






PEP Highlights

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NEW FACES AT PEP!

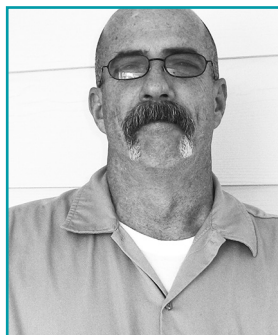


ITZEL CERVERA, CCRH HOUSING DEVELOPMENT INTERN

Itzel joined PEP Housing in July 2015. She currently attends Sonoma State and is expecting to graduate in May of 2016 with her Bachelor's degree in Sociology as a first-generation college student.

Growing up Itzel continuously lived in low-income communities in Santa Rosa. She is a product of low-income housing and numerous low-income programs. Thus volunteering and advocating for programs that are minimizing inequalities in low-income communities are a passion of hers. On her free time, you can find Itzel watching her brothers play soccer, hiking, reading, or enjoying frozen yogurt.

Itzel is grateful for the opportunity to join the PEP Housing team and is excited for the years ahead of her!



KURT MATZINGER, MAINTENANCE TECHNICIAN

Kurt Matzinger was born and raised in Los Angeles. He started in the trades as an electrician and learned all phases of construction including drywall, finishing, plumbing, and landscaping. Kurt started his own business in 1990 doing custom home remodeling. He moved to Oroville with his family. He was happy to find work that helps seniors and we are fortunate to have someone with such a breadth of construction knowledge. ▲

PEP HOUSING

Executive Staff

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

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Joseph Tinney

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EXECUTIVE DIRECTOR'S MESSAGE



This coming year PEP Housing will celebrate its 38th year of business. From our humble beginnings as an all-volunteer organization to a professionally staffed company with 16 properties serving over 450 seniors, we have grown into the organization we believe our founders visualized.

While funding new construction has been challenging, the future looks bright for PEP Housing. With an allocation of tax credits for our Ukiah project, we will soon break ground on 42 units of senior housing. Additionally, PEP's partnership with Skywalker properties will produce another 216 units of much needed housing.

While we have always been committed to providing high quality housing with services, we found our logo didn't tell our whole story. Our three house logo represented the physical building we provided but didn't represent the experience we provide. We understand that anyone can provide a place for someone to live, but we are more than that. We provide the framework for communities to thrive with resident services and the many other programs we offer.

Our new logo, designed by Hansen-Kemp Design, recognizes our history but gives it a fresh, warm and friendly feel. The overlapping house shapes have an arrow up feel to represent a positive upward growth. The heart dots the "i" in housing to represent the caring communities. Our new tagline, "Building community from the heart" defines PEP Housing in many ways, from the way we design, build and manage to how we serve our residents.



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.

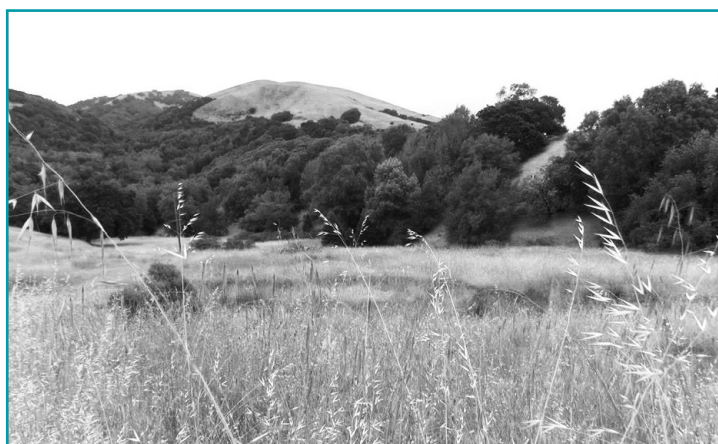
VISIT US ONLINE: pephousing.org  facebook.com/PEPhousing

Projects in Development

PEP Housing Receives 9% Tax credits for Sun House Senior Apartments!

PEP Housing has obtained entitlements for Sun House Senior Apartments located within incorporated Ukiah, Mendocino County. The project will provide much-needed 36 1-bedroom and five 2-bedroom units to low income seniors; another 2-bedroom unit is reserved for a resident manager.

The design has been coordinated with the local museum board to complement the adjacent city-owned Grace Hudson Museum, a federally recognized historical site. On-site features include a community center, raised garden beds, landscaped areas with walking paths and a dog run. A resident service coordinator will arrange on-site services such as health and financial literacy classes. The site itself is an infill location in proximity to many downtown amenities including public spaces, a library with public transit stop, a major bank and grocery store, pharmacy, retail shopping and restaurants, and the fire and police departments. The regional hospital property with several adjacent medical and dental offices is located exactly 1/4 mile from the NE corner of this site and can easily be accessed by the newly-completed pedestrian path along the railroad right-of-way just east. PEP has acquired funding from the City, County, FHLB and has received a 9% tax credit award.



FUTURE SITE OF GRADY RANCH IN LUCAS VALLEY

Grady Ranch – Marin County

With the support of Skywalker Properties, PEP Housing is developing 216 units of senior and workforce housing at the Grady Ranch site in Lucas Valley.

The proposed community will be carefully situated to make it almost completely unseen from Lucas Valley Road, creating a vibrant and environmentally conscious mix of town homes and multi-unit housing as well as other features such as a community center, micro-farm, orchards, barn, and more.

The Grady Ranch plan includes 116 workforce units that will be reserved for people whose income falls at 80% of the area's median income and 100 senior units at 30-60% of the area's median income.

Petaluma – Sonoma County

PEP is determining the feasibility of building affordable housing with new offices and commercial space at its existing corporate office.

Other Communities

PEP is also working on two projects in the early stages of development in Solano and Sonoma Counties. ▲

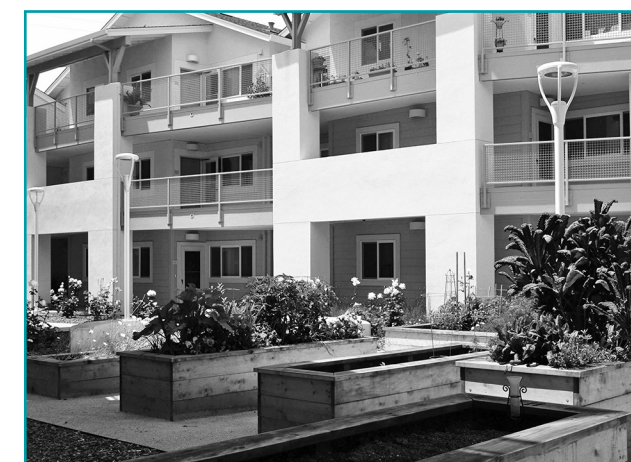


The “Bucket Brigade” – Water Savings at Kellgren

As you know, California is experiencing the fourth year of serious drought. This year it's been so bad that many have let their lawns and gardens fend for themselves in the interest of conserving this precious resource.

Our residents are also on board with water conservation and recycling. Kellgren Apartments resident Gretchen McEvoy started a “Bucket Brigade” in July to capture and recycle water from other Kellgren residents. Without Gretchen's initiative this water would have gone down the drain. Instead the water was used to irrigate raised garden beds and porch plants throughout the complex. Gretchen reached out to her neighbors and they came through with flying colors!

The “Bucket Brigade” collected 290 gallons in July, 224 gallons in August and 175 Gallons in September for a total of 689 gallons! Way to go “Bucket Brigade!” ▲



WiFi and Digital Innovation

PEP Housing has been installing WiFi at our respective properties. Of our 16 properties, 10 have WiFi and of those 10 six were recently implemented. We are working towards enabling all PEP properties with WiFi. The next phase is the iPad Project. This project will address the technology needs of our residents. It will help them learn and navigate current technology. We would like to provide iPads to residents that participate in an ongoing training program to help with isolation, access to health care providers, family and friends. Unlike what we currently offer, which are computers at each location's community room, personal iPads will give residents who

don't spend time in the community rooms due to health and social issues the ability to approach new technology in the privacy and comfort of their homes.

As the Internet plays an increasingly central role in connecting Americans to news, information, government services, health resources, and opportunities for social support, it's important to educate seniors in technology. Our project would help seniors adopt technology and give them access to information. In addition, it will keep them active, social and connected with doctors and family. PEP Housing received partial funding from the California Public Utilities Commission and is seeking additional funding for this project. ▲





VOLUNTEER CORNER

Each Monday and Wednesday morning and Saturday evenings a group of PEP residents and community volunteers donate their time to deliver, receive and distribute donated food from farmers markets and the Petaluma Kitchen to the various PEP properties in Petaluma. These volunteers make a huge difference in the lives of our residents. We all know the benefits from eating fresh food. With that said, the distribution of this food delivered to PEP properties enables our residents to enjoy farm fresh produce which enhances their meals as well as keeping their grocery bills low.

Thank you for the time and effort volunteers!
You make a difference in the lives of so many! ▲

Valley Fire Relief



In response to the devastating Valley Fire, PEP Housing organized a donation drive three days after the fire started. The fire displaced thousands of people and animals. The drive gathered needed goods for fire victims, their families and pets.

Because we are committed to housing and helping our neighbors PEP wanted to show support to those who lost their homes or were evacuated.

The response from the community was heartwarming. We received blankets, pillows, toothbrushes, toothpaste, clothes, shoes, air mattresses, dog beds, animal crates, batteries, flashlights, water and much more.

Executive Director Mary Stompe and Intern Itzel Cervera delivered the donations on Friday September 18. The recipients of our donation drive were very appreciative for the support. A second delivery included \$10,000 in flashlights and batteries thanks to the generosity of our vendor Batteries and Bulbs.

As the saying goes...It takes a village! ▲



Pups for PEP at Lagunitas



In early August Lagunitas Brewery offered PEP their beer garden to hold a mid-year fundraiser. The use of the venue was free and 100% of all beer sales went directly to PEP. We had 12 entries for the doggie costume contest and believe it or not, the winner was a pet of one of PEP's residents! We also had a silent auction and a raffle.

We raised almost \$4000 for PEP programs. It was such a fun and successful event we've already requested the venue again for next year. Keep your eyes peeled for the second annual Pups for PEP. ▲



Intergenerational Class

Since it first began in 2009 with the opening of Casa Grande Senior Apartments, The Intergenerational Program has been both successful and rewarding to both students and residents.

Students in the “Human Interaction” classes at Casa Grande High School visit Casa Grande Senior Apartments several times during the spring and fall semester. Their first visit includes a tour of the grounds, a presentation on “Ageism” and an informative exchange with many of the residents.

The students share what they are learning in their classes and the residents in turn share what they have learned from their lifetimes of experiences. Many of the residents are originally from other countries so their sharing of cultural differences adds another dimension to the discussion.



Each semester, following the class visits, we have student volunteers from the classes sign up to do community service at Casa Grande Senior Apartments. The students help with requests such as connecting TV components and WiFi network, assisting with set up of social networking accounts,

including how to post pictures online which helps with residents’ isolation. They also visit and play ping-pong with residents, pick up litter from the grounds and help us keep the Community Room clean and tidy. ▲

Gratitude and Exercise Classes

Through a collaboration with Santa Rosa Junior College Older Adults Program, PEP is able to offer both Gratitude and Exercise classes to our residents at no cost. Although the courses are geared towards seniors, anyone can join. This program is part of the ancillary services that PEP Housing offers to residents. We firmly believe that offering resources in addition to safe, dignified housing allows our seniors to thrive, learn and grow.

Exercise classes are held twice a week and instructor Marianne is wonderful with the residents. Marianne teaches stretching and movement exercises that aid the residents in their daily routines. It keeps the stiffness at bay and keeps the endorphins flowing allowing them to better enjoy a fulfilled life.

In the same vein, the Gratitude Class is held once a week and teaches our seniors how to be thankful and appreciative of what they have and look at life with a positive attitude.

As Instructor Bette says “Shifting your focus to the good in your life has many benefits, physically, mentally and emotionally.



Research has shown that positive thinking can lower rates of depression, lower occurrences of cardiovascular disease and improve coping skills during times of stress.” ▲



COMMUNITY CORNER ~ FRIEDMAN’S HOME IMPROVEMENT

When Friedman’s Home Improvement was founded in 1946, a commitment was made by the founders, and continues through present day, that they would contribute time and resources to address the needs of youth, seniors, and the less fortunate members of our community.

PEP Housing is one of the many local non-profit organizations that Friedman’s often helps. Keeping the commitment that the founders made almost 70 years ago shows the true integrity of the corporation and their promise to help those less fortunate.

Every time we make a request for goods or services to Friedman’s they have never declined us. Since 2009 Friedman’s has donated \$2826.42 worth of items to assist us in raising money to build affordable housing for seniors.

On behalf of the Board, Staff and seniors we serve, PEP Housing would like to thank Friedman’s Home Improvement for their continued support of those in our community that need it most. ▲

Honor Roll of Donors ~ 2015

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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 vanessab@pephousing.org.