on the Board of Directors since 2010. Ms. Rose currently serves on the Development Committee. She is a retired English Teacher. She is the Board's Resident Representative.



GEORGE (KIP) SPRAGENS has served on the Board of Directors since 1998. Mr. Spragens has served as the Development Committee Chair for many years. He is a retired Civil Engineer with East Bay MUD.



WELCOME TO OUR NEW EMPLOYEE

KIM SILVEIRA. CASA GRANDE PROPERTY MANAGER

Kim joined Pep Housing in March of 2017. She has nearly six years of affordable housing experience, 5 years as an onsite manager and 1 year as a compliance specialist. She is also working on her AA in Foreign Language – Spanish.

Kim was born and raised in Mendocino County and moved to Sonoma County last year with her husband to be closer to his work and his 8 year old daughter. Helping people is her passion, and this is why she joined the affordable housing industry.

Kim loves bully breed dogs, cooking, and traveling with her husband and his daughter. Whether it is a road trip to Disneyland, Las Vegas, cruise to somewhere tropical, or a flight to a distant land...

Kim is excited to learn more about this industry and working for an amazing company like PEP Housing.

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Breakfast Time Crew Provides Nutritional Meals



Costs are offset by a grant from a generous donor.

Let me introduce Jeanie, Sharon and Laverne, Kellgren residents who have seen the needs of its community's members and have dedicated themselves to preparing this weekly delicious breakfast.

Jeanie is the Chef. Jeanie has years of experience preparing meals at her last place of employment. She planned all the meals, did the shopping for food and was accountable for all receipts. She also cooked 4 days a week, 3 meals a day for 10 years. Her passion is cooking healthy food and helping others.

Sharon is the treasurer. She has 9 years of bookkeeping

experience. Sharon accounts for

incoming and outgoing monies, prints all weekly menus and sign-up sheets. Sharon loves helping others and finds it so gratifying to see all the smiles when people walk out happy with a full stomach and good conversation.

businesses of her own that have been in service to others. Laverne makes sure that everyone is welcome and cared for

reach the most physically, socially and financially vulnerable residents in their community.



Laverne is the entrepreneur, and has started 3 successful

The Breakfast Time Crew has submitted a grant proposal to a local rotary and their goal is to be able to provide breakfast at no cost. They realize the importance of nutrition as well as preventing social isolation. Providing a meal at no cost would

Photo above left to right: Jeannie Rutherford, Laverne Mordus, Sharon Weston

Transcendence Theatre Company Performs for PEP Housing Residents

n April Maria Gapinski of the Petaluma Valley Rotary arranged for the Transcendence Theatre Company to perform for residents of PEP Housing. Broadway artists from Transcendence Theatre Company's Broadway Under the Stars entertained PEP residents with songs from Broadway and beyond. Meggie Cansler (Wicked, The Apple Tree, and

Finnian's Rainbow on Broadway) and Eric Jackson (Thoroughly Modern Millie and Young Frankenstein on Broadway) were accompanied by talented pianist and composer Matt Smart.



This exciting and uplifting event gave residents and staff the opportunity to interact with a professional theatre group after the performance while enjoying delicious desserts.

In March PEP residents also had the opportunity through the generosity of "ArtReach" to attend Best of Broadway Under the

Stars at the Wells Fargo Center in Santa Rosa. PEP residents took up almost a whole row of seats and thoroughly enjoyed the fabulous performance.

A Music Filled Picnic with Bread and Roses



Photography: Sumner Fowler

More than 120 PEP Housing residents came together in June to enjoy good food, sunshine and the sweet sounds of the Babushka Brothers, in collaboration with Bread and Roses. The picnic was a great way for residents to rekindle old friendships, make new friends and enjoy the PEP Community.

Bread and Roses was founded as a nonprofit in 1974 by Mimi Farina and their mission is to bring joy, hope and healing through music to people who are unable to get out to hear live music around the San Francisco Bay Area. In carrying out this mission. Bread & Roses seeks to create a social awareness of people who are isolated from society, and to encourage the development of similar organizations in other communities.

Bread & Roses produces over 600 shows each year at more than 125 facilities in eight San Francisco Bay Area Counties with the help of a community of 1,400 volunteers.

"My commitment to serving humanity inspires me to support Bread & Roses." - Carlos Santana

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Winters, Nan

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