








PEP Highlights

-  Save the Date! Reach for the Stars Gala • Page 1
-  Executive Director's Parting Message • Page 2
-  PEP Staff Updates Page 3
-  Projects in Development Page 4-5
-  Retirements Page 4-5
-  Residents Corner Page 6
-  Honor Roll of Donors Page 7

Help us open doors to seniors. Donate today.

One of PEP's first residents at Linda Tunis Senior Apartments moved in on 12/2/2022. She was impacted by the Tubbs fire in October 2017. She stayed with her son for five years while searching for housing. Eventually, she moved into the Mary Isaac Center where she spent the next six months. She finally got her own place through PEP Housing after being on the waiting list for different communities in the area.

She is so grateful she has a home of her own. Her life is back to normal after transitioning for a long time. She is an artist and loves to paint and decorate her place, which she calls "home".

Donate at pephousing.org



PEP Talk

THE PEP HOUSING NEWSLETTER | BUILDING COMMUNITY FROM THE HEART | SPRING 2023

Save the Date!

PEP HOUSING - 45TH ANNIVERSARY GALA

After three long years, PEP Housing is pleased to announce our annual gala is returning on October 14, 2023 at Iron & Vine Restaurant, Bennett Valley Golf Course in Santa Rosa. The theme for this special occasion is "Reach for the Stars", and we invite you to celebrate our 45th anniversary with us.

As you are aware, there is a significant affordable housing shortage. Seniors and Veterans with limited incomes face long wait times before securing housing. With the completion of Pony Express, we will have added 140 affordable units in Petaluma, Santa Rosa, and Vacaville in the last year.

By becoming an Event Sponsor with a tax-deductible donation, you can partner with PEP as we continue our efforts to create affordable homes for the fastest-growing segment of our population.

Reach for the Stars
SATURDAY, OCTOBER 14, 2023
5:00 PM - 8:30 PM
IRON & VINE RESTAURANT
BENNETT VALLEY GOLF COURSE

BECOME AN EVENT SPONSOR

"CELESTIAL" Presenting Sponsor ~ \$10,000+

- Complimentary admission for ten guests
- Invitations, posters, program, and signage will say "Presented by (your logo)"
- Ad in event program
- Special recognition by the emcee

"GALAXY" Sponsor ~ \$5,000-\$ - \$9,999

- Complimentary admission for eight guests
- Listing with your logo in the program, on posters, and event signage
- Ad in event program
- Special recognition by the emcee

"CONSTELLATION" Sponsor ~ \$2,500 - \$4,999

- Complimentary admission for six guests
- Listing in the program, on posters, and signage
- Ad in event program
- Special recognition by the emcee

"PLANETARY" Sponsor ~ \$1,500 - \$2,499

- Complimentary admission for four guests
- Listing in the program, on posters, and signage
- Ad in event program
- Special recognition by the emcee

"STAR" Sponsor ~ \$750 - \$1,499

- Complimentary admission for two guests
- Listing in the program and signage
- Special recognition by the emcee

To Sponsor: Contact Kathryn Gross at (707) 762-2336 X100 or kathryng@pephousing.org.

We look forward to partnering with you in 2023. Thank you for supporting our mission of making sure our seniors have "safe and warm" homes with supportive services.

THANK YOU TO OUR EARLY SPONSORS!

- Midstate Construction
- Gubb & Barshay LLP
- Jones Hall, Robert Hayes Architects
- Craig Meltzner & Associates, WestAmerica Bank
- California Housing Partnership

Executive Director’s Parting Message



It is with great sadness that I announce my retirement from PEP Housing. After 19 years of service, I will be retiring on May 31 as Executive Director. I will work on some special projects through the end of the year on a part-time basis, but officially I will be retiring in May. My time at PEP Housing has been the highlight of my professional career.

We accomplished a lot over the last 19 years, growing our communities and serving older adults in five counties in Northern California. There were incredible moments like each time we gave a set of keys to a resident and saw the impact our housing and services made on that person’s life. When we receive our Certificate of Occupancy for a new project, a project that took seven years to complete, it’s a tremendous feeling. There were significant challenges like defending a case in the California Supreme Court because you want to build housing or trying to get legislation passed to bar cities from charging PILOT (payment in lieu of taxes) fees on affordable housing projects. I am so grateful to have been part of this amazing organization for nearly two decades.

When my father died unexpectedly, my mother lost his retirement and her health benefits. She was forced to live on \$800/month, one half of my father’s retirement. I saw firsthand the struggles she faced, similar to the same struggles our residents face. There is not enough money to pay for basic human needs, even with subsidized housing. I was able to help my mom, but many of our residents do not have someone who can help them. Without PEP Housing, many residents would be living in substandard conditions with little to no food or the ability to pay for prescriptions. I’m so proud of what PEP has accomplished during my tenure, and the future is bright for PEP Housing.

I am grateful I was able to play a role in PEP’s success and contribute to such an amazing organization with many wonderful people. I know that I am leaving the organization in great hands. PEP Housing’s incredible staff and Board of Directors work hard every day to fulfill our mission, and I know that passion will continue in my absence. My successor will be announced in May.

I look forward to the next chapter of my life. As a 20-year Red Cross Disaster volunteer, I am going to re-assume my role as a Disaster Action Team Supervisor helping people recover from disasters. I also look forward to taking on a Fulbright Specialist assignment in another Country, assisting with a project. I look forward to taking long walks with my two Labradors and spending time with my family, goat, chicken and duck. I plan to actively advocate for issues impacting older Americans. Our senior population deserve decent, affordable housing and services. Beyond that, only time will tell. I will miss all of you!

Thank you for providing me the opportunity to lead this incredible organization.

With love and gratitude,

Mary Stompe

Mary Stompe, Executive Director, PEP Housing

- 2023 Executive Staff
- Mary Stompe, Executive Director
 - Dominic Roybal, Director of Property Management
 - Jim Wallen, Director of Development
 - Sharon Patchin, Director of Human Resources
 - Pam Lemos, Director of Maintenance
 - Kerrily Beaton, Director of Compliance

- 2022-2023 Board of Directors
- Sean Pryden, President
 - Harry Coffey, Vice President
 - Don Ross, Treasurer
 - Ben Pryden, Secretary
 - Mary Stompe, Assistant Secretary
 - Sid Lipton
 - George (Kip) F. Spragens

- Anna Rose
- Joseph Tinney
- Harry Coffey
- Roy Martinez
- Jeff Mayne
- Jim Ryan
- Ricardo Villagomez



Honor Roll of Donors ~ 1/1/22–4/15/23

Foundation (\$10,000+)

- Midstate Construction
- Robert W. Hayes, Architect
- Anonymous
- Bank of America
- Wells Fargo Foundation
- California Coalition For Rural Housing
- Wells Fargo - Bethlehem Foundation
- Providence / St.Joseph Health
- Community Foundation Sonoma County
- Tamalpais Pacific
- National Guardian Life Ins. Co.
- Merritt Community Capital
- Vigil Light, Inc.
- Tri Counties Bank

Framing (\$5,000-\$9,999)

- Spiteri, Narasky & Daley, LLP
- United Way Worldwide
- Webley, Jennifer
- Wright Contracting, Inc.
- County of Sonoma
- Precision General Commercial Contractors, Inc.

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

- Bank of Marin
- Luther Burbank Savings
- Westamerica Bank
- CVNL Center for Volunteer & Nonprofit Leadership

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

- Attubato, Robert
- Coffey, Harry and Judy
- Exchange Bank
- Hobson/Lucas Family Foundation
- Jones Hall - A Professional Law Corporation
- Steven J. Lafranchi & Associates, Inc.
- Tinney, Joe

- WAHC Consulting
- Williams, Carol
- Moss Adams, LLP
- Pryden, Ben
- Finish Connection
- Whole Foods Market
- Gubb & Barshay, LLP
- Home Again
- Stevenson, Dwight and Jennifer
- Lee, Jan
- Lipton, Sid

Doors (\$500-\$999)

- California Housing Partnership Corporation
- Coolidge, Clark and Susan
- Cooper, Art & Eva
- Gates, Joan and Rosellen
- Hollingsworth Jewelers
- Lee, Renee & Patrick
- Mills, Krista
- Patterson, Don
- Rodkin, Richard & Susan
- Schiller, John and Nancy
- Pryden, Sean
- Lombardi, Father Gary
- Elim Lutheran Church
- Garry, Brian and Andrea
- Van Bebber, Royce and Carolee

Siding (\$100-\$499)

- Bolthouse, Caroline
- Clark, Elisabeth & Wallis
- Fishman, Bill
- Frazier, Rawls and Mary
- Guajardo, Dorothy
- Hill, Garrett
- Langford, Jim
- Larkin, Mel
- Moore, Cheryl

- O'Connor, Eleanor
- Paddor, James and Joan
- Pass, Claire
- Peoples, Edward and Corine
- Perlman, Mr. and Mrs. Dean
- Savage, Mary
- TDC Group/The Doctors Company
- Thuesen, Victor
- Two Rock Valley Presbyterian Church
- Archibald, Winifred
- Proud, Alfred & Beverly
- Dalton, James and Jeannine
- Lucero, Beatriz
- Olson, Christopher and Diane
- Smith, Jean
- DaCosta, Sonny and Ardith
- Alexander, Jim
- Bricker, Kimberly
- Healy, Mike
- Stern, James
- AmazonSmile Foundation
- Ross, Don
- Whitlock, Jim and Nell
- Gorham, Wendy
- Martinez, Roy
- Mount, Madeleine
- Semp, Monique
- Hoffman, Erin
- Cambia Health Foundation
- Enescu, Gabriela
- PacifiContract

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.

PEP Promo Video & Mini Documentary

The completion of PEP’s first official promo video and mini documentary was produced by Humans Being Media, Inc. These videos will be used for marketing campaigns and to spread the word about PEP Housing, increasing our outreach for donors and fundraising opportunities. These can be viewed on our website at pephousing.org.





RESIDENTS' CORNER

PEP 90's Club



PEP Housing created a brand-new honor group called "The PEP 90's Club". PEP Housing 90's club blue lanyards were made with *No, this is not about the 1990's but about actually turning 90!*

We wanted to celebrate our Seniors and let them know what a gift they are to our communities. Once a year, we will be hosting the PEP 90's Club Luncheon.

The 1'st Annual 90's Club was hosted at Kellgren Apartments in Petaluma.

The day of the event was so exciting! The room was decorated in gold, with a giant "90" balloon. We had a wonderful food table full of delicious roll up sandwiches and salads and a surprise donation of 100 cookies from Crumble Cookie Co. All of the Managers helped to set up, serve, and make sure every attendee felt they were special and valued.

Judy and Bruce sang a few songs during lunch and after that Ginette shared her life story. Ginette, being of French decent, was very interesting to listen to and hear her story about becoming an American. The picture above is her family that were invited to listen to her as our Special Guest Speaker. Each year, we want to ask one of our 90 year old residents to share "their" life story. In addition to all of the excitement and fun of being together, each resident received a lanyard and a star. They will wear the lanyard to their next meeting, and they will get a star to add to the lanyard. The goal...10 stars to reach 100 years old! PEP wants our residents to live long, live strong, and know we care deeply for them. ▲

CAPABLE Pilot Program

A model that has shown positive results both in terms of health outcomes and cost savings, is called Community Aging in Place Advancing Better Living for Elders (CAPABLE). It began as John Hopkins researched a study on the effects of in-home services that modify home environment and change participants' behavior to make daily tasks easier. Through CAPABLE, a team that includes a nurse, an occupational therapist, and our maintenance staff assess the home environment, in consultation with the resident, to prioritize interventions that enhance function, safety and independence. PEP Housing was selected for and is participating in a two-year pilot program for 2022-2023.

We envision that with our implementation, we reach older adults in achieving a better quality of life as they age in place. ▲

Chinese Brush Workshop

There were four Chinese Brush Workshops held at 575 Vallejo St. The class was taught by Wanda Loomis, MA, a resident at 575 Vallejo St.

PEP generously purchased Chinese brush kits, rice paper, felt, and brushes.

We had seven residents attending the workshop, and as Wanda stated, "Good response with everyone loving it. Thank you for all the wonderful supplies. We covered two types of brush work, and I sent them home with assignments!" ▲



Flag at Orange Tree

Orange Tree's flag was stolen. Thanks to a donation, we were able to replace the flag. The photo shown is Orange Tree Veterans raising it back up to its rightful position. Local constituents and community members attended this event. ▲

Linda Tunis Kitchen Remodel

Thanks to the generosity from Vigil Light's former Board of Directors, we will be rehabilitating the commercial kitchen and Community Hall at Linda Tunis Senior Apartments. Improvements will include new flooring, new kitchen equipment, and ceiling. We would like to offer meals to seniors in the community and use the space for classes, lectures, dances, etc. ▲



PEP Staff Updates

PEP Housing has had an exciting year so far. With new hires, promotions and restructuring, there is a lot going on in Human Resources.

2022/2023 New Hires include:

Lisa Morrow, *Compliance Specialist*
 Lynsey Serpa, *Project Coordinator*
 Janice Costanzo, *Leasing Agent*
 Lisa Marie Risner, *River City Property Manager – Rehire*
 Kerrily Beaton, *Director of Compliance – Rehire*
 Kyle Muelrath, *Project Manager*
 James Peavler, *Property Management Coordinator*
 Julia Bergue, *Vigil Light Property Manager*
 Gabriela Lara, *Resident Services Coordinator*
 Jen Mazzamuto, *Compliance Specialist*
 Welcome to our new and rehired staff!

Promotions:

Kerrily Beaton – *Compliance Manager to Director of Compliance*
 Morgan Lemos – *Property Manager to Operations Manager*
 Michael Engel – *Property Management Coordinator to Sun House Property Manager*
 Janice Costanzo – *Leasing Agent to Mt. View Property Manager*
 Amanda Cook – *Bookkeeper to Staff Accountant*
 Kathy Bellefeuille – *Sr. Accountant to Accounting Manager*
 Congratulations to our staff for their outstanding achievements!

In December 2022, we restructured Property Management & Compliance, separating the department into two individual departments. Leading the departments are:

Dominic Roybal – *Director of Property Management*
 Kerrily Beaton – *Director of Compliance*
 Congratulations Dominic and Kerrily!

Board of Directors Information:

New Board Members include:
 Jim Ryan – *Joined 10/2022*
 Ricardo Villagomez – *Joined 3/2023*
 Welcome to our new Board members!

Retired Board Members:

Mary Savage – *Joined 6/2004; retired 12/2022*
 Sid Lipton – *Joined 5/2003; retiring 5/2023*
 Thank you for your years of service to PEP Housing!

Board Retreats:

The Board of Directors had a successful Board Retreat in August 2022, facilitated by Leap Solutions. PEP Housing's Leadership team had a successful retreat in October 2022, facilitated by Lynx Employer Solutions, LLC.

2022 Accomplishments:

Scott Jacobi, our Maintenance Supervisor, won the 2022 AHMA-NCH Industry Award for Outstanding Maintenance Professional. Several PEP staff attended the award ceremony in Oakland CA.





PROJECTS IN DEVELOPMENT

River City Senior Apartments Grand Opening!

We celebrated the first grand opening of the year at River City Senior Apartments. On 8/12/23, over one 100 people attended this exciting event on a warm sunny day overlooking the Petaluma River. This project houses limited-income seniors with 19 units set aside for formerly homeless Veterans and 15 formerly homeless seniors. The property utilizes the Housing First model for several of the units. On-site Resident Service Coordinators work one-on-one with residents to ensure they have access to the services they need to help them thrive. ▲



Linda Tunis Senior Apartments Grand Opening!

We had a successful grand opening on 10/25/22 for Linda Tunis Senior Apartments (LTSA). LTSA was the planned rehabilitation of the Scottish Rite Event Center in Santa Rosa into 26 units of new permanent, affordable housing for very low and extremely low-income seniors and veterans. PEP Housing acquired the property in August 2019 to help address senior housing shortages exacerbated by the recent wildfires in Sonoma County. LTSA is named in honor of Linda Tunis, a former resident at the Journey's End Mobile Home park in Santa Rosa who died during the 2017 Tubbs fire. Her daughter, Jessica Tunis, was a resident manager at PEP Housing's Acacia Lane Senior Apartments, adjacent to this new property. ▲



Pony Express Senior Apartments, Vacaville, CA

Pony Express Senior Apartments, our first project in Solano County, is slated for completion in June. Residents will receive their keys in July. Due to supply chain issues, we had some construction delays.

We are excited to open this beautiful property. The 60-unit project was awarded 59 project-based vouchers, allowing residents to pay rent at 30% of their income. The project has a set-aside to provide 15 homeless residents with housing. Lutheran Social Services will provide supportive services to residents, and our

on-site Resident Services Coordinator will work one-on-one with residents to ensure they have access to services in the community.

The community includes raised garden beds, a community center with a full kitchen, computer room, dog run, a "Cave" and a Wellness Center on-site. The Cave will be in 1950's décor, a place for residents to do crafts, use the work bench for projects or just come and unwind. ▲



Vigil Light Senior Apartments, Santa Rosa, CA

Vigil Light Senior Apartments is a 49-unit senior housing, garden-style project (including a manager's unit) located on Long Drive in Santa Rosa. This property is, in our opinion, the most attractive and well-located affordable senior housing in Santa Rosa. The campus is comprised of 14 single-story buildings with 36 one-bedroom and 12 studio units in a park-like setting. The campus includes ample on and off-street parking, with nearby access to Safeway grocery store, CVS Pharmacy, and the Flamingo One Stop Shopping Center located adjacent to Vigil Light. Santa Rosa Creek Trail is less than a quarter mile away and accessible via sidewalks. Downtown Santa Rosa is accessible using any of the three Santa Rosa City Bus lines. Surrounding properties are predominantly low-rise residential, commercial, and retail developments, with a low-rise hotel and athletic facility located to the east. PEP Housing has begun the process of syndicating the property with tax credit financing, with plans to rehabilitate the 49 units and community room.

This project will begin the first quarter of 2024. ▲



Retirements

MARY STOMPE RETIRES FROM PEP HOUSING 2004 – 2023

To my wonderful colleagues, After nearly 19 years at PEP Housing serving as the organization's Executive Director, I will be retiring on May 31, 2023. It has been an honor and a privilege to work at such an outstanding organization and help seniors and veterans secure housing and services.

For nearly 45 years, PEP Housing has been providing affordable housing and services to seniors and veterans with limited income. It has been my life's passion to work with older adults and help improve their quality of life and age in place with dignity and respect. I will always have a passion for this work and retirement is bittersweet, but I know that this organization will continue to be an incredible and invaluable resource for those who need housing. I'm so proud of what we accomplished over the years. In 2022, we opened two new properties, River City Senior Apartments in Petaluma (housing 34 formally homeless veterans and seniors along with nineteen seniors with limited incomes), Linda Tunis Senior Apartments in Santa Rosa (21 studio apartments), and we will be opening Pony Express Senior Apartments in 2023, a 60-unit senior housing community in Vacaville.

Retirement will leave an incredible void in my life, but I am looking forward to the next adventure, whatever that may be. I know I want to do something impactful and significant! ▲



SID LIPTON RETIRES FROM THE BOARD 2003 – 2023

Sid served on the Board of Directors for 20 years and was a member of the Development Committee. With his knowledge in the construction industry as a former project manager for a large construction company, Sid provided invaluable

information on every one of our projects. He was also a volunteer for nearly two decades serving meals to many of our residents as a former volunteer for Meals on Wheels. We will miss you Sid, and enjoy your retirement with your wonderful wife Gerry and your three children! ▲



In Memory



Former President of PEP Housing Len Svinth

Leonard Svinth passed away peacefully on 4/1/23 at the age of 91. Len was an exemplary leader and a revered Board member of PEP Housing and served as President for numerous terms before his retirement. ▲