




## PEP Highlights

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## PEP Selected as a “Best Place to Work!”



PEP STAFF MEMBERS IN FRONT OF OUR PETALUMA OFFICE.

The North Bay Business Journal, along with the Nelson Family of Companies and Wells Fargo Bank, has selected PEP Housing as one of the Best Places to Work in the North Bay including Sonoma, Napa and Marin counties! The award was based on an anonymous survey of PEP employees and an extensive review of the non-profit's commitment to maintaining employee satisfaction. We are very proud of our loyal team of professionals who work collaboratively to meet the housing and service needs of our residents and are extremely honored to be recognized. ▲

## PEP'S MISSION

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

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Committed to Quality



### PEP Housing Executive Staff

Mary Stompe  
*Executive Director*  
Sibyl Lister  
*Finance Director*  
Dominic Roybal  
*Property Management & Compliance Director*  
Jim Langford  
*Housing Development & Operations Director*  
Doug Beck  
*Maintenance Director*

### 2014 Board of Directors

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David Schmidt, *Treasurer*  
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Mary Stompe, *Assistant Secretary*  
Don Bennett  
Leota Fisher  
Herb Lee  
Sid Lipton  
Sean Pryden  
Richard Rodkin  
Anna Rose  
George “Kip” Spragens

## Changing the Way We Think About Aging

The product featured in the ad promises to “reverse aging!” It is just one of thousands of products guaranteed to keep us from growing older by restoring our vitality, sexuality, and youthful appearance. We live in a youth-obsessed culture where aging tends to be resisted. It is also a society that emphasizes activity and productivity. We like to define ourselves by what and how much we do.

While there is something to be said for the emphasis on staying trim, fit and active as we age, the truth is that aging is part of the life cycle. Our bodies are designed to change with age and an obsession with staying young can result in internalized ageism – an association of aging with failure and a diminishing of one's self-worth.

Fortunately there is a growing movement to change our attitudes about growing older. As more of us live longer, a number of organizations are addressing the need to find meaning and fulfillment in the later stages of life. Sage-ing International, an organization inspired by the work of Rabbi Zalman Schachter-Shalomi, author of *From Age-ing to Sage-ing*, is one of dozens of similar organizations working to change the aging paradigm and provide guidelines for a more fulfilling elderhood.

PEP Housing has always recognized the needs of its residents to feel supported in their aging process. In addition to providing Professional Service Coordinators who can respond to aging-related changes, PEP encourages healthy aging behaviors and attitudes. Establishing peer support networks, engaging in community activities, enjoying the companionship of a pet, growing flowers and vegetables, sharing books, and staying connected with family and friends through the internet are just some of the ways that PEP residents are invited to find meaning in their later years.

PEP is now exploring ways to bring the insights of the conscious aging movement to our residents in order to further counteract the impact of internalized ageism and minimize the incidences of isolation and depression frequently associated with aging.

We will keep you posted! ▲





## Executive Director's Message

### Award Accepted on Behalf of Residents



*It was such an honor to learn that I had won 2014 Outstanding Advocate Award from Leading Age, an award that acknowledges exemplary grassroots advocacy on behalf of older adults. However I also have to give credit to the PEP*

*Housing residents who have been participating in Advocacy Day at the State Capitol each year.*

*When I meet with Legislators, I remind them about the importance of providing funding for senior housing, share statistics on our extremely long wait lists, urge them to remove unnecessary fees and other barriers to affordable housing development and address other challenges that directly impact seniors. However our Legislators are inundated with people like me pleading on behalf of their cause. When the Legislators meet directly with seniors who have been impacted by the scarcity of affordable housing, they pay more attention as they hear the story of a senior that is grateful for having a basic human need met, a place to call home. And as our residents share what happened that changed the course of their life, whether it was an illness, the death of a spouse or some other unforeseen event, you can see the Legislator is thinking that could be anyone, including their own mom or dad. The stories they tell are powerful and have a lasting impact with our state leadership.*

*When I accept the award in Nashville in October, I will do so on behalf of all the amazing seniors that have accompanied me to Sacramento to advocate for other seniors in need. I am grateful for this honor and grateful to the seniors that care about others.*

*In gratitude,  
Mary Stompe  
Executive Director*



## Our Latest Developments



### Orange Tree Dedication November 17th

PEP Housing's newest development, Orange Tree Senior Apartments in Oroville, is nearing completion and will be dedicated on November 17th. The project, the last of two federally funded new senior housing projects awarded to PEP, utilizes the latest green-building technology and includes 50 air-conditioned units of affordable senior housing, a community room with kitchen, computers for resident use, and a CyberCycle, the latest in senior-friendly motivational exercise equipment. The property will also feature a dog run, raised planter beds for resident use, and a bus shelter. ▲

### New Projects

With no more federal funding available for developing project-based subsidized senior housing and the loss of community redevelopment funds, PEP is challenged to find new ways to meet the needs of the hundreds of low-income seniors on our wait list. As we continue to aggressively advocate for new sources of funding, we are also having to explore creative ways to fill the urgent need by so many older adults for an affordable place to live.

**Ukiah:** We are currently working with the City of Ukiah to develop 42-affordable units on city-owned land that is ideal for senior housing. Financing will likely include a combination of private, state and federal sources now being identified and pursued.

**Marin County:** A private property owner has requested PEP Housing's assistance in the potential development of a large senior and family workforce housing complex in Marin County currently zoned for such housing. The privately-financed units will be maintained as affordable housing. Although the project is still in its conceptual stage, PEP Housing has prepared preliminary designs with initial development cost estimates to assist the property owner with his decision-making. ▲



## Why is PEP Developing in Other Communities?

While we have become known as "PEP Housing," our legal name is still Petaluma Ecumenical Properties and we have deep roots in the Petaluma community having developed 13 properties that serve nearly 350 Petaluma seniors. So why are we developing properties in other communities? One of the main reasons is that it is necessary to keep our local rents affordable. With the loss of redevelopment funds and Community Development Block Grant funds to help us maintain our local properties and no more funding from the Federal government for new subsidized housing, we must rely on development fees from new projects to subsidize the low-rent on many of our local units.



The other reason is PEP Housing's reputation as an award-winning developer and manager of quality affordable senior housing! We are being invited by other communities to help them meet the needs of their growing populations of limited-income seniors.

We now have a small (13-unit) property in Kentfield, Acacia Lane houses over 45 seniors in Santa Rosa, and Orange Tree Senior Apartments in Oroville, scheduled to open in November, will provide housing for over 50 seniors in that area. We are also working on possible projects in Ukiah and Marin County.

However we also continue our efforts to meet Petaluma's continuing need for additional affordable senior housing and we are currently working with the City to develop Fisher Senior Apartments, a conveniently located downtown project that will be named in honor of long-time board member Leota Fisher. ▲



## New PEP Community to Honor Leota Fisher

PEP Housing is actively working with the City of Petaluma to develop a new affordable senior housing complex to be conveniently located adjacent the downtown transportation hub with Petaluma's future SMART train stop also nearby. At its June meeting, PEP's board of directors surprised long-time board member Leota Fisher with the news that the new complex would be named Fisher Senior Apartments in her honor. Leota, a retired hospice nurse who celebrated her 98th birthday in August, has been an active board member since 1992, serving for several years as the Board secretary and currently as a member of the Board's Administration Committee. ▲





## PEP Resident Celebrates Her 100th Year!!

**M**aria Imiela celebrated her 100th birthday on August 2nd. According to her son, Sam Gardea, Maria comes from a family with a history of long life-spans. She is the proud "abuela" of 5 grandchildren and 12 great-grandchildren.

Maria was born in Torreon, Mexico but was just a young child when her family moved to El Paso, Texas where she grew up, married and raised her family. She lived and worked for awhile in San Francisco prior to retiring and moving to Sonoma County. She has lived in PEP Housing's Vallejo Street Apartments in Petaluma for the last 18 years. Although she suffers from hearing loss, Maria still enjoys her independence and does her own shopping, walking to a market several blocks away. ▲



## PEP Loves Pets!



Photographer Sumner Fowler captures residents' pets enjoying the dog run at our new Kellgren community.

## Mary Stompe Wins National Award

**P**EP Housing Executive Director Mary Stompe has been selected to receive the 2014 Outstanding Advocacy Award from Leading Age, a national association representing 6,000 nonprofit aging-services organizations throughout the United States. The award recognizes Mary's commitment to ensuring there is ongoing funding for developing affordable housing for the rapidly growing population of low-income seniors.



For the last four years, Mary has facilitated the participation of PEP residents in the annual Affordable Housing Resident Advocacy Day sponsored by Leading Age California. Each year a group of PEP Housing residents had an opportunity to meet with legislators in their offices at the State capitol and share their personal stories about the importance of affordable housing.

With the ending of federal funding for development of new affordable senior housing units and the loss of local redevelopment funds, Mary frequently attends hearings in Sacramento educating lawmakers and supporting legislation that could provide other sources of revenue including the new Affordable Housing and Sustainable Communities Program which will earmark a portion of Cap-and-Trade funds for affordable housing. She has also spent a number of years working on the issue of PILOT (payment in lieu of taxes) fees and testified before senate and assembly committees and the State Board of Equalization.

Mary will accept the award at the Leading Age national conference taking place October 19-22, 2014, in Nashville. ▲

## A NEW FACE AT PEP

**Christina Salenger**, *Assistant Bookkeeper*



**C**ristina joined our Finance Department in Spring 2014. Christina has been a Petaluma resident for over 20 years and has over 10 years of accounting experience which she loves because "it keeps you on your toes" with constant deadlines and new ways to do things. She enjoys her new home, hiking, running, walking her dog, and going on motorcycle rides with her husband and being a mom. ▲



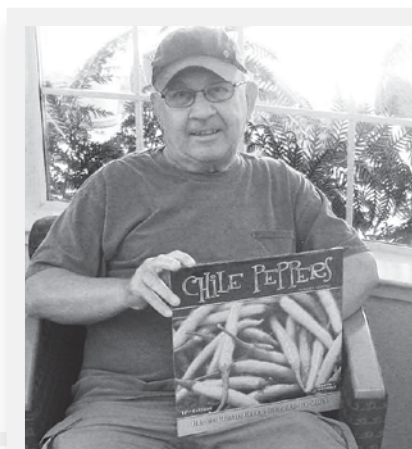
## PEP Residents Share Their Talents!



**T**hey say one of the secrets to enjoying elderhood is to pursue your passions. That is certainly true for our PEP residents who volunteer for worthy causes and where dozens of painters, writers, musicians, designers, photographers, gardeners and craftspeople continue to follow their muse.

Kellgren residents include photographer Sumner Fowler who specializes in capturing the personalities of pets and folk-artist Ann Ledoux who was inspired to take a class in watercolor in 2003 and continues to refine her skills with classes at the Petaluma Senior Center. Vallejo Street artists-in-residence include graphic artist Larry Noggle who publishes a calendar of his original "chile pepper art," Heidi Jones who hand-paints original silk scarves; knitters Karen Martin and Ritha Rotthaus who make colorful children's sweaters and warm hats for adults, Doris Wise who creates fancy "aprons for dishsoap bottles" and talented painter/sculptor Teresa Fröschl.

The public will have an opportunity to experience some of this abundance of creativity at the annual Holiday Bazaar to be held Saturday, October 4th from 10 am to 2 pm at our 575 Vallejo Street community in Petaluma. ▲



**Saturday, October 4th**  
**10 am – 2 pm**  
**575 Vallejo Street, Petaluma**



# Yellow Brick Road Travelers Benefit PEP

Guests attending PEP's Gala on May 10th joined Dorothy and Toto on their adventures as they traveled the Yellow Brick Road to the Land of Oz where they enjoyed Emerald City hospitality including delicious food by Preferred Sonoma Caterers and toe-tapping music by the Peter Welker Band. The theme of the gala was, appropriately, "There's No Place Like Home!"

Under the direction of event planner Susan Anderson and creative set designer Rena Harold and with the help of PEP staff and many volunteers, the former Safeway space in the Washington Square Shopping Center was transformed to recreate scenes from the classic Wizard of Oz movie including Dorothy's Kansas farmhouse complete with baby chicks!

With the support of our generous event sponsors, the dozens of donated "bewitching" items in Dorothy's Raffles as well as coveted electronics in the Wizard's Drawing, and a selection of very enticing live auction items, the gala netted over \$42,000 to enable PEP Housing to continue its efforts to keep pace with the ever growing need for affordable senior housing. ▲



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## 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 garyh@pephousing.org.

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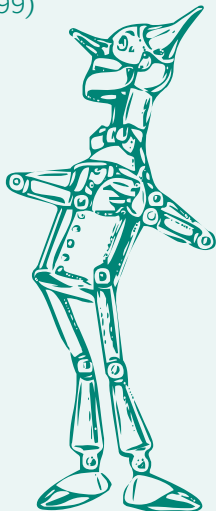
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