



Visit us at pephousing.org to find out how you can donate to the Linda Tunis Senior Apartments.



PROJECTS IN PRE-DEVELOPMENT

River City Senior Apartments in Petaluma

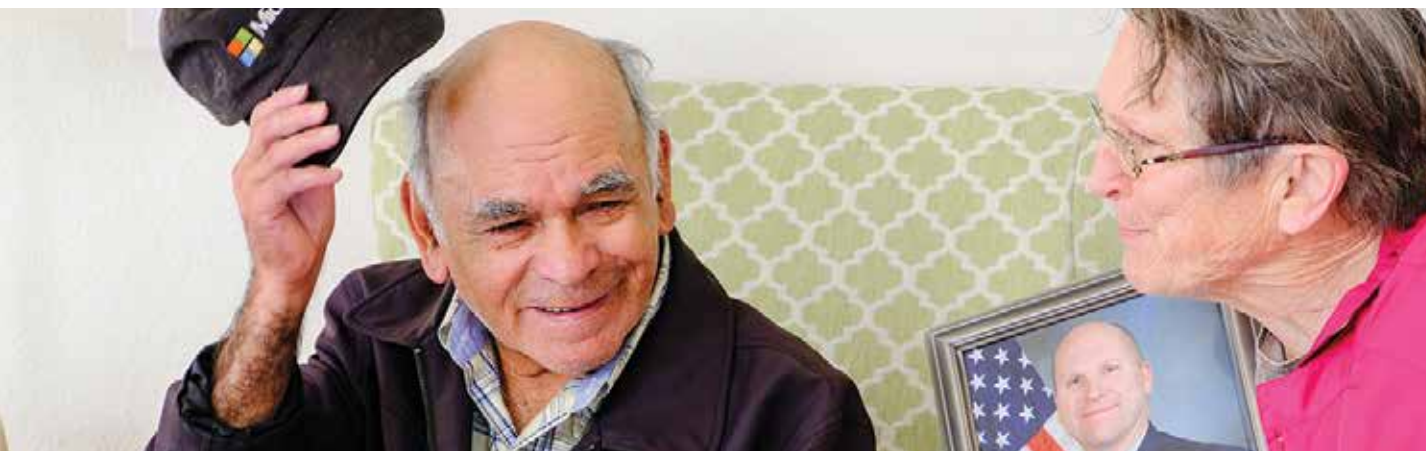
River City Senior Apartments in Petaluma, California is on track to begin construction early this summer. This project will provide permanent affordable housing to 53 seniors and senior veterans, and is located in what might arguably be the most scenic of all PEP properties, along the beautiful Petaluma River. A public pathway with benches along the riverfront will be accessible to residents with views of Sonoma Mountain to the east. The project will incorporate PEP's first Wellness Center, where health care professionals can meet with residents onsite, minimizing the need for residents to travel to appointments. We are very excited to finally break ground on this long anticipated and much needed project! *Pictured above.*

Linda Tunis Senior Apartments in Santa Rosa

The Linda Tunis Senior Apartments project will replace the former Santa Rosa Scottish Rite Center at 625 Acacia Lane, in Santa Rosa, California. This creative rehabilitation of the existing building will include 25 new affordable studio apartments for seniors, with a priority given to those impacted by federally declared disasters such as the Tubbs, Nuns, Kincade and Paradise fires. We will retain and update the original kitchen and dining hall of the former event center for use by PEP residents and staff events. We have launched a Capital Campaign to raise the remaining funds needed to complete this project as soon as possible.

Pony Express Senior Apartments in Vacaville

Pony Express Senior Apartments in Vacaville, California is building permit ready and will bring 59 units of affordable senior housing to Solano County. Like River City Senior Apartments, Pony Express Senior Apartments will also incorporate a Wellness Center for residents and their prospective health care providers to meet. This location is conveniently located to many amenities in the surrounding neighborhood and will be a first for PEP Housing in the Solano County area. Due to an extremely competitive and limited funding environment for the region, construction has been delayed but we anticipate securing funding and breaking ground in the fall of 2020.



2020 Annual Report



Building community from the heart

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





Executive Director's Message



In these uncertain times, community partnerships are more important than ever. Knowing your banker by their first name like **Julianna Graham**, working with local professionals like our graphic artist **Kristie Hansen-Kemp**, and partnering with other nonprofits to provide the goods and services our residents need is key in maintaining the overall wellness of the community at large.

We knew a clear course of action would need to be in place when the first positive COVID-19 case in a PEP community was confirmed. Because of the vulnerable population we serve and the housing we provide, we needed to be prepared to prevent the spread of the virus while also helping anyone with the virus recover.

We partnered with **Ceres Community Project** to provide healthy, delicious food for our residents. When a resident first tested positive for COVID-19, dictating a PEP community-wide shelter-in-place, Ceres delivered food to 50 residents the same day, providing each person with a three-day supply of food. Within hours, over 500 meals were delivered to the property. The **Petaluma Kiwanis Club and Jim Carr** sent us a check that covered the cost of the meals. Thanks to **Royce Van Bebber** for your support.

But the kindness didn't stop there. **Tim Kellgren**, one of PEP Housing's founders, donated funds for grocery cards. The **Sonoma Community Foundation** provided a grant so we could purchase grocery cards. **Hank's Wood Fire Pizza** in Petaluma donated pizza for our properties. The **Redwood Empire Food Bank** assisted our residents and increased the number of communities that they serve. PEP staff and Food Bank volunteers, some of whom are **Sonoma County Human Services Department staff**, worked to distribute food. The **Ukiah Community Food Bank** started weekly food service to our residents at Sun House Senior Apartments.

Sheltering in place can be isolating for anyone, especially seniors. To minimize potential isolation, PEP staff began calling our residents weekly to check in on them. We reached out to the **Petaluma Health Care District** and they connected us with **Petaluma People Services Center** and their new program, "You Are Not Alone". Residents can now get a daily call from a volunteer. We were concerned about mental health issues so we hosted conversations with our residents via Zoom meetings. The **Petaluma Health Center** also offered services for our seniors.

We purchased supplies such as face masks and hand sanitizer for our residents. We received hundreds of handmade fabric face masks from **KC Greaney and friends, Sew Sisters of Bayside Church Santa Rosa**, and **North Bay Sewing**. We were approached by Boy Scout **Sean Haut**, working on his Eagle Scout rank. His project is to make 100 fabric face masks and distribute them to residents. **Danilla Sands**, Potter Valley/Redwood Valley Mendocino Fire and Traffic Alerts took care of all our residents at Sun House. Acacia Residents **Catherine De La Cruz and Joanne Carson**, made masks for our Acacia Lane Senior Apartments residents. Our nonprofit partner **Covia** sent much appreciated handmade greeting cards called "Happy Mail" to our residents. **Tri Counties Bank** has worked nonstop to get us a loan under the Paycheck Protection Program.

The **Resilient Leaders Collaborative**, a group of women Executive Directors of Sonoma County Nonprofits that the **Community Foundation of Sonoma County** initially put together in a leadership program, has continued to share resources and information throughout the pandemic.

LeadingAge National has hosted daily calls, seven days a week, to provide valuable up to the minute information on COVID-19. These calls have been a tremendous support, and we rely on the daily information.

On behalf of PEP Housing and all our 710 residents, we extend our deepest gratitude to each and every one of you. Your generous support makes a difference in the lives of seniors and may even have saved lives. Thank you, thank you.

Mary Stompe, PEP Housing Executive Director



About PEP Housing

PEP Housing began as a small, all volunteer organization formed by dedicated local civic leaders and clergy who joined forces to respond to the urgent need of local seniors nearly homeless and living in appallingly substandard conditions. Now, 710 seniors reside in the 19 beautiful PEP Housing communities widely recognized for excellence in eco-friendly development and service-enriched programs. Today, the demand continues to grow, and PEP Housing is responding with several other projects in pre-development.

Accomplishments 2019-2020

PEP Housing has been successful in obtaining entitlements and building permits with density bonuses for two very challenging projects:

- **River City Senior Apartments, Petaluma CA** with public access along the Petaluma River (including a dock) is a development agreement with the City of Petaluma that took one year to negotiate. The City of Petaluma also provided two rounds (\$2.8M) of funding and the County of Sonoma provided two rounds (\$1.575M) of funding.
- **Pony Express Senior Apartments, Vacaville CA** met the challenge of FEMA's requirement to increase the elevation of the property by creating community partnerships and securing in-kind donations of labor and materials which have resulted in significant project cost savings.

PEP continues to add housing units with two more projects:

- **Linda Tunis Senior Apartments, Santa Rosa CA** is an example of an "outside the box" development to repurpose a former 20,400 sq. ft. Masonic Lodge into 26 studio apartments. This essential project is a direct response to the housing needs of seniors impacted by federally-declared disasters, such as the Tubbs Fire and COVID-19.
- **Secured a management contract for two affordable senior housing projects (198 units)**, which increased the number of properties PEP Housing manages to 19 facilities - 17 of which are owned by PEP Housing.

Awards

- 2019 Book of Lists - No. 1 Companies; Senior Living Communities, 1st Place



Our vision:
To build quality
affordable homes
for seniors and
veterans in need.

2020 Board of Directors

Arthur Cooper, *President*
Sean Pryden, *Vice President*
Ben Pryden, *Treasurer*
Mary Savage, *Secretary*
Mary Stompe, *Assistant Secretary*
Richard Rodkin
Herb Lee
Sid Lipton
Anna Rose
George (Kip) F. Sprague
Joseph Tinney
Harry Coffey
Don Ross

Executive Staff

Mary Stompe, *Executive Director*
David Prince, *Director of Finance*
Dominic Roybal, *Director of Property Management & Compliance*
Jim Wallen, *Director of Development*
Sharon Redman-Patchin, *Director of Human Resources*
Pam Lemos, *Director of Maintenance*

PEP has 19 Senior Communities



710 Total Residents

75%
Female Residents

25%
Male Residents

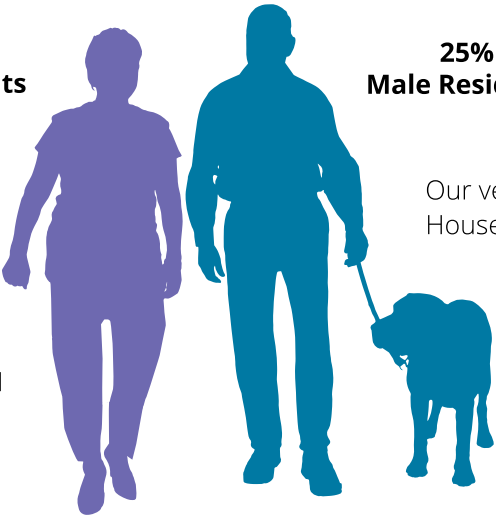
43 Veterans

Our very first Veterans property, Sun House in Ukiah opened August 2017

Ages: Female & Male

Average Age: 77

Our Oldest Resident: 101



PEP is pet-friendly!

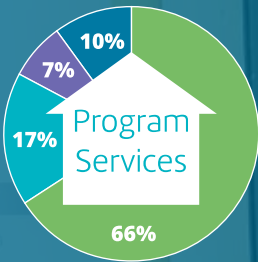
113 of our residents are pet owners or have service animals

What are some of the activities that our residents can participate in?

- | | | | |
|---|--|---|---|
| <ul style="list-style-type: none">• Qigong• Tai Chi• Blood Pressure Clinic• Piano Music• Advance Health Care Directives• Bingocize• Bread and Roses concerts• Nutrition and Activities Class | <ul style="list-style-type: none">• In Our Own Voice• Medicare for 2020• HICAP presentation• Monthly food distribution• CalFresh• Socials• Flu Shot Clinic• Diabetes Health• Fall Prevention | <ul style="list-style-type: none">• Cannabinoid Information and California Law• Senior Drive Safe• Recycling Solutions• Emergency Preparedness• Farmers Market Voucher Distribution• Matter of Balance• Type 2 Diabetes | <ul style="list-style-type: none">• Kaiser Advantage Program• IHSS• Caregiving Employment• Stroke Awareness• Clipper Card Presentation• Vial of Life• Service Coordination, and more... |
|---|--|---|---|

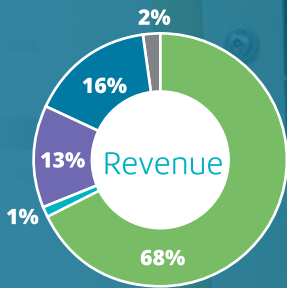
2019 Services provided by Resident Service Coordinators:

- | | | | |
|---|---|---|---|
| <ul style="list-style-type: none">• Advocacy: 33• Assessment: 118• Benefits/Entitlements/Insurance: 1542• Case Management: 5• Conflict Resolution: 71• Crisis Intervention/Support Counseling: 418 | <ul style="list-style-type: none">• Education/Employment: 375• Fair Housing and Civil Rights Assistance: 3• Family Support: 23• General Information and Referral: 1269• Health Care/Services: 1190• Home Management: 241 | <ul style="list-style-type: none">• Homemaker Services: 126• Isolation Intervention: 1084• Lease Education: 24• Legal Assistance: 39• Meals: 505• Mental Health Services: 45• Monitoring Services: 535• Outreach: 1870 | <ul style="list-style-type: none">• Resident/Tenant Councils: 86• Tax Preparation Services: 72• Transfer to Alternative Housing or Hospital: 7• Transportation: 104• Other: 372 |
|---|---|---|---|



Program Services

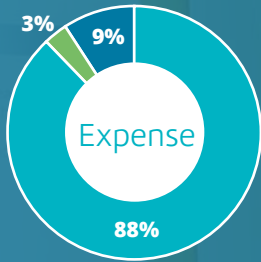
66%	Resident Services & Program Operations	\$4,746,543
17%	Maintenance	\$1,207,555
7%	Utilities	\$487,882
10%	Taxes, Interest & Insurance.....	\$685,372
	Total.....	\$7,127,352



COMBINED STATEMENT OF ACTIVITIES

Revenue

68%	Rental Property Income.....	\$4,421,236
1%	Outside Property Management Fees.....	\$60,844
13%	Grants, Donations & Fundraising	\$815,676
16%	Net Assets Released From Donor Restrictions ..	\$1,028,586
2%	Other	\$167,991
	Total Revenue.....	\$6,494,333



Expense

88%	Program Services	\$4,573,232*
3%	Fundraising & Advocacy	\$130,712
9%	Management & General	\$485,531
	Total Expenses.....	\$5,189,475

* Excludes Depreciation & Amortization



Who has a seat at the table — Our Board Members

IRS Manager • Banker – 2 • Pharmacist • Physician • Contractor • PEP Resident • Attorney
Mortgage Broker • Merger Acquisitions Broker
Average tenure on the Board: 11 years

Employment at PEP

Employee age range: 24-73 • Longest years employed: 17

Years employed at PEP

10 YEARS OR MORE

15 YEARS OR MORE

7 employees

3 employees



Daniel Drive Apts - 5 units

Our first community in 1980. A very small community in a peaceful setting, homey and sweet.
Petaluma CA | Built - 1980



Fisher Senior Apts II - 10 units

A quiet setting, set back from the street, very peaceful and comfortable.
Petaluma CA | Built - 1984



Lindberg Lane Apts - 16 units

A very comfortable community with a spirited group of residents who care about one another.
Petaluma CA | Built - 1986



Fisher Senior Apts I - 6 units

A charming private, quiet location housing a close-knit community.
Petaluma CA | Built - 1988



Mountain View Apts - 24 units

Twenty 1-bedroom apartments and four 2-bedroom apartments designated for those with disabilities.
Petaluma CA | Built - 1991



1405 Caulfield Lane Apts - 22 units

A strong and supportive group of residents enjoy this comfortable community which showcases the outdoors with garden courtyards.
Petaluma CA | Built - 1992



575 Vallejo St. Apts - 45 units

A community where neighbors can often be found helping neighbors in a myriad of ways.
Petaluma CA | Built - 1994



579 Vallejo St. Apts - 40 units

Community is a hub of many diverse activities throughout the day and early evening hours.
Petaluma CA | Built - 1998



Edith Street Apts - 23 units

A warm and comforting feeling of home at this small community.
Petaluma CA | Built - 2001



Richard Lieb Apts - 23 units

Named for a longtime PEP Housing advocate, this community is home to happy and supportive residents.
Petaluma CA | Built - 2004



1400 Caulfield Lane - 2 units

A charming, quaint, and small community with a close knit and friendly group of residents.
Petaluma CA | Built - 2006



Casa Grande Senior Apts - 58 units

2-story community near a school offers opportunities for student collaborations and features garden beds, a dog run & solar panels.
Petaluma CA | Built - 2008



Toussin Senior Apts - 13 units

Beautiful Marin County views of Mt. Tamalpais from this 2-story community. Solar panels.
Kentfield CA | Built - 2011



Acacia Senior Apts - 44 units

A comfortable 3-story building is home to a very confident group of residents. Solar panels.
Santa Rosa CA | Built - 2012



Kellgren Senior Apts - 50 units

Beautiful three-story community features community room, garden beds, a dog run & solar panels.
Petaluma CA | Built - 2014



Orange Tree Senior Apts - 50 units

Downtown Oroville neighborhood is convenient to amenities and features garden beds and a dog run.
Oroville CA | Built - 2014



Sun House Senior Apts - 42 units

Featuring a dog run, garden beds & solar panels.
Ukiah CA | Built - 2017



Burbank Heights & Orchards - 198 units

This garden-style property has lush landscaping and community gardens.
Sebastopol CA | Burbank Heights - Built 1975 • Orchards Built - 1992