



## PEP Highlights

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## UPCOMING EVENTS

### PEP HOUSING CELEBRATES A MILESTONE AT THE “CHEERS TO 40 YEARS BENEFIT” CELEBRATING PEP HOUSING

**Saturday, November 3rd from 5-10pm**  
**Sally Tomatoes, Rohnert Park**

Bootleg libations available at the cash bar, first round is on us!  
Tickets are \$60 and can be purchased online though Eventbrite,  
mail in, or over the phone by calling 707-762-2336.

**Call 707-762-2336 to RSVP by October 22nd!**

## PEP HOUSING

### Executive Staff

Mary Stompe, *Executive Director*  
Sibyl Lister, *Finance Director*  
Dominic Roybal, *Property Management  
& Compliance Director*  
Jim Wallen, *Housing Development  
Director*  
Pam Lemos, *Maintenance Manager*

### 2018 Board of Directors

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

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### ❖ JOIN US & RAISE A GLASS AT THE ❖ “CHEERS TO 40 YEARS BENEFIT” CELEBRATING PEP HOUSING

## PEP Celebrates 40 Years!

PEP was established in 1978 by local civic leaders and clergy who were concerned about Petaluma seniors living in substandard conditions at expensive rates. Unlike Santa Rosa, Petaluma had no affordable senior housing properties when PEP was formed. We are proud to say that in our 40 years of service PEP has been able to bring 13 beautiful communities to Petaluma and continues to grow, serving nearly 500 residents within our 17 communities located in 4 counties of Northern California.

### Raise your glass at the “Cheers to 40 Years Benefit”

**This years' annual benefit will be held on November 3rd from 5-10 at Sally Tomatoes in Rohnert Park.**

**A \$60.00 ticket includes a night in the roaring 20's! Enjoy live jazz music, flappers, amazing auction items, a gourmet dinner, bootleg libations, and SO much more!**

Celebrating 40 years this year, our mission is especially critical to the success of our community who has been scarred by the horrific October 2017 wildfires. With limited housing options and increasing rent prices the most vulnerable population, our seniors and senior veterans are suffering.

This Benefit is our biggest fundraiser of the year, and we rely on the support from ticket sales to help us meet our fundraising goals and continue on our heartfelt mission. Please share the event with your friends and family. We hope to see you all there!

**Tickets are available now through Eventbrite, link on pephousing.org**

### THANK YOU TO OUR EARLY BENEFIT DONORS - 2018

Bank Of America  
Arthur J. Gallagher & Co.  
Tri Counties Bank  
Summit State Bank  
Westamerica Bank  
Luther Burbank Savings  
Richard Rodkin  
Sid & Gerry Lipton  
Mary Savage  
Herbert & Janice Lee  
Kiwanis Club Of Petaluma

Relation Insurance Services  
Gubb & Barshay LLP  
Petaluma Health Care District  
Exchange Bank  
Steven J. Lafranchi &  
Associates, Inc.  
Southwest Airlines Co.  
George Spragens  
Arthur & Eva Cooper  
Jones Hall - A Professional  
Law Corporation

Alpha Fire Suppression  
Systems, Inc.  
Merritt Community Capital  
Corporation  
McLea's Tire & Auto Center  
Midstate Construction  
Joe Tinney  
Friedman's Home Improvement  
101 North Brewing Company  
Sean Pryden  
Brad & Mary Stompe

Golden Gate Bridge Hwy &  
Trans. District  
Montgomery Village  
Management Office  
Bathtub Medic  
Marin Theatre Company  
Little River Inn  
Walt Disney Family Museum  
Lucille Battison  
Pam Lemos & Jeff Stafford

Sibyl Lister  
Castello di Amorosa  
Charles M. Schulz Museum &  
Research Center  
Tomas Bay Oyster Company  
Children's Museum of  
Sonoma County  
Spatini Skin & Nails  
Rex Ace Hardware  
Scandia Family Fun Center

## 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](http://pephousing.org) [facebook.com/PEPhousing](https://facebook.com/PEPhousing)



EXECUTIVE DIRECTOR’S MESSAGE



With 8900 structures and 43 lives, including the death of the mother of PEP’s Resident Manager Jessica Tunis, the North Bay Fires were one of the most devastating in California History. We evacuated our Acacia Lane property twice and developed a buddy system among residents to assist residents during the fires. We distributed breathing masks to our residents and staff because air quality was extremely poor at all of our Sonoma County communities.

With the fires still burning, we knew we wanted to help. We tried to get trailers to temporarily house fire victims at our corporate office and the Sonoma Marin Fairgrounds. We weren’t able to get approval at either location. We decided to open a Fire Store and distributed new essential items to fire victims including food, clothing, personal care items, etc. What started as a sock and underwear drive turned into something much bigger. Donations poured in from as far away as San Diego. We also distributed gift cards to fire victims. After two open shops, we decided to focus our efforts on housing and closed the store.

We were committed to participating in the rebuild of Sonoma County. We participated in several groups that were formed to work on the rebuild efforts. We put together our plans for a “Dream Village” which was an accelerated way to get housing built for people that lost their homes in the fire. The goal of the “Dream Village” was to build quality affordable housing for vulnerable seniors, such as those at Journey’s End, who lost their homes in the fires. The fast build project would include 48-51, one bedroom cottages at 576 sq. ft. with a community room and community gardens. We would have provided residents with access to our Resident Services Coordinators to help them connect with services in the community, especially important after the fires. We submitted our proposal to the Sonoma County Fairgrounds for placement on land that wasn’t being utilized by the Fairgrounds. Unfortunately they did not

support our proposal because they didn’t want to build long-term housing at the Fairgrounds and were looking for more financial support from the project.

We welcomed the first resident to move back home at Coffey Park, Dan Bradford with a plant and a welcome home card signed by staff. We understand the importance of

rebuilding homes so lives can be rebuilt. We were able to house one former resident of Journey’s End Mobile Home Park that was destroyed during the Fire Storm. His story was captured in our second resident podcast, PEPtalks, and is available through iTunes.

Despite our inability to get our Dream Village built to address the severe housing shortage in Sonoma County, we haven’t given up. We received

initial approval from the Sonoma County Board of Supervisors to move forward with rehabilitating the former Valley of the Moon Children’s Center in Santa Rosa, a country-owned building that has been vacant for over a decade. We are diligently working to secure the funding for the project. The project will serve as a transitional senior housing for 21 seniors, many that have been impacted by the fires. Together, we will make **Sonoma Strong** once again.

Mary Stompe  
Executive Director  
PEP Housing

Together, we  
will make  
**Sonoma Strong**  
once again.

Honor Roll of Donors ~ 1/1/18–9/30/18

Master Builders (\$10,000+)

Community Foundation Sonoma County  
Wells Fargo Foundation  
Bethlehem Foundation

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

Arthur J. Gallagher & Co.  
Bank Of America  
Lipton, Sid and Gerry  
Summit State Bank  
Tri Counties Bank

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

Exchange Bank  
Gubb & Barshay LLP  
Kiwanis Club Of Petaluma  
Lagunitas Brewing Company  
Lederman, Jefferey  
Lee, Herbert and Janice  
Luther Burbank Savings  
Mary Savage  
Petaluma Health Care District  
Relation Insurance Services  
Rodkin, Richard  
Steven J. Lafranchi & Associates, Inc.  
Westamerica Bank

Supporters (\$500 - \$999)

Alpha Fire Suppression Systems, Inc.  
Ben Stone  
Bergin, Mike and Karen  
Cooper, Arthur and Eva  
Jones Hall — A Professional Law Corporation  
Larsen, Maria  
Lieb, Blanche  
McLea’s Tire & Auto Center  
Merritt Community Capital Corporation  
Network For Good  
Patterson, Donald  
Rodgers, Martin  
Southwest Airlines Co.  
Spragens, George  
Williams, Carol

Associates (\$100 - \$499)

101 North Brewing Company  
Arrow Benefits Group  
Bathtub Medic  
Battison, Lucille  
Beatriz Lucero  
Boyer, Marlene  
Custom Plumbing  
Elim Lutheran Church  
Friedman’s Home Improvement  
Gaines, Del and Mary  
Gallery One  
Golden Gate Bridge Hwy & Trans. District  
Hermanson, Kristin  
INDIGO / Hammond + Playe Architects, LLP  
Jones, Christine  
Lister, Sibyl  
Little River Inn  
Lombardi, Gary  
Lugaric, Sara  
Marin Theatre Company  
McNeil, Stephen  
Michaud, Collette  
Montgomery Village Management Office  
Mueller Prost LC  
Pam Lemos & Jeff Stafford  
Preferred Sonoma Caterers  
Pryden, Sean  
Spurgeon Painting, Inc.  
Stompe, Brad and Mary  
Stoneman, Linda  
The Doctors Company  
The Petaluma Valley Rotary Trust  
Tinney, Joe  
Tunis, Jessica  
Two Rock Valley Presbyterian Church  
Walt Disney Family Museum  
Zavora, William  
Zucchi, Amos

Friends

Adventure In Well Being  
AmazonSmile Foundation  
Artful Arrangements  
Baker, Ken  
Broadbent, Donald  
Castello di Amorosa  
Charles M. Schulz Museum & Research Center  
Children’s Museum Of Sonoma County  
Christopher and Diane Olson  
Dunbar, Rita and Ulric  
Escrip  
Everest Indian Restaurant  
Gorham, Wendy  
Gorham, Wendy  
Hartrich, Robert and Linda  
Lions & Tigers & Hair  
Mirante, Marie  
Nelson, Harold and Jean  
Petaluma Dental Group  
Rex Ace Hardware  
Russell, Don  
Scandia Family Fun Center  
Spatini Skin & Nails  
Stack, Kaye  
Stern, James  
Svinth, Len and Ruth  
Taps Restaurant & Tasting Room  
Tomaes Bay Oyster Company  
United Way Of The Wine Country  
Whitlock, Jim and Nell

“We were committed to participating in the rebuild of Sonoma County. We participated in several groups that were formed to work on the rebuild efforts.”

– Mary Stompe, PEP Housing’s Executive Director

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 calling 707-762-2336.



## RESIDENTS' CORNER

### Aging as Liberation: Resting in the Profoundness of Simple Being

*Kelsang Dechog, a resident of our Kellgren Senior Apartments, describes the importance of meditation practice in her life.*

I meditated on my own for thirty years, from about the age of twenty one. Then my wonderful teacher came to me in a quite extraordinary way, and through him the core of a set of methods Tibetan Buddhism uses to create a strength of mind that brings us inner peace and an unbounded point of view that we can learn to share with others.

Meditation is a natural physiological action, mapable via MRI. It builds new pathways into the functioning structure of the brain in the same way lifting weights builds muscle, and it is important to understand that this is what gives rise to its benefits. Meditation is, however, nothing special: I have seen dogs do it, gazing at the rising moon after a session of hard play. If we practice sincerely, we can begin to see results within

a short time. And at its most accomplished, meditation is a matter of simply resting in the deep experience of being.

More than one the great teachers have observed that meditation allows us to enjoy our old age. The practice somehow catalyzes not only compassion and an insight into life's meaning, but intuitive and spontaneous workarounds for the ordinary problems of daily survival, for the maintaining of what is described as our precious human life, that is so necessary if we are in some way to give benefit to others! While every moment may not be a happy one, this flowering of capacity brings us to an optimism and a positive adjustment even under difficult circumstances. The great cycle that comes to fullness in aging can then work through meditation to free us from the need to be continually busy, free us from inappropriate attention, ease the suffering of illness, and liberate us into the profound release of the moment itself. ▲



### PEP Talks Podcast

After listening to her first Podcast, Mary, was inspired to create a series of PEP Podcasts featuring the extraordinary stories of our residents. Now available on iTunes, PEP's first Podcast was all about resident Ruth Murray, AKA Ga, a retired barber. Ga traveled around the country in a small van to meet and write about other barbers. (She covered more than 21,000 miles and visited 48 states during her travels.)

Our second Podcast was Robert Altubatus story, a resident who came to PEP after losing his home in the devastating October 2017 California Wildfires. His story is one of hope and recovery. ▲



### Chickens at Lieb Senior Apartments!

In the spring, PEP welcomed three new residents to the Richard Lieb Senior Apartments: Daisy, Bluebell and Poppy. After a few weeks in incubation, these lucky chicks were welcomed into their new custom chicken coop built by our talented maintenance team.

Residents at the Lieb Apartments help take care of the chickens and their coop and, in turn, they get to enjoy their friendship, silly banter and of course delicious fresh eggs!

This is the first of our 17 PEP properties to receive chickens, but we hope to include chicken coops in our future projects. ▲



### Phase II of the Technology Program

Last year, PEP completed the two-year iPad Project, Phase I of the Technology Program, that provided over 220 residents with iPads, free Wi-Fi, and technology training. The objective of the project was to help combat social isolation that statistically plagues senior communities. The results were incredibly positive and the project was internationally recognized by Leading Age and Optimize 2.0.

This year, thanks to the generous support of the Bethlehem Foundation, PEP launched Phase II of the Technology Program called The Smart Home Project. Designed to incorporate the iPad Project by using iPads as the central "hub" to control all the smart devices. The idea of the project is to expand the

knowledge of modern technology and to utilize it as a tool to enhance everyday life.

The Smart Home Project will allow PEP Housing to incorporate voice-activated technology into 20 of our most vulnerable senior's homes in order for residents to maintain their independence and age in place longer.

Still in its starting stages, the Smart Home Project has proven to be more challenging than the iPad Project as we are the first affordable senior housing developer to incorporate technology of this caliber. However, PEP is confident that this project will yield a positive impact for all participants. Follow us on facebook to stay tuned on the progress! ▲



## Projects in Pre-Development



951 PETALUMA BLVD. SOUTH HOUSING PROJECT

### Development has been very busy these last several months.

#### River City Senior Apartments

The development at 951 Petaluma Blvd. S. (River City Senior Apartments) has been progressing well. After one year of negotiations PEP finally received the Development Agreement. The project is scheduled to begin construction on 54 units of affordable senior housing in late 2019. We will have to relocate our corporate office because this project will require demolition of our office. We've been looking for alternatives but have found that the market for commercial office space is extremely strong. We will remain at 951 Petaluma Blvd. South until an office is located. We are, however, looking for a 5,000-7,000 sq ft office and/or office/warehouse space.

#### Pony Express Senior Apartments

Our project in Vacaville, Pony Express Senior Apartments, is progressing well. We will go before the Planning Commission in September and the City Council in October. This project will provide 60 units of senior and veterans housing. We expect to break ground in late 2019 or early 2020.



PONY EXPRESS SENIOR APARTMENTS

#### Transitional Housing for Displaced Senior Fire Victims

We have been working diligently to provide housing to displaced senior fire victims from the 2017 fires. We've made several proposals that haven't moved forward for various reasons. We submitted a proposal to the Sonoma County Board of Supervisors and we received approval contingent on securing funding for the project. The project consists of rehabbing a county-owned building (former Valley of the Moon Children's Home) located near Oakmont in Santa Rosa.

The project will serve as transitional senior housing for 21 residents plus a resident manager. Each resident will have their own bedroom and restroom with minimal kitchen amenities (microwave and small refrigerator). All residents will share the community dining room and kitchen. There will be a dog run, gardens and terrace. We continue to be committed to helping those impacted by the fire and add housing stock that was extremely limited prior to the devastating fires of 2017. Residents will be able to stay as long as they want but they can also be added to PEP's waiting list for a one-bedroom apartment.

*We were sorry to say good-bye to our project manager, Itzel Cervera. Itzel left to pursue her dream of counseling and went to work for 10,000 degrees. We miss Itzel and wish her the best. We want to extend a warm welcome to Diana who joined PEP Housing as our Development Coordinator. ▲*

### COTS Discontinues Food Programs to PEP Residents

**Recently we learned that COTS is discontinuing all food programs to PEP Housing seniors as of November 1, 2018.**

With 400 residents living in our Petaluma properties, and the majority of our residents utilizing the food program that has been offered by COTS for several years, discontinuing the program could have devastating effects on our residents. COTS has been providing both a monthly food box distribution and fresh produce and surplus food items from Petaluma retailers. The food box has been delivered to resident's homes, particularly useful for our homebound seniors. The twice-weekly food deliveries are processed by PEP Housing volunteers and distributed to PEP's other properties in Petaluma. The food comes from Trader Joes, Petaluma Market, Safeway, Target and the Redwood Empire Food Bank. For residents that take advantage of the food program, it can account for 70% of a senior's food budget. Food is also delivered on Saturday evenings after the Farmer's market and periodically organic food from Dairy Delivery. Those programs will continue to serve PEP's seniors.

We are working hard to try and replace the food that is being lost from COTS. When your only source of income is social security, after rent, utilities and medical expenses, there is little left for food. This is why the food program is so essential to our residents.

We are working with the Redwood Empire Food Bank and Chris Raney, the intern Executive Director of COTS, to secure some replacement food. Starting a new food program with no staffing and no budget is difficult. We are looking for volunteers that can help pick up food donations from local retailers on a regular basis. The food boxes provided by the Redwood Empire Food Bank are distributed to one location and we need volunteers to distribute boxes to home-bound seniors at our 13 properties. We are also looking for new sources of donated food for our residents. ▲

 MEET THE PEP 2018 BOARD OF DIRECTORS



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



**RICHARD RODKIN** has served on PEP Housing's Board of Directors since 2005. He has served as President and Vice President and he currently serves as Vice President of the board and on the Administration, Finance and Development Committees.



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



**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 of Development Committee. He is a Retired General Contractor from Wright Contracting Inc. and was Company President for ten years before retiring.



**BEN PRYDEN** joined PEP's Board of Directors this year. Mr. Pryden serves on the Development committee. He is currently a Branch Manager at Wells Fargo.



**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.



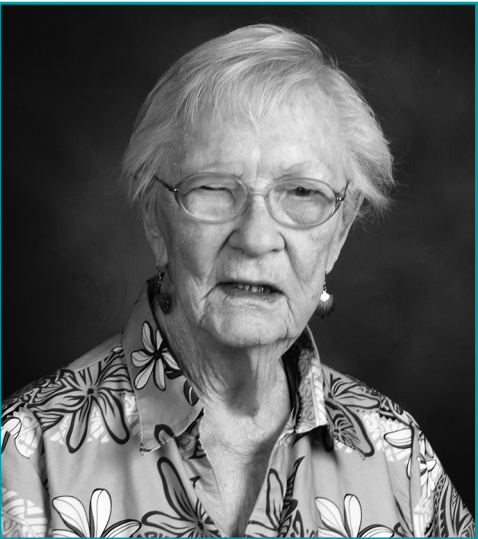
**ANNA ROSE** has served on the Board of Directors since 2010. Ms. Rose currently serves on the Development Committee. She is a retired English Teacher. She is the Board's Resident Representative.



**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.



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



Remembering Leota Ruth Fisher, a Longtime PEP Board Member

August 28, 1916 – January 11, 2018

**L**eota (101) passed away peacefully at home. She was survived by her three children, Joe (Barbara), Bruce (Linda) and Nancy; 7 grandchildren; 15 great grandchildren and 3 great-great- grandchildren. She is preceded in death by her husband Robert and her granddaughters Katy and Mariah. Leota was one Petaluma's first hospice nurses and served on our board for the past 26 years. She loved to play bunko at St. James and going to lunch with her friends. Leota was married to the love of her life, Robert (Bob) Fisher on May 26, 1938. Leota has joined her husband as they dance to "Save the Last Dance for Me". ▲

PEP WELCOMES NEW EMPLOYEES

- |  |  |
|--|--|
| <b>JIM WALLEN:</b> <i>DIRECTOR OF DEVELOPMENT</i>            | <b>MARILYN BUONO:</b> <i>RESIDENT SERVICE COORDINATOR</i>        |
| <b>TY CAMACHO:</b> <i>FUNDRAISING AND COMMUNITY OUTREACH</i> | <b>SHARON PATCHIN:</b> <i>HUMAN RESOURCES</i>                    |
| <b>JENNIFER HARRIS:</b> <i>PROPERTY COMPLIANCE ASSISTANT</i> | <b>JEFF MCBETH:</b> <i>MAINTENANCE TECHNICIAN</i>                |
| <b>KATRINA PENNEL:</b> <i>RESIDENT SERVICE COORDINATOR</i>   | <b>ERIN HOFFMAN:</b> <i>PROMOTED TO RESIDENT SERVICE MANAGER</i> |
| <b>PATRICIA FELDMAN:</b> <i>RESIDENT SERVICE COORDINATOR</i> |  |
| <b>DIANA NELSON:</b> <i>DEVELOPMENT COORDINATOR</i>          | <b>JIM EASTER:</b> <i>MAINTENANCE TECHNICIAN</i>                 |